Council Study Session
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by calling 1-312-535-8110
Access Code: 133 316 6939
August 24, 2020

AGENDA

1. **City Council Discussion of Agenda Items and Questions - 6 p.m.**
2. **Miscellaneous**
3. **Discussion of Work Session Agenda Item as Time Permits**
4. **Adjourn**

CITY COUNCIL MEETING
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by calling 1-312-535-8110
Access Code: 133 316 6939
August 24, 2020

AGENDA

Meeting Mute Testing: The host will place all attendees on mute and ask that all attendees unmute themselves before starting the meeting.

1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

I will first call on those who notified the Clerk that they would like to speak during open forum, and then I will ask if anyone else connected to this meeting would like to speak. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

2. Invocation - 7 p.m. - Councilmember Butler

3. Call to Order Regular Business Meeting

This meeting is being conducted electronically under Minnesota Statutes, section 13D.021 due to the pandemic. For those who are connected to this meeting, please keep your microphone muted. If there is an opportunity for public comment, you may unmute and speak when called upon. Please do not talk over others and anyone being disruptive may to ejected from the meeting. The packet for this meeting is on the City's website, which is linked on the calendar or can be found on "City Council" page.

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at

the end of Council Consideration Items.

a. Approval of Minutes

- Motion to approve minutes for the following meetings:

- *August 3 - Work Session with Financial Commission*
- *August 7 - Continuation Work Session with Financial Commission*
- *August 10 - Study Session*
- *August 10 - Regular Session*
- *August 10 - Work Session*

b. Approval of Licenses

- Motion to approve licenses as presented.

c. Resolution Accepting Work Performed and Authorizing Final Payment, Project No. 2020-06, 2020 Pond Maintenance

- Motion to approve a resolution accepting work performed and authorizing final payment, Project No. 2020-06, 2020 Pond Maintenance.

d. Resolution Authorizing Xcel Energy to Recover Cost of Undergrounding Brooklyn Boulevard Electric Transmission Facilities by a Surcharge to Brooklyn Center Xcel Ratepayers - Brooklyn Boulevard Corridor Project Phase 2, Project No. 2021-05

- Motion to approve a resolution authorizing Xcel Energy to recover the cost of undergrounding Brooklyn Boulevard electric transmission facilities by a surcharge to Brooklyn Center Xcel ratepayers for Brooklyn Boulevard Corridor Project Phase 2, Project No. 2021-05.

e. First Reading of an Ordinance Amending Chapter 4 of the City Code of Ordinances Regarding Water Conservation Restrictions

- Motion to approve the First Reading of an Ordinance Amending Chapter 4 of the City Code of Ordinances Regarding Water Conservation Restrictions.

f. Resolution Accepting Work Performed and Authorizing Final Payment, Project No. 2019-15, 70th Avenue Storm Sewer Rehabilitation Project

- Motion to approve a resolution accepting work performed and authorizing final payment, Project No. 2019-15, 70th Avenue Storm Sewer Rehabilitation Project.

g. Annual Report on Franchise Fees

- Receive the Annual Report on Franchise Fees

7. Presentations/Proclamations/Recognitions/Donations

8. Public Hearings

The public hearing on this matter is now open. I will first call on those who notified the Clerk that they would like to speak to this matter, then I will ask if anyone else on this meeting would like to speak during this hearing. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

9. Planning Commission Items

a. Planning Commission Application No. 2020-004, for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned

Unit Development for Certain Properties Located in the 6000 Block of Brooklyn Boulevard (Commonly known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard)

(i) Motion to adopt a resolution to approve Planning Commission Application No. 2020-004 for Preliminary and Final Plat and Site and Building Plan Approvals and the Establishment of a Planned Unit Development for the Subject Property located within the 6000 Block of Brooklyn Boulevard and commonly known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, based on the findings of fact and submitted plans, and as amended by the conditions of approval in the resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classifications of the Subject Property located at 6025, 6031, 6037, and 6045 Brooklyn Boulevard, and set the second reading and public hearing for September 14, 2020.

b. Resolution Regarding Planning Commission Application No. 2020-004 for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned Unit Development for Certain Properties Located in the 6900 Block of Brooklyn Boulevard (Commonly Known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard)

(i) Motion to adopt a resolution to approve Planning Commission Application No. 2020-005 for Preliminary and Final Plat and Site and Building Plan Approvals and the Establishment of a Planned Unit Development for the Subject Property located within the 6900 Block of Brooklyn Boulevard and commonly known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, based on the findings of fact and submitted plans, and as amended by the conditions of approval in the resolution.

(ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classifications of the Subject Property located at 6921, 6927, 6933, and 6939 Brooklyn Boulevard, and set the second reading and public hearing for September 14, 2020.

10. Council Consideration Items

a. Resolution Authorizing Staff to Proceed with the BC Beyond COVID Community Innovation Grant Program Pilot Project, with will be funded by the General Fund through the Use of Available Contingency Funds

- Approve of a resolution authorizing staff to proceed with the BC Beyond COVID Community Innovation Grant Pilot Project, which will be funded by the General Fund through the use of Available Contingency Funds.

11. Council Report

12. Adjournment

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Dr. Reggie Edwards, Deputy City Manager
BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Background:

In accordance with Minnesota State Statute 15.17, the official records of all meetings must be documented and approved by the governing body.

Budget Issues:

-None.

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
August 3	8/18/2020	Backup Material
August 7	8/18/2020	Backup Material
August 10 Study Session	8/18/2020	Backup Material
August 10 Work Session	8/18/2020	Backup Material
August 10 Regular Session	8/19/2020	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/FINANCIAL COMMISSION
OF THE
CITY OF BROOKLYN CENTER IN THE
COUNTY OF HENNEPIN AND STATE OF MINNESOTA

JOINT WORK SESSION
AUGUST 3, 2020

CALL TO ORDER

The Brooklyn Center City Council/Financial Commission Joint Work Session was called to order by Mayor Elliott at 6:30 p.m. The meeting was conducted via Zoom.

Mayor Elliott thanked everybody who took the time to join this very important meeting. He added the City faces grave economic challenges as a community and as individual households. He noted there is an eviction moratorium at the State level, and mortgage forbearance program for federally backed loans, with private lenders extending the same courtesy to mortgage holders. He stressed the importance of crafting a budget that acknowledges these realities.

ROLL CALL

Present were Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson and Dan Ryan. Also present were Financial Commissioners Teneshia Kregness, David Dwapu, Dean Van Der Werf, Taofeek Ishola and Emmanuel Kpaleh. Also present were City Manager Curt Boganey, Finance Director Mark Ebensteiner, Community Development Director Meg Beekman, and City Clerk Barb Suciu.

APPROVAL OF AGENDA

There was a motion by Councilmember Ryan and seconded by Councilmember Butler to approve the agenda as submitted. The motion passed.

INTRODUCTIONS

Councilmember Dan Ryan stated he is in his 14th year of service on the City Council. Councilmember April Graves stated this is her 6th year on the City Council. Councilmember Marquita Butler stated this is her 4th year on the City Council. Councilmember Kris Lawrence-Anderson stated this is her 8th year on the City Council.

Commissioner Teneshia Kregness stated she has served on the Financial Commission for 10 years. Commissioner David Dwapu stated this is his 2nd year on the Financial Commission. Commissioner Taofeek Ishola stated this is his 1st year on the Financial Commission. Councilmember Kpaleh stated this is his 2nd meeting. Commissioner Dean Van Der Werf stated he has served on the Financial Commission since 2011.

OPERATING BUDGET VALUES DEVELOPMENT

Mayor Elliott stated this is the second budget meeting, and this meeting will focus on the operating budget.

City Manager Curt Boganey stated City Staff is seeking the City Council and Financial Commission's input and policy direction for the budget. He added he hopes there will be consensus

around the City's values for ongoing service needs, values related to strategic priorities, and values related to issues of tax and fee burden for residents and customers.

BUDGET APPROVAL PROCESS AND TIMELINE

Mr. Boganey stated the preliminary levy limit is required by State statute to be approved by the City Council no later than September 30, 2020. The City Council is also required to hold a public hearing on the preliminary budget and proposed levy between November 25 and 28, 2020, and approve certification of the final budget and levy on or before December 28, 2020.

BUDGETARY CONDITIONS OVERVIEW

Mr. Boganey stated this presentation will focus on the City's General Fund, which receives 75% of its revenue from property tax; 8% from Local Government Aid (LGA); 7% from lodging and other taxes; and 5% from licenses and permits. He added the City is anticipating LGA of $2.2 million in 2021, with 50% reserved for capital funding and 50% for general operations.

Mr. Boganey stated an increase in the debt service levy of approximately $86,000 is anticipated to help fund the City's share of the neighborhood street reconstruction program, and those bonds have already been sold. He added an additional $220,000 is needed over the next 2 years, and $195,000 for 2024, to continue with the neighborhood street reconstruction program.

Mr. Boganey stated the general levy increased from $14.1 million in 2015 to $18 million in 2020. A significant portion of the increase is related to inflation, but the majority of the increases are related to strategic investments that the City has made over this time period. These investments include youth development through Brooklyn Bridge Alliance and BrookLynk; expansion of City communications; and Community Engagement staffing. In this year's budget, City Staff anticipated filling a new staff position in Human Resources that would be focused on staff development, specifically in the areas of equity and inclusion practices. These spending increases are in response to the strategic priorities and direction of the City Council.

Mr. Boganey stated the general fund levy provides the major revenue source for the general fund, which pays for basic government services: Police, Fire, Code Enforcement, Planning, Zoning, Business Support, Inspections, Streets, Parks, Community Recreation, Elections, Building Maintenance and Administration. He added property taxes make up 75% of the general fund, and a commercial taxable market value of $383 million is anticipated for 2021. He noted this is a 6% increase over last year's budget and is due to increasing market values.

Mr. Boganey stated an industrial taxable market value of approximately $177 million is anticipated, or an 11% increase, and residential market value of approximately $1,541,000,000 or a 5.9% increase. He added the overall taxable market values are expected to increase by 7.1%.

Mr. Boganey stated tax capacity, based on a specific formula, is the basis for tax payments. He added the residential share of tax capacity is 51.2% in 2020 and 50.7% in 2021; the commercial share of tax capacity is 25.1% in 2020 and 24.9% in 2021; apartments tax capacity is 12.6% in 2020 and 12.9% in 20201; and industrial tax capacity is 11.1% in 2020 and 11.5% in 2021. Mr. Boganey noted residential properties will pay less of the levy share and the median residential property value will increase to $207,000 in 2021.

Mr. Boganey stated a 3-5% increase in utility fees is anticipated as bond payments will need to be made in 2021 to fund utility improvements.

Mr. Boganey stated it is anticipated that 2020 taxes will not be paid at the same rate as they have been historically, due to the pandemic. He added the general fund shortfall was originally expected to be over $2 million, but the good news is that the shortfall is now anticipated to be closer to $1.1 million. He noted City Staff have made efforts to reduce budgeted costs in the general fund budget, and an allocation of $2.4 million was received from the federal government to offset Covid-related costs.

Mr. Boganey stated TIF District #3 is scheduled for decertification in 2021, which will result in an increase in taxable market value of nearly 10% in 2022. The City will have the opportunity to reduce tax rates overall by 2023 and generate revenue at a higher rate. Additionally, the City's current franchise agreements will expire in 2023, creating an opportunity for renegotiation. Bond replacement and special assessments can be significantly reduced, and the costs covered with renegotiated franchise fees.

Mayor Elliott stated it would be helpful if the slide presentation had footnotes that indicate the data source. He added, for example, he would like to have information about projections for commercial and residential property taxes, and about market value forecasts. He asked whether the forecasts for property market values is based on the change in property values from 2018-2019, or 2019-2020.

Mr. Boganey stated values for taxation lag by 1 year, so residents will pay taxes on the value of properties last year.

Mayor Elliott stated he was asking how the change is calculated, and whether it is a forecasted change. Finance Director Mark Ebensteiner stated the term "forecast" is not used by Hennepin County, but rather they go through a process of evaluating properties to set taxes to be collected in 2021. The values are already set by the county for each of the property classifications.

Mayor Elliott asked whether the County bases their projects on the previous year. Mr. Boganey stated it is not a projection, but rather a valuation, that is based on data previous to January 2, 2020.

Mayor Elliott stated where he is going with this is that what happened before January 2, 2020 is very different from what happened after January 2, 2020. He added the question is what budgetary implications do these projections have for Brooklyn Center, as they are not reflective of the reality of 2020.

Mr. Boganey stated the County's valuations are part of a formula, and they are not projections. The property valuations are established on January 2, 2020 and do not reflect how property values will change in the coming year.

Mayor Elliott asked whether it is reasonable to assume that the County increases valuations when market conditions improve and decreases valuations when market conditions worsen. He added this

would include overall market conditions, the health of the economy, and people's ability to pay taxes.

Mr. Boganey stated there is not an attempt on the part of the assessor to determine anybody's ability to pay. Mayor Elliott stated he knows that, but as a general economic condition, evaluations rise and fall based on the general population's ability to pay.

Mr. Boganey stated the levy, in the state of Minnesota, is established by the City Council, and the City Council has the authority to establish and take into account people's ability to pay.

Commissioner Kpaleh stated he understands property values are based on the County's valuations. He added, with this situation the country is now facing, the market is going down, and people are losing their jobs. He asked whether values can be withheld for a period of time, so people can adjust to this kind of situation, or whether they have to go up.

Mr. Boganey stated the City has very limited control over what the valuations are going to be. He added property value is determined by the County Assessor, using sales data and other variables to determine how much each property is worth, as of January 2, 2020. He noted the City must accept that information to determine tax capacity that will be used in the following year's budget.

Mr. Boganey stated the City Council has the authority to decide how much taxes they want to collect from property owners. He noted that is a different decision than determining property values.

Community Development Director Meg Beekman stated generally speaking, property values are not tied to property taxes. She added the levy, rather than property valuations, have an impact on how much residents pay. She noted, as an economic development tool, the residential tax burden decreases in cities that have a higher percentage of commercial and industrial tax bases.

DEMOGRAPHIC AND ECONOMIC CONDITIONS OVERVIEW

Mr. Boganey stated Brooklyn Center has historically experienced higher unemployment than Hennepin County. He added the City currently has the highest gap since 1990, with unemployment at 13.5% in Brooklyn Center and 10.3% in Hennepin County. He noted single family home sales are strong, with the average home sale price in June at $225,000, representing a 12% increase over a 12-month period.

Mr. Boganey stated a recent survey of local landlords showed that 16 of 61 landlords said they have tenants who cannot pay rent, while 37 landlords said that fewer than 5% of renters struggled to pay rent. He added 56% of the landlords reported that they have been able to work something out with their renters.

Mayor Elliott asked whether this was a local landlord survey. He added he does not understand the data points.

Mr. Boganey stated the deepest impact of the current recession is likely to occur in 2020 and early in 2021, based on the status of federal stimulus legislation and conditions related to the pandemic. He added CEAP has been providing hundreds of thousands of dollars for rent assistance. He noted

many groups are affected differently, as 1 out of 2 black Minnesotans have applied for unemployment, compared to 1 in 4 white Minnesotans. City Staff believes Brooklyn Center is likely to be more affected by the recession than other communities.

Mayor Elliott stated the City has a lot of naturally occurring affordable housing, as opposed to legally binding affordable units. He added this affordability is an economic competitive advantage. He noted it is important to understand how tenuous the affordability is in Brooklyn Center.

Commissioner Kpaleh stated he is concerned about how apartment owners and renters, as there is no control and they have their own rules. He added the City loses tax income when people move away from Brooklyn Park. He asked whether the City has any control that they can leverage on property owners. He noted, for example, apartment complexes do not allow visitors, and cars will be towed. He asked what the City can do to give rights to tenants so there will be more occupants, and units will not be empty.

Mayor Elliott stated Commissioner Kpaleh's questions for City Staff are whether the City has control over landlords increasing rent, and not allowing visitors to park.

Commissioner Kpaleh stated he is not asking about increased rent, but rather severe rules that landlords impose on renters. He added, because of this, people are moving to different cities and the population is decreasing. He asked what can be done to get more people to move to Brooklyn Center and boost the population.

Mr. Boganey stated population growth in Brooklyn Center has been significant over the last 5-10 years. He added the City can influence the availability of rental properties by building more units, which is being done, and continues to be done. He noted he agrees that an increase in population can be good for the economy and livability of the City, but Brooklyn Center has not had difficulty in terms of population growth.

Mr. Boganey stated, with regard to regulating management of rental properties, the City's authority is limited as it could be considered discriminatory. He added, however, the city can exercise regulatory authority when it is deemed necessary.

Ms. Beekman stated the Community Development staff addresses property issues and license complaints. She added anyone who has a question about a specific property can contact City Staff and it can be addressed separately.

Ms. Beekman stated City Staff is undertaking a review of tenant protections within City Ordinance, in an effort to strengthen a tenant protection Ordinance adopted in 2019. She added cities are limited in their authority over landlords. She noted the City Council will be reviewing a naturally occurring affordable housing preservation program, and discussion around mixed income policy.

Mr. Boganey asked whether the City Council believes the City should diversify its revenue. He added annual revenue is estimated using objective processes for three-year periods and are reviewed and updated annually to ensure sound appraisal practices. He noted these policies have served the City well over the years.

Councilmember Graves stated she was thinking about community programs that the City Council has supported in recent years, that have been free and open to the public at the Community Center and in Centennial Park. She asked how to continue community engagement as a policy while ensuring that necessary services are provided to those most in need.

Mr. Boganey stated that is a great question. He added the policies that are being discussed are goals or best practices, and financially conservative. He noted the City Council has other policy goals that sometimes have to take precedence over certain best practices.

Councilmember Ryan stated he appreciates Councilmember Grave's comments. He added the City Council should shift away from charges and user fees in the interests of equity, especially for recreation programs for low-income families. He noted this will be beneficial for building non-residential tax capacity.

Mr. Boganey stated City Staff can take a look at that policy, as policy objectives can be amended based on the goals of the City Council. He added some new language could be added to balance that policy.

Councilmember Graves stated she would be interested in seeing that language.

COUNCIL VALUES, PRIORITIES AND GOVERNING FOCUS

Mr. Boganey reviewed the City's current policy statements, to assist in developing the City's budget. He stressed the importance of ensuring that the policy statements are relevant and accurate.

> **City of Brooklyn Center Vision Statement** - We envision Brooklyn Center as a thriving, diverse community with a full range of housing, business, cultural and recreational offerings. It is a safe and inclusive place that people of all ages love to call home, and visitors enjoy due to its convenient location and commitment to a healthy environment.
>
> **City of Brooklyn Center Mission Statement** - The mission of the City of Brooklyn Center is to ensure an attractive, clean, safe, and inclusive community that enhances the quality of life for all people and preserves the public trust.

Mr. Boganey asked whether there is anything in either of these statements that the City Council would view as harmful or problematic to the City of Brooklyn Center for the coming year. He added it is assumed that these policy statements are acceptable unless there is a consensus that they should be changed.

Mayor Elliott stated it is too late for him to be engaging in doing mission and vision work. He added this is a process that is built around strategic planning and he will not comment on this as he does not have the energy to go through this right now. He noted there should be a process for reviewing and amending the policy statements.

Councilmember Lawrence-Anderson stated she does not see anything offensive about the mission or vision statements. She added she is not opposed to revisiting these policy statements with the new Mayor at some point. She added, however, she truly believes in both the vision and mission statements that were adopted by previous City Councils.

Councilmember Butler asked where this question is coming from, regarding whether the policy statements are harmful or problematic. She added the mission statement was adopted four years ago, during her tenure.

Mr. Boganey stated the City's budget should reflect the adopted values of the City Council.

Councilmember Butler stated she is fine with the policy statements and does not have any questions or comments, nor does she feel that they are harmful.

Councilmember Ryan stated he is fine with the mission and vision statements, as well as the stated values and strategic priorities. He added the priorities stated within them provide sufficient flexibility to rise to the challenges that are being discussed tonight.

Councilmember Graves stated she does not find the policy statements problematic at all. She added they are really just statements about what the City Council wants to focus on, and how to support the community. She noted they are well-crafted, inclusive and wholistic.

Councilmember Graves stated the real challenge is what the values will mean in the budget; how the City interacts with community members and business owners; and how quickly and efficiently the City implements these values.

Mayor Elliott stated there is a lot of value in the policy statements as they are ow. He added the City Council should review them in a few years as a matter of practice, based on current conditions within Brooklyn Center.

Mr. Boganey asked the City Council would consider customer service and operational excellence as important values.

Councilmember Graves confirmed this, adding she has no objections.

Mr. Boganey asked whether the City Council supports the six strategic priorities under which the City has operated for the past four years: enhanced community image; residential economic stability; inclusive community engagement; targeted redevelopment; safety, security and stability; and key transportation investments.

Mayor Elliott stated he believes these strategic priorities need to be adjusted, but not at tonight's meeting.

Councilmember Graves asked whether Mayor Elliott can provide a few points for discussion.

Mayor Elliott stated he is not prepared to do that tonight, as the facilitative process is not in place. He added he does not believe the six strategic priorities listed by Mr. Boganey are priorities of the current City Council and they should be reviewed.

Councilmember Graves stated she looks forward to that discussion, as she agrees they should be reviewed. She added, however, she does not believe any of them are harmful, but maybe the wording can be reviewed. She added she has been involved in two strategic priority reviews in her 6 years on the City Council. She noted another review was starting when the Mayor was appointed.

Councilmember Graves stated she would find it helpful to have a breakdown of the budget that shows how much money is being spent in each of the priorities. She added several priorities will overlap within City enterprises, and some will depend upon the market. She noted, other than that, she is fine with moving forward and having a discussion on this issue when time permits.

Mayor Elliott stated he agrees that budgetary breakdowns would be helpful. He added he would also like to see measurable goals attached to strategic priorities.

Councilmember Graves stated there are measurable goals, they are just not included in the Staff presentation.

Mr. Boganey stated City Staff was working on an electronic report that could be generated upon request on a quarterly basis. He added this work was being done before the pandemic. He noted City Staff can continue to work on that and provide it more frequently if needed.

Mr. Boganey stated each of the 6 strategic priorities are important, but it would be helpful in preparing the budget to get City Council direction on whether any priorities merit greater emphasis or resources. He added City Staff could include that information in the budget.

Councilmember Graves stated resident economic stability will be a very important focus, given the current context of what's going on in society and in the City. She added safe, secure and stable community is also important. She noted, however, she does not want that to come across as increased policing. She stressed the importance of continuing to increase community engagement, to implement priorities in an effective and sustainable way.

Mayor Elliott agreed those are the two most important areas of focus. He added the City should invest in housing assistance as well as food and social service aid. He noted the City should make substantial budget allocations to those areas, which may mean making choices.

Councilmember Ryan stated he agrees with Councilmember Grave's assessment that residential economic stability, a safe secure community, and community engagement are the three priorities.

Councilmember Butler agreed.

Commissioner Kpaleh requested consideration of having a redevelopment process. He added there are a lot of vacant buildings in the City. He asked whether there is anything the City can do in the future to fill the vacant buildings and increase redevelopment in the City.

Mr. Boganey stated targeted redevelopment has been a priority in Brooklyn Center for many years. He added the Community Development Director works actively with developers and other parties to look for ways to support redevelopment. He noted the City has had success with a number of projects in progress, including Jerry's Food site, Brooklyn Boulevard reconstruction project, single family homes on 252, and housing proposals on 2 different sites on Brooklyn Boulevard.

Mr. Boganey stated he would be happy to schedule a separate conversation with Commissioner Kpaleh to review redevelopment activities and provide additional information.

Councilmember Lawrence-Anderson thanked City Staff and the City Manager for all their hard work on behalf of the residents of Brooklyn Center.

Councilmember Lawrence-Anderson stated residential economic security is a key point, and a safe and secure community is paramount. She added she supports assistance for all of the City's businesses, not just start-ups and entrepreneurs. She noted all local businesses help the community by generating tax revenue. She noted safety is critical.

Mayor Elliott stated the City Council has identified resident economic stability and a secure, stable community as two priorities, but probably does not agree on what that means, as they are broad categories with a myriad of programs and solutions. He added, in terms of resident economic stability, there should be money in the budget to support mortgage and rental assistance, as well as assistance for nonprofit organizations that sustain residents in times of great unemployment and economic crisis.

Mayor Elliott stated housing and food security and mental health issues are a crucial part of a safe, secure community. He added the City Council must grapple with the meaning of a safe, secure and stable community, and what meaningful adjustments are required within the budget to achieve it.

Mayor Elliott stated the City Council is already committed to addressing these issues but should also specifically name the issues of racial justice, economic justice and addressing disparities within the community.

Mr. Boganey asked what outcomes residents should be expected to experience next year for the City Council to feel that the City has been successful in making meaningful progress toward achieving priorities.

Mayor Elliott stated historical data should be reviewed to have a baseline around evictions and foreclosure rates. He stressed the importance of keeping those rates low, however that is defined.

Councilmember Graves stated she agrees a baseline would be helpful. She added the City would need to work in collaboration with Hennepin County as they already provide rental assistance, although not necessarily for homeowners. She noted she would not want to see a foreclosure problem, although that is how she was able to buy her home in Brooklyn Center.

Councilmember Graves stated she would like to see an increase in the area of preventative programming initiatives within the Police Department budget. She added all of these strategic priorities are connected. She noted economic stability could mean support for businesses, homeowners and educational establishments that need financial assistance.

Councilmember Graves stated there is a report in the meeting packet that shows details about residents who live below the poverty line, and what kind of households. She stressed the importance of being intentional about outreach and community engagement by getting ideas about tailoring support to what residents say works for them. The City should listen to the community and respond to that.

Mayor Elliott stated support for small businesses and micro-preneurs is extremely important.

Mr. Boganey requested input from the City Council regarding what they would like to see within the two strategic priority areas, to feel that the budget was successful.

Councilmember Graves stated she supports consideration of strategic priorities from a public health perspective, with regard to the public health crises of racism and Covid-19, as well as mental health issues. She stressed the importance of being intentional with implementation of environmental, mental, physical, emotional and spiritual well-being initiatives within those priorities, which would be a successful outcome.

Mr. Boganey quickly reviewed slides showing City Department goals, including CARS, Customer Service, Marketing, Community Development, the Fire Department, Finance, Police Department, and Public Works.

Mayor Elliott requested that these slides be reviewed again at the next meeting. He added it is important to know more about departmental goals. Mr. Boganey agreed.

Councilmember Graves stated domestic violence and reduction in youth crime, and overall crime, are important goals. She added the Police Department needs to have a goal around community accountability and transparency. She noted Police Chief Gannon is already working on this, but it should be a very specific goal stated in the strategic priorities.

Mayor Elliott stated he would like to schedule another meeting to continue this discussion. He requested input from the City Council and Financial Commission regarding holding a meeting on Thursday or Friday of this week, August 6 or 7, 2020.

Mr. Boganey stated the meeting could be a 90-minute meeting to address departmental goals and tax burden expectations.

Councilmember Graves stated she is not available to join the meeting either Thursday or Friday due to a prior commitment. She added she can review the materials submit comments to City Staff before the meeting.

There was a majority Consensus of the City Council and Financial Commissioners to hold a follow-up Work Session on Friday, August 7, 2020 at 6:30 p.m. Mr. Boganey stated the meeting would be approximately 90 minutes. He agreed to send meeting packets ahead of time for advanced preparation.

Councilmember Graves requested that any items that require Consensus from the City Council be included in the information that City Staff sends to her prior to Friday's meeting. Mr. Boganey agreed.

ADJOURNMENT

There was a motion by Councilmember Graves and seconded by Councilmember Ryan to adjourn the meeting at 9:21 p.m. The motion passed.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/FINANCIAL COMMISSION
OF THE
CITY OF BROOKLYN CENTER IN THE
COUNTY OF HENNEPIN AND STATE OF MINNESOTA

JOINT WORK SESSION
AUGUST 7, 2020

CALL TO ORDER

The Brooklyn Center City Council/Financial Commission Joint Work Session was called to order by Mayor Elliott at 6:30 p.m. The meeting was conducted via Webex.

ROLL CALL

Present were Mayor Mike Elliott and Councilmembers Marquita Butler and Dan Ryan. Councilmembers April Graves and Kris Lawrence-Anderson were absent and excused. Also present were Financial Commissioners Teneshia Kregness and Dean Van Der Werf. Also present were City Manager Curt Boganey and City Clerk Barb Suciu.

INTRODUCTION

Mayor Elliott stated tonight's meeting is the continuation of a Work Session focused on the City's Operating Budget. The City Council's role is to inform and instruct the City Manager to craft a budget that reflects the City Council's goals and priorities, current realities and the needs of the community. He added City Council feedback and comments will be requested regarding the City's departmental goals, budgets and programs.

2020 DEPARTMENT GOALS

Mr. Boganey stated the focus of this evening's meeting is Department goals. He added it would be better to address maximum levies and fees with the full City Council present. He added the Agenda Item related to CIP is a continuation of the City Council's discussion a few weeks ago, which can be postponed. He reviewed a presentation providing context and background on each of the City Departments.

Mr. Boganey stated the departmental goals reviewed in this presentation were established for 2020. The City Council is requested to provide feedback and comments as well as requests or expectations for other goals that should be reflected in the 2021 budget. He reviewed the City's departmental goals for 2020.

Administration
-fostering a culture of inclusion and inclusive engagement
-Systematic administrative approaches across the organization to achieve customer service goals that account for gender equity in the hiring process

Community Activities, Recreation and Services (CARS) – government buildings, recreation, the community center, Earle Brown Heritage Center, and Centerbrook Golf Course.
-Continued improvements in customer service for all functions
-Enhanced internal and external marketing efforts for all divisions

Community Development - Building construction regulation, rental licensing, property maintenance, Code enforcement, housing programs, planning and zoning, redevelopment, long range strategic, Economic Development Authority (EDA), business retention, and workforce development.
-Preserve and enhance quality of life for residents and businesses in Brooklyn Center by guiding development with effective measures

Fire Department – Administration, fire prevention, operations, training, and emergency management.
-To protect lives and property during emergencies
-Enrich the community by providing non-emergency services focused on safety and prevention
-Achieve 9-minute response time for 15 firefighters for structure fires
-NFPA Standard 1720 goals reached 90% of the time
-Confine a fire to room of origin at least 75% of the time

Finance Department – Finance staff, utility billing, municipal liquor store. Finance Department Mission is to provide accurate and timely information to all users of financial information; provide administrative and professional support in financial matters to all City Departments.
-Ensure financial stability of the City
-Enhance customer access to utility account information and actions

Police Department – Vision: committed to helping provide an exceptionally safe and secure community for residents, businesses and visitors, with great dignity and respect. Mission: to protect and serve in a manner that preserves the public trust.
-Reduce domestic violence
-Reduce youth crime
-Reduce crime in general

Mayor Elliott asked if the Police Department has indicated how they are going to achieve this, and whether these are their current goals.

Mr. Boganey stated there is some discussion about methods in the budget narrative. He confirmed these are the Police Department's 2020 goals.

Public Works – Mission: Ensure maintenance and operations of City's infrastructure and facilities in a quality and cost-effective manner.
-Meet or exceed minimum infrastructure maintenance standards
-PASER pavement management
-Continue to improve streamlined management strategies and techniques, using refined methods and technologies

CITY COUNCIL FEEDBACK ON DEPARTMENTAL GOALS

Mr. Boganey requested the City Council's consideration regarding items that they believe should be included in the 2021 budget for the City to be successful. He stressed the importance of considering outcome and results, rather than how something should be done. He added City Staff is capable in their ability to do research and analysis, and provide approaches, strategies and methods. He noted the City Council has probably heard of projects or tactics being used by other communities, that they may want City Staff to be aware of.

Mr. Boganey stated Councilmember Graves provided her comments which have already been incorporated into a working document. Mayor Elliott stated he would like to get feedback and comments from the rest of the City Council before reviewing Councilmember Grave's comments.

Mr. Boganey stated Councilmember Grave's comments have already been added to the document. He added however Mayor Elliott wants to proceed is fine.

Administration

Mr. Boganey stated the Administration Department includes Human Resources, City Clerk's office, City Manager's office, elections, IT, the receptionist, and strategic leadership for the organization as a whole. Many of the Administration Department's 2020 goals will carry over to 2021.

Mayor Elliott stated, in addition to gender equity, there should be focus on the overall diverse makeup of the City in hiring practices.

Councilmember Ryan stated that has already been a key goal for many years, under Administration and in other departments. He added he believes it is entirely appropriate.

Councilmember Butler agreed, adding the City's overall hiring process should reflect the racial and gender make-up of the community. She added it is not just about who people see in City Hall, but also who they see out in the community.

Mr. Boganey asked whether gender equity should stay on the list of goals. Mayor Elliott stated gender equity stays on the list, as well as reflecting the overall diversity of the community. He added those two goals should rise to the top.

Councilmember Ryan stated communication and community education are especially important during the pandemic and related economic crisis. He added it is essential that residents are kept informed of what the government is doing, and he is glad there are qualified City Staff who are assigned to communication duties. He noted it has always been a challenge to keep residents informed and engaged.

Financial Commission Chair Teneshia Kregness expressed the importance of ensuring equity by setting limits and requirements for progress.

Mayor Elliott stated it is important for goals to remain general yet specific. He added he agrees equity is an important goal, but it should also be called out and named, so it gets the attention it needs. He noted that applies to both gender and racial justice equity.

CARS – Community Activities, Recreation and Services

Mr. Boganey reviewed Councilmember Graves' comments: "Increased cultural competency of employees and programmatic offerings; explore potential mental health issues relevant to the community."

Mr. Boganey stated CARS provides a variety of high-quality, inclusive programs and services. He added the goal for government buildings is quality, efficient service and a clean, healthy environment in which people can work and do recreational activities, providing health and leisure benefits to all residents.

Councilmember Butler stated it will be necessary to be innovative and diversify the City's current recreational program offerings. She added it is not known when Covid will go away, and whether things will return to normal. She noted virtual programming will be an area that will continue to grow and become more important, and the City should be innovative and creative with technology, creating programs for residents that are beneficial and safe. She added, for instance, there is an activity kit that residents can pick up to take home.

Councilmember Butler stated that should be a CARS goal, to continue to be creative and diversify the City's recreational offerings.

Mayor Elliott stated he agrees with that goal 100%. He added families and kids are unable to connect with each other, and many do not have internet access, which is a unique challenge faced by the community. He noted a recent Star Tribune article referenced Brooklyn Center and Brooklyn Park as communities that have been most negatively affected the most by Covid-19 in the Twin Cities area.

Mayor Elliott stated it will take real effort for Brooklyn Center to meet the challenges it faces - financial, economic, health-related, and education-related. He added this is a wholistic crisis.

Mayor Elliott stated, from a public health standpoint, Brooklyn Center is in the "center" of the pandemic, with its harsh realities and negative impacts. He added there will be a great financial burden on the community. He noted The City Council will need to focus on each of the goals to find balance and prioritize, as the City has limited resources, and residents have a limited capacity to pay taxes. He agreed with Councilmember Butler's statements, adding innovation is the key to reaching kids and families and getting them through this time.

Councilmember Ryan stated the idea of new virtual programming is innovative, but the real challenge will be residents without internet access, and how to deal with that. He added the mental health aspect of CARS is open-ended, and Councilmember Graves has background and expertise in that area. City Staff should be supported and encouraged to seek partnerships with the County, as they are already working on some of these initiatives. The City can work with the County to identify residents who need support services.

Mayor Elliott stated there is a trail system in Brooklyn Center that might be used for recreational programs for residents who are unable to use the Community Center. He added this would be a way of bringing recreation to residents. He noted CARS could play a role by getting information out to residents, promoting programs, and encouraging people to use the City's outdoor spaces.

<u>Community Development</u>

Mr. Boganey reviewed Councilmember Graves' comments: "Establish and implement a workforce development program in collaboration with City departments, multi-jurisdictional partners, and community organizations."

Mayor Elliott stated there should be significant investments in housing assistance including rental and mortgage assistance. He added loans should be made available for small to mid-sized businesses, especially micro entrepreneurs. He noted significant financial investment is required to support food shelves like CEAP and CAPI, and other nonprofit organizations that are helping to fill the gap and sustain people.

Mayor Elliott stated the City must invest in child-care systems. He added this could go under the City Council budget, including funding to hire experts or consultants that can assist with evaluating best practices around the reforms that the City Council is putting into place. He noted he understands this is not one of the areas that is being reviewed tonight.

Councilmember Ryan stated "reforms" is a general term. He asked whether Mayor Elliott can be more specific.

Mayor Elliott stated the City Council had conversations before George Floyd's murder about public safety and policing in Brooklyn Center. He added some policies may be adopted out of those conversations, and it would be helpful to have external resources and experts in that type of work to provide advice about completing strategic policy work to improve public safety in Brooklyn Center.

Councilmember Ryan stated Police Chief Gannon gave a presentation to the City Council on the results and recommendations of the Ellison and Harrington Police Use of Force report. He added Chief Gannon was supportive of those reforms. He asked whether Mayor Elliott is not satisfied with the advice and expertise of the Police Department, and why he would want additional outside expertise.

Councilmember Ryan stated a 2007 study completed by the Professional Law Enforcement Research Federation addressed challenges faced by cities and counties with regard to police reform. He added, if this were a normal budget year, he would be fine with Mayor Elliott's suggestion to hire an outside expert, although he is unsure of the cost.

Councilmember Ryan stated Mayor Elliott was previously listing other budget goals that will really stress the City's limited revenues, although he fully supports some of them. He added the City is experiencing an 80% drop in revenue from hotels, and the governor could potentially un-allocate Local Government Aid. He noted the City will not be in a financial position to hire a new CARS Director for a while. He noted there may be sources that City Staff can use to enhance the recommendations of the Police Chief. He expressed his skepticism at the idea of adding another position, if it can be avoided.

Mayor Elliott stated he appreciates that. He added he is always speaking about having a lean budget, and he has stressed the importance of striking a balance between community needs and people's ability to pay taxes, which has decreased. He noted it is incredibly important to have the resources to be able to do that.

Councilmember Ryan stated the City Council agrees there is a trust deficit within a subset of the community. He added trust is a gold standard, and the City must continue to be transparent and accountable. He noted it may take time to see whether new legislation is effective.

Councilmember Ryan stated, in a recent presentation, Police Chief Tim Gannon made the point that the Police Department's procedures exceed the standards set by the POST Board and in State statute. He added Police Department employees are committed to a higher standard for policing, continued work toward expanded community engagement, and renewed efforts to listen to all voices. He noted time is limited this evening, but this can be re-visited, and he would like to leave it as a question mark.

Councilmember Ryan stated support for food shelves, and ensuring food security, is at the top of his list. He added he spoke with the Director of CEAP about the importance of ensuring that there is no gap in providing food security, related to both City support and foundations that provide funding to food shelves. He noted housing assistance is more problematic, as the State will not be in a good place financially to meet these demands if the economic situation continues to decline. He expressed the importance of residential financial assistance at the federal level.

Mr. Boganey stated it would be preferable if the City Council could articulate desired results in specific areas, as opposed to how-to recommendations. He added that will free up staff to focus on various options. He noted, for instance, funding food shelves is one way to address the need for food security, but the goal is food security as opposed to how the City Council thinks the need should be addressed.

Mr. Boganey stated City Staff are open to all suggestions and ideas, and all options will be evaluated. He stressed the importance of identifying outcomes that the City Council is seeking.

Mayor Elliott stated these outcomes are all related to economic stability. He added, for instance child-care assistance is especially important for residents who are health care workers, faced with the additional burden of supporting and sustaining the community. He noted food security and housing assistance are broader goals, and support allocations from the City's resources, however modest it would be, is extremely important, keeping in mind the financial constraints the City is facing.

Mayor Elliott stated he has always advocated for as lean a budget as possible. He added he is still very much tuned in to that goal and objective. He added Brooklyn Center is one of the hardest hit communities in this health and financial crisis and will be required to take actions that have never before been taken. He noted this includes investing in outside resources to assist with doing the work around public safety, racial equity and justice. He noted this is not a question mark for him.

Mayor Elliott stated this is an investment that the City of Brooklyn Center must make, especially right now, just a few months after the brutal murder of George Floyd. He added these recent events have had all of us looking at how to improve public safety in the community.

Councilmember Ryan stated he is fine with that and looks forward to City Staff's recommendations for how to get the desired results.

Mayor Elliott stated these improvements would include increasing transparency and access to data regarding stops, complaints, and other pertinent data related to public safety. He added this would also include a commitment to implement reforms to improve public safety.

Mr. Boganey asked Mayor Elliott for clarification in terms of the types of outcomes he would expect for improving public safety.

Mayor Elliott stated improved public safety is the goal. He added there are some key indicators that the City Council should review.

Mr. Boganey requested that Mayor Elliott send him an email with more information on these two issues he referenced: public safety and emergency management plan.

Mayor Elliott stated they could schedule some time to have a discussion.

Councilmember Butler stated she agrees with the comments of Mayor Elliott and notes from Councilmember Graves and has no additional comments.

Mr. Boganey stated his goal is to share this feedback with City Staff and have a review of the outcomes to identify effective strategies to achieve the outcomes. He added City Staff will do their best to associate a cost estimate with the outcomes and include strategies and costs as part of the preliminary budget. He noted he anticipates the preliminary budget will be multiple budgets showing the costs of a balanced budget, and whether the tax burden is reasonable, or higher than what the City Council is willing or prepared to pay.

Mayor Elliott stated many City Councils typically have a Budget Committee to work on this process. He added that might be something Brooklyn Center should consider. He noted it might be helpful to have assessments to review when appropriately sizing the budget to meet residents' ability to carry a certain tax levy.

Mr. Boganey stated City Staff will hopefully be able to provide performance measurements related to these goals and expectations, to know what success would look like for 2021 in some of these areas, and determine at the end of the year whether the performance objectives have been achieved.

Mayor Elliott stated the rest of tonight's agenda will be addressed at a future meeting. He thanked the meeting attendees for their commitment to this process and working together to come up with the best possible budget for Brooklyn Center.

ADJOURNMENT

There was a motion by Councilmember Ryan and seconded by Councilmember Butler to adjourn the meeting at 8:14 p.m. The motion passed.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
AUGUST 10, 2020

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:00 p.m. The meeting was conducted via Zoom.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

Mayor Elliott stated the meeting started off on an unfortunate note. He added there is a short agenda for tonight's Regular Session meeting.

MISCELLANEOUS

There were no miscellaneous items.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

ENVIRONMENTAL STEWARDSHIP, LITTER AND TRASH NUISANCE

City Manager Curt Boganey stated the City Council received a report on this item at their last meeting, but there was not sufficient time to complete the discussion.

Deputy City Manager Reggie Edwards reviewed a staff presentation, beginning where the discussion ended at the last meeting. He stated there have been several discussions over the years regarding this subject. He added City Staff are prepared to take action to implement a plan to address trash and litter, and truly solve the problem. He noted Community Development Director Meg Beekman will provide a review of potential initiatives to move toward a long-term solution.

Dr. Edwards stated the issue of trash and litter in the City's public areas has become more of a problem recently, with residents getting outside into the City's parks and outdoor areas and leaving more trash than usual. He added City Staff were prepared to address this issue before the pandemic, which shut down their efforts. He noted there is an acute problem right now, not only in business and commercial districts, but also parks and other areas of the City.

Dr. Edwards stated while obviously trash and litter are the main problem, it is also important to consider what is the mindset that people have when they throw trash on the ground, and not in trash cans. He added City Staff are considering interventions similar to the shopping cart issue, where shoppers leave their carts at the transit stop and businesses are required to collect them. He noted disrupting the pattern of littering is the best way to address the problem and create change.

Dr. Edwards stated City employees can be assigned to pick up trash, and extra staff can be hired. He added this solution assumes that the core problem is people littering, and not necessarily businesses cleaning up their sites. He noted businesses and the transit hub are not the cause of the litter.

Dr. Edwards stated the City can be aesthetically pleasing and free of litter with the right approach. He added there are many places that have more people and more businesses than Brooklyn Center, where litter is not a problem. He noted there are a few ways to achieve this same level of cleanliness.

Community Development Director Meg Beekman stated there has been an uptick in the amount of litter and more comments from local businesses about litter on their property. She added the City has allocated more staff time to cleaning up properties, and this could continue if Code Enforcement staff are assigned away from residential duties. She noted many commercial businesses are focused on their business and not on what is happening in their parking lot.

Ms. Beekman stated Ordinance amendments can be considered, that would provide an emergency abatement process, although this is considered a punitive approach. She added most businesses are not opposed to making positive change when it is pointed out to them, and enforcement is a tool that is available. She noted the abatement process takes time, and by the time it is enforced, the litter might be gone, but new litter may have taken its place.

Ms. Beekman stated City Staff considered a shopping cart Ordinance, similar to the one in the City of Minneapolis, in which shopping carts are picked up, and a fee is required to be paid to get them back. She added the Public Works Department picks up shopping carts on a daily basis. She noted City Staff have considered addressing this issue by expanding contracts that are in place for maintenance of EDA-owned properties, or other staff-led clean-up efforts.

Ms. Beekman stated these efforts can have a negative effect, as businesses begin to expect that type of clean-up service from the City. She added emergency clean-up situations are often managed by City Staff, and that is something that could be considered.

Ms. Beekman stated City Staff are reviewing a potential safety/security matching grant to offset improvement costs, which could be expanded to include beautification and litter cleanup. She added, through such a program, the City can offset businesses' costs for purchase of trash receptacles or putting together a pick-up program.

Dr. Edwards stated, from a long-term perspective, the process of preventing people from littering should be considered. He added people should be encouraged to view public places with pride, and keep them clean, and not put trash on the ground. He noted, if trash does get on the ground,

the City should consider how it can be quickly collected to keep public areas clean and reinforce that sense of pride.

Dr. Edwards stated this issue was being reviewed by City Staff before the pandemic. He added the goal is for residents to have respect and pride in their public spaces. He added City Staff was considering a Beautification Commission that would partner with local businesses, develop a relationship with them through communication and support to ensure that clean-up is sustainable. He noted businesses, residents and the City are all part of the solution in instituting a successful litter education campaign, that will include signage, messaging, decorating trash cans, expressing pride of place. Businesses will be required to create a beautification plan that may be accompanied by a grant of some kind.

Dr. Edwards stated City Staff proposes that businesses are required to form clean-up districts with resources to fund staff and equipment to clean areas on a regular basis. He added the other approach is creation of a tax district with a fee that businesses pay to have the City hire staff to clean regularly, in partnership with business districts. He noted this was being planned, and meetings organized with local businesses before the pandemic, and this strategy would require a structured agreement and an investment program.

Dr. Edwards stated groups of City residents volunteer to do clean-up events, but these strategies would provide regular clean-up in a more robust way. He added City Staff believes that a combination of strategies, getting to the root cause of the problem and providing potential solutions will address the trash and litter issue in the City's business areas.

Dr. Edwards asked whether the City Council has any thoughts or ideas of short-term solutions in areas that require immediate clean-up, that would overlap with long-term strategies.

Councilmember Butler thanked City Staff for taking the time to research this issue and put the presentation together. She stated this is an issue about which she is very passionate, and she feels it is important to improve this in the City. She added this has been an issue for a very long time, she has been complaining about it, and sending photos to Mr. Boganey, during the whole time that she was has been on the City Council. She stressed the importance of being careful about what type of narrative is created on this issue by City Staff.

Councilmember Butler stated many other cities are dealing with this same problem and are handling it a lot better. She added, for instance, she shops in Crystal, and she has seen Target employees at different times of the day out in their parking lot, cleaning up trash. She noted she does not think it is a good idea to use City Staff time and resources to clean up businesses' parking lots, as that is essentially giving them a crutch.

Councilmember Butler stated Brooklyn Center's homeowners are held accountable for the condition of their property and are assessed a fee if they do not comply. She added businesses should be held to the same standards. She noted, if a citation is issued to a business and they are required to clean up their property, it should not matter if it is old litter, or new litter.

Councilmember Butler stated she also takes issue with the statement that business owners are only concerned with what is happening inside their business, and not in the parking lot. She added most business owners do not live in the community, and they do not care about the appearance of the community. She noted the City should hold local businesses more accountable for the state of their property.

Councilmember Butler stated the increase in litter and trash in the City's parks can be at least partially attributed to the pandemic, as more people than usual are using the parks. She added increased park usage and trash in the parks can be attributed to the current situation, but local businesses have been neglecting to clean up their properties for the past 5 years.

Councilmember Ryan stated he agrees that businesses should be held accountable in the same way that residential properties are. He added he goes to Cub Foods, and their parking lot is always clean, and there are always employees collecting carts. He noted he has spoken to Cub Foods Manager Paul Jackson, and he is actively aware of and addressing the trash issue in the parking lot.

Councilmember Ryan stated the McDonald's property is always clean as well. He added once a business has that priority, the behavior and diligence will follow. He noted he feels that business leaders should take the lead on whether to pursue special service districts.

Discussion of this item continued at the August 10, 2020, Work Session.

ADJOURN STUDY SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

Mayor Elliott adjourned the Study Session at 6:52 p.m.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER IN THE COUNTY OF HENNEPIN AND THE STATE OF MINNESOTA

WORK SESSION
AUGUST 10, 2020

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Mike Elliott at 7:19 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Public Works Director Doran Cote, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

ENVIRONMENTAL STEWARDSHIP (LITTER AND TRASH NUISANCE) Cont'd

Deputy City Manager Reggie Edwards resumed the discussion regarding picking up trash and litter in Brooklyn Center. He requested feedback and comments from the City Council.

Councilmember/Commissioner Graves stated, for short-term solutions, she likes the following items in the staff presentation: #1 (additional Code enforcement for commercial businesses), #3 (an Ordinance related to shopping carts) and #5 (beautification incentives). She added 1 and 3 are administrative and staff-focused, while 5 is more of a collaborative approach. She noted she likes the balance of those 3 approaches.

Councilmember/Commissioner Graves stated she would support the second strategy related to an educational campaign about litter. She added, although it is important for City Staff to partner with businesses, it may be beneficial to have a Commission at some point. She noted an educational campaign would be more visible and possibly more effective.

Councilmember/Commissioner Graves stated prevention measures would be helpful, and she would need to learn more about them. She added she is interested in exploring clean-up actions and business district beautification. She noted she is open to discussing all the measures.

Councilmember/Commissioner Lawrence-Anderson stated she especially likes the Ordinance related to shopping carts, similar to that which is in place in Minneapolis. She added she concurs that businesses should be encouraged to keep their property clean and free of litter.

Mayor/President Elliott stated City Staff has done a really great job of putting together some strategies that can have impact in the short and long term. He added there is a consensus around having businesses pay the cost of keeping their properties clean, as opposed to taking the cost on as a City, and he concurs with that, as these are largely businesses that can afford to keep their properties clean. He noted he would like to see additional information about the potential degree of effectiveness of the proposed approaches, for example, a review of the Minneapolis shopping cart Ordinance, to see what impact the Ordinance has had on the problem since it was instituted.

Mayor/President Elliott stated he would like more information on the resources that would be required to make these approaches successful. He thanked City Staff for the presentation, which is well thought-out and very promising.

Councilmember/Commissioner Lawrence-Anderson stated she believes the City should take more responsibility for the aesthetic appearance of community gardens and landscaped areas. She added there are areas on 63rd Avenue that are overgrown with weeds, that were supposed to be beautiful gardens, as well as landscaped areas along Brooklyn Boulevard that are not being maintained. She asked whether maintenance of those gardens is the responsibility of the resident, or the City. She noted she would support having the City allocate adequate finance resources to maintain those gardens.

Councilmember/Commissioner Lawrence-Anderson stated this discussion is about taking pride in the community and cleaning up litter on the ground. She added the City's gardens and landscaped areas are not well-maintained, and that sets the tone and projects an image that the City does not want to convey. She noted she understands there are budget constraints and staffing issues due to COVID-19, but the gardens and landscaped areas should be maintained, or replaced with grass or solid surface.

Mayor/President Elliott stated he concurs with Councilmember/Commissioner Lawrence-Anderson's comments, particularly about the flower gardens along the curbs. He added many residents have complained that the City is not taking care of those gardens.

Mr. Boganey stated he would like to ask Public Works Director Doran Cote about the rain gardens on 63rd Avenue, and whether they are the responsibility of the City or the resident. He added maintenance of landscaped areas along Brooklyn Boulevard is the City's responsibility. He noted this has been observed, and maintenance will be increased along Brooklyn Boulevard. He noted the City currently has about one-third of the seasonal staff that is typically hired, but there will be an upgrade in maintenance on Brooklyn Boulevard.

Public Works Director Doran Cote stated some residents have adopted the rain gardens and care for them. He added there is a limited number of seasonal staff that also maintain the rain gardens. He added City Staff discussed this issue that morning and committed two seasonal staff and 2 interns to do intense maintenance on Brooklyn Boulevard.

Councilmember/Commissioner Lawrence-Anderson stated a volunteer effort could be launched to maintain parks and landscaped areas, to reduce staff time but also increase community pride. She added she lives on 63rd Avenue, and the neighbors could come together to each spend 15-20

minutes a month maintaining the flower gardens and keep them well-groomed. She noted this might be something to consider under the current budgetary constraints.

Mr. Boganey agreed, adding he would review at the "adopt a park" program, which was designed for volunteer projects in the parks.

Councilmember/Commissioner Ryan stated, following up on Councilmember/Commissioner Lawrence-Anderson's suggestion, he is involved with the Lions Club and they are looking for outdoor service projects as part of their public service activities. He added parks clean-up was one of their ideas, and the "adopt a park" program would be a good way to organize groups and residents of the neighborhoods, and free up staff time to address other common areas that are blighted with litter.

Councilmember/Commissioner Lawrence-Anderson stated church youth groups and other organizations could adopt a particular corner for maintenance and beautification. She added this could be accompanied by a positive media campaign and would be a goodwill gesture within the community.

Mr. Boganey stated City Staff will review this issue and report back to the City Council. He added City Staff are reviewing labor-saving equipment that would improve efficiency in parks clean-up.

Councilmember/Commissioner Lawrence-Anderson stated the equipment would probably be helpful for parks maintenance, but the neighborhood gardens and landscaped areas would benefit from volunteers who are willing to pull weeds.

Mr. Boganey stated parks maintenance equipment would free up staff time to work on beautification of the City's landscaped areas.

Mayor/President Elliott stated he needs to end the meeting sooner rather than later. He added he is still processing what happened earlier in the meeting, and he needs to step away. He added Councilmember/Commissioner Butler can take over if the rest of the City Council wants to continue this discussion. He noted he would like to schedule another work session to address the Housing policy.

Councilmember/Commissioner Lawrence-Anderson stated the City Council can reschedule so the Mayor/President can weigh in on some of these other issues, including Housing, which is a large issue. She added her preference would be to adjourn the meeting early and reconvene at another date.

Councilmember/Commissioner Ryan stated he appreciates and respects Mayor/President Elliott's feelings. He added Mayor/President Elliott should be involved in the remaining discussions that are respectful of each other's positions. He noted he supports Mayor/President Elliott if he feels the need to step back at this time.

Mayor/President Elliott stated he appreciates the comments of Councilmembers/Commissioners Lawrence-Anderson and Ryan.

Mayor/President Elliott stated he would like to adjourn the meeting, noting another meeting is scheduled to focus on Housing.

Councilmember/Commissioner Lawrence-Anderson requested that the City Council receive a text message from City Staff when a Special Meeting is scheduled. She added this is pursuant to the Special Meeting that was held on Friday, August 7, 2020, of which she was not aware. She apologized for not joining that meeting as she was up north doing maintenance on her property.

Mr. Boganey agreed that City Staff can send a text to alert Councilmembers/Commissioners about Special Meetings. He added the City Council set that meeting date and time at their Monday, August 3, 2020 Special Meeting as a continuation. He noted City Staff can send out a text message regardless of whether the meeting was scheduled or not, and also if the meeting time is changed.

City Clerk Barb Suciu stated a meeting is scheduled on Friday, August 14, 2020 for canvasing the primary results.

Mayor/President Elliott requested that City Staff send a text reminder for that meeting.

ADJOURNMENT

Mayor/President Elliott moved and Commissioner Lawrence-Anderson seconded adjournment of the City Council/Economic Development Authority Work Session at 8:38 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
AUGUST 10, 2020

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:45 p.m. The meeting was conducted via Webex.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

Mayor Mike Elliott opened the meeting for the purpose of Informal Open Forum.

Joy Anderson, a Brooklyn Center resident, read a letter that she prepared for the City Council.

> "I spoke a few weeks ago at a City Council meeting about Wi-Fi in the City's parks and the planned pilot in one of the parks. My strong objection is not being heeded. I am very scared about the plans to move forward with Wi-Fi. You call it a pilot in one of the parks, but I believe you are not being honest with your plans. What is the pilot for? We currently have public Wi-Fi in locations, and I suspect the plan is for citywide Wi-Fi, and you are not being honest and forthright. I realize this plan is not coming from our elected City Officials but rather from the City Manager and Deputy City Manager. We cannot make this harmful decision arbitrarily. Our elected officials are not involved in the decision and neither are the citizens that live here. Injecting harmful, artificial energy 24/7 will adversely affect people, nature and animals. It affects the cells of our body and our nervous system. If you inject this energy into the parks, you will remove the beneficial natural energy of nature that heals and restores us.
>
> For me personally, you will remove my ability to enjoy the parks. I suspect you do have a bigger plan to have City-wide Wi-Fi, and if that is so, people that are more sensitive and exposed to it 24/7 will become very ill. For me personally, if there were to be City-wide Wi-Fi, I would literally constantly be suffering. I am not alone in this. This is very serious, and I am very scared, and I asked you to stop what you are doing. There are other solutions for internet. I plead with elected officials to take over the Wi-Fi issue and stop it, and to my fellow residents to come forward and talk about this."

Mayor Elliott thanked Ms. Anderson for her comments.

Mayor Elliott requested additional discussion on this issue and asked that City Staff come up with a hands-on approach for the City Council to address the issue of Wi-Fi in the parks and in the City. He asked that this issue be added to tonight's Work Session agenda.

Mr. Boganey asked Ms. Anderson whether she can refer him to any sources of information supporting the concept that Wi-Fi is harmful to people's health.

Ms. Anderson stated there is a lot of information on the internet. She added, from personal experience, she knows what Wi-Fi does to her nervous system and her body. She added she is a living example of that.

Mr. Boganey thanked Ms. Anderson.

Councilmember Ryan moved and Councilmember Graves seconded to close the Informal Open Forum at 6:58 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Ryan read a quote attributed to John Adams in March 1770 during a trial of British soldiers involved in the Boston Massacre. John Adams defended the British soldiers in the interests of the defense of justice.

> "Facts are stubborn things; and whatever may be our wishes, our inclinations or the dictates of our passions, they cannot alter the state of facts and evidence."

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:00 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, City Clerk Barb Suciu, and City Attorney Troy Gilchrist.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Ryan moved and Councilmember Lawrence-Anderson seconded to approve the Agenda and Consent Agenda, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. July 20, 2020 – Work Session with Financial Commission
2. July 22, 2020 – Work Session
3. July 27, 2020 - Study Session
2. July 27, 2020 – Regular Session

6b. LICENSES

Entertainment License

Earle Brown Heritage Center	6155 Earle Brown Drive Brooklyn Center, 55430

Hospitality Accommodations License

Country Inn & Suites	2550 Freeway Blvd Brooklyn Center, 55430

Mechanical Licenses

Aquarius Water Conditioning	3180 County Dr Little Canada, 55117
Comfort Matters	18071 Territorial Rd Maple Grove, 55369
Farr Plumbing	2525 Nevada Ave N Golden Valley, 55427
Master Mechanical	1027 Gemini Rd Eagan, 55121
Van Kirk Heating & Air	4505 Crosstown Blvd Ham Lake, 55304

Intoxicating and Sunday Liquor License

Irie Vybz Jamaican Restaurant	6056 Shingle Creek Pkwy Brooklyn Center 55430

RENTAL

INITIAL (TYPE II – two-year license)

2403 54th Ave N	Brittney Lundeen
6019 Colfax Ave N	Alice Teamah Cooper

RENEWAL (TYPE III – one-year license)

6018 Camden Ave N	Crystal Brummer / Brummer Realty
3007 Ohenry Rd	IH3 Property Illinois

RENEWAL (TYPE II – two-year license)

3612 Commodore Ave N	IH3 Property Illinois LP - missing cpted

RENEWAL (TYPE I – three-year license)

3307 63rd Ave N	Rosemond Coleman - met requirements
2107 70th Ave N	Xiong Lin / Infinite Property
1112 Emerson La	Mark Ronea / Bodhi Tree - met requirements
6349 Halifax Dr	Qiang Fang
6012 Kyle Ave N	James Hager
6900 Newton Ave N	FYR SFR Borrower - met requirements
7024 Newton Ave N	Troy Phingsten
5712 Northport Dr	Cindy & Raymond Scherbing
5836 York Ave N	Courtney Thao Tran
5918 Zenith Ave N	Traci Austin & Dylan DeMarais

6c. RESOLUTION NO. 2020-XX DECLARING A PUBLIC NUISANCE AND ORDERING THE REMOVAL OF DEAD TREES AT CERTAIN PROPERTIES IN BROOKLYN CENTER, MN

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

-None.

8. PUBLIC HEARINGS

-None.

9. PLANNING COMMISSION ITEMS

-None.

10. COUNCIL CONSIDERATION ITEMS

-None.

11. COUNCIL REPORT

-None.

12. ADJOURNMENT

Councilmember Graves moved and Councilmember Ryan seconded adjournment of the City Council meeting at 7:04 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Dr. Reggie Edwards, Deputy City Manager
BY: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees.
Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

Garbage Hauler License

Sanimax USA LLC	505 Hardman Ave S South St Paul 55075

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	7/7/2020	Backup Material
8-24-2020 Rentals	8/18/2020	Backup Material

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	**Number of Units**	**Property Code Violations per Inspected Unit**
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

b. Police Service Calls.

Police call rates will be based on the average number of valid police calls per unit per year. Police incidences for purposes of determining licensing categories shall include disorderly activities and nuisances as defined in Section 12-911, and events categorized as Part I crimes in the Uniform Crime Reporting System including homicide, rape, robbery, aggravated assault, burglary, theft, auto theft and arson.

Calls will not be counted for purposes of determining licensing categories where the victim and suspect are "Family or household members" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (b) and where there is a report of "Domestic Abuse" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (a).

License Category	**Number of Units**	**Validated Calls for Disorderly Conduct Service & Part I Crimes** (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Rental Licenses for Council Approval on August 24, 2020								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
2800 67th Ave N	Single	Initial	Curtis Griffin	4	II	N/A	II	
5325 70th Cir	Single	Initial	Boukary Kabore	4	II	N/A	II	
6207 Chowen Ave	Single	Initial	Doreen Kalema / Butterfly Bound Care	11	IV	N/A	IV	
6712 Drew Ave N	Single	Initial	Adam Hardy	2	II	N/A	II	
5301 France Ave N	Single	Initial	Lance Rosenberg / Juniper Land Trust	6	III	N/A	III	
5350 Logan Ave N	Single	Initial	Matthew Forster / Elbrus Mgt	9	III	N/A	III	
904 53rd Ave N	Single	Renewal	Moshe Vorotinov	0	I	0	I	II
3000 64th Ave N	Single	Renewal	Infinite Property	1	I	0	I	I
1323 67th Ave N	Single	Renewal	Ali Sajjad / 786 Homes LLC	0	I	0	I	II
5348 70th Cir	Single	Renewal	Xin Zhou	2	I	0	I	I
5707 Bryant Ave N	Single	Renewal	Lin Shuang LLC	2	I	0	I	I
5214 Drew Ave N	Single	Renewal	Paris & Nicole Fadden	0	I	0	I	I
5432 Dupont Ave N	Single	Renewal	Xiangming Guan - Met Mitigation Plan	17	IV	0	IV	IV
5416 Fremont Ave N	Single	Renewal	Luisa Narvaez - met requirements	1	I	0	I	III
7137 Grimes Ave N	Single	Renewal	Shawn Banks	0	I	0	I	I
6761 Humboldt Ave N	Single	Renewal	Li-Chwen Su	0	I	0	I	II
3813 Janet La	Single	Renewal	Abdirahman Dhunkal	0	I	0	I	IV
5332 Knox Ave N	Single	Renewal	Ira Kovalsky	0	I	0	I	I
2812 Ohenry Rd	Single	Renewal	Mains'l Properties	2	I	0	I	II
6800 Orchard Ave N	Single	Renewal	Prosperous Property	1	I	0	I	I
3213 Quarles Ave N	Single	Renewal	Infinite Property	1	I	0	I	I
6143 Regent Ave N	Single	Renewal	Patricio Angamarca-Romero - Missing CPTED follow up & CFH Cert	1	I	0	I	III

* CFS = Calls For Service for Renewal Licenses Only (Initial Licenses are not applicable to calls for service and will be listed N/A.)

** License Type Being Issued

*** Initial licenses will not sho\ Type 1 = 3 Year Type II = 2 Year Type III = 1 Year

All properties are current on City utilities and property taxes

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Doran Cote, Public Works Director
BY: Andrew Hogg, Assistant City Engineer

SUBJECT: Resolution Accepting Work Performed and Authorizing Final Payment, Project No. 2020-06, 2020 Pond Maintenance

Background:

On December 3, 2019, the City Council awarded Project 2020-06 to Peterson Companies, Inc. of Chisago City, Minnesota for the 2020 Pond Maintenance Project. Peterson Companies, Inc. has successfully completed the work and is requesting final payment for the project.

Budget Issues:

The original contract amount with Peterson Companies, Inc. for the improvements was $206,135.50. The total value of work certified for final payment is $201,114.38. The total project cost including contingencies/administration/engineering/legal is $229,003.38 and was completed 7.0 percent under budget in the amount of $17,132.12. The attached resolution provides a summary of the final amended costs and funding sources for the project.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/13/2020	Cover Memo
Pay Voucher	8/13/2020	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO._____

RESOLUTION ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, PROJECT NO. 2020-06, 2020 POND MAINTENANCE

WHEREAS, pursuant to a written contract signed with the City of Brooklyn Center, Minnesota, Peterson Companies, Inc. of Chisago City, Minnesota has completed the following improvements in accordance with said contract:

Project No. 2020-06, 2020 Pond Maintenance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota that:

1. Final payment shall be made on Project No. 2020-06, 2020 Pond Maintenance Project, taking the contractor's receipt in full. The total amount to be paid for said improvements under said contract shall be $201,114.38.

2. The estimated project costs and revenues are hereby amended as follows:

COSTS	As Awarded	As Final
Construction Cost	$ 206,135.50	$ 201,114.38
Engineering and Administrative	$ 30,000.00	$ 27,889.00
Contingency	$ 10,000.00	$ 0.00
TOTAL	$ 246,135.50	$ 229,003.38

REVENUES	As Awarded	As Final
Storm Drainage Utility Fund	$ 246,135.50	$ 229,003.38

August 24, 2020
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER
6301 Shingle Creek Parkway
Brooklyn Center, Minnesota 55430

Project No. 2020-06

Payment Voucher No. 4- Final

For Period Ending July 24, 2020

City of Brooklyn Center to:

Peterson Companies, Inc.
8326 Wyoming Trail
Chisago City, MN 55013
651-257-6864

Amount of Contract: $206,135.50
TOTAL: $206,135.50

Date Contract Approved: 1/8/2020

Project Description: 2020 Pond 40-001 Maintenance Project

Project Number	Account Number	Contract Amount	Value of Work Certified To Date	Less Charges and Deducts	Less 0 Percent Retained	Less Previous Payments	Net Amount Due
Storm	49411-6530-08202006	$206,135.50	$201,114.38		$0.00	$191,058.66	$10,055.72
Total Project		$206,135.50	$201,114.38		$0.00	$191,058.66	$10,055.72

Payment 1	$64,719.70	Payment 6	$0.00		
Payment 2	$120,969.29	Payment 7	$0.00		
Payment 3	$5,369.67	Payment 8	$0.00		
Payment 4	$10,055.72	Payment 9	$0.00		
Payment 5	$0.00	**Total Payments**		**$201,114.38**	

This is to certify that work items shown on this statement of work certified herein have been actually furnished for the referenced project in accordance with plans & specifications approved and the total work is 100% complete.

Project Manager/Inspector
WSB

Date: 7/24/2020

City Engineer
CITY OF BROOKLYN CENTER

Date: _____

CONTRACTOR CERTIFICATION

Contractor's signature below certifies the following: That final payment, quantities and values of work certified herein are fair, complete and include all project work items; that all Contract Revisions, Extension of Contract Time and "Notificatons for Contract Revisons" set forth in MnDOT 1402, 1403 and 1806 are complete, have been reconciled and no more will be submitted; and that contractor waives all rights to make any further claims or adjustments pertaining to the project in its entirety and hereby accepts final payment in full. Acceptance and waiver does not satisfy or nullify other contractual duties, liabilities, obligations, warranties and/or other requirements.

Date: 7/30/2020

CONTRACTOR

I hereby authorize payment of this voucher.

Date: _____

City Manager
CITY OF BROOKLYN CENTER

____ Hold check and call when ready. _X_ Send check to address shown above.

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Doran M. Cote, P.E., Public Works Director

SUBJECT: Resolution Authorizing Xcel Energy to Recover Cost of Undergrounding Brooklyn Boulevard Electric Transmission Facilities by a Surcharge to Brooklyn Center Xcel Ratepayers - Brooklyn Boulevard Corridor Project Phase 2, Project No. 2021-05

Background:

On March 25, 2019, the City Council directed staff to proceed with the preliminary design, environmental documentation, easement acquisition and final design work for the Brooklyn Boulevard Corridor Project Phase 2 (Bass Lake Road to Interstate 94), Project No. 2021-05. This project is scheduled to be constructed in 2021 and 2022.

The proposed street reconstruction and streetscape improvements will improve roadway safety, enhance traffic operations, reduce access points and provide improved bicycle and pedestrian facilities for a one-mile segment of corridor in Brooklyn Center between Bass Lake Road (CSAH 10) and Interstate 94. The project will enhance bicycle and pedestrian travel by adding a trail, improving sidewalks, transit stops, adding streetscaping and landscaping and improving the functionality of intersections with modified turn lanes and access control throughout the corridor. This project consists of Project Nos. 8 and 9 from the Corridor Study.

On September 21, 2001, the Public Utilities Commission (PUC) approved that Xcel Energy establish a Community Requested Facility Surcharge (CRFS) Rider to recover the costs of distribution facilities being undergrounded where requested or ordered by a City where the City elects not to prepay the costs. The City would receive notice of the incremental costs associated with a distribution undergrounding project and could then elect to prepay or allow recovery through the CRFS mechanism. For other projects, the affected municipality would receive notice of any rate filing with the Commission to recover special facility costs by surcharge from the customers in the municipality.

The surcharge option, CRFS, is available for those projects where each rate payer of the City would have a small surcharge added to their electric bill based on a formula to finance the cost of the work over a period of time. The CRFS has been used previously by the City of Brooklyn Center to pay for all or a portion of the costs to underground overhead Xcel Energy facilities including the project noted above.

It is recommended that the costs to bury the Xcel Energy power lines be funded through the CRFS program. Staff applied for a Hennepin County Roadside Enhancement Partnership Program (REP) grant to help offset a portion of the costs but the County has indicated that other than what is currently programmed in their CIP no additional funds will be available for any project in the County due to the economic impacts of the pandemic. If the undergrounding is to enhance the visual aesthetics of the corridor, the REP program would have contributed at a 33 percent level.

Budget Issues:

The Brooklyn Boulevard Corridor Project Phase 2 (Bass Lake Road to Interstate 94) is identified in the City's 2020 Capital Improvement Program and the total project cost is estimated to be $15,000,000. The estimated cost to underground the Xcel Energy power lines is $376,000.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/17/2020	Cover Memo
Xcel Energy Statement of Work	8/17/2020	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING XCEL ENERGY TO RECOVER COST OF UNDERGROUNDING BROOKLYN BOULEVARD ELECTRIC TRANSMISSION FACILITIES BY A SURCHARGE TO BROOKLYN CENTER XCEL RATEPAYERS - BROOKLYN BOULEVARD CORRIDOR PROJECT PHASE 2, PROJECT NO. 2021-05

WHEREAS, the City will be undertaking reconstruction and streetscape improvements to improve roadway safety, enhance traffic operations, reduce access points and provide improved bicycle and pedestrian facilities for a 1-mile segment of the corridor in Brooklyn Center between Bass Lake Road (County Road 10) and Interstate 94; and

WHEREAS, streetscape improvements also include burying the existing overhead power lines as was done in 2001 on Brooklyn Boulevard from south of 63rd Avenue to the north City limits and in 2018 from 49th Avenue to Bass Lake Road; and

WHEREAS, the City understands that Xcel Energy will not place its facilities underground on a County Road unless the City agrees to Xcel's collection of its necessary, actual and reasonably incurred additional costs by a surcharge on its customers within the City; and

WHEREAS, the City had applied for a Hennepin County Roadside Enhancement Partnership Program (REP) grant to help offset a portion of the costs of burying the existing overhead power line but that request was denied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that

1. Xcel Energy is hereby requested and directed to relocate its overhead facilities on Brooklyn Boulevard from just north of Bass Lake Road (County Road 10) to just south of 63rd Avenue underground.

2. The City agrees that Xcel Energy may collect its necessary, actual and reasonably incurred costs, or a portion thereof, by a surcharge as determined by the underground tariff issued by the Minnesota Public Utilities Commission.

3. The City requests that Xcel Energy recover $376,000 of the total estimated costs to place their facilities underground.

RESOLUTION NO. _____

August 24, 2020 _____
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

STATEMENT OF WORK REQUESTED
BY COUNTY, CITY, TOWN OR TOWNSHIP
FOR PROJECTS WITH ESTIMATED
CONSTRUCTION COSTS OVER $25,000

DATE: 08/17/20

WORK REQUESTED BY: The City of Brooklyn Center ("Municipality")

WORK LOCATION: Brooklyn Blvd from 59th Ave N to 62nd Ave N

ADDRESS:

Brooklyn Center, MN

CONSISTING OF:

The following shall constitute the "Work" to be performed by Xcel Energy:
The City of Brooklyn Center has requested Xcel Energy to relocate and replace the existing overhead facilities along Brooklyn Blvd with an underground systemd. This work is to be done along Brooklyn Blvd between 59th Ave N and just north of 62nd Ave N. The cost for the conversion of these facilities is $375,146.12. The City of Brooklyn Center has agreed to procede with the City Requested Facility Surcharge (CFRS) process.

Municipality agrees to pay Xcel Energy for Xcel Energy's actual total cost of the Work, subject to the Municipality's right of cost review in accordance with the terms of this Statement of Work ("Statement"). The current estimate for the Work is $ 376,000.00 **("Estimate"). The estimate is compromised of the following major components:**

Component	Sub-estimate
Costs are derived from the boring in of new three phase feeder & tap level cable and pulling new feeder cable through existing duct and manhole system along Beard Ave N. The installation of new poles and padmounted facilities to keep overhead commercial radials fed. Costs also include the removals of Xcel Energy overhead facilities. Costs derived do not inlcude those of any communication facilities that need to be relocated due to this project. Xcel Energy poles cannot be remove until communication facilities have been removed and relocated.	
Total:	

The undersigned herby requests and authorizes Xcel Energy to perform the Work. In consideration thereof and in lieu of a City Requested Facilities Sucharge, the City agrees to pay Xcel Energy on the ("Statement"). The current estimate for the Work is ($ 188,000.00) which is fifty (50) percent of the Estimate ("Down Payment").

All Work shall be performed pursuant to good utility practice (as that term is generally understood in the utility industry) utilizing Xcel Energy's commercially reasonable efforts to complete the Work within the Estimate under Xcel Energy's then current design standards, operating procedures, and safety procedures. The facillities installed or removed by Xcel Energy shall be the property of Xcel Energy and any payment by Municipality shall not entitle Municipality to any ownership interest or right therin. Municipality's and Xcel Energy's rights and obligations with respect to the facillities and services provided through the facilities are subject to the terms of this Statement, as well as the additional terms and conditions provided in the Xcel Energy Electric Rate Book, as now exists or may hereafter be changed, on file with the Minnesota Public Utilities Commision.

In advance of the Work, Muncipality agrees to inform Xcel Energy of any Municipality-related or other projects that may affect the Work. During the Work, Xcel Energy agrees to provide the Muncipality notice of any proposed change orders increasing the cost of the Work. Municipality acknowledges that change orders that result from request of Municipality with respect to the performance of the Work or the scope of the Work may increase Xcel Energy's acutal cost of the Work. Upon Completion of the Work, Xcel Energy agrees to provide Municipality with final detal of the actual work performed and the actual costs of such work performed. Xcel Energy will identify any information included in such information that is non-public pursuant to Minn. Stat. Ch. 13. Upon request by Muncipality, Xcel Energy shall provide Muncipality the opportunity to review more detailed documentation of the Work performed and related costs.

Xcel Energy agrees to keep Municipality reasonably informed with respect to Xcel Energy's performance of the Work, consistent with good utility practice and will, at minimum, apprise Municipality when half of the Estimate has been spent and when ninety percent of the Estimate has been spent. Xcel Energy also agrees to timely nortify the Municipality when the Work is substantially complete.

Upon receipt of the invoice for the cost balance, the City shall have the right to require that Xcel Energy provide reasonable cost support documentation, including change orders, for its actual total cost of the Work. The Municipality shall pay the balance of cost not subject to reasonable dispute within the timeframe set forth in the Minnesota Municipal Prompt Payment Act, Minn. Stat. 471-425. Xcel Energy and Municipality shall reasonably try to resolve any disputes with respect to costs incurred in performance of the Work in good faith. In the event Xcel Energy and Municipality are unable to resolve any such disputes, the parties may seek redress in a forum with jurisdiction over the dispute.

This Statement of Work is agreed to by Xcel Energy and Muncipality and receipt of the above Down Payment of $ 188,000.00 is herby acknowledged on behalf of Xcel Energy.

Xcel Energy®

Northern States Power Company
a Minnesota corporation ("Xcel Energy")

James P Carlson - Design Manager
Print Full Name and Title

Signature

Address: **8701 Monticello Lane**
Maple Grove, Mn 55369
Phone: **763-493-1649**

E-mail: **Joshua.H.Wubbena@xcelenergy.com**

[Municipality]

Print Full Name and Title (if applicable)

Signature of Authorized Representative

Address:

Phone:

E-mail:

Xcel Energy Work Order # _____

Estimated Construction **$** 376,000.00

Estimated Removal $ _____

Estimated Total $ 376,000.00

Form 17-7012

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Doran Cote, Public Works Director

SUBJECT: First Reading of an Ordinance Amending Chapter 4 of the City Code of Ordinances Regarding Water Conservation Restrictions

Background:

In accordance with State Statue, the City is required to update the City's Water Supply Plan every ten years. The most recent update approved by the City Council on September 23, 2019 was the third generation of the City's plan. This update built on the original plan approved by the City Council in April, 1996.

As a part of the State Statue regarding Water Supply Plans, Section 103G.291 requires cities to adopt and enforce conservation restrictions when the governor declares a critical water deficiency. This requirement is above and beyond the City's existing sprinkling ban. The new proposed ordinance will allow for greater control over water usage during times of critical water deficiencies. The ordinance is based on the model ordinance from the League of Minnesota Cities.

The ordinance, as proposed, sets the following levels of water use restrictions during a critical deficiency:

Level 1 – Default water use and there are no restrictions other than the sprinkling ban.

Level 2 – Watering lawns not allowed between 10:00 a.m. and 4:00 p.m., however, new seed or sod and watering shrubs, flowers and plants is allowed as is recreational water use. Washing vehicles is not allowed between 10:00 a.m. and 4:00 p.m. Businesses that rely heavily on use of outside water (e.g. golf courses) may apply for a permit for increased usage.

Level 3 – Same as Level 2 but permitted days would be set by the city.

Level 4 – Total ban of outside water use.

A change in water use level does require notification to each property within the city limits. The proposed ordinance also establishes penalties for violating the ordinance.

Consistent with the City Charter, this first reading of the ordinance will establish a date for a second reading and public hearing to consider the proposed ordinance which will be scheduled for September 28, 2020 if approved.

Budget Issues:

There are no budget issues to consider with this action.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Regulating Water Usage	8/13/2020	Cover Memo

CITY OF BROOKLYN CENTER

Notice is hereby given that an on-line public hearing will be held on the 28th day of September, 2020, at approximately 7:00 p.m. The Zoom meeting can be accessed electronically by https://zoom.us/meeting/tJMsf-GtqTstEtEmB9ACdz2OEheVhTQbaCeA/ics?icsToken=98tyKuCvrzMiH9OVtxGCRowEBYqgWe_wtmJaj7d4kT28IgNXeFHZE-pHBLpLIdrR or by calling 1-312-626-6799 Meeting ID: 97188570785 Passcode: 780519.

As City Hall is currently closed due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to the City Clerk at bsuciu@ci.brooklyn-center.mn.us or by phone at 763-569-3306.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 4 OF THE CITY CODE OF ORDINANCES REGARDING WATER CONSERVATION RESTRICTIONS

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

ARTICLE I. Water Conservation. Chapter 4 of the Brooklyn Center City Code is hereby amended by adding a new Section 4-206 as follows:

Section 4-206. WATER CONSERVATION RESTRICTIONS.

Subdivision 1. Purpose. The City Council finds that water conservation is critical to the City's welfare and to the efficient and economical provision of safe water. When necessary and in its sole discretion, the city shall enforce restrictions on the use of water outside of any residence or business, including use of private water supplies to the extent allowed by state law, other than on permitted days and hours. This section establishes water conservation restrictions that may be enforced without the declaration by the governor of a critical water deficiency under Minnesota Statutes, Section 103G.291. The restrictions in this section are in addition to those established under Section 4-202.

Subdivision 2. Water Use Levels. The following water use restriction levels are established for the City. The restrictions established herein shall not apply to the use of water by the City's fire department in performing its firefighting and related duties, including washing its vehicles.

a. Level 1. Level 1 is the default water use restriction level and does not impose any specific restrictions on the use of outside water except for the restrictions established under Section 4-202 including, but not limited to, the even-odd sprinkling ban from May 1 to September 30 each year.

b. Level 2. Under a Level 2 water use designation, the use of water outside of a residence or business, regardless of the source, shall comply with the following restrictions.

(1) Watering lawns. Watering lawns is not permitted between the hours of 10:00 a.m. and 4:00 p.m. In addition, watering lawns will only be permitted on an odd/even basis. A total lawn watering ban shall be in effect for properties on the odd side of the street on even numbered days of the month, and for properties on the even side of the street on odd days of the month.

(2) Watering shrubs, flowers and new lawns. Watering shrubs, flowers and plants, and watering new sod or new seed that has been placed within the previous 30 days to establish a lawn are not subject to the watering restrictions established in this subdivision. Over-seeding an established lawn is not considered new seed. The property owner must, upon request, provide evidence of the date the new sod or seed was planted.

(3) Other outside water use. Reasonable recreational use of outside water is permitted. Use of outside water for washing vehicles shall not occur between 10:00 a.m. and 4:00 p.m. Monday through Friday.

(4) Business use. A business which relies heavily upon the use of outside water in a way that conflicts with these restrictions may apply to the Director of Public Works for a permit allowing increased usage. The permit may include reasonable restrictions as necessary. If the Director of Public Works denies a permit request, the business may file an appeal under subdivision 6 of this section, except that the notice of appeal shall be filed with the Director of Public Works.

c. Level 3. Under a Level 3 water use designation, the use of outside water is permitted as listed above, except the permitted days and hours of use shall be set by the Director of Public Works. No recreational use of outside water is permitted. The Director of Public Works may revise increased use permits issued for businesses when Level 3 restrictions are imposed.

d. Level 4. Under a Level 4 water use designation, a total ban is imposed on the use of all outside water within the City. The exceptions identified in Level 2 shall continue to be allowed. No recreational use of outside water is permitted. The Director of Public Works may revise increased use permits issued for businesses when Level 4 restrictions are imposed.

Subdivision 3. Normal Use Level. Level 1 shall constitute the normal level of use of outside water. If the Director of Public Works changes the water use restriction level, the restrictions associated with the identified level shall apply until the water use restriction level is returned to Level 1.

Subdivision 4. Change in Use Level. If the Public Works Director determines enhanced water conservation restrictions need to be imposed to protect the public water supply, the Public Works Director may raise the water use restriction level to Level 2, Level 3, or Level 4, dependent upon water availability. A notice containing the provisions of the upgraded restriction level shall be provided to each property within the City limits, posted in the lobby at City hall, placed on the City's website, and other reasonable efforts will be made to inform the public of the upgraded restrictions. The notice shall include the dates and times that the upgraded level shall commence. A person claiming to have not received individualized notice shall not be excused from the restrictions or surcharges imposed by this section. The City shall post on its website and undertake other reasonable efforts to notify residents when the water use restriction level returns to Level 1. It is a violation of this section to use outside water in a way that does not comply with the restrictions in effect under the applicable water use restriction level.

Subdivision 5. Violations. Any person who violates this section shall be subject to a surcharge for water service as provided in this subdivision. The City Clerk, or designee, is authorized to enforce this section, including issuing violation notices and imposing surcharges. Surcharges shall be imposed and collected along with the charges for water service in accordance with Section 4-105. The imposition of a surcharge under this section shall not limit the right of the City to pursue other legal remedies to correct a violation or to recover applicable charges and surcharges.

a. First Violation. Upon the first violation of this section, the City shall issue a written warning that identifies the violation and the penalties that could result if the violation continues.

b. Second Violation. A second violation of this section occurring within 12 months of the first violation shall result in the imposition of a surcharge on the water service bill for the property in the amount identified in the City of Brooklyn Center Fee Schedule.

c. Subsequent Violations. Each subsequent violation of this section occurring within 12 months of a previous violation shall result in the imposition of a surcharge on the water service bill for the property in the amount identified in the City of Brooklyn Center Fee Schedule.

d. Notices. The City shall mail written warnings and notices of violation issued under this section to the person identified in the City's system to receive the water service bill for the property.

e. Equipment Failure. The City Clerk may grant an administrative waiver of a notice of violation if the person receiving the notice presents written documentation from a qualified vendor or an equipment replacement receipt within 10 days from the date of the notice showing, to the reasonable satisfaction of the City Clerk, the violation resulted from equipment failure.

Subdivision 6. Appeal. A person who receives a notice of violation imposing a surcharge may appeal the violation in the same manner, and subject to the same restrictions, established for appealing an administrative citation under Sections 18-206 through 18-209. The notice of appeal shall be filed with the City Clerk.

ARTICLE II. Effective Date. This ordinance shall become effective after adoption and upon thirty days following its legal publication.

Adopted this 28th day of September, 2020.

_____
Mike Elliott, Mayor

ATTEST: _____
City Clerk

Date of Publication _____

Effective Date _____

(~~Strikeout~~ indicates matter to be deleted, double underline indicates new matter.)

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Doran Cote, Public Works Director
BY: Andrew Hogg, Assistant City Engineer

SUBJECT: Resolution Accepting Work Performed and Authorizing Final Payment, Project No. 2019-15, 70th Avenue Storm Sewer Rehabilitation Project

Background:

On January 13, 2020, the City Council awarded Project 2019-15 to Engineering and Construction Innovators (ECI) of Oakdale, Minnesota for the 70th Avenue Storm Sewer Rehabilitation Project. ECI has successfully completed the work and is requesting final payment for the project.

Budget Issues:

The original contract amount with ECI for the improvements was $265,170.00. The total value of work certified for final payment is $231,988.00. The total project cost including contingencies/administration/engineering/legal is $296,374.45 and was completed 17 percent under budget in the amount of $61,331.55. The attached resolution provides a summary of the final amended costs and funding sources for the project.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Resolution	8/14/2020	Cover Memo
Pay Request 3 Final Letter	8/14/2020	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO._____

RESOLUTION ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, PROJECT NO. 2019-15, 70th AVENUE STORM SEWER REHABILITATION PROJECT

WHEREAS, pursuant to a written contract signed with the City of Brooklyn Center, Minnesota, Engineering and Construction Innovators (ECI) of Oakdale, Minnesota has completed the following improvements in accordance with said contract:

Project No. 2019-15, 70th Avenue Storm Sewer Rehabilitation Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota that:

1. Final payment shall be made on Project No. 2019-15, 70th Avenue Storm Sewer Rehabilitation Project, taking the contractor's receipt in full. The total amount to be paid for said improvements under said contract shall be $231,988.00.

2. The estimated project costs and revenues are hereby amended as follows:

COSTS	As Awarded	As Final
Construction Cost	$ 265,170.00	$ 231,988.00
Engineering and Administrative	$ 70,536.00	$ 64,386.45
Contingency	$ 20,000.00	$ 0.00
TOTAL	$ 357,706.00	$ 296,374.45

REVENUES	per Awarded	As Final
Storm Drainage Utility Fund	$ 357,706.00	$ 296,374.45

August 24, 2020
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

BOLTON & MENK
Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

August 13, 2020

Mr. Andrew Hogg
Assistant City Engineer
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

RE: 70th Avenue Storm Sewer Trunk Line Rehabilitation Project
City of Brooklyn Center
Project No. C17.119792

Dear Mr. Hogg,

Please find enclosed Pay Request No. 3 and Final from Engineering & Construction Innovations for work completed on the 70th Avenue Storm Sewer Trunk Line Rehabilitation Project through July 21, 2020.

At this time all punch list items have been completed. We have received and reviewed the Contractor's close-out documents including IC134 Labor compliance and are satisfied that ECI has met their requirements to make final payment on the project.

We have reviewed the contractor's request, verified quantities and recommend payment in the amount of $11,599.40 to Engineering & Construction Innovations which includes full payment of the remaining retainage, which had been held at 5 percent. This project was awarded at a total Contract of $231,998.00 and all work has been completed for a total Contract completion of $265,170.00, which represents a 12.5% underrun. The Contract is now considered complete.

Sincerely,

Bolton & Menk, Inc.

Brian D. Simmons, P.E.
Project Manager
Bolton & Menk, Inc.

Bolton & Menk is an equal opportunity employer.

CITY OF BROOKLYN CENTER
6301 Shingle Creek Parkway
Brooklyn Center, Minnesota 55430

Project No. 2019-15

Payment Voucher No. 3 & Final

For Period Ending July 21, 2020

City of Brooklyn Center to:

Engineering & Construction Innovations, Inc
7002 6TH ST N
Oakdale, MN 55128
(651) 313-6346

Amount of Contract: $265,170.00
TOTAL (Adjusted Contract): $265,170.00

Date Contract Approved: 1/13/2020

Project Description: 70th Ave Trunk Storm Sewer

Project Number	Account Number	Contract Amount	Value of Work Certified To Date	Less Charges and Deducts	Less 0 Percent Retained	Less Previous Payments	Net Amount Due
Storm	49411-6530-8201915	$265,170.00	$231,988.00		$0.00	$0.00	$231,988.00
Total Project		$265,170.00	$231,988.00		$0.00	$0.00	$231,988.00

Payment 1 & 2	$220,388.60	Payment 7	$0.00		
Payment 3	$11,599.40	Payment 8	$0.00		
Payment 4	$0.00	Payment 9	$0.00		
Payment 5	$0.00				
Payment 6	$0.00	**Total Payments**		**$231,988.00**	

This is to certify that work items shown on this statement of work certified herein have been actually furnished for the referenced project in accordance with plans & specifications approved and the total work is 87% complete.

Project Manager
Bolton & Menk, INC.

Date: 8/13/2020

Public Works Director
CITY OF BROOKLYN CENTER

Date: _____

CONTRACTOR CERTIFICATION

Contractor's signature below certifies the following: That final payment, quantities and values of work certified herein are fair, complete and include all project work items; that all Contract Revisions, Extension of Contract Time and "Notificatons for Contract Revisons" set forth in MnDOT 1402, 1403 and 1806 are complete, have been reconciled and no more will be submitted; and that contractor waives all rights to make any further claims or adjustments pertaining to the project in its entirety and hereby accepts final payment in full. Acceptance and waiver does not satisfy or nullify other contractual duties, liabilities, obligations, warranties and/or other requirements.

Date: _____

_____
CONTRACTOR

I hereby authorize payment of this voucher.

Date: _____

_____
City Manager
CITY OF BROOKLYN CENTER

____ Hold check and call when ready. ___ Send check to address shown above.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF 2 PAGES

TO OWNER: City of Brooklyn Center PROJECT: 70th Ave SS Rehab

APPLICATION NO: 3

Distribution to:

x	OWNER
x	ARCHITECT
	CONTRACTOR

PERIOD TO: 03/01/20 to 03/31/20

FROM CONTRACTOR: VIA ARCHITECT:
Engineering & Construction Innovations

PROJECT NOS: 2019-25

CONTRACT FOR: 70th Ave Storm Sewer Trunk Line Rehabilitation

CONTRACT DATE: 1/15/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$	265,170.00
2. Net change by Change Orders		$	(33,182.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$	231,988.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$	231,988.00
5. RETAINAGE:			
a. 0 % of Completed Work (Column D + E on G703)	$ 0.00		
b. % of Stored Material (Column F on G703)	$		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$	231,988.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$	220,388.60
8. CURRENT PAYMENT DUE		$	11,599.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		($33,182.00)
TOTALS	$0.00	($33,182.00)
NET CHANGES by Change Order	($33,182.00)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Shane McFadden Date: 04/08/20

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 · THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AV., N.W., WASHINGTON, DC 20006-5292 · **WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution** **G702-1992**

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AIA Document G703™ – 1992

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
APPLICATION DATE: 4/8/20
PERIOD TO: 03/01/20 to 03/31/20
ARCHITECT'S PROJECT NO: 2019-25

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
10	Mobilization	$13,875.00	$3,468.75	$10,406.25	$0.00	$13,875.00	100.00%	$0.00	$0.00
20	Traffic Control	$7,500.00	$1,875.00	$5,625.00	$0.00	$7,500.00	100.00%	$0.00	$0.00
30	Dewatering	$27,000.00	$13,500.00	$13,500.00	$0.00	$27,000.00	100.00%	$0.00	$0.00
40	Erosion Control	$550.00	$137.50	$412.50	$0.00	$550.00	100.00%	$0.00	$0.00
50	Site Restoration	$1,500.00	$0.00	$1,500.00	$0.00	$1,500.00	100.00%	$0.00	$0.00
60	Reinforced Concrete Pipe Joint Repair	$3,510.00	$0.00	$3,510.00	$0.00	$3,510.00	100.00%	$0.00	$0.00
70	Corrugated Metal Pipe External Void Grout	$4,480.00	$0.00	$4,480.00	$0.00	$4,480.00	100.00%	$0.00	$0.00
80	Corrugated Metal Pipe External Void Fill Drill Holes	$850.00	$0.00	$7,650.00	$0.00	$7,650.00	900.00%	$0.00	$0.00
90	72" CMP Lining	$34,830.00	$0.00	$34,830.00	$0.00	$34,830.00	100.00%	$0.00	$0.00
100	Reinforced Concrete Pipe Invert Patching - type 1	$8,733.00	$0.00	$21,812.00	$0.00	$21,812.00	249.77%	$0.00	$0.00
110	Reinforced Concrete Pipe Surface Patching	$5,208.00	$0.00	$5,208.00	$0.00	$5,208.00	100.00%	$0.00	$0.00
120	Reinforced Concrete Pipe Joint Patching	$3,534.00	$0.00	$3,534.00	$0.00	$3,534.00	100.00%	$0.00	$0.00
130	24" RCP Connection Repair	$4,000.00	$0.00	$4,000.00	$0.00	$4,000.00	100.00%	$0.00	$0.00
140	MH/CB Connection Repair	$3,720.00	$0.00	$4,650.00	$0.00	$4,650.00	125.00%	$0.00	$0.00
150	Invert Repair - type 2	$95,760.00	$0.00	$41,769.00	$0.00	$41,769.00	43.62%	$0.00	$0.00
160	Invert Repair - type 3	$50,120.00	$0.00	$50,120.00	$0.00	$50,120.00	100.00%	$0.00	$0.00
CO1	Deductions for quantities reduction					($33,182.00)			
		$265,170.00	**$18,981.25**	**$213,006.75**	**$0.00**	**$231,988.00**		**$0.00**	**$0.00**

CAUTION: You should sign on original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-096-093-728
Submitted Date and Time:	24-Mar-2020 7:55:12 AM
Legal Name:	ENGINEERING & CONSTRUCTION INNOVATIONS INC
Federal Employer ID:	42-1494741
User Who Submitted:	Eci7002
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**1280516096**
Minnesota ID:	4728656
Project Owner:	CITY OF BROOKLYN CENTER
Project Number:	2019-25
Project Begin Date:	18-Dec-2019
Project End Date:	06-Mar-2020
Project Location:	70TH AVENUE BROOKLYN CENTER
Project Amount:	$231,988.00
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are 8:00 a.m. - 4:30 p.m. Monday - Friday.

Please print this page for your records using the print or save functionality built into your browser.

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Mark Ebensteiner, Finance Director

SUBJECT: Annual Report on Franchise Fees

Background:

As a condition of the ordinances adopted to establish and implement the franchise fees on Xcel Energy and CenterPoint Energy, staff is required to report to the City Council annually on the collection of franchise fees. This memorandum will serve that purpose. No formal action is required at this time.

The 2019 fiscal year was the 16th year for collection of franchise fees from Xcel Energy and CenterPoint Energy. Receipts for the year from each of the franchisees were as follows:

Company	Date	Received	
Xcel Energy	5/03/2019	$ 110,025.73	1st Quarter
Xcel Energy	8/01/2019	111,080.74	2nd Quarter
Xcel Energy	10/31/2019	111,482.49	3rd Quarter
Xcel Energy	2/01/2020	111,008.11	4th Quarter
	Subtotal	$ 443,597.07	2019
CenterPoint Energy	5/08/2019	$ 66,871.76	1st Quarter
CenterPoint Energy	7/24/2019	67,394.92	2nd Quarter
CenterPoint Energy	11/01/2019	66,819.89	3rd Quarter
CenterPoint Energy	2/03/2020	66,571.75	4th Quarter
	Subtotal	$ 267,658.32	2019
	TOTAL	$ 711,255.39	2019

Budget Issues:

All dollars received from the franchise fees were receipted to the Street Reconstruction Fund for use in the repair and reconstruction of City streets. The actual amount received in 2019 exceeded the total budgeted amount of $689,000 in franchise fee revenue. All remaining funds at year-end will be carried forward in the fund for future repair and reconstruction of City streets.

Strategic Priorities and Values:

Key Transportation Investments

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Meg Beekman, Community Development Director
BY: Ginny McIntosh, City Planner / Zoning Administrator

SUBJECT: Planning Commission Application No. 2020-004, for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned Unit Development for Certain Properties Located in the 6000 Block of Brooklyn Boulevard (Commonly known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard)

Background:

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6000 block of Brooklyn Boulevard, south of the Sanctuary at Brooklyn Center and 61st Avenue North, and west of Brooklyn Boulevard. These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6025, 6031, 6037, and 6045 Brooklyn Boulevard ("The Subject Property"). This request is associated with a second request from C Alan Homes to develop a second set of triplexes along the 6900 Block of Brooklyn Boulevard at the addresses commonly known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, and filed separately for consideration under Planning Commission Application No. 2020-005.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units), and addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment. The proposal for the Subject Property contemplates construction of seven (7) triplexes for a total of 21 dwelling units and associated site improvements.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the north (6900 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but also allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

A public hearing was originally scheduled at the Planning Commission meeting for July 9, 2020; however, this hearing was re-scheduled following City staff concerns regarding adjustments to the submitted site plan to account for additional easements required for the Phase II Brooklyn Boulevard project, scheduled to begin in 2021, and questions surrounding access off Brooklyn Boulevard. A public notice was published in

the Brooklyn Center *Sun Post* on June 25th, 2020, and two separate sets of mail notices were sent out to both taxpayers and residents in proximity of the Subject Property with a one-page information flyer on the project. City staff installed a "Development Under Review" sign on the Subject Property for additional notice.

The Planning Commission held a joint public hearing for Planning Commission Application Nos. 2020-004 and 2020-005 at their meeting on August 13, 2020. The discussion was lengthy and covered a range of topics, including: screening and buffering from adjacent single-family residential, location of the south trash enclosure for the Subject Property, minimum parking requirements, management of the properties, and the proposed locations and finishes for the proposed 20-percent of units set aside for Section 8 voucher holders.

A few residents were in attendance for the virtual public hearing, and City staff received calls from a few other residents in advance of the meeting. The comments from the public during the hearing regarding the Subject Property related to said buffering from single family residential properties, and additional information from the Applicant on their plans for who would manage the properties following construction. City staff did not receive any comments from the pubic that were in outright opposition of the project.
Following close of the public hearing and additional discussion among the Planning Commissioners and the Applicant, the Planning Commission elected to unanimously (7-0) recommend City Council approval of the requested preliminary and final plat, site and building plan, and establishment of a Planned Unit Development, with the caveat that the associated resolution be amended to provide language outlining that the Section 8 units be offered on varying floors of the triplex, rather than just the basement or garden units, as was originally indicated by the Applicant. Following discussion, the Applicant agreed with Commissioners and expressed a willingness to comply with this request.

A copy of the Planning Commission Report for Planning Commission Application No. 2020-004, dated August 13, 2020, and the City Council resolution regarding the approval of the preliminary and final plats, site and building plan, and establishment are included with this memorandum.
The City's Engineering Division prepared an updated memorandum to reflect clarification in comments and requirements as relating to the preliminary and final plats. Said memorandum has been incorporated into the staff report exhibits. Finally, following discussion with the City Attorney's office, City staff incorporated an additional condition that the Applicant vacate all easements as necessary per the City Engineer and file notice of completion of vacation with the Hennepin County Recorder's office prior to filing of the final plat and associated Mylar.
As the request by the Application includes a request to re-zone the Subject Property from C-1 (Service/Office), R-5 (Multiple Family Residence), and R-1 (One Family Residence) Districts to Planned Unit Development-Neighborhood/Mixed Use (PUD-N/MU) District, City Code dictates that the City Zoning Ordinance be amended to reflect the re-zoning. A draft copy of the ordinance language is included for review. Should the City Council proceed with the re-zoning, a motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the Subject Property located at 6025, 6031, 6037, and 6045 Brooklyn Boulevard would be needed. Following the motion, a second reading and public hearing would be scheduled for September 14, 2020.

Budget Issues:

None to consider at this time.

Strategic Priorities and Values:

Enhanced Community Image, Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report - 6000 Block of Brooklyn Blvd - C Alan Homes, LLC	8/18/2020	Backup Material
Exhibit A-Application and Documentation - 6000 Block of Brooklyn Blvd - C Alan Homes, LLC	8/18/2020	Backup Material
Exhibits B through E - 6000 Block of Brooklyn Blvd - C Alan Homes, LLC	8/18/2020	Backup Material
Ordinance-Amending Chapter 35 of City Code of Ordinances Regarding the Zoning Classification of Certain Lands Located Along Brooklyn Boulevard	8/18/2020	Ordinance
Resolution-Disposition of Planning Commission Application No. 2020-004	8/18/2020	Resolution Letter

Planning Commission Report
Meeting Date: August 13, 2020

- Application Filed: 6/15/2020
- Review Period (60-day) Deadline: 8/14/2020
- Extension Declared: 7/7/2020
- Extended Review Period Deadline: 10/13/2020

Application No.	2020-004
Applicant:	C Alan Homes
Location:	6000 Block of Brooklyn Boulevard (6025, 6031, 6037, and 6045 Brooklyn Boulevard)
Requests:	(1) Preliminary and Final Plat, (2) Site and Building Plan, (3) Establishment of a Planned Unit Development for the development of seven triplexes and related site improvements

REQUESTED ACTION

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6000 block of Brooklyn Boulevard, south of the Sanctuary at Brooklyn Center and 61st Avenue North, and west of Brooklyn Boulevard (Exhibit A). These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6025, 6031, 6037, and 6045 Brooklyn Boulevard.

Due to the nature of the requests, including the establishment of a Planned Unit Development and preliminary and final plat approvals, a public hearing is required. A public notice was published in the Brooklyn Center *Sun Post* on June 25th, 2020 (Exhibit B). Following City staff concerns regarding adjustments to the submitted site plan to account for additional easements required for the Phase II Brooklyn Boulevard reconstruction and modernization project, scheduled to begin in 2021, and questions surrounding driveway access off Brooklyn Boulevard from Hennepin County, City staff requested an extension to the application review period as granted under Minnesota Statutes Section 15.99, Subd. 3 (f)—refer to Exhibit C.

This request was intended to provide additional time for the Applicant to address the aforementioned items. Due to the continuance of the public hearing, City staff mailed updated public notices out to residents and/or taxpayers and incorporated a one page informational flyer on the project in the mailing. City staff also requested Public Works install a "Development Proposal Under Review" sign on site which provides a contact number for any questions regarding the proposal.

Since the requested extension, the Applicant has revised the site plan to reflect the necessary easements along Brooklyn Boulevard and the City was provided with a recommendation from Hennepin County regarding driveway access off Brooklyn Boulevard, which is detailed in this report.

BACKGROUND

Developer

The City was approached by Terry Robertson and Curt Brekke with C Alan Homes, a local builder and remodeling company specializing in high-end single family homes, in the spring of 2020. Mr. Robertson and Mr. Brekke are interested in diversifying the focus of C Alan Homes and are seeking to develop two

sets of EDA-owned sites along Brooklyn Boulevard with a series of triplexes that would be available for rent. Each triplex would consist of three, three bedroom units. The anticipated rents would likely range between $1,850 and $2,200 per month, and the Applicant has committed to providing 20% of the units as set aside for Section 8 voucher holders. Due to the Applicant's background in high-end single family home construction, the Applicant has indicated that each building would have the look and feel of a large, high quality single family home, with a combination of individual and shared on-site amenities.

Conformance with City Policies and Property Background

The EDA has been acquiring single family and undersized parcels along Brooklyn Boulevard for many years as part of a larger strategy to improve safety by reducing and consolidating access points, and assembling land for redevelopment into higher density land uses. The 2040 Comprehensive Plan created an overlay district along the corridor and re-guided most of the future land uses to "Neighborhood Mixed Use" or "NMU;" allowing medium density residential and/or neighborhood-serving commercial uses.

As transportation and land use patterns along the Brooklyn Boulevard corridor have changed, the EDA has strategically acquired property for redevelopment. With Phase II of the Brooklyn Boulevard reconstruction and modernization project scheduled to begin in 2021, land use patterns will be affected as access points are consolidated and the roadway altered to allow for a more walkable, neighborhood-oriented development pattern.

As a result of the roadway reconstruction plans, as well as the re-guiding of most of the future land uses along the corridor, the City's 2040 Comprehensive Plan Implementation Chapter included a plan for a comprehensive land use study of the Brooklyn Center corridor, which is currently underway. The intended outcome of the land use study will result in the creation of a regulatory framework for development along the corridor as well as design guidelines to help facilitate the creation of a more walkable, neighborhood-oriented development pattern along Brooklyn Boulevard.

The Brooklyn Boulevard land use study will include a health impact assessment as well as a market analysis of the area in terms of feasible land uses. One of the goals of the study is to look at EDA-owned sites, and particularly those that are only as deep as a single-family lot, to determine how they could be redeveloped in ways that puts them back into productive use without negatively impacting surrounding neighborhoods.

The recently completed market analysis found that a mid-density residential product, such as row-homes or townhomes, or a low density office condo product, would be suitable along the corridor between controlled intersections given the access constraints that will exist after the roadway is reconstructed. The market analysis further indicated that higher intensity commercial/retail uses would be more suitable focused around signalized intersections where access is better. The market analysis also found the current market would likely not bear new low and mid-rise multi-family housing development without subsidy given low market rents.

The findings of the market analysis are not unique to Brooklyn Center. The cost of construction, combined with the challenge of putting together financing for projects, make it difficult to complete multi-family developments without some form of gap financing or subsidy. As a result, the vast majority of multi-family housing that is built is either market rate and in locations that can achieve the highest rents, or alternatively, affordable housing, financed through federal sources and maintained at rents affordable to those making 50-60% area median income. Very little housing is constructed that is

considered affordable to those mid-income earners making between 80-120% area median incomes. So little, in fact, that in cities across the nation this type of housing is called “the missing middle”.

The land use study found that the vacancy rate for apartments along Brooklyn Boulevard is 1.3%, with lower than average market rents. The study notes that there is an opportunity to add newer inventory of all unit types, including market-rate, workforce, affordable, and senior housing. With current rental rates in Brooklyn Center low compared to the rest of the market, increasing construction costs, and higher capitalization rates (which help indicate an anticipated “rate of return” on investments and overall risk), lower density multi-family developments, such as triplexes, duplexes, and perhaps townhouses, are outlined in the market analysis as a potentially more feasible option.

The EDA currently owns four properties located at the southwest corner of 61st Avenue North and Brooklyn Boulevard, which total approximately 1.65 acres. These properties, in addition to a series of four properties on the west side of the 6900 block of Brooklyn Boulevard (0.98 acres), are both under consideration for the development of triplexes by C Alan Homes, and are identified under Planning Commission Application Nos. 2020-004 (6000 Block of Brooklyn Boulevard) and 2020-005 (6900 Block of Brooklyn Boulevard). Although these development proposals are for the same type of product and the same application requests, a separate staff report has been prepared for each of the sites.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units). The proposal addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the north (6900 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but also allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

Site Data

2040 Land Use Plan:	Neighborhood Mixed Use (N-MU @ 15.01-31 DU/Ac.), High Density Residential (HDR @ 15.01-31 DU/Ac.), and Low Density Residential (LDR @ 3.01-5 DU/Ac.)
Neighborhood:	*Kylawn*
Current Zoning:	C1 (Service/Office), R5 (Multiple Family Residence), and R1 (One Family Residence) Districts
Site Area:	1.65 acres

Surrounding Area

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential (LDR)	C1 (Service/Office) District	Vacant (EDA-owned)
South	Low-Density Residential	R-1 (One Family Residence)	SF Detached
East	Right-of-Way	Right-of-Way (ROW)	Brooklyn Boulevard
West	Low-Density Residential	R-1 (One Family Residence)	SF Detached

Note: The Subject Property is located within the identified Brooklyn Boulevard Overlay District under the 2040 Comprehensive Plan.

Map 1. Subject Property



COMPREHENSIVE PLAN

The Subject Property is currently comprised of four properties with three different future land use designations: Neighborhood Mixed Use, High Density Residential, and Low Density Residential. As proposed, the Subject Property would be located within the identified Brooklyn Boulevard Overlay District, which is a 1,200 foot wide corridor. The 2040 Plan stresses the creation of a walkable, transit connected, experience-based place that brings the City forward and offers new opportunities to existing and future residents.

> *"The idea that the community will thrive with a more integrated land use pattern is fully accepted, and promoted through this Plan. The areas that are planned for this type of change are guided within this Plan for Neighborhood Mixed-Use, Commercial Mixed-Use, Business Mixed-Use and/or are designated in the Brooklyn Boulevard Overlay District."*

The 2040 Comprehensive Plan also identifies the following Housing and Neighborhood Goals:

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all of Brooklyn Center's residents.
- Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.

Approximately 37% of the City's housing stock is comprised of rental housing, the vast majority as multi-family units. The majority of multi-family units in the City were constructed prior to 1979, with the bulk of units having been constructed between 1966 and 1969, making the majority of multi-family inventory between 51 to 54 years in age. With the exception of the two Real Estate Equities projects currently under construction at Northway Drive and County Road 10, there has been no new construction of multi-family units since the 1970s. With the exception of three rental townhome developments, all of the City's multi-family rental housing is comprised of one and two-bedroom units. As a result of this highly homogenous housing stock, the cost of housing in Brooklyn Center fits within a relatively narrow affordability band. One of the goals of the 2040 Comprehensive Plan is to provide a more diverse range of housing options and price points, which makes for a more economically resilient community.

As part of the community engagement process for the 2040 Comprehensive Plan residents expressed a need for larger rental units. More diverse housing options would allow families to stay in Brooklyn Center if they chose as their housing needs change. In fact, the City sees a drop in population relative to Hennepin County in residents aged 45 to 65. This is due to residents moving out to find alternative housing options as their families grow. The proposed project would provide a housing type that would fulfill a segment of this current housing gap in the community.

Since 2010, the number of households with children in both single-parent and married couple households has grown significantly, and the percentage of Brooklyn Center households with children is approaching 40 percent, which is well above the rate in Hennepin County and the metro area. Unlike the surrounding region, the median age of Brooklyn Center residents is younger, at 32.8 years old. This is largely due to a significant increase in residents aged 25 to 34, who oftentimes are starting families and having children.

The Metropolitan Council projects that the City of Brooklyn Center will add nearly 2,000 new households to the community between 2020 and 2040. Given that the City is mostly built out, it is expected that a substantial portion of future housing would be provided in the form of multi-family units. Residents also communicated a desire to have housing options that were closer to supportive retail, commercial, and services so that they could walk, bike, or easily use transit to meet their needs.

REQUESTS

The nature of the Applicant's requests would require approval of a preliminary and final plat to accommodate the anticipated site improvements and triplex buildings, the establishment of a Planned Unit Development to offer certain flexibility for the intended use and alignment with the recently adopted 2040 Comprehensive Plan, and approval of a site and building plan, as all properties above an R2 (One and Two Family Residence) District use require one.

PRELIMINARY AND FINAL PLAT

The proposed preliminary and final plat for what would be known as *ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION* would subdivide four (4) existing Economic Development Authority (EDA) of Brooklyn Center lots into seven (7) new parcels and an outlot to accommodate the

seven (7) proposed triplexes at the Subject Property located south of 61st Avenue North and west of Brooklyn Boulevard.

City staff is requesting that the plat be updated to absorb the proposed south outlot into lot #7. As all the new lots will contain segments of drive aisle and on-site parking, the Applicant should be consistent in combining lot #7 and the south outlot. This will also provide clarity in terms of maintenance should the Applicant ever sell the Subject Property.

Per comments #44 through #48 provided in the memorandum by Assistant City Engineer Andrew Hogg and dated August 4, 2020 (Exhibit D), the Applicant will need to address edits necessary to reflect vacated easements, proposed easements, existing and proposed utilities, and all associated easement documents for City review. A 10 foot drainage and utility easement is required for dedication around the entire perimeter of the Subject Property. An additional utility easement shall be dedicated on the plat to allow for any future maintenance of private water mains and sanitary sewer per Development Agreement requirements.

The Applicant will need to submit legal descriptions and easement vacations for all existing easements and certain vacations of existing public easements, as determined by the City. The Applicant shall also provide and maintain a current abstract of title for City Attorney review.

Following a review of the submitted final plat, the title block shall be updated to reflect "Brooklyn Center, Minnesota," and "City Council of Brooklyn Center, Minnesota." The submitted plat currently displays "Bloomington" in the text. The title block should also contain an attest section for the City Clerk.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested approval of a preliminary and final plat for ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION for the Subject Property located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the related requests for the approval of a site and building plan and establishment of a Planned Unit Development.

PLANNED UNIT DEVELOPMENT

The Subject Property is currently zoned a mix of C1 (Service/Office), R5 (Multiple Family Residence) and R1 (One Family Residence) Districts. The Applicant is requesting the property be re-zoned to a Planned Unit Development (PUD) to accommodate the intended site improvements and housing product, which would offer three (3) dwelling units in each of the seven (7) proposed triplex buildings. PUDs grant flexibility within the Zoning Code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for granting zoning flexibility from the City Code.

Section 35-355 (*Planned Unit Development*) of the City Zoning Code notes that upon the rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district, which may be either the prior zoning classification or a new classification. Given that the major update to the City Zoning Code is currently underway and changes to districts are anticipated in order to align with the 2040 Comprehensive Plan, the request would be to re-zone following guidance from the 2040 Comprehensive Plan future land use designations for the Subject Property.

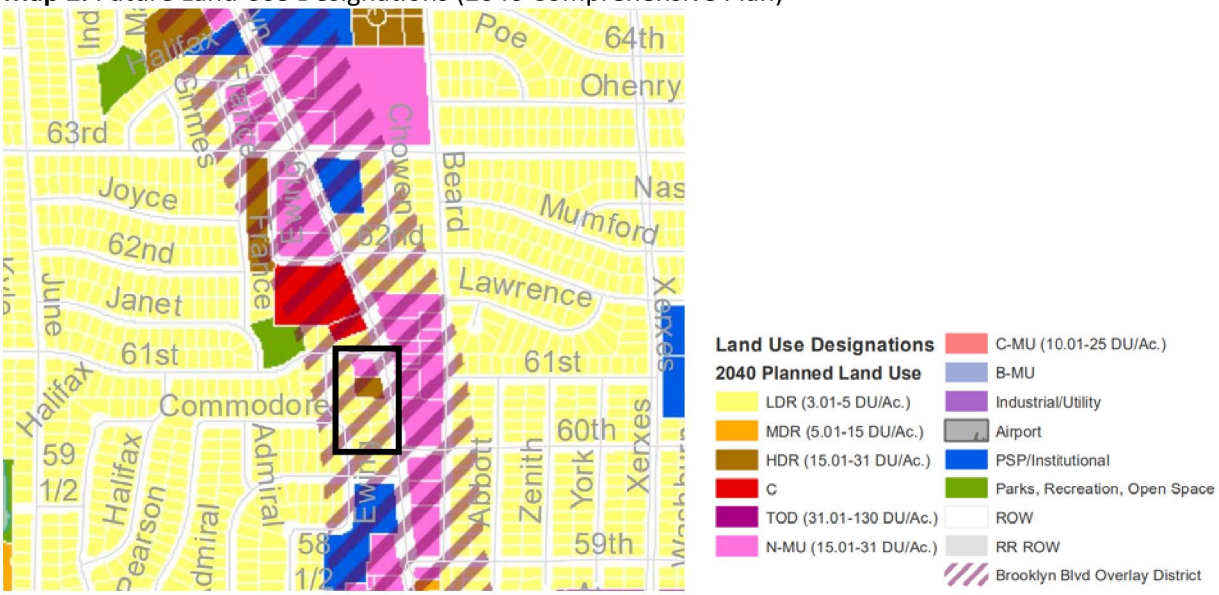
PUDs may only contain uses consistent with the City's Comprehensive Plan and the uniqueness of each PUD requires that specifications and standards for streets, utilities, public facilities, and the approval of a land subdivision may be subject to modifications from the City ordinances generally governing them—essentially the City Council may approve plans that are not in compliance with the usual specifications or ordinance requirements where it is found that such are not required in the interests of residents or the City, although plans shall comply with all watershed, state, and federal storm water, erosion control, and wetlands requirements.

Therefore, the proposed rezoning would be to PUD-NMU (Neighborhood Mixed Use). "Neighborhood Mixed Use" is a new future land use designation that guides surrounding key neighborhood intersections for a mix of residential, retail, and commercial/office uses. This designation plans for the redevelopment of existing uses and assumes that a minimum of 50% of the land within this designation would be used for residential purposes, at densities between 15.01 to 31 dwelling units per acre, and the remaining areas under this land use designation would be developed with neighborhood scale retail, service, and commercial uses. The designation allows for mixed uses on each parcel, but does not require it.

The Subject Property is currently comprised of three different future land use designations (refer to Map 2 below), but the Applicant is requesting a re-plat of said properties to accommodate the requested triplex development. As such, City staff reviewed the density ranges allowed within each of the three (3) future land use designations: Neighborhood Mixed Use (15.01-31 DU/Acre), High Density Residential (15.01-31 DU/Acre), and Low Density Residential (LDR @ 3.01-5 DU/Acre).

With 1.1 acres of the total Subject Property designated at 15.01-31 DU/Acre, there could be between 17 to 34 units on-site. The remaining 0.55 acres (3.01-5 DU/Acre) could support between 2 and 3 dwelling units for a range of **19 to 37 units** on the entire Subject Property. <u>As submitted, the proposal calls for the construction of **21 total units** on the Subject Property, which falls within the lower end of the range noted above.</u>

Map 2. Future Land Use Designations (2040 Comprehensive Plan)



The front setbacks requested under the application are generally less than what is allowed by Code for residential properties along a major thoroughfare (50 feet), which would severely limit development of the Subject Property, and the proposed front porches would therefore encroach closer to the property lines than is typically permitted. However, the proposed setbacks align with the guidance of the Comprehensive Plan to bring buildings closer to the corridor, provide parking in the rear, and create a more walkable, pedestrian friendly environment. A typical residential property not located on a major thoroughfare, be it single family or multi-family, requires a 35 foot front yard setback. The proposal also requests a higher percentage of three (3) bedroom units than is typically called for in the Zoning Code (no more than 10-percent); however, there are instances of multi-family dwelling units providing three (3) bedroom rental products at select multi-family properties in the City, such as Georgetown, Emerson Chalet, and Victoria Townhomes.

The PUD proposal is consistent with the 2040 Comprehensive Plan in that it would align with the City's strategic goal of Targeted Redevelopment by providing a type of mid-market housing that would fill a need in the community for larger unit rental dwelling units. The type of product proposed within this development would feature three (3) bedroom units with an estimated rent of between $1,850 to $2,200 per month, although these numbers have yet to be finalized. The Applicant is not requesting any municipal subsidy at this time, and has indicated plans to set aside 20% of the total units for Section 8 Voucher holders. The anticipated rents are considered affordable to those making 70-80% Area Median Income (AMI).

As approval of any development plan for the Subject Property shall constitute a rezoning to PUD, approvals to establish a PUD require the City Council to base its actions on the rezoning under the following criteria:

1. Compatibility of the plan with the standards, purposes, and intent of this section (Section 35-355);
2. Consistency of the plan with the goals and policies of the Comprehensive Plan;
3. The impact of the plan on the neighborhood in which it is to be located; and
4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested establishment of a Planned Unit Development to allow for the re-zoning of the Subject Property, located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, to be re-zoned to PUD-NMU (Planned Unit Development-Neighborhood Mixed Use) District, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving approvals for the related preliminary and final plat and site and building plans.

SITE AND BUILDING PLAN

The Applicant submitted plans for review as part of their proposal, along with a stormwater management plan, landscape plan, architectural renderings, and civil set containing utility, grading, drainage, and site plans. City staff reviewed the plans that were submitted and have provided comments for this report below:

Site Design

The proposed south site, located within the 6000 block of Brooklyn Boulevard, just south of the

Sanctuary of Brooklyn Center and 61st Avenue North, and west of Brooklyn Boulevard, proposes construction of seven (7) triplexes on approximately 1.65 acres. Each unit would contain a garden (or basement unit), a ground (main) level unit, and an upper level unit. As proposed, each triplex building would be approximately 3,885 feet in size, and provide approximately 1,295 square feet of living space per unit.

Setbacks

All setbacks in the proposal are measured from the right-of-way (ROW), which will be altered as part of the Phase II Brooklyn Boulevard Project scheduled to begin in 2021. The Applicant worked with City consultant SRF to obtain the revised County right-of-way specifications in advance of the Phase II construction, as they will impact the Subject Property.

The chart below compares the current setback requirements with the requested standards for the proposed PUD. The underlying "Neighborhood Mixed Use" designation is a new designation that is not currently reflected in the Zoning Code; however, a major update to the Zoning Code is underway. In reviewing the typical setbacks for a medium density residential product (R3 and R4 Districts under current Zoning Code), City staff finds the following:

Table 1. Setback Flexibility Requests

	Current Standard	**Requested Flexibility**
Front Yard Setback	50 feet (major thoroughfares) 35 feet (from front wall) **Note:** Minimum 25 foot setback assuming maximum 10 foot porch encroachment under Zoning Code	23-31 feet (from front wall) 17-25 feet (from covered porch)
Interior Yard Setback	10 feet	--
Corner Yard Setback	25 feet	--
Rear Yard Setback	40	--

The requested range of front yard setbacks is due to the uniqueness of the Subject property, which staggers in overall lot depth along Brooklyn Boulevard. The north portion of the Subject Property is able to retain greater front yard setbacks due to the existing lots being deeper, as the lots were formerly home to an office building and small apartment complex. The south portion of the Subject Property becomes shallower as the lots were previously the sites of two single family homes.

Between the anticipated construction start of the Phase II Brooklyn Boulevard reconstruction and modernization project, scheduled to begin in 2021, and the 2040 Comprehensive Plan goals and objectives, the intent has been to create a more walkable, transit connected, and experience-based place. Phase II of the Brooklyn Boulevard Project is intended to enhance bicycle and pedestrian travel by adding trail, improving sidewalks, transit stops, adding streetscaping and landscaping, and improving the overall functionality of intersections. As proposed, the existing sidewalk located along the eastern edge of the Subject Property would be converted from sidewalk to trail, which requires the acquisition of additional right-of-way.

As the Subject Property is located within the Brooklyn Boulevard Corridor and given the overarching desire to connect properties to the aforementioned amenities, City staff is comfortable with the

proposed setbacks, particularly as the Brooklyn Boulevard project is requiring additional right-of-way to accommodate the trail that would run adjacent to the proposed triplexes. Furthermore, the positioning of the triplexes closer to the roadway and trail enhances the walkability for residents who might potentially reside in one of the triplexes. This is as opposed to creating a more car-oriented feel by positioning a parking lot in front of the building, thus requiring potential residents to navigate the parking lot before entering their homes. Further, it is anticipated that the future Neighborhood Mixed Use zoning district will encourage shorter front yard setbacks along Brooklyn Boulevard to maximize setbacks from adjacent single family homes to the rear and encourage more walkability.

Architectural Materials

At this time, the City references a set of architectural design guidelines based off the Shingle Creek Crossing PUD. To that end, the building materials referenced are typically intended for more commercial type projects (e.g. glazing, brick, stucco). Per the Applicant, the intent is to utilize James Hardie lap siding with aluminum soffits and fascia. The front stoops on each triplex would utilize cedar decking or similar and offer a concrete patio on the rear of each building. Each unit would be fitted with custom cabinetry with solid core doors and luxury vinyl tile flooring.

The garden (basement) units would feature a large daylit window well running almost the entirety of the building width, while the main floor units would feature a front porch facing Brooklyn Boulevard. The Applicant also proposes to install a patio on the rear of each triplex building and provide grills. The Applicant has noted a desire to also offer community garden space on-site, and the proximity to neighboring Wangstad Park would offer residents with access to a playground, basketball court, and picnicking area.

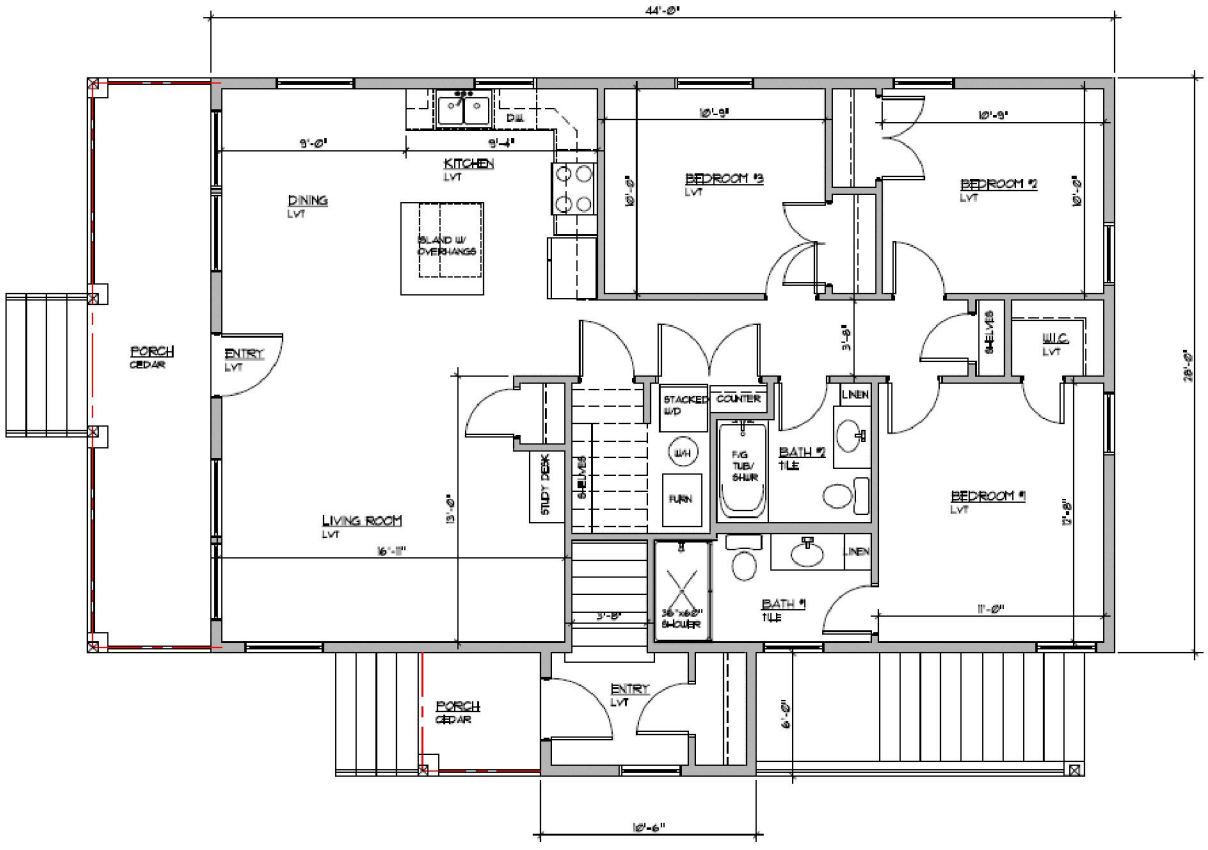
City staff indicated that the Applicant should strive to create a uniqueness about each building so as to create some vibrancy along the Boulevard through the use of differing roof pitches, siding colors, etc. The Applicant indicated that this was their intent.

Image 1. Renderings of Proposed Triplex Buildings





Image 2. Example Main (1st) Floor Unit



Access and Parking

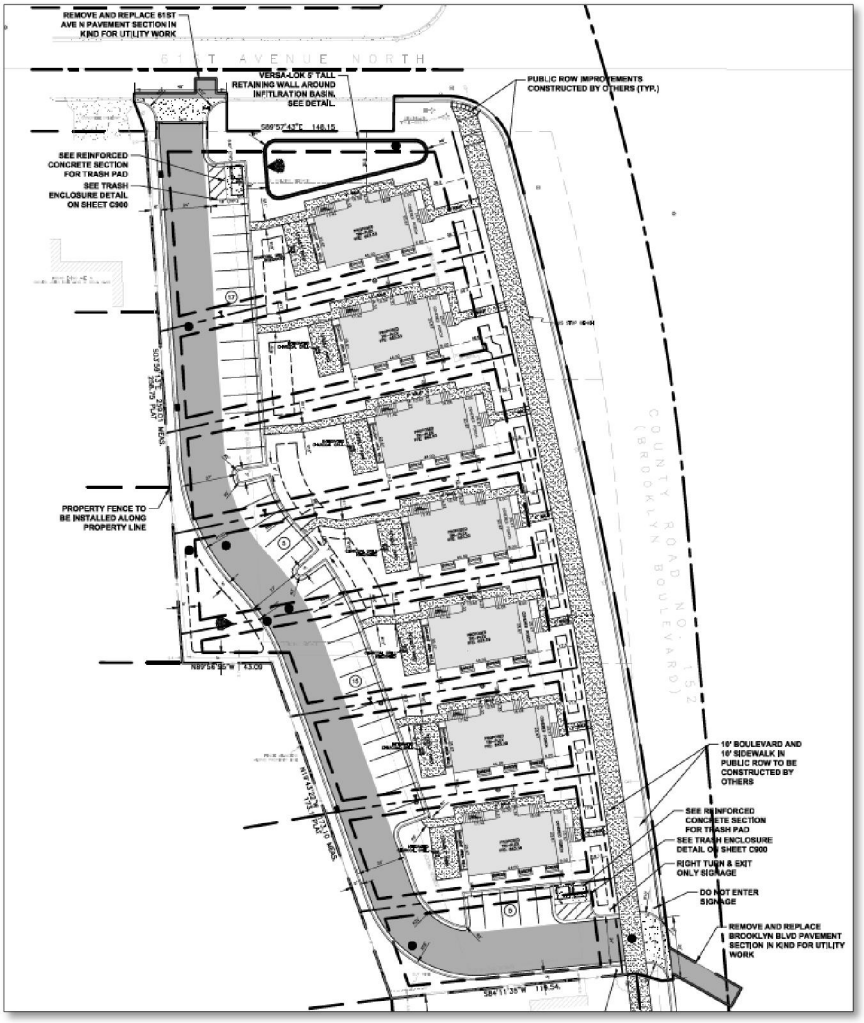
The Applicant proposes to install a driveway access off 61st Avenue North. Said access would run south along the western edge of the Subject Property before heading to a secondary right exit-only drive off Brooklyn Boulevard. As the driveway and parking will cross through all seven (7) new lots, the Applicant

will need to have cross access agreements in place.

As proposed, the drive aisle would be 24 feet wide, which is the minimum required for two-way traffic and 90-degree parking. The Applicant notes 18 foot deep parking spaces, which is the minimum required, but will need to ensure each parking space is a minimum of 8.66 feet in width or the 9 foot typical width.

Assuming a total of 21 dwelling units, the Applicant would need to provide a minimum of two (2) spaces per dwelling unit, or 42 on-site parking spaces. The Applicant initially provided for the minimum required on-site parking, but upon revising the site plan to incorporate trash enclosures the parking fell below minimum requirements. City staff is requesting the Applicant relocate the south trash enclosure to the west grassy median located at the rear of the southernmost triplex building. By relocating the trash enclosure, the Applicant will be able to recoup some parking spaces, and address City Code requirements that trash enclosures be located behind the front yard setbacks. The Applicant may also be able to achieve additional parking by removing a median or two in the rear parking area. Per Assistant City Engineer Andrew Hogg, the recommendation is to relocate any medians so as to align with the proposed individual lot lines. Refer to Image 3.

Image 3. Submitted Site Plan for 6000 Block of Brooklyn Boulevard



The Applicant will need to install sidewalk along the parking areas to allow for access to the sidewalks leading to each respective triplex building. This will require the proposed landscaping to be shifted elsewhere on the site (e.g. between buildings) and the landscape plan updated.

City staff participated in a series of conversations with Hennepin County regarding the proposed drive access off Brooklyn Boulevard, as the long term goals of Brooklyn Boulevard have included the limiting of access and consolidation of driveway curb cuts, which is a County road. As part of the EDA acquisition of these properties, existing curb cuts were taken off line. The request from the Applicant is to install an access off 61st Avenue North and another access off Brooklyn Boulevard. The County has indicated that a right only exit, rather than a full access onto Brooklyn Boulevard would be acceptable. By providing a right out only exit, garbage trucks and any potential emergency vehicles would be able to navigate the site without having to attempt a turnaround. Additionally, the right out only aligns with both City and County desires to limit turns on Brooklyn Boulevard.

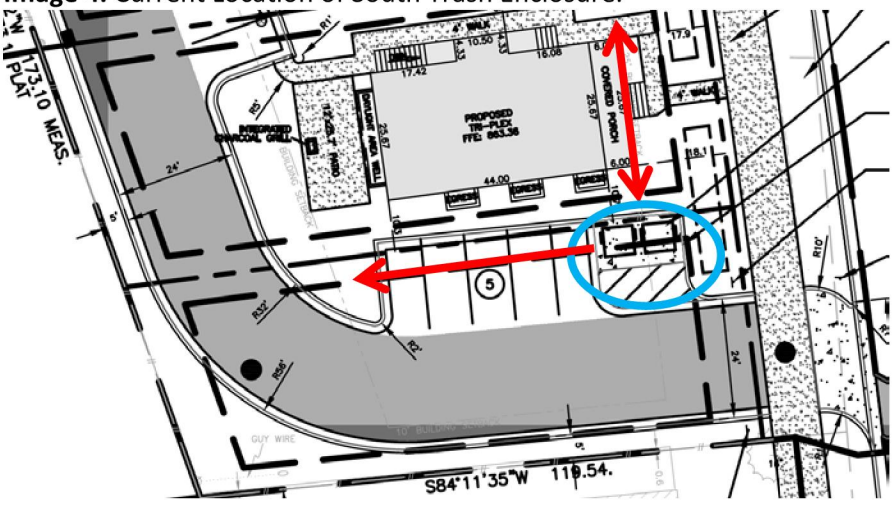
Both City and County staff indicated the preference of a raised concrete median, similar to a "porkchop" to guide motorists into the right out only exit onto Brooklyn Boulevard and requested signage be installed. The County noted that the preference would be to locate the proposed right out only further to the north (between 6031 and 6037 Brooklyn Boulevard); however, this alteration would have substantial impacts to the usability of the site as currently proposed (i.e. seven triplexes and all associated site improvements). Pending any approval of the application, the Applicant and City will need to work with the County to address the access needs.

The Subject Property is located in proximity to an existing bus stop located at the northeast corner of the site, at 61st Avenue North and Brooklyn Boulevard. Said transit stop serves local bus route 723, which offers direct connections to the Brooklyn Center Transit Center, North Hennepin Community College, and Starlite Transit Center in Brooklyn Park.

Trash, Screening, and Lighting

As mentioned above, City staff is requesting that the south trash enclosure be pulled back from in front of the building line of the southernmost triplex building and relocated west, towards the grassy median at the junction of the driveway aisle. Said trash enclosure shall be fully screened per City Code requirements with opaque front doors. Refer to Image 4 below.

Image 4. Current Location of South Trash Enclosure.



Given the higher intensity residential use on the Subject Property in relation to the adjacent single family homes located to the west and south, the Applicant will be required to install a buffer. The Applicant has indicated installation of a fence along the west and south portions of the Subject Property on their submitted site plan. Due to buffering provisions found in Section 35-410, which addresses the special requirements of medium and higher density multi-family residential districts (R3, R4, R5, R6, and R7 Districts), City staff is requesting installation of a minimum 6-foot opaque fence that is in harmony with the surrounding residential neighborhood and provides sufficient screening of the triplexes and specifically drive aisles and parking, from the adjacent single family homes.

A photometric/lighting plan was not provided as part of the submittal. Per the Zoning Code, "all exterior lighting shall be provided with lenses, reflectors, or shades so as to concentrate illumination on the property of the owner or operator of said illumination devices." Additionally, glare shall not emanate from or be visible beyond the boundaries of the illuminated premises. Section 35-712 (*Lighting*) of the City Zoning Code further specifies that lighting shall not exceed ten (10) foot candles when measured at the property lines abutting the street right-of-way or non-residentially zoned properties or three (3) foot candles for residentially zoned properties.

Given the presence of single family homes along the west and south property lines, the Applicant should be cognizant to provide sufficient lighting for residents navigating the parking lot at night or accessing the trash enclosures. This might perhaps be achieved through pedestrian level lighting that can provide sufficient illumination for residents to navigate to their respective homes. Additionally, lighting should be provided for each exterior door. The Applicant may also want to work with the City to determine anticipated improvements, including lighting upgrades and plantings, along Brooklyn Boulevard.

Landscaping

The project submittal includes a detailed landscape plan, which illustrates the proposed planting schedule (i.e., trees, shrubs, annuals/perennials, mature size, planting size, root conditions). Although City Code does not have any specific requirements on plant species, the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which assigns points to a given site based on the acreage of a development. The point system requires Multi-Family Residential sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs).

Table 2. Landscaping Point System Policy Calculations for Subject Property

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade Trees	2 ½" diameter	10	50% or 45 points	(6 trees x 10 = 60)
Coniferous Trees	5' height	6	40% or 36 points	(5 trees x 6 = 30)
Decorative Trees	1" diameter	1.5	35% or 31.5 points	(1 tree x 1.5 = 1.5)
Shrubs	12" diameter	0.5	25% or 22.5 points	(42 shrubs x 0.5 = 21)
Total			100% (90 point min.)	**97.5 points**

Assuming a Multi-Family Residential use, the Subject Property would need to provide a minimum of 90 points under the City's Landscape Point System Policy. As provided, the Landscape Plan provides for 97.5

points, which is above and beyond the minimum requirements. City staff reviewed the proposed showy mountain ash tree, which is a decorative (or ornamental) tree, and found that it is native to the northern North American climates and does not appear to be susceptible to the Emerald Ash Borer, as it is not a "true" ash tree. This tree may need to be relocated outside the designated sight triangle due to its corner location.

Although not indicated on the submitted Landscape Plan and not counted in the Landscape Point System Policy, the Applicant should look for opportunities to plant perennial grasses or flowers along the triplex buildings, particularly near the front covered porches and in-between buildings for curb appeal. Furthermore, there may be opportunities for some plantings within the five (5) foot green strip between the fencing and drive aisles. If the south trash enclosure is relocated to the west grassy median, some proposed plantings (i.e. Cupressina Norway Spruce, Techny Arborvitae) may need to be relocated elsewhere on site and an updated landscape plan provided. The Applicant should ensure that any plantings located near the two driveways do not block visibility off 61st Avenue North and Brooklyn Boulevard.

All green areas on the site will be sodded except in areas where viable turf exists and is totally undisturbed by construction. The burden will be on the developer to prove at the time of a site inspection that the groundcover has been properly maintained and restored. The *Planting Notes* on the submitted Landscape Plan indicate that any existing boulevard trees would be fenced off and protected during construction. As noted in the *Irrigation Notes* on the submitted Landscape Plan, the contractor would be responsible for providing an irrigation layout plan to the City pending submittal of any building permits for the proposed project.

Safety and Security

The Applicant should work with the Brooklyn Center Police Department to identify opportunities to provide sufficient security measures for each of the proposed triplexes. In the cases of multi-family residential properties, the Zoning Code outlines special requirements under Section 35-410 (*Special Requirements in R3, R4, R5, R6, and R7 Districts*). Such requirements include the installation of an approved security system to control access within each multiple family building, such as locked building entrances or foyer doors, and locked doors leading from hallways to individual units. Dead-latch type locks shall be provided with lever or door knobs on the inside of building entrance doors that can be locked from the inside and outside.

Engineering Review

Andrew Hogg, Assistant City Engineer, reviewed plans and provided a memorandum and a redlined set of plans, dated August 4th, 2020 (Exhibit D). All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

It should be noted that an as-built survey will be required upon project completion, and inspection for the private site improvements is to be performed by the Applicant's design/project engineer with certification required upon project completion.

The Applicant will need to work with the City and County to obtain and address any and all requirements and permitting prior to beginning work, including a cross access agreement, and Utility Facilities Easement Agreement. The final plat shall be recorded at the County prior to issuance of any permits.

Fire Inspection/Building Review
Building Official Dan Grinsteinner and Fire Inspector Brandon Gautsch reviewed the submitted plans. Per Dan Grinsteinner's memo, dated August 4, 2020 (Exhibit E), the Applicant will need to submit for a SAC (Sewer Accessibility Charge) determination to the Metropolitan Council. No building permits shall be issued until any SAC charges are determined and paid for upon release of building permits. In addition, a City SAC/WAC (Water Accessibility Charge) fee will be due.

As the buildings are considered "Group R2," the Applicant will need to provide for accessible units, and an accessible route shall be provided from any and all public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to any required accessible building entrances.

Although each building is considered to be a "Group R2," the buildings are not required to be sprinklered as they are under 4,500 square feet in size, so long as all Fire Code requirements relating to access are met. To that end, fire hydrants shall be provided in instances where they are not already in existence or in compliance with Fire Code.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plan for the Subject Property located on what is currently known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving of approvals for the related preliminary and final plat and establishment of a Planned Unit Development.

CONDITIONS OF APPROVAL
Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2020-004 for the Subject Property located within the 6000 Block of Brooklyn Boulevard and comprised of

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall apply for and receive an NPDES permit from the MPCA.
3. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
4. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, as specified by the City.
5. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
6. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
7. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
8. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

9. Approval of the preliminary and final plats are contingent upon the addressing of comments by

Assistant City Engineer Hogg in his memorandum dated August 4, 2020, consolidation of the south outlot to proposed lot #7, and updating of the title block per City staff comments.

10. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
11. Any comments and/or requirements as provided by Hennepin County.
12. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
13. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

14. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development as approved by the City Council.
15. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
17. The Applicant shall enter into a Performance Agreement with supporting financial guarantee approved by the City shall be executed prior to the issuance of any permits.
18. The Applicant shall enter into a Construction Management Plan and Agreement, and a $5,000 escrow deposited, prior to the issuance of a Land Disturbance Permit.
19. The Applicant shall enter into a Public Improvement Agreement prior to the issuance of a Land Disturbance Permit.
20. The Applicant shall enter into a Utility Facilities Easement Agreement prior to the issuance of a Land Disturbance Permit.

Engineering Review

21. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

22. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval.
23. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
24. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
25. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

RECOMMENDATION

The findings of fact, based on the staff's review of the submitted plans support a recommendation for

approval of the application. Based on the findings and the above-noted conditions of approval, staff recommends the following motion:

Motion to approve a Resolution recommending the City Council approve Planning Commission Application No. 2020-004 for Preliminary and Final Plat, and site and building plan approvals, and the establishment of a Planned Unit Development for the Subject Property located in the 6000 block of Brooklyn Boulevard and known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution.

Attachments

Exhibit A-Planning Application No. 2020-004 and documentation, submitted by C Alan Homes, LLC, and dated June 15, 2020
Exhibit B- Public Hearing Notice, dated June 25, 2020, as published in the Brooklyn Center *Sun Post*, and updated Public Hearing Notice and one page informational flyer.
Exhibit C- 60 Day Review Extension Letter, dated July 7, 2020.
Exhibit D- Memorandum and Exhibits, prepared by Assistant City Engineer Andrew Hogg, and dated August 4, 2020.
Exhibit E- Memorandum, prepared by Building Official Dan Grinsteinner, and dated August 4, 2020.

Exhibit A

For Office Use Only	
Date Received:	06/15/2020
Date Application Complete:	
Letter of Completeness:	
PC App No.	2020-004

2020 Planning Commission Application

Applicant Information:

Name: C Alan Homes

Address: 5215 Terraceview Ln N Plymouth MN 55446

Office Phone: _____ Cell: 763-228-1785

Email: nationalchamp55442@yahoo.com FAX: _____

Property Owner Information* (*if different from Applicant*)**:**

Name: Economic Development Authority of Brooklyn Center

Property Owner Address: _____

Office Phone: _____ Cell: _____

Email: _____ FAX: _____

Project Information:

Provide a general description of your project and request(s): Construction of Seven Tri Plex Units and Associated Site Improvements.

Address/Location of Property: 6000 Brooklyn Blvd South Addresses. See attachment sheet

Legal Description of Property: _____

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	$1,050	☐	Appeal	$200
☐	Rezoning	$1,050	☐	Zoning Code Text Amendment	$500
☐	Special/Interim Use Permit	$250	☐	Special/Interim Use Permit Amendment	$150
☑	Site and Building Plan Review	$750	☐	Variance	$200
☑	Planned Unit Development	$1,800	☐	Planned Unit Development Amendment	$700
☑	Preliminary Plat	$400	☑	Final Plat	$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: $3,150 **Escrow Amount:** $1000 **Receipt No:** _____

Escrows: All Planning Commission Applications shall be subject to a $1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are held the second Thursday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next available City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2020 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 10 (2019)	**January 9**	January 27
January 14	**February 13**	February 25
February 11	**March 12**	April 13
March 10	**April 9**	April 27
April 14	**May 14**	June 8
May 12	**June 11**	July 13
June 9	**July 9**	July 27
July 14	**August 13**	September 14
August 11	**September 10**	September 28
September 8	**October 8**	October 26
October 13	**November 12**	December 14
November 10	**December 10**	January 11 (2021)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at www.cityofbrooklyncenter.org to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

Economic Development Authority of Brooklyn Center — 6/4/2020

Property Owner Signature (Required) — Date

Jyrouk Robertson — 6/4/2020

Applicant Signature (If different than Property Owner) — Date

2020 Planning Commission Application

Addresses: South Brooklyn Blvd

Economic Development Authority of Brooklyn Center

6025- Pearsons Northport 3rd Addition . Block 1, Lot 2

6031 – Pearsons Northport 3rd Addition. Block 1, Lot 1

6037 – Wangstads Brooklyn Terrace. Block 5, Lot 4

(Additional Metes and Bounds)

6045 – Wangstads Brooklyn Terrace. Block 5, Lot 4

(Additional Metes and Bounds)

PRELIMINARY PLAT
ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

WANGSTAD'S BROOKLYN TERRACE
BLOCK 6

61ST AVENUE NORTH
S89°57'06"E

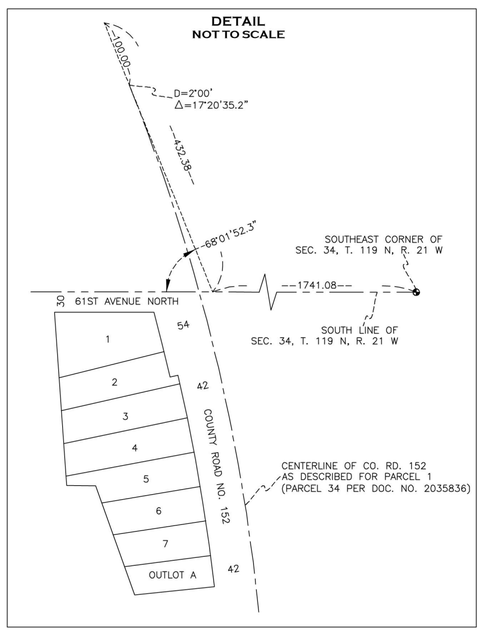
STORM M.H. TOP=860.0 INV.=848.4
STS C.B. TOP=858.0 INV.=855.2
STS C.B. TOP=857.6
BENCHMARK: T.N.H.=860.77
30.37 MEAS. TO SOUTH LINE OF SEC. 34, T. 119 N, R. 21 W
SOUTH LINE OF SEC. 34, T. 119 N, R. 21 W
SOUTHEAST CORNER OF SEC. 34, T. 119 N, R. 21 W
--1741.08--
--1734.87--
S89°57'06"E
68°01'52.3"
67°38'05"
SEE DETAIL
CONCRETE DRIVEWAY
S89°57'06"E 148.16
L=60.63 Δ=1°14'09" R=2810.79
L=99.46
CONCRETE SIDEWALK
PROPOSED R-O-W LINE
EXISTING R-O-W LINE PARCEL 36 PER DOC. NO. 2035836
LINE DESCRIBED FOR PARCEL 34 PER DOC. NO. 2035836
LINE DESCRIBED FOR PARCELS 35 AND 36 PER DOC. NO. 2035836
25' BUILDING SETBACK
40' BUILDING SETBACK
10' BUILDING SETBACK
PARCEL 4 #6045
PARCEL 3 #6037
PARCEL 2 #6025
PARCEL 1 #6031
1
2
3
4
5
6
7
LOT 1
LOT 2
LOT 3
LOT 11
LOT 12
LOT 10
OUTLOT A
#6048 EWING AVE. N OWNER: JOHN KUE VANG & DOUA VANG
WOODS
TREELINE
N76°08'43"E 161.19
N77°12'03"E 181.20
N78°15'22"E 188.28
N79°18'42"E 194.43
N89°56'55"W 43.09
S84°11'35"W 119.54
N80°22'02"E 148.92
N81°25'22"E 139.67
N82°28'41"E 129.44
N19°43'22"W 173.10 PLAT 173.1 MEAS.
S03°59'13"E 259.01 PLAT 258.75 MEAS.
97.67
49.39
49.11
48.86
13.97
27.69
50.20
44.64
L=38.83 Δ=0°47'29"
N76°57'26"E 12.00
L=13.00 Δ=0°15'50"
L=52.00 Δ=1°03'20"
L=320.21 R=2822.79 Δ=6°29'58"
L=47.21 Δ=0°57'30"
5' SIDEWALK MAINTENANCE & UTILITY EASEMENT PARCEL 35 PER DOC. NO. 1060420
10' SIDEWALK MAINTENANCE & UTILITY EASEMENT PARCEL 35 PER DOC. NO. 1032875
4' SIDEWALK MAINTENANCE & UTILITY EASEMENT PARCEL 34 PER DOC. NO. 1062481
LAND CONVEYED FOR RIGHT-OF-WAY PURPOSES PER DOC. NO. 2035836 AND DOC. NO. 1484376
LAND CONVEYED FOR RIGHT-OF-WAY PURPOSES PER DOC. NO. 2035836
LAND CONVEYED FOR RIGHT-OF-WAY PURPOSES PER DOC. NO. 2035836
BUS STOP BENCH
PROPOSED R-O-W LINE
EXISTING R-O-W LINE PARCEL 35 PER DOC. NO. 2035836
PROPOSED R-O-W LINE
EXISTING R-O-W LINE PARCEL 33 PER DOC. NO. 2035836
LOT 2 EXCEPTION 1 R=2822.79
STS C.B. TOP=858.0 INV.=854.5
STS C.B. TOP=857.9 INV.=854.0
STS C.B. TOP=859.2 INV.=853.4
SAN M.H. TOP=860.39 INV.=849.7
#6019 BROOKLYN BLVD. OWNER: SALEM, INC.
COUNTY ROAD NO. 152 (BROOKLYN BOULEVARD)
PEARSON'S NORTHPORT 3RD ADDITION
ROBERTSON'S NORTHPORT 1ST ADDITION
WANGSTAD'S BROOKLYN TERRACE BLOCK 1

SCALE IN FEET
20 0 20 40

LEGEND

—//—//—	Fence
----- UT -----	Underground Telephone
——STS——	Storm Sewer
——SAN——	Sanitary Sewer
——WTR——	Water Main
– – –GAS– – –	Underground Gas
	Catch Basin
	Catch Basin
S	Sanitary Manhole
ST	Storm Manhole
W	Water Manhole
	Light Pole
	Power Pole
	Hydrant
	Gate Valve
	Traffic Sign
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0G	Gutter Elevation
900	Existing Contour
●	Found Iron Monument
○	Set Iron Monument Inscribed R.L.S 15230
	Deciduous Tree

DETAIL
NOT TO SCALE



PROPERTY DESCRIPTIONS:

Parcel 1:
Lot 1, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: From a point on the South line of Section 34, Township 119 North, Range 21 West, distant 1741.08 feet West of the Southeast corner thereof, run Northwesterly at an angle of 68 degrees 01 minutes 52.3 seconds with said South section line for 432.38 feet to the point of beginning of the line to be described; thence run Southeasterly along the last described course for 100 feet; thence deflect to the right on a 2 degree 00 minutes curve (delta angle 17 degree 20 minutes 35.2 seconds) for 867.16 feet and there terminating. Block 1, Pearson's Northport 3rd Addition, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1392052.

Parcel 2:
Lot 2, Block 1, Pearson's Northport 3rd Addition, except that part described as follows: Beginning at the Southeast corner of said Lot 2; thence run Westerly on the South line of said Lot 2 for 1.72 feet; thence run Northerly on a curve deflecting to the left and having a radius of 2822.79 feet to a point on the North line of said Lot 2, distant 5.20 feet Westerly of the Northeast corner of said Lot 2; thence run Easterly on the north line of said Lot 2 to the Northeast corner of said Lot 2; thence run Southerly on the East line of said Lot 2 to the point of beginning, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1316934.

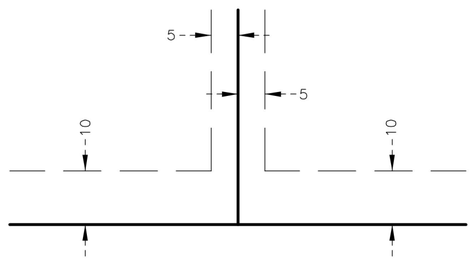
Parcel 3:
That part of Lot 4, Block 5, lying South of a line drawn parallel with and distant 138 feet North of, measured at right angles to, the South line of said Lot 4, Wangstad's Brooklyn Terrace, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1483315.

Parcel 4:
That part of Lot 4, Block 5 lying North of a line drawn parallel with and distant 138 feet North of, measured at right angles to, the South line of said Lot 4, Wangstad's Brooklyn Terrace, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1483312.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

JOB NO.	SCALE	REVISIONS	
128-20	1" = 20'	DATE	REMARKS
BOOK/PAGE	DRAWN		
165/32	CME		
SHEET	REFERENCE		
1 of 1			

BENCHMARK:

T.N.H. at the northeast corner of subject property. Elevation = 860.77.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

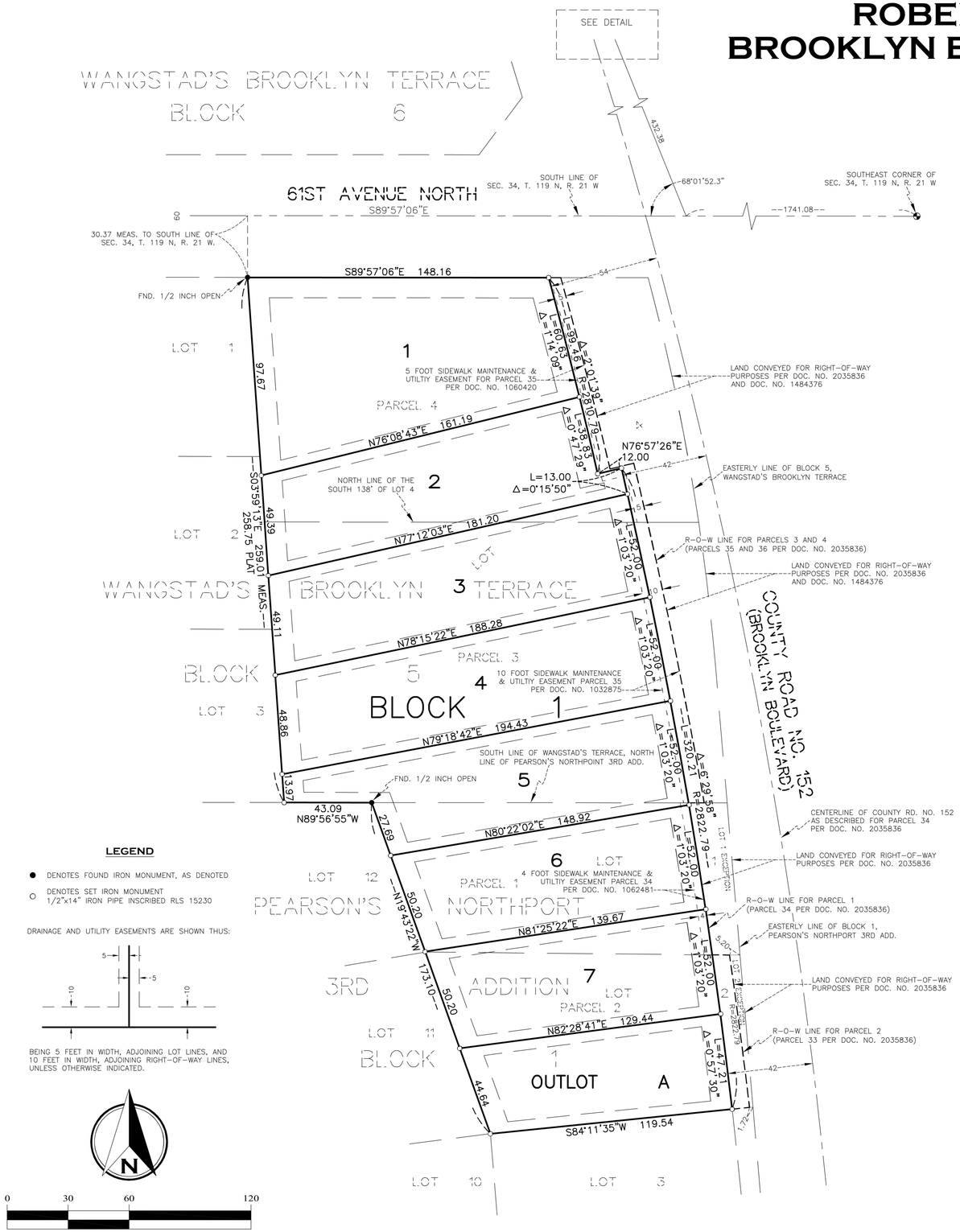
DATED: 06-15-2020

WOODROW A. BROWN, R.L.S. MN REG 15230

W. BROWN LAND SURVEYING, INC.
8030 CEDAR AVENUE SO., SUITE 228.
BLOOMINGTON, MN 55425
BUS: (952) 854-4055
FAX: (952) 854-4268
EMAIL: INFO@WBROWNLANDSURVEYING.COM

ROBERTSON AND BREKKE'S
BROOKLYN BOULEVARD FIRST ADDITION

R.T. DOC. NO.
C.R. DOC. NO.



LEGEND

- ● DENOTES FOUND IRON MONUMENT, AS DENOTED
- ○ DENOTES SET IRON MONUMENT 1/2"x14" IRON PIPE INSCRIBED RLS 15230

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

KNOW ALL PERSONS BY THESE PRESENTS: That C. Alan Homes, LLC, a Minnesota Limited Liability Compamy, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Parcel 1:
Lot 1, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line:
From a point on the South line of Section 34, Township 119 North, Range 21 West, distant 1741.08 feet West of the Southeast corner thereof, run Northwesterly at an angle of 68 degrees 01 minutes 52.3 seconds with said South section line for 432.38 feet to the point of beginning of the line to be described; thence run Southeasterly along the last described course for 100 feet; thence deflect to the right on a 2 degree 00 minutes curve (delta angle 17 degree 20 minutes 35.2 seconds) for 867.16 feet and there terminating. Block 1, Pearson's Northport 3rd Addition, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1392052.

Parcel 2:
Lot 2, Block 1, Pearson's Northport 3rd Addition, except that part described as follows: Beginning at the Southeast corner of said Lot 2; thence run Westerly on the South line of said Lot 2 for 1.72 feet; thence run Northerly on a curve deflecting to the left and having a radius of 2822.79 feet to a point on the North line of said Lot 2, distant 5.20 feet Westerly of the Northeast corner of said Lot 2; thence run Easterly on the north line of said Lot 2 to the Northeast corner of said Lot 2; thence run Southerly on the East line of said Lot 2 to the point of beginning, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1316934.

Parcel 3:
That part of Lot 4, Block 5, lying South of a line drawn parallel with and distant 138 feet North of, measured at right angles to, the South line of said Lot 4, Wangstad's Brooklyn Terrace, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1483315.

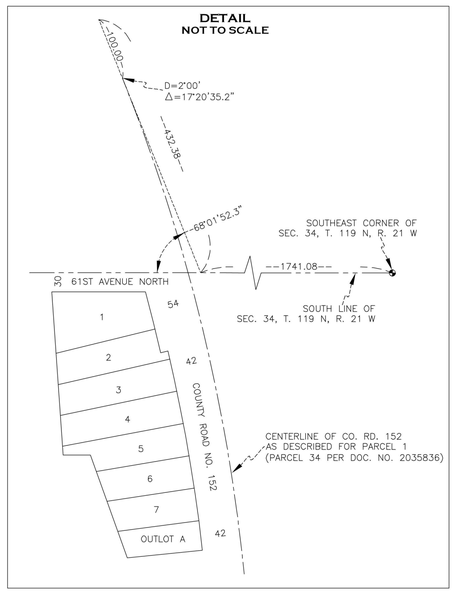
Parcel 4:
That part of Lot 4, Block 5 lying North of a line drawn parallel with and distant 138 feet North of, measured at right angles to, the South line of said Lot 4, Wangstad's Brooklyn Terrace, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1483312.

Have caused the same to be surveyed and platted as ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION and do hereby dedicate to the public, for public use forever, the easements as shown on this plat for drainage and drainage and utility purposes only.

In witness whereof, said C. Alan Homes, LLC, a Minnesota Limited Liability Company, have hereunto set their hands this _____ day of _____, 20_____.

Signed: _____ _____
Terry Robertson Curt Brekke



STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20_____, by Terry Robertson and Curt Brekke, members of C. Alan Homes, LLC, a Limited Liability Company.

By:_____

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

And In witness whereof, said C. Alan Homes, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: C. Alan Homes, LLC

By:_____ its:_____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its, _____ of C. Alan Homes, LLC, a Limited Liability Company, on behalf of the corporation.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Woodrow A. Brown, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20_____.

_____
Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20_____, by Woodrow A. Brown.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

BLOOMINGTON, MINNESOTA
This plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By:_____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20___ and prior years have been paid for land described on the plat, dated this _____day of _____, 20_____.

Mark V. Chapin, County Auditor By:_____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By:_____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION was filed in this office this _____ day of _____, 20_____, at ___o'clock ___.M.

Martin McCormick, Registrar of Titles by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION was recorded in this office this _____ day of _____, 20_____, at ___ o'clock ___.M.

Martin McCormick, County Recorder by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD FIRST ADDITION was recorded in this office this _____ day of _____, 20_____, at ___ o'clock ___.M.

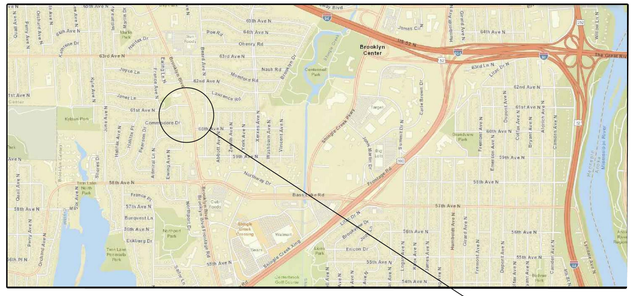
Martin McCormick, County Recorder by:_____ Deputy

W. BROWN LAND SURVEYING, INC.

PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS PLAN
C200	SWPPP NARRATIVE
C201	SWPPP NARRATIVE
C202	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS
C903	BMP DETAILS

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. SEE SWPPP PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

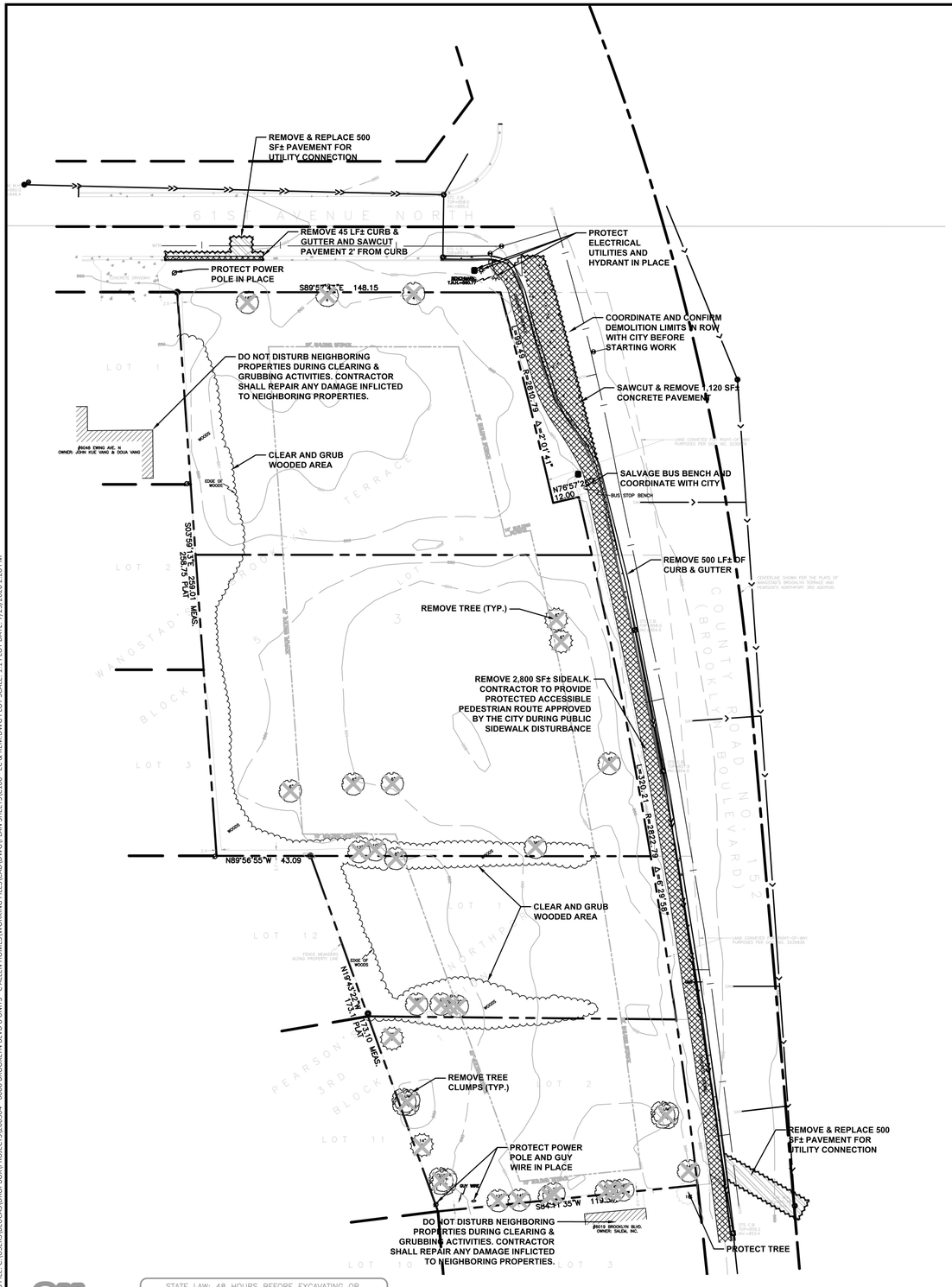
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200504

C000

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:28 PM





GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
LIMITS OF CONSTRUCTION		CURB AND GUTTER REMOVAL
BUILDING		REMOVE EXISTING
TOPOGRAPHIC INDEX CONTOUR	800	
TOPOGRAPHIC CONTOUR	802	BUILDING REMOVAL
CURB & GUTTER		BITUMINOUS PAVEMENT REMOVAL
STORM SEWER	SS	
SANITARY SEWER		CONCRETE REMOVAL
WATERMAIN		SAWCUT
DRAINTILE	DT	REMOVE PIPE
GAS LINE	UG	
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	TREE PROTECTION
TELEPHONE	UT	
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT	(X)	

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W. BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

811 Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS PLAN

SOLUTION BLUE PROJECT NO: 200504

C100

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:28 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (1/2) - 6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

A. PROJECT DESCRIPTION:

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES PERMIT) AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS). IN ADDITION TO THE SWPPP, AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE MPCA NPDES PERMIT IS INCLUDED IN THIS CONSTRUCTION DOCUMENT.

PROJECT NAME: 6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
DESCRIPTION: LOCATED AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD
SITE ADDRESS: 6000 BROOKLYN BLVD
CITY: BROOKLYN CENTER
STATE: MINNESOTA
ZIP CODE: 55429
COUNTY: HENNEPIN
LATITUDE: 43.0653°W (DECIMAL)
LONGITUDE: -93.3260°N (DECIMAL)

THIS PROJECT INCLUDES REPLATTING AND DEVELOPING THE 4 PROPERTIES AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD, AND CONSTRUCTING A 7 UNIT TRIPLEX WITH ADJACENT SIDEWALKS, PATIOS, AND PARKING. A DRIVE LANE WILL BE CONSTRUCTED WITH UTILITIES. FILTER STRIPS, OVERSIZED PERFORATED PIPES, AND INFILTRATION BASINS WILL BE CONSTRUCTED FOR STORMWATER MANAGEMENT..

ESTIMATED CONSTRUCTION START DATE: XX-XX-XXXX
ESTIMATED CONSTRUCTION END DATE: XX-XX-XXXX

B. REGULATORY CONTEXT:

PLACEMENT OF FILL IN WATERS OF THE STATE:
N/A

DRINKING WATER SUPPLY MANAGEMENT AREA:
N/A

SPECIAL/IMPAIRED WATERS:
1. SHINGLE CREEK (COUNTY DITCH 15) - RIVER: IMPAIRED FOR BENTHIC MACROINVERTEBRATE BIOASSESSMENTS; CHLORIDE; DISSOLVED OXYGEN; ESCHERIA COLI
2. UPPER TWIN LAKE - LAKE: IMPAIRED FOR MERCURY IN FISH TISSUE; NUTRIENTS; PCB IN FISH TISSUE; PFOS IN FISH TISSUE

C. SOILS, SLOPES VEGETATION, AND CURRENT DRAINAGE PATTERNS

1. THE SOILS ONSITE ARE MOSTLY URBAN LAND-HUBBARD COMPLEX SOILS, WELL DRAINED, SANDY LOAM TYPE A SOILS.
2. GRADES GENERALLY SPLIT THE PROPERTIES WEST TO EAST, DRAINING TO THE WESTERN PROPERTY FENCE AND TO THE STORM SEWER IN BROOKLYN BLVD, RESPECTIVELY.
3. DRAINAGE PATTERNS WILL BE GENERALLY MAINTAINED FOR PROPOSED CONDITIONS. SURFACE RUNOFF FROM THE DRIVEWAY AND FRONT YARD AREAS WILL BE ROUTED THROUGH A SYSTEM OF FILTER STRIPS, INFILTRATION BASINS AND OVERSIZED STORAGE PIPES THAT ULTIMATELY DISCHARGE TO THE STORM SEWER IN 61ST AVE N. THE RUNOFF FROM THE REAR YARDS WILL FLOW THROUGH A FILTER STRIP BEFORE SURFACE DRAINING INTO THE CURB & GUTTER AND STORM SEWER IN BROOKLYN BLVD. GRADING OUTSIDE THE DRIVE AND YARD AREAS WILL MATCH EXISTING FLOW PATTERNS.
4. THE EXISTING SITE IS SHORT GRASS COVERED WITH SOME TREES. VEGETATION IMPACTED BY CONSTRUCTION ACTIVITY WILL BE REMOVED, AND SITE WILL BE REVEGETATED AFTER CONSTRUCTION AND PAVING ACTIVITIES HAVE BEEN COMPLETED PER THE LANDSCAPING PLANS.
5. THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS, ABOUT 17.31 INCHES (61%) USUALLY FALL IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

D. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTIONS AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION.

D. STORMWATER DISCHARGE DESIGN REQUIREMENTS

THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.
1. TEMPORARY SEDIMENTATION BASINS: N/A
2. PERMANENT WET SEDIMENTATION BASINS: N/A
3. PERMANENT INFILTRATION/FILTRATION BMP: TWO (2) INFILTRATION BASINS, ELEVEN (11) VEGETATED FILTER STRIPS, 180 LF OVERSIZED PERFORATED PIPE.
4. PERMANENT REGIONAL PONDS: N/A
5. ALTERNATIVE METHODS: N/A

SEE SHEET XXXX FOR VEGETATED FILTER STRIP, INFILTRATION BASIN & CHAMBER SYSTEM CROSS SECTION DETAILS, CONSTRUCTION NOTES AND DESIGN CALCULATIONS.

E. SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:
1. CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS
3. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN, NOT ORAL, WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEER'S AND OWNER'S REPRESENTATIVE'S APPROVAL.
4. CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BMP'S, CONSTRUCTION ENTRANCES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
5. CONTRACTOR SHALL PERFORM PHASE I DEMOLITION IN ACCORDANCE WITH THE DEMOLITION PLAN.
6. CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPS AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT EVERY 7 DAYS AND WITHIN 24 HOURS FOLLWING A 0.50 INCH OVER 24 HOUR RAIN EVENT DURING ACTIVE CONSTRUCTION.
8. CONTRACTOR MUST INITIATE SOIL STABILIZATION METHODS IMMEDIATELY FOLLOWING SOIL AND/OR VEGETATION DISTURBANCE ACTIVITIES AND MUST BE COMPLETED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED.
9. CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMP'S THAT ARE NOT FUNCTIONING PROPERLY WITHIN 24 HOURS OF A STORM EVENT OF AT LEAST 0.50 INCHES.
10. CONTRACTOR SHALL PERFORM PHASE II DEMOLITION IN ACCORDANCE WITHE THE DEMOLITION PLAN. CONTRACTOR SHALL PERFORM ITEMS 6-9 FOR AREAS BOUND BY PHASE II DEMOLITION WORK, AND FOR ANY REMAINING WORK WITHIN THE CONSTRUCTION BOUNDARIES.
11. CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
12. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO SUBMITTING NOTICE OF TERMINATION (NOT).
13. SUBMIT NOT TO MPCA WITHIN 30 DAYS OF FINAL STABILIZATION.

F. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
1. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPs IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
2. THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER FROM ADJACENT SURFACE WATERS.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL TAKE CAUTION TO MINIMIZE COMPACTION OF SOILS AND RESTRICT VEHICLE AND EQUIPMENT USE IN INFILTRATION/FILTRATION BMP AREAS, AND AREAS WHERE FULL VEGETATIVE STABILIZATION WILL OCCUR.
5. AREAS OF COMPACTION SHALL BE UNCOMPACTED TO A DEPTH OF 18 INCHES BEFORE THE PLACEMENT OF TOPSOIL.

G. EROSION PREVENTION PRACTICES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:
1. THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
2. INLET PROTECTION, SILT FENCE, ROCK LOGS, AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN DRAWING, OR AS MODIFIED IN THE FIELD BY THE ENGINEER.
3. INLET PROTECTION FOR OFF SITE DRAIN INLETS NOT SHOWN IN THE EROSION CONTROL PLAN WILL BE INSTALLED AS NEEDED.
4. ALL EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY OR NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS.
5. 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 BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
6. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
7. ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED OR SNOW BLANKETED AND SNOW SEEDED.

H. SEDIMENT CONTROL PRACTICES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:
1. CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION.
2. CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
3. TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
4. IF PRESENT, ALL STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMP'S DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES. CONTRACTOR SHALL INSTALL SILT FENCE PROTECTION AROUND THE LIMITS OF ALL TEMPORARY SOIL STOCKPILE AREAS. ALL SOIL STOCKPILES THAT REMAIN UNDISTURBED FOR A PERIOD GREATER THAN 48 HOURS SHALL BE PROTECTED BY CONTRACTOR WITH COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
6. CONTRACTOR SHALL IMPLEMENT MEASURES TO CONTROL VEHICLE TRACKING OFF SITE. ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE.
7. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED BY THE PERMIT.
8. CONTRACTOR SHALL REMOVE ALL SOIL AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ON PUBLIC OR PRIVATE PAVEMENT AREAS. REMOVE SOIL AND SEDIMENT ON A DAILY BASIS. STREET WASHING IS ONLY ALLOWED AFTER SWEEPING SEDIMENT FROM THE AREAS.
9. CONTRACTOR SHALL KEEP THE SURFACE OF ANY AND ALL CONSTRUCTION WORK AREAS AND HAUL ROADS MOIST BY SPRAYING WITH UNCONTAMINATED WATER AS TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. THIS MAY INCLUDE SPRAYING AND SWEEPING FINISHED SURFACES ADJACENT TO THE PEDESTRIAN TRAFFIC, VEHICLE TRAFFIC, AND PRIVATE AND PUBLIC PROPERTIES.THIS RESPONSIBILITY SHALL REQUIRE CONTRACTOR TO SUSPEND CONSTRUCTION OR HAUL TRAFFIC UNTIL SUCH TIME AS CONTRACTOR CAN AND DOES PREVENT AIRBORNE DUST. CONTRACTOR SHALL NOT OVER SPRAY SO AS TO CREATE PROBLEMS, SUCH AS TRACKING OF MATERIAL ONTO PAVED SURFACES, OR MUDDY HAUL ROADS, DUE TO THE APPLICATION OF EXCESS MOISTURE.
10. CONTRACTOR SHALL TREAT ANY SEDIMENT LADEN WATER WITH APPROPRIATE SEDIMENT CONTAINMENT OR FILTER SYSTEM BEFORE DISCHARGING TO THE DOWNSTREAM SYSTEM.
11. INFILTRATION BASIN PERIMETER CONTROL AND EROSION CONTROL PRACTICES SHALL REMAIN IN PLACE UNTIL THE FINAL COMPLETION OF THE PROJECT OR VEGETATION HAS BEEN ESTABLISHED, WHICHEVER IS LATER.
12. INSTALLATION OF INFILTRATION/FILTRATION PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT.
13. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET.
14. SOILS IN THE INFILTRATION AREAS SHALL BE LOOSENED UP TO A MINIMUM OF 18" IN DEPTH.
15. THE BOTTOM EXCAVATION SURFACE OF THE INFILTRATION AREAS SHALL BE LEVEL WITHOUT DIPS OR SWALES.
16. DURING CONSTRUCTION OF THE INFILTRATION AREAS, STORMWATER MUST BE ROUTED AROUND THE AREAS UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED AND THE TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT.
17. THE ENGINEERED SOILS WITH IN THE INFILTRATION AREAS SHALL REMAIN UNCONTAMINATED BEFORE AND DURING INSTALLATION .
18. POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

I. POLLUTION PREVENTION MEASURES

CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION MANAGEMENT MEASURES ON THE SITE:
1. BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT, CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS IN SECTION 12.5 OF THE GENERAL PERMIT.
3. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
4. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE STORED IN APPROPRIATE CONTAINERS. INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST COMPLY WITH MPCA REGULATIONS, SEE SECTION 12.4 OF THE GENERAL PERMIT.
5. PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS MUST BE PLACED UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS, ETC.) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
6. A DEFINED AREA OF THE SITE MUST BE DESIGNATED FOR USE AS A WASH AREA FOR TRUCKS AND OTHER EQUIPMENT. NO ENGINE DEGREASING IS ALLOWED ON SITE.
7. CONCRETE WASHOUT CONTAINMENT SHALL BE PROVIDED ON SITE. THE CONTAINMENT METHOD MUST BE LEAK-PROOF WITH AN IMPERMEABLE LINER. OR ALTERNATIVELY, CONCRETE WASHOUT SHALL BE PERFORMED AT THE CONCRETE MIX PLANT INSTEAD OF ON-SITE.
8. ANY FUEL OR CHEMICAL TANK STORAGE ON THE PROJECT AREA MUST BE PROTECTED BY A SOIL BERM OR HAVE A NEGATIVE GRADIENT TO ANY WATER RESOURCE AREA. A CONTINGENCY PLAN MUST BE CREATED BY THE CONTRACTOR IN THE EVENT OF A SPILL OR LEAK OF ANY CHEMICAL, INCLUDING PETROCHEMICALS, DEEMED HARMFUL TO THE ENVIRONMENT, AND HAVE ON HAND THE MATERIALS NECESSARY TO CAPTURE AND CONTAIN SAID CHEMICALS.
9. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.

J. DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FRO DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MN DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

NOT FOR CONSTRUCTION

SWPPP NARRATIVE

SOLUTION BLUE PROJECT NO: 200504

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:29 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (2/2) - 6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

K. RECORD RETENTION

CONTRACTOR SHALL KEEP APPROPRIATE RECORDS OF INSPECTIONS AND MAINTENANCE OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES, PRECIPITATION AND ALL OTHER RECORDS REQUIRED BY THE NPDES PERMIT DURING THE DURATION OF THE WORK. THE SWPPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THE PORTION OF THE SITE. CONTRACTOR AND OWNER MUST KEEP THE SWPPP ON FILE FOR THREE YEARS AFTER THE SUBMITTAL OF THE NOTICE OF TERMINATION. INCLUDING THE RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION.

L. NOTICE OF TERMINATION

PERMITTEE MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS IF ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

1. FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH PERMITTEE IS RESPONSIBLE INCLUDING THE REMOVAL OF ALL TEMPORARY MEASURES SUCH AS SILT FENCE.
2. ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL PORTIONS OF THE SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION.

PERMITTEE MUST ENSURE FINAL STABILIZATION OF THE SITE AND SUBMIT THE NOTICE OF TERMINATION WITHIN 30 DAYS OF FINAL STABILIZATION.

FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

1. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
2. ALL PERMANENT STORMWATER TREATMENT SYSTEMS MEET THE REQUIREMENTS OF THE NPDES PERMIT.
3. REMOVAL OF ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS. ALTHOUGH BMPS DESIGNED TO DECOMPOSE ON SITE MAY BE LEFT IN PLACE IF INDICATED BY THE PLAN.
4. REMOVAL OF SEDIMENT FROM STORM WATER CONVEYANCES AND PERMANENT WATER QUALITY BASINS.

M. CHANGES TO SWPPP

THE PERMITTEE MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE.
2. WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.50 INCHES.
3. INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
4. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THIS PERMIT.
5. THE MPCA DETERMINES THAT DISCHARGE MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARDS OR THE SWPPP DOES NOT INCORPORATE THE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL).

N. SWPPP CERTIFICATION

THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH THE PERMIT'S TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

BENJAMIN LUCAS, PE
PROJECT ENGINEER
SOLUTION BLUE, INC.
blucas@solutionblue.com
651-294-0038

UNIVERSITY OF MINNESOTA

Benjamin Lucas

Construction Site Management (May 31 2021)
Design of Construction SWPPP (May 31 2021)

Erosion and Stormwater Management

The bearer of this card has been tested and is certified in the area(s) shown on the reverse of this card. Certification expiration dates appear after each certification area.

Gary Sands, Head
Department of Bioproducts and Biosystems Engineering
University of Minnesota

http://www.erosion.umn.edu

Card Issued: 6/1/2019

RESPONSIBLE PERSONS:
BELOW IS A LIST OF PEOPLE RESPONSIBLE FOR THIS PROJECT WHO ARE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THEY SHALL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INSPECTION, AND MAINTENANCE OF EROSION PREVENTION, AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.

CERTIFICATION OF KNOWLEDGE FOR SWPPP TEAM MEMBERS

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AT THE IDENTIFIED SITE AND THAT I HAVE READ AND WILL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT."

GENERAL CONTRACTOR:
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (REQUIRED (OR EQUIVALENT))
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED OR REQUIRED BY SUB-CONTRACTOR)

SUB-CONTRACTOR (EXCAVATION):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (LANDSCAPING):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (_____):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (EROSION & SEDIMENT CONTROL INSPECTOR):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALLEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

NOT FOR CONSTRUCTION

SWPPP NARRATIVE

SOLUTION BLUE PROJECT NO: 200504

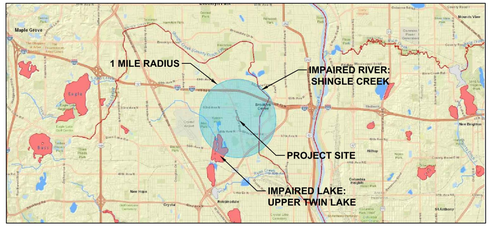
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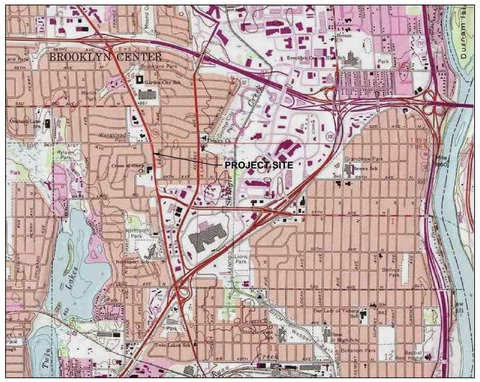
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PROJECT INFORMATION:

PROJECT NAME:	6000 BROOKLYN BLVD TRI–PLEX DEVELOPMENT
DESCRIPTION:	LOCATED AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD IN BROOKLYN CENTER, MINNESOTA.
SITE ADDRESS:	6000 BROOKLYN BLVD
CITY:	BROOKLYN CENTER
STATE:	MINNESOTA
ZIP CODE:	55429
COUNTY:	HENNEPIN
LATITUDE:	45.0653°W (DECIMAL)
LONGITUDE:	–93.3260°N (DECIMAL)



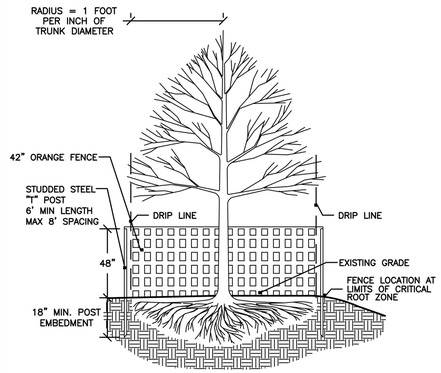
SITE LOCATION MAP
(NOT TO SCALE)



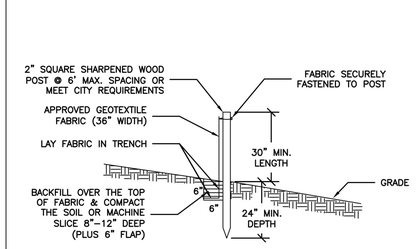
USGS MAP
(NOT TO SCALE)

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO–TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON–BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



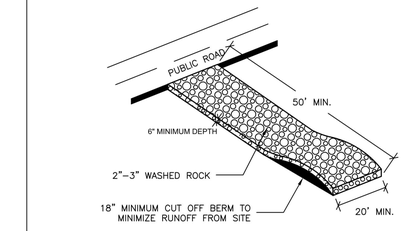
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE – STANDARD MACHINE SLICED	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

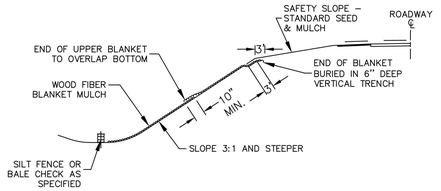


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE
(WHEN REQUIRED)

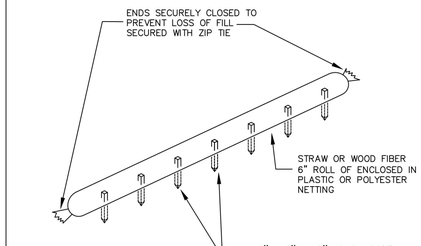
CATEGORY	SLOPE	VELOCITY
1	FLAT	–
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

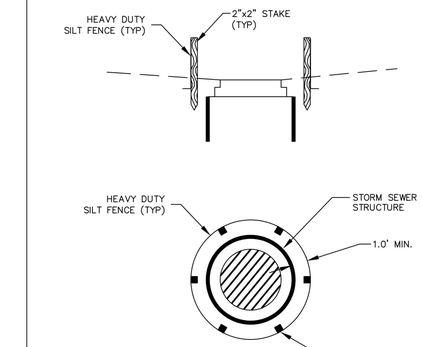
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S – NETTING ON ONE SIDE
RD – RAPIDLY DEGRADABLE
2S – NETTING ON TWO SIDES
HV – HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED 02/07/12
	EROSION CONTROL BLANKET	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT–LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

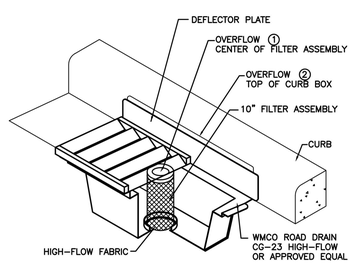
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – SILT FENCE	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

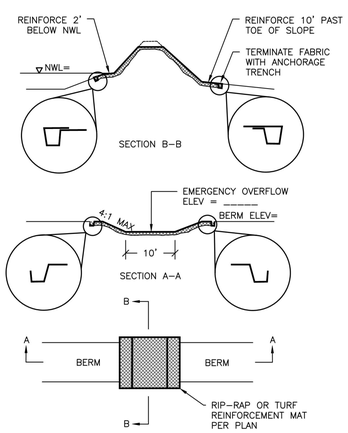
–AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
–AWS STRUCTURAL WELDING CODE – STEEL, D1.1–94.
–29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
(THROUGH TYPE FF FILTER)	WATER FLOW RATE 0.707 cfs @ 3" head
MAXIMUM OVERFLOW RATE	5.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – CATCH BASIN INSERT	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

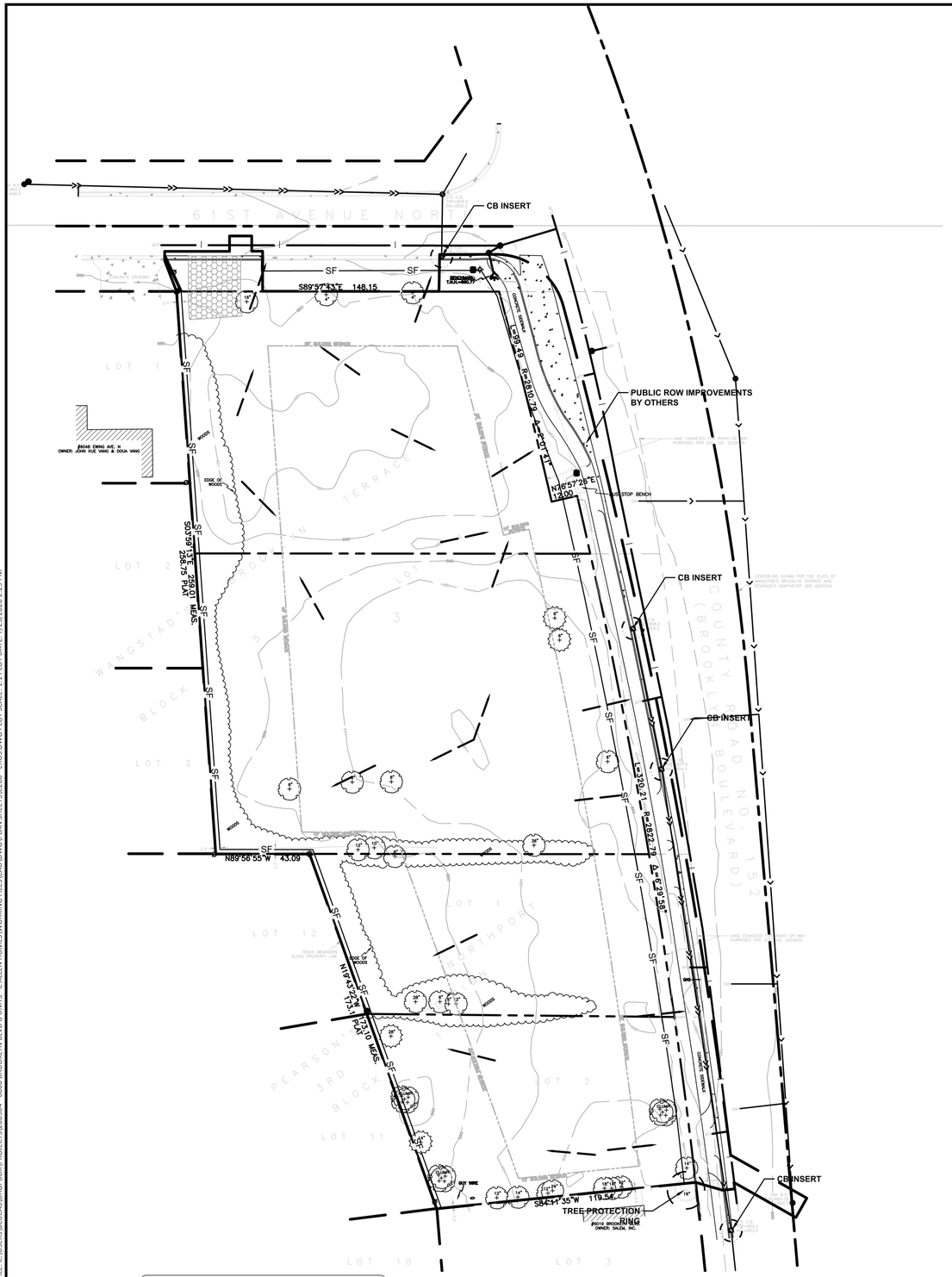
EROSION & SEDIMENT CONTROL DETAILS

SOLUTION BLUE PROJECT NO: 200504

C202

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C.ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:29 PM



N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		DT
SWALE		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,015
TREE PROTECTION RING	EACH	1
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	4
RIP RAP	CUBIC YARDS	XXX
BIO LOG	LINEAR FEET	30

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BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

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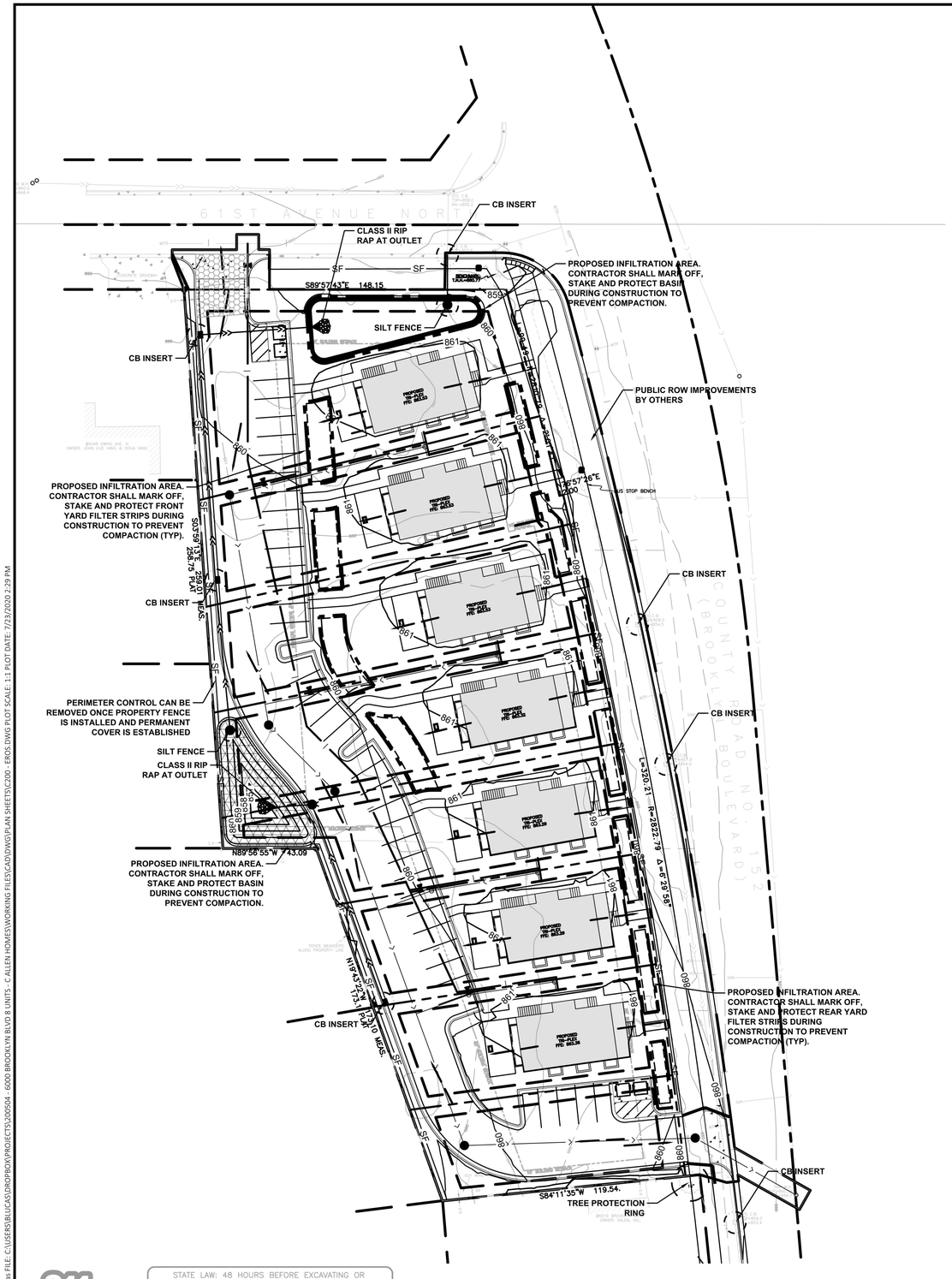
EROSION & SEDIMENT CONTROL - PHASE I

SOLUTION BLUE PROJECT NO: 200504

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWGS\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:29 PM



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GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		DT
SWALE		
WETLAND		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	975
EROSION CONTROL BLANKET	SQUARE FEET	1,575
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	9
CL II RIP RAP	CUBIC YARDS	2.6
BIO LOG	LINEAR FEET	1,345

AREA SUMMARY

PAVEMENT AREA	0.41 AC
BUILDING AREA	9,289 SF
SEEDING AREA	0.70 AC
PRE-CONSTRUCTION IMPERVIOUS	0.00 AC
POST-CONSTRUCTION IMPERVIOUS	0.86 AC
DISTURBED AREA	1.65 AC

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BENCHMARKS (BM)

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T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue
water matters
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Saint Paul, MN 55101 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

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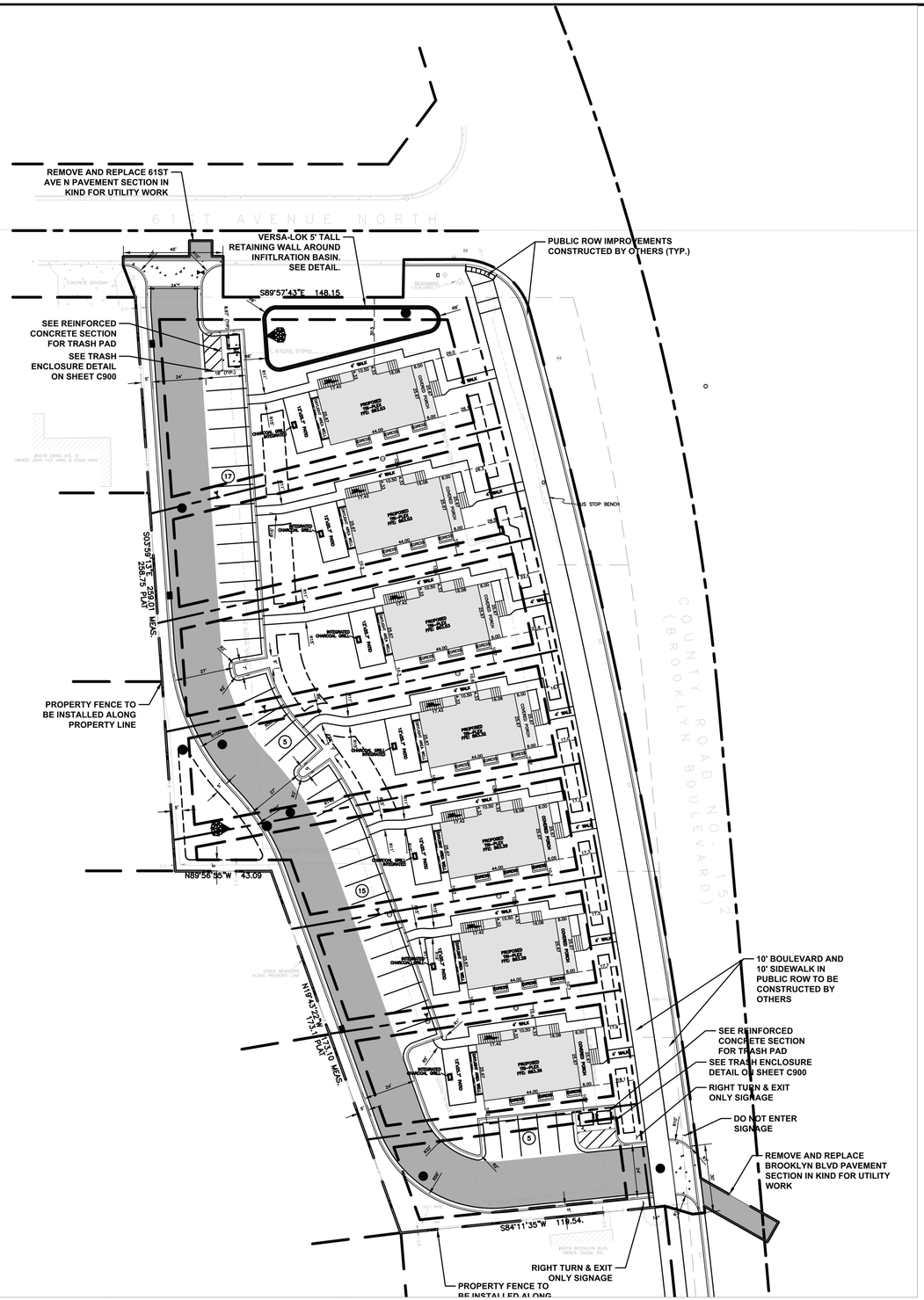
BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EROSION & SEDIMENT CONTROL - PHASE II

SOLUTION BLUE PROJECT NO: 200504

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SITE DATA

SITE ADDRESS: 6000 BROOKLYN BLVD	
CONSTRUCTION LIMITS AREA:	1.65 AC
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED NEW IMPERVIOUS AREA:	0.86 AC
NET IMPERVIOUS CREATED:	0.86 AC
DISTURBED AREA:	1.65 AC
TYP. BUILDING FOOTPRINT AREA:	1,175 SF
REQUIRED PARKING SPACES:	2 PER DWELLING UNIT
PROPOSED PARKING SPACES:	42 STALLS (INCL. X ADA)

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
SWALE		
SOIL BORINGS		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT		
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE SIDEWALK		
CONCRETE PAVING		

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB, ALL CURB & GUTTER TO BE B618 UNLESS OTHERWISE NOTED, SEE DETAIL SHEET C900.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SEE DETAIL SHEET C900.
5. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS ON SHEET C900 FOR CONSTRUCTION DETAILS. SEE GRADING PLAN SHEET C400 FOR CURB TAPERS.
6. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
8. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
9. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
10. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
11. SEE DETAIL SHEET C900 FOR BITUMINOUS & CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
12. PATTERNED CONCRETE PAVING AND PATIO AREAS AS DEFINED BY HATCHING SHALL MEET TEXTURE, COLOR AND PATTERN REQUIREMENTS AS SHOWN ON ARCHITECTURAL PLANS BY OTHERS.
13. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING.
14. SEE ARCHITECTURAL AND LANDSCAPE PLANS BY OTHERS FOR SIGNAGE AND FENCING INFORMATION.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MN MUTCD, CURRENT VERSION.
2. SEE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS AND SIGN DESIGNATION AND SIZE INFORMATION.
3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD SIGN R7-8M, SEE ACCESSIBLE SIGN AND POST DETAIL ON SHEET C900.
4. PROVIDE 4" WIDE SOLID WHITE STRIPING IN PARKING AREAS, UNLESS NOTED OTHERWISE.
5. PROVIDE PAVEMENT MARKINGS AND PAINT SYMBOLS AT ACCESSIBLE PARKING SPACES PER MN MUTCD, ADA AND LOCAL CODE.
6. PAVEMENT MARKINGS THAT EXIST PRIOR TO THE START OF THE PROJECT MUST BE REPLACED IN-KIND. IF IT IS LATEX OR EPOXY PAINT, ALL COSTS ASSOCIATED WITH PAVEMENT MARKING REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
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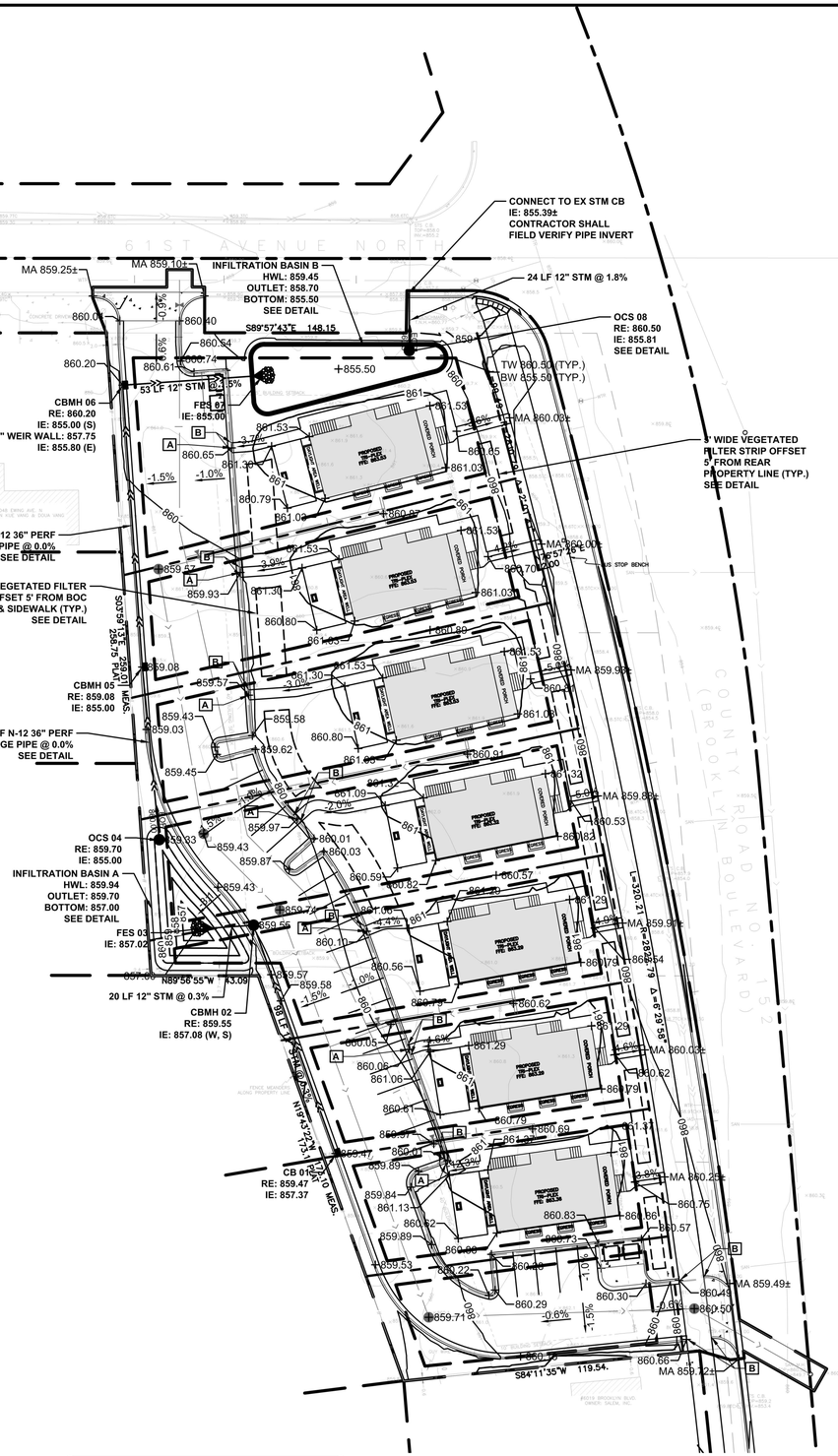
CIVIL SITE PLAN

SOLUTION BLUE PROJECT NO: 200504

C300

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GENERAL GRADING & DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
3. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMLPETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.
7. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
8. REPLACE ALL SUBGRADE SOIL DISTURBED DURING CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
11. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
12. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
13. SEE SITE PLAN SHEET C300 FOR SITE LAYOUT.
14. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
15. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE (LABELED WITH G AT CURB HEIGHT TRANSITIONS). SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOTS LABELED MA REFERS TO MATCH EXISTING GRADE, EOF REFERS TO EMERGENCY OVERFLOW ELEVATION.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
17. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
18. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
19. UNIFORMLY GRADED AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
20. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
21. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES TO BE FLUSH WITH FINAL GRADE.
22. THE CONTRACTOR SHALL CLEAN ALL SURFACE FLOW CHANNELS, PIPES AND STRUCTURES AFTER FINAL SURFACES ARE ESTABLISHED AND PRIOR TO PROJECT CLOSEOUT.
23. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS.

23.1. ROOF DRAIN LEADERS SHALL BE PVC, SCHEDULE 40.

24. ALL SEWER CONSTRUCTION TO COMPLY WITH CITY ENGINEERING DESIGN STANDARDS.
25. THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT FINAL DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL SHEET C903 FOR UNDERGROUND CHAMBER DETAIL
26. SEE DETAIL SHEET C903 FOR BMP CONSTRUCTION DETAILS AND NOTES.

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		ST
DRAINTILE		
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
DRAINAGE SLOPE	1.0%	
EMERGENCY OVERFLOW	EOF 800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
GUTTER OUT CURB		

KEY NOTES:

[A] PERPENDICULAR PEDESTRIAN RAMP. SEE DETAILS FROM MNDOT STANDARD PLAN 5-297.250 ON SHEET C900.

[B] TRANSITION FROM FLUSH CURB TO 6" CURB, SHEET C900 FOR DETAIL.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

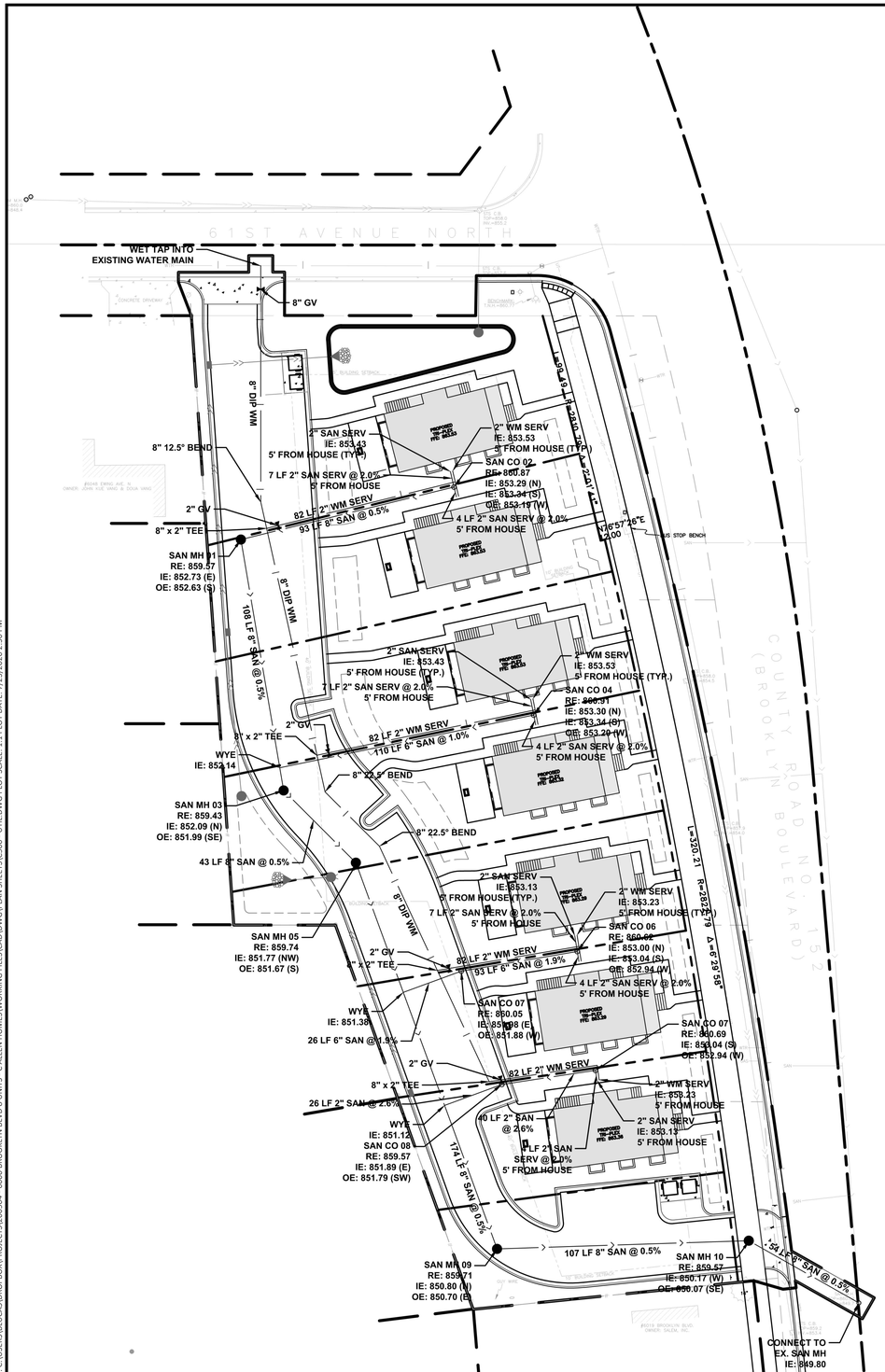
GRADING & DRAINAGE PLAN

SOLUTION BLUE PROJECT NO: 200504

C400

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C. ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C400 - GRAD.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:50 PM



Know what's below. Call before you dig.

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N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		
GAS LINE	UG	UG
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE	UT	UT
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.

3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48–HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.

   5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

   5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.

6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.

   6.1. ALL WATERMAIN TO HAVE 7.5–FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.

   6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

   6.3. A MINIMUM VERTICAL SEPARATION OF 18–INCHES AND HORIZONTAL SEPARATION OF 10–FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.

7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

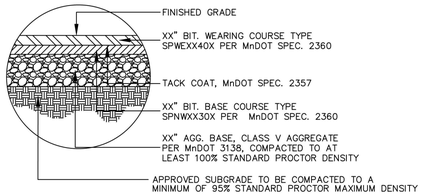
UTILITY PLAN

SOLUTION BLUE PROJECT NO: 200504

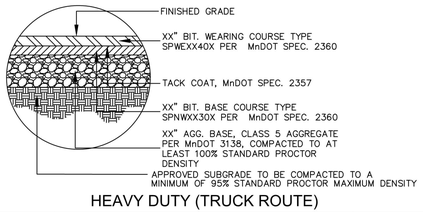
C500

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C500 - UTIL DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:30 PM

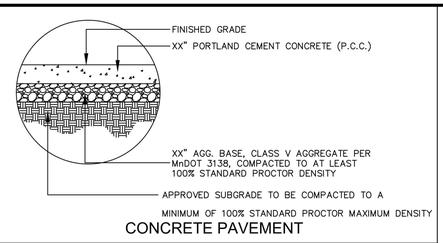


NORMAL DUTY

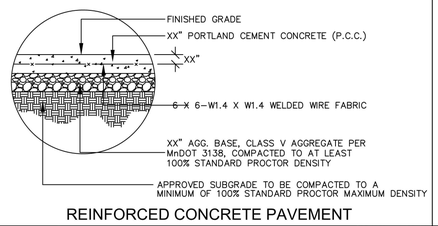


HEAVY DUTY (TRUCK ROUTE)

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

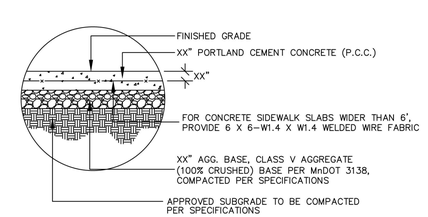


CONCRETE PAVEMENT



REINFORCED CONCRETE PAVEMENT

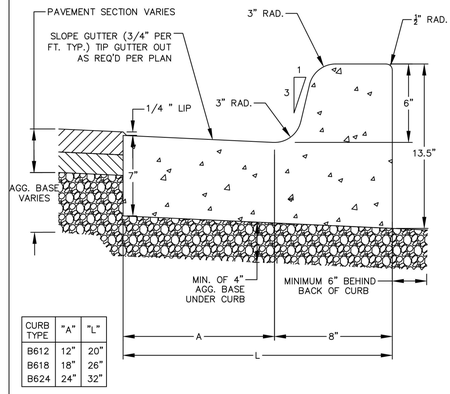
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

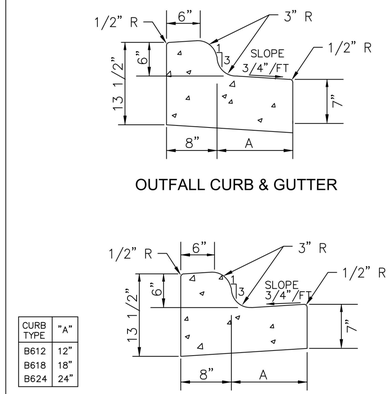
1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

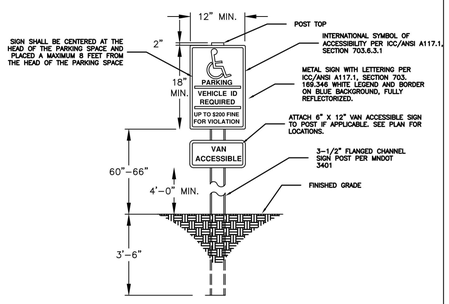


OUTFALL CURB & GUTTER

INFALL CURB & GUTTER

CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

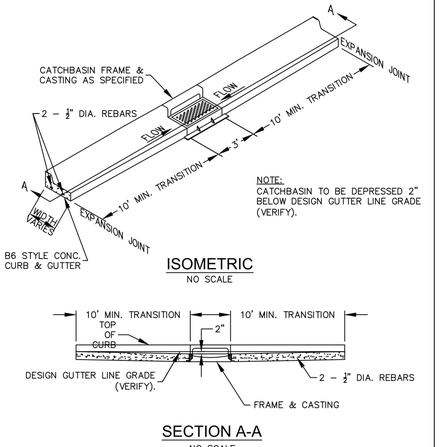
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

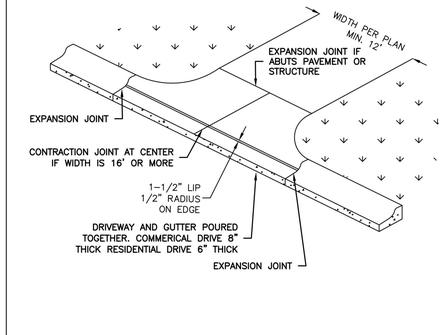


NOTE:
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE (VERIFY).

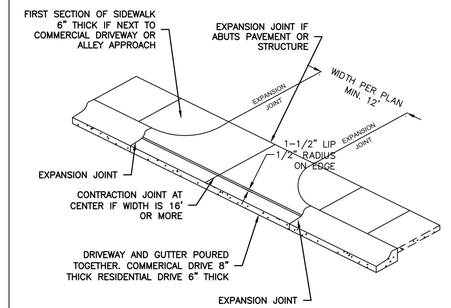
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

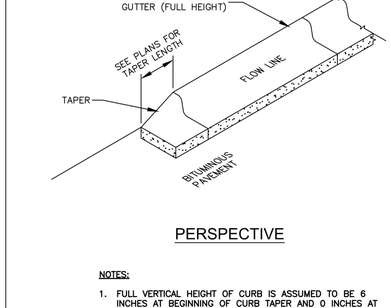
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

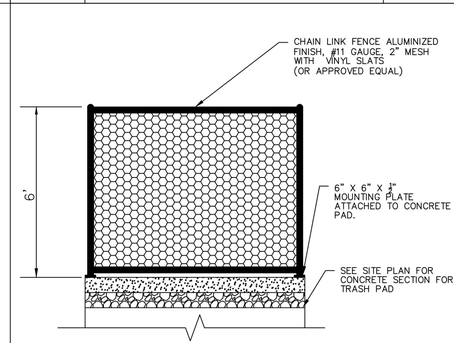


PERSPECTIVE

NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

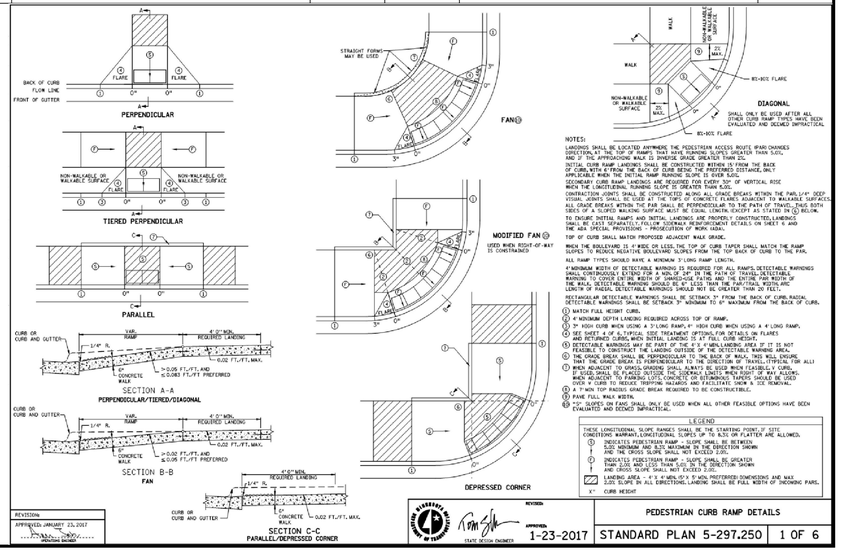
SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

LANDINGS SHALL BE ALIGNED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND AT THE APPROACHING WALK IS DIVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 1% FROM THE BACK OF CURB AT A FROM THE BACK OF CURB AT THE PREFERRED DISTANCE, ONLY CONSTRUCT TO THE MAXIMUM DISTANCE IF NECESSARY.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (2) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE SHOWN ON THE PLANS WITH SPOT ELEVATION DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROJECTION OF WORK LOCATIONS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE ROLLEYARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE RESULTING ROLLEYARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNINGS IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES. THE FINISHED DETECTABLE WARNING SURFACE WIDTH IS NOMINALLY MEASURED PARALLEL TO THE GRADE BREAK BETWEEN THE WALK AND THE GUTTER PAN WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE FUNCTIONAL WIDTH, ANY LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 7" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 9" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL WIDTH CURB.
(2) 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3'-LONG RAMP, 4" HIGH CURB WHEN USING A 4'-LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4'-0 X 4'-MIN LANDING AREA BY IT IS NOT REQUIRED TO BE. THE 4'-0" MIN. DIMENSION IS PERPENDICULAR TO THE GRADE BREAK.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK, THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL/TYPICAL FOR ALL
(7) WHEN ADJACENT TO SPACE/GRADING SHALL PLANTS BE USED WHEN FEASIBLY, CURBS. IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN POINT OF WAY ALLOWS.
(8) A 7" MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PANE FULL WALK WIDTH.
(10) 5% SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
(1) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% AND LESS THAN 8.3% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
(2) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING - 4'-0 X 4'-MIN, 0.5% IN ANY PERPENDICULAR DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS, LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISIONS
APPROVED: JANUARY 23, 2007
DESIGN ENGINEER

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6000

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

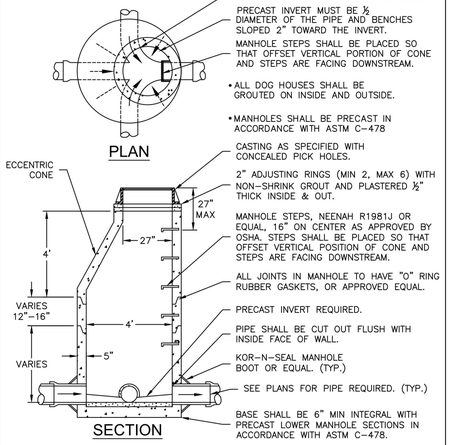
SITE DETAILS

SOLUTION BLUE PROJECT NO: 200504

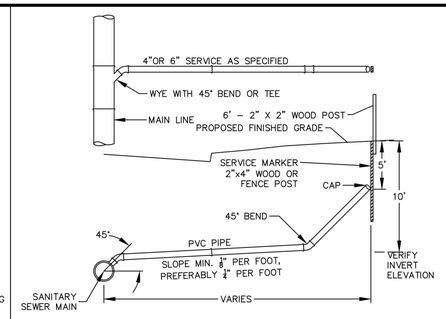
C900

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:31 PM



SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

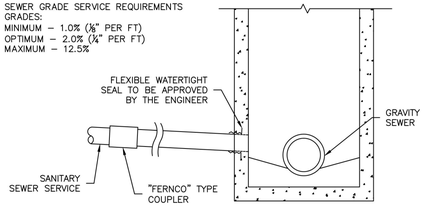


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

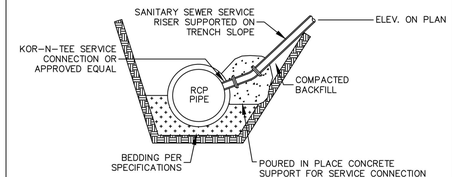
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM - 1.0% (⅛" PER FT)
OPTIMUM - 2.0% (¼" PER FT)
MAXIMUM - 12.5%



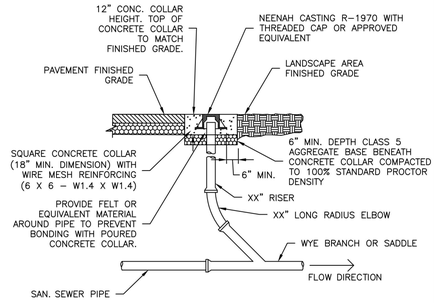
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

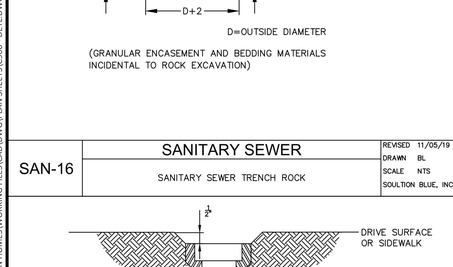
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

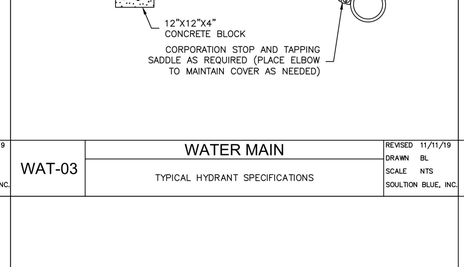


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

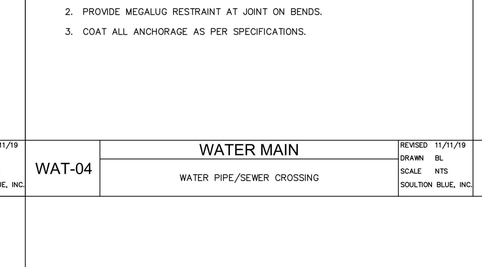


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



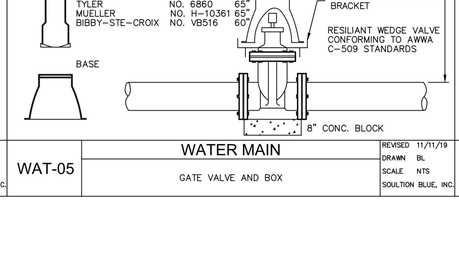
WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



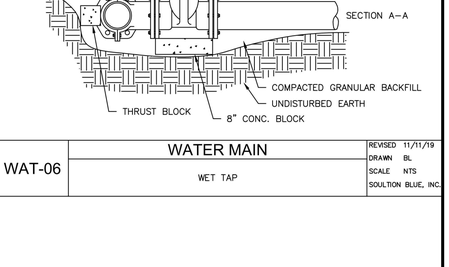
NOTES:

1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

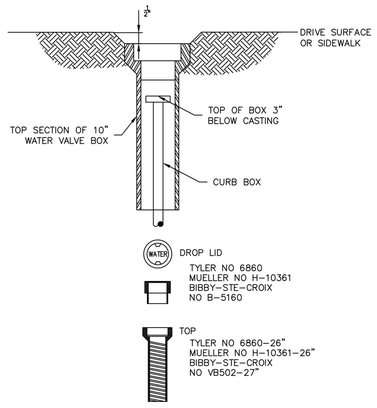
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

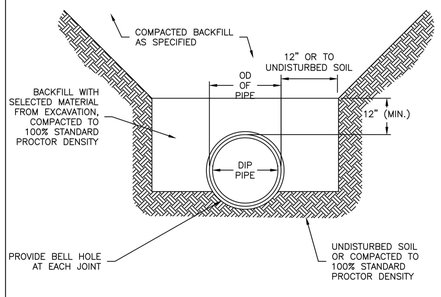


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

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REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

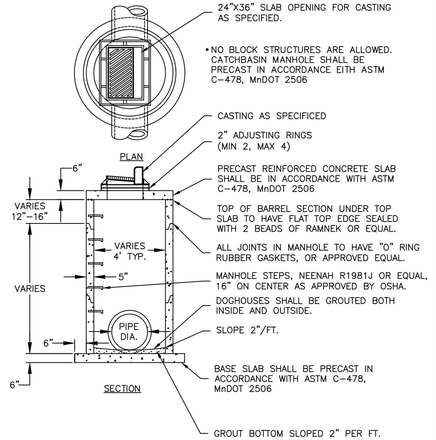
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200504

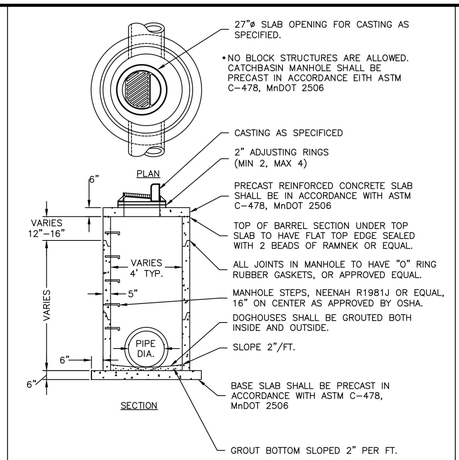
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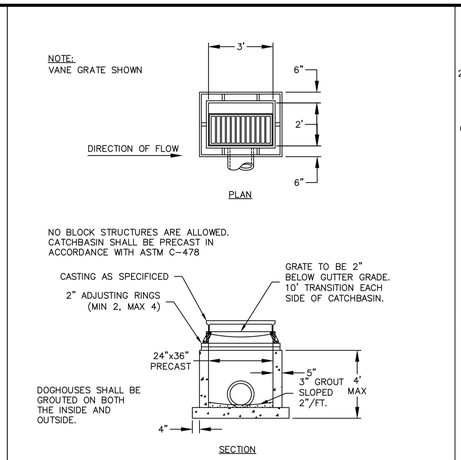
CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:31 PM



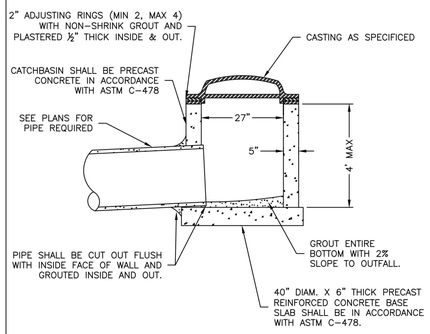
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



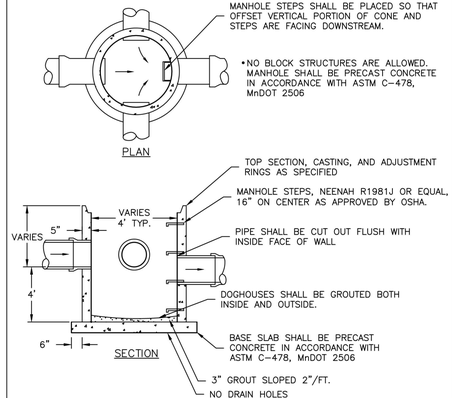
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

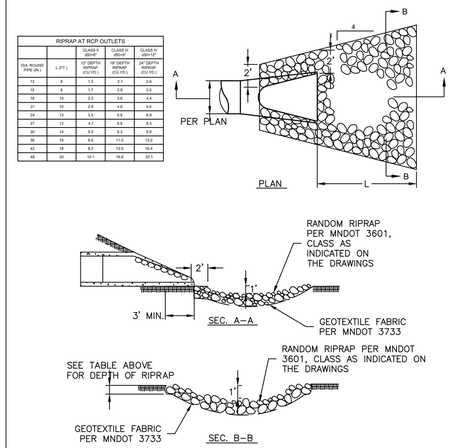


STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

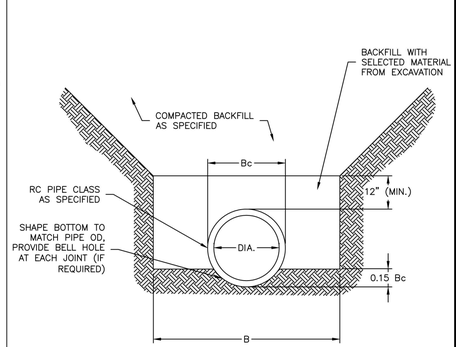


STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

RIPRAP AT RCP OUTLETS				
DIA. ROUND PIPE (IN.)	L (FT.)	CLASS II (D)=4' 12"-24" (CU YD.)	CLASS III (D)=6' 30"-48" (CU YD.)	CLASS IV (D)=10' 54"-60" (CU YD.)
12	6	1.5	2.1	2.6
15	8	1.7	2.5	3.0
18	10	2.2	3.0	4.4
21	10	2.8	4.6	5.6
24	12	3.5	5.8	6.9
27	12	4.1	6.9	8.3
30	14	5.0	8.3	9.9
36	16	6.6	11.0	13.2
42	18	8.2	13.6	16.4
48	20	10.1	16.8	20.1



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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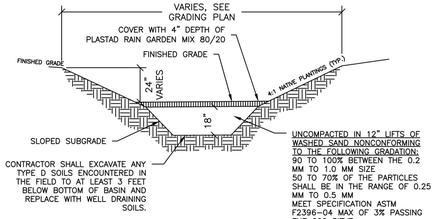
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200504

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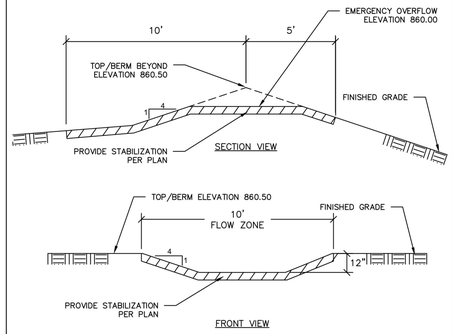
NOTES:
1. INFILTRATION RATE OF BASIN TO BE DRY WITHIN 48 HOUR PERIOD, UNLESS DESIGNED OTHERWISE.
2. CONTRACTOR TO PROVIDE BASIN INFILTRATION TESTING AND OBTAIN APPROVAL BY ENGINEER, PRIOR TO INSTALLATION OF PLANTS AND MULCH.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE CORRECT SOIL MIX, PROTECTION DURING CONSTRUCTION AND COMPACTION RATES.

GRAD-01	GRADING	REVISED 10/28/19
	INFILTRATION BASIN CROSS SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

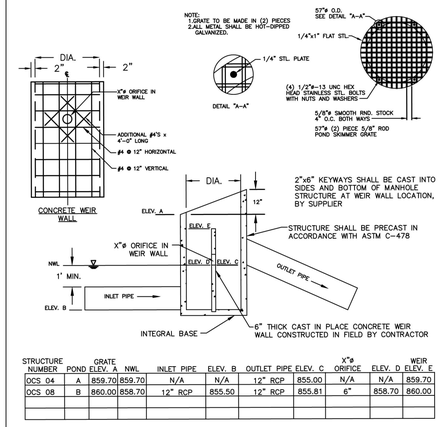
INFILTRATION BASIN NOTES:

1. THE BASIN SHALL BE CONSTRUCTED FROM OUTSIDE THE BASIN LIMITS. IF THIS IS NOT POSSIBLE FOR SOME AREAS, ONLY LOW GROUND PRESSURE EQUIPMENT SHALL BE ALLOWED TO COMPLETE THE WORK. RUBBER TIRED EQUIPMENT IS STRICTLY PROHIBITED FROM WORKING WITHIN THE INFILTRATION BASINS.
2. THE INFILTRATION BASIN SHALL BE OVER EXCAVATED TO ENSURE THE WATER INFILTRATES WITHIN 48 HOURS.
3. IN ORDER TO MAXIMIZE THE INFILTRATION RATE OF THE SOILS, THE CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO AVOID COMPACTION OF POND AND INFILTRATION BASIN SOILS.
4. INFILTRATION AREA MAY ONLY BE EXCAVATED TO ITS BASE AFTER THE CONTRIBUTING WATERSHED IS STABLE. EXCAVATION SHALL BE COMPLETED WITH A BACKHOE TO MINIMIZE COMPACTION OF THE SOILS.
5. ANY COMPACTION OF INFILTRATION BASIN SOILS MUST BE LOOSENED BY THE CONTRACTOR.
6. THE FINISHED GRADE ELEVATIONS ON THE PLANS INDICATE THE FINISHED GRADE OF THE TOPSOIL OR PLANTING SOIL.
7. GRADING TOLERANCE FOR SUB CUT:
   VERTICAL +/- 0.2 FEET
   HORIZONTAL +/- 1.0 FEET
8. THE CONTRACTOR SHALL SURVEY THE BOTTOM ELEVATION OF THE RETENTION POND AND INFILTRATION BASINS UPON COMPLETION OF THE SUB CUT AND PROVIDE THE SURVEY INFORMATION TO THE ENGINEER. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF AREAS THAT DO NOT MEET THE TOLERANCES SPECIFIED.
9. THE TYPES OF SOILS INSTALLED IN THE RETENTION POND AND INFILTRATION AREAS IS SHOWN ON THE INDIVIDUAL DRAWINGS AND DETAILS.
10. GRADING TOLERANCES FOR THE FINISHED GRADE OF THE BASINS:
    VERTICAL +/- 0.1 FEET
    HORIZONTAL +/- 0.5 FEET
11. THE CONTRACTOR SHALL CONTACT THE ENGINEER UPON FINAL PLACEMENT OF THE PLANTING SOIL/TOPSOIL SO THAT A SURVEY OF THE FINISHED GRADE CAN BE COMPLETED. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF AREAS THAT DO NOT MEET THE TOLERANCES SPECIFIED. THE CONTRACTOR SHALL CORRECT THE WORK ACCORDINGLY.

GRAD-02	GRADING	REVISED 10/28/19
	INFILTRATION BASIN NOTES	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

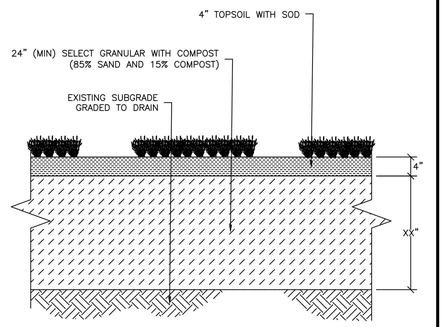


GRAD-04	GRADING	REVISED 10/28/19
	EMERGENCY OVERFLOW	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STRUCTURE NUMBER	POND	GRATE ELEV. A	NWL	INLET PIPE	ELEV. B	OUTLET PIPE	ELEV. C	X"ø ORIFICE	WEIR ELEV. D	ELEV. E
OCS 04	A	859.70	859.70	N/A	N/A	12" RCP	855.00	N/A	N/A	859.70
OCS 08	B	860.00	858.70	12" RCP	855.50	12" RCP	855.81	6"	858.70	860.00

GRAD-07	GRADING	REVISED 06/08/20
	POND OUTLET CONTROL STRUCTURE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



GRAD-11	GRADING	REVISED 10/29/19
	VEGETATED FILTER STRIP SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

PROPOSED BMP DESIGN CALCULATIONS:

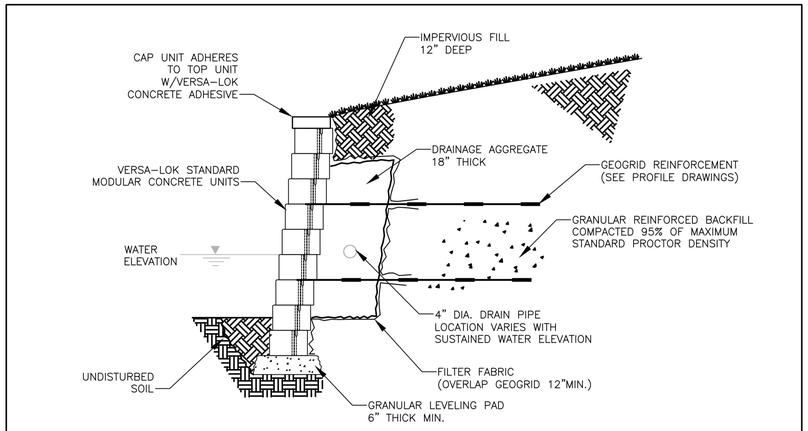
IMPERVIOUS AREA (PROPERTY): 37,350.54 SF
VOLUME DETENTION REQUIREMENT: 1.1 INCHES OVER IMPERVIOUS AREA
WATER QUALITY VOLUME REQUIRED: 3,423.80 CUBIC FEET

INFILTRATION BASIN A:
VOLUME BELOW OUTLET ORIFICE: 1,281 CF
STORAGE DEPTH: 2.20 FT
100-YR PEAK ELEVATION: 859.94 FT

INFILTRATION BASIN B:
VOLUME BELOW OUTLET ORIFICE: 4,541 CF
STORAGE DEPTH: 3.20 FT
100-YR PEAK ELEVATION: 859.45 FT

STORAGE PIPE SYSTEM VOLUMES:
VOLUME BELOW OUTLET ORIFICE: 2,657 CF
STORAGE DEPTH: 2.75 FT
100-YR PEAK ELEVATION: 859.06 FT

ANNUAL TSS REMOVED: XX%
ANNUAL TP REMOVED: XX%

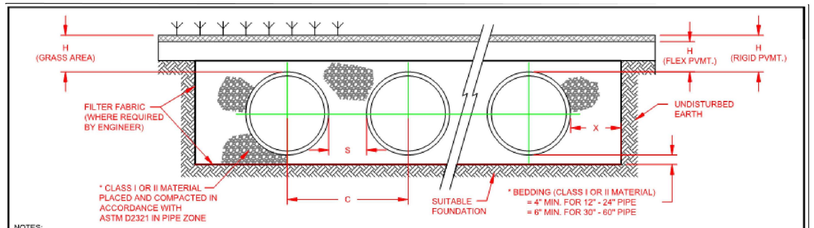


TYPICAL SECTION-REINFORCED RETENTION POND WALL
SQUARE FOOT UNIT
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSA-LOK® Retaining Wall Systems "Solid Solutions."

VERSA-LOK SQUARE FOOT DETAILS	SCALE: 1/2"=1'
	DRAWN BY: PPS
	CHECKED BY:
REINFORCED RETENTION POND	DATE: 10/2007
	DWG. NO. sf reinforced retention pond wall



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	6" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENUMBRD	TJK	03/19/18	

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

RETENTION-DETENTION SYSTEM (CROSS-SECTION)
DRAWING NUMBER: STD-702

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRWN AWM
CHK'D
DATE 07.25.06
SCALE NTS
REV OF

BMP-XX	STORMWATER MANAGEMENT	REVISED 04/30/20
	N-12 RETENTION/DETENTION SYSTEM CROSS SECTION	DRAWN BL
		SCALE NTS

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

BMP DETAILS

SOLUTION BLUE PROJECT NO: 200504

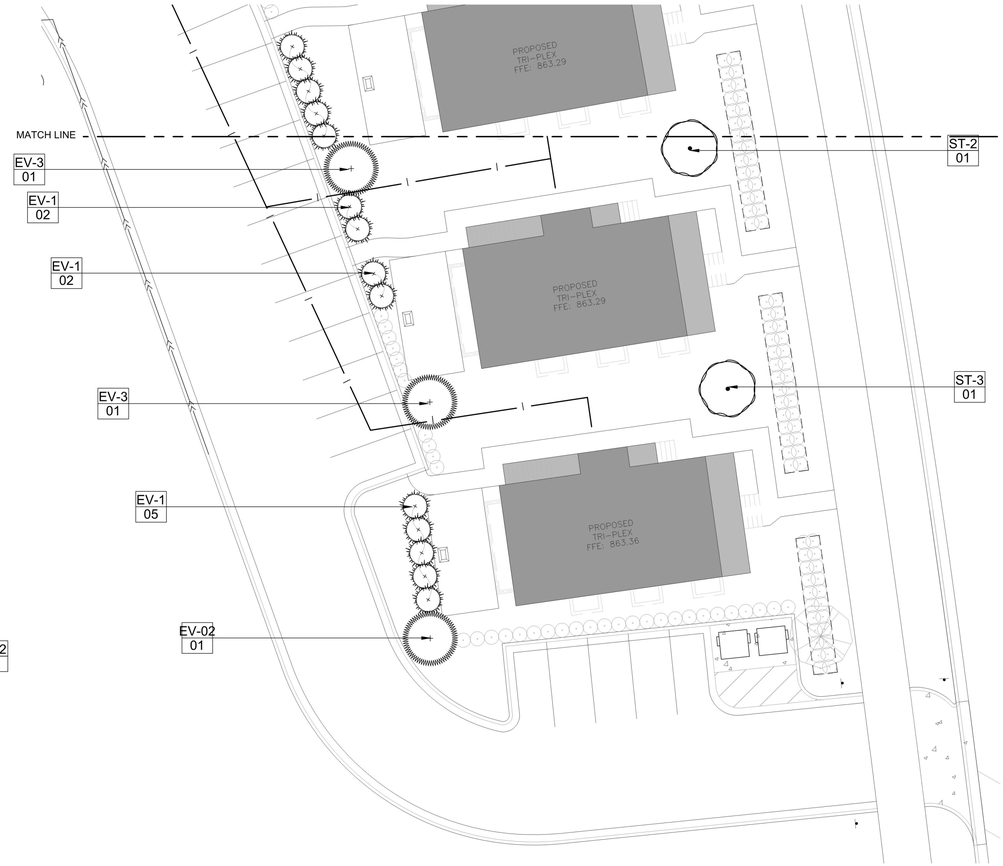
C903

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT: 7/23/2020 2:31 PM



01 LANDSCAPE PLANTING PLAN
Scale:1/16" = 1'



02 LANDSCAPE PLANTING PLAN
Scale:1/16" = 1'

NOTE:

1. ONLY PLANTS THAT MEET THE REQUIREMENTS FOR THE CITY'S POINT SYSTEM ARE SHOWN IN THIS PLAN.
2. THIS LAYOUT SHOULD EQUATE TO 112.5 POINTS, EXCEEDING THE REQUIRED 90 POINTS.

PLANT SCHEDULE

ID	COMMON NAME	LATIN NAME / DESCRIPTION	SIZE	QUANTITY
	SHADE TREES			
ST-1	ESPRESSO KENTUCKY COFFEETREE	*Gymnocladus dioicus 'Espressso-JFS'*	2.5" - B&B	2
ST-2	SWAMP WHITE OAK	*Quercus bicolor*	2.5" - B&B	2
ST-3	AUTUMN BLAZE MAPLE	*Acer x freemanii 'Jeffersred'*	2.5" - B&B	2
	EVERGREENS			
EV-2	CUPRESSINA NORWAY SPRUCE	*Picea abies 'Cupressina'*	6' - B&B	2
EV-3	PRAIRIE STATESMAN SWISS STONE PINE	*Pinus cembra 'Herman'*	5' - B&B	3
	ORNAMENTALS			
OR-1	SHOWY MOUNTAIN ASH	*Sorbus decora*	#25 (1")	1
	SHRUBS			
EV-1	TECHNY ARBORVITAE	*Thuja occidentalis 'Techny'*	#5	42

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Saint Paul, MN 55101
651-294-0038
www.SolutionBlue.com

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New Hope, MN 55427
t: 763.544.8002
www.pebl.design

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: JB
REVIEWED: JB
PHASE: PRELIM
DRAWN: JB
INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
01	07/27/20	PRELIM LANDSCAPE

CERTIFICATION

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NOT FOR CONSTRUCTION

JONATHAN BLASEG

DATE: 07.27.2020 REG. NO. 56714

PLANTING LAYOUT:
PLAN REVIEW

PEBL PROJECT NO: 2023

L100

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, EROSION CONTROL, HARDCOVER/PARKING LAYOUT, PROJECT EXTENTS/ BOUNDARIES AND DISTURBED SOIL RESTORATION AREAS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
4. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
5. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
6. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, WALKWAYS, TREES, LAWNS, AND OTHER SITE FEATURES DESIGNATED TO REMAIN DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATIONS OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
10. EXISTING CONTOURS, PAVEMENT, VEGETATION, UTILITIES AND OTHER FEATURES ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
11. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
12. ALL PLANTING BEDS NOT CONTAINED BY STRUCTURES, CURB OR PAVING MUST BE EDGED WITH COMMERCIAL GRADE STEEL EDGING (5" H x 3/16").
13. ALL EXISTING TREES TO BE SAVED AND PROTECTED (SEE L000) (EXISTING TREES ARE DRAWN AT NORMAL MATURE CROWN DIAMETER AND THIS DOES NOT REFLECT EXISTING CROWN SIZES, SEE SURVEY).

PLANTING NOTES

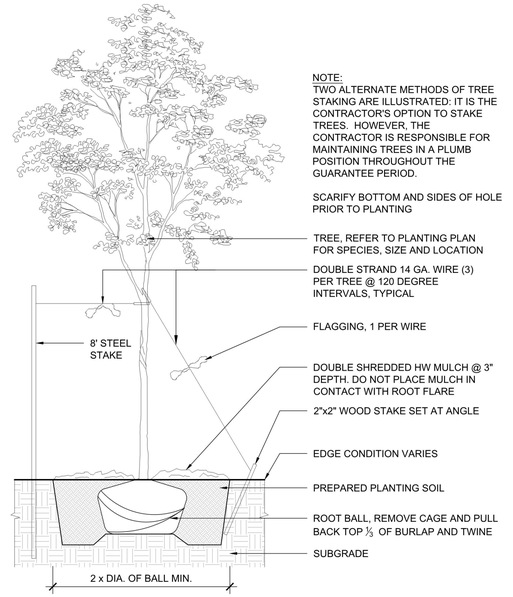
1. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGING BRANCHING NO LOWER THAN 6' FEET ABOVE FINISHED GRADE.
2. EXISTING BLVD TREES TO BE FENCED OFF AND PROTECTED DURING CONSTRUCTION
3. ALL PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER/ARCHITECT'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE ARCHITECT'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
5. PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL FOR ALL TURF AND SEEDED AREAS. PROVIDE A MINIMUM OF 12 INCHES OF PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 SAND, AND 1/3 COMPOST IN ALL SHRUB AND PERENNIAL BEDS.
6. ALL PROPOSED PLANTS SHALL BE STAKED AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED IN THE FIELD BY THE ARCHITECT. THE ARCHITECT MUST APPROVE ALL STAKING LOCATIONS OF PLANT MATERIAL PRIOR TO ANY DIGGING.
7. ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
8. WRAP ALL DECIDUOUS TREES FROM THE GROUND TO THE FIRST BRANCH. WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1ST AND REMOVE ALL WRAPPING AFTER MAY 1ST.
9. ALL PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO THE ARCHITECT'S APPROVAL.
10. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQ) IN ALL PLANTING BEDS FOLLOWED BY 3" OF DOUBLE SHREDDED HARDWOOD MULCH TOPPING UNLESS OTHERWISE NOTED.
11. ALL SEEDED AREAS AND PLANTINGS WITHIN THE PROJECT SCOPE MUST BE IRRIGATED OR WATERED VIA TEMPORARY HOSE BIBS THROUGH THE ESTABLISHMENT PERIOD.

TURF/SOD NOTES

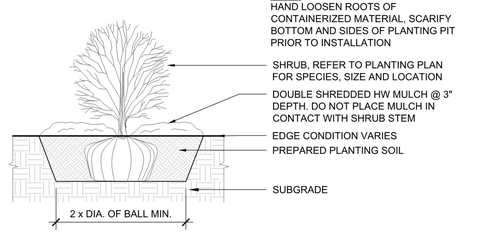
1. SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY AND GRADING UNLESS NOTED OTHERWISE
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. CONTRACTOR SHALL WATER SOD THOROUGHLY IMMEDIATELY AFTER INSTALLATION. THEN WATER SOD DAILY FOR THE FIRST 30 DAYS FOLLOWING INTALLATION.

IRRIGATION NOTES

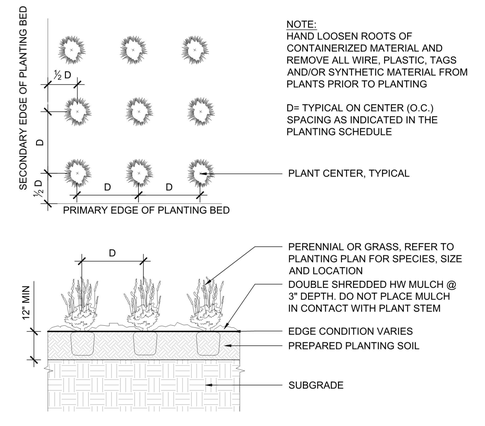
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUBS AND PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY. RAIN GARDENS NOT TO BE IRRIGATED.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
5. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
6. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
7. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB. IRRIGATION SHALL NOT OVER SPRAY PUBLIC SIDEWALKS OR PAVED SURFACES.



01 PLANTING DETAIL: TREE
Scale:NTS



02 PLANTING DETAIL: SHRUBS
Scale:NTS



03 PLANTING DETAIL: FORB/GRS
Scale:NTS

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6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: JB DRAWN: JB
REVIEWED: JB
PHASE: PRELIM INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
01	07/27/20	PRELIM LANDSCAPE

CERTIFICATION

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NOT FOR CONSTRUCTION

JONATHAN BLASEG
DATE: 07.27.2020 REG. NO. 56714

PLANTING DETAILS

PEBL PROJECT NO: 2023

L200

6000 Brooklyn Blvd Tri-Plex Development
STORMWATER MANAGEMENT PLAN

Prepared by Solution Blue, Inc.

For Cedar Partners, LLC.

June 12, 2020

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a Licensed Professional Engineer under the laws of the state of Minnesota.

Signature: _____ Date: 06/12/2020

Benjamin Lucas, PE
License No. 54265

CONTENTS

Background 2

Stormwater Management Plan 2

Existing Condition Calculations 2

Proposed Condition Calculations 3

Runoff Rate Control 3

Volume Control 3

Water Quality 5

Sediment & Erosion Control 5

Conclusion 5

APPENDIX A: Drainage Area Exhibits ..... A

APPENDIX B: HydroCAD Model Results ..... B

APPENDIX C: MIDS Calculator Results C

APPENDIX D: Geotechnical Evaluation Reports ..... D

BACKGROUND

The proposed 6000 Brooklyn Boulevard Tri-Plex development project is located at the 6000 block of Brooklyn Boulevard and 61st Ave N in the City of Brooklyn Center, Minnesota ("Site"). The project will consist of developing the four properties on the 6000 block into seven Tri-Plex buildings parking, sidewalks, utilities, stormwater treatment systems and landscaping. The Site is in the City of Brooklyn Center ("City) and also within the boundaries of the Shingle Creek Watershed Management Commission ("SCWMC") and is subject to its stormwater regulations. The SCWMC is the Local Governing Unit (LGU) for stormwater permitting. The stormwater management for this site has been designed to comply with the stormwater management rule and the MPCA's current NPDES/SDS Construction Stormwater General Permit.

Rate Control: Runoff rates for the proposed activity shall not exceed existing runoff rates for Atlas 14 2-, 10- and 100-yr critical storm events (SCWMC Rule 3.b).

Volume Control: The first one inch of rainfall from the site's impervious surface shall be abstracted from the site and completely drawn down within 48 hours (MPCA 15.4 & SCWMC Rule 3.h.2) .

Water Quality: The SCWMC Rule 3.g requires that permanent stormwater treatment systems must remove at least 85% of total suspended solids (TSS) and 60% of phosphorus (TP) shall be removed to the maximum extent possible before discharging runoff from the Site.

STORMWATER MANAGEMENT PLAN

The following document is intended to explain the existing and proposed stormwater management within the construction limits of the site project located at the intersection of 61st Ave N and Brooklyn Boulevard in Brooklyn Center, Minnesota. The construction limits account for 1.65 acres of the site, encompassing the planned limits for constructing the new building and utilities. See Appendix A for the Drainage Maps with construction limits.

Existing Site conditions show that there is no stormwater management on-site. The existing topography of the Site consists of an approximate vertical change of up to 2 feet from the west property line to the east property line (Brooklyn Boulevard). There is currently no development on the 4 properties within the construction limits and no installed stormwater management.

Proposed impervious coverage will include the seven Tri-Plex buildings, on-site parking, drive lanes, and concrete pathways. Proposed BMPs include an oversized perforated storage pipes, infiltration basins and vegetated filter strips that provide stormwater storage and rate control and treatment.

We analyzed the existing and preliminary proposed Site hydrology using HydroCAD. To estimate existing and proposed runoff rates, runoff volume, and water quality, we performed hydrology modeling for the existing and proposed Site. We divided the Site into drainage boundaries, input land use, soils information, surface storage, and precipitation depths corresponding to the required design storms.

EXISTING CONDITION CALCULATIONS

The existing Site is undeveloped and does not include any impervious coverage within the Construction Limits. There are no existing stormwater BMPs within the construction limits, the runoff surface drains to the west lot line and eastern bordering public street where it enters the City storm sewer through catch basin inlets. The underlying soils on this Site are assumed to be loam sand type soils across the site. These soils are typically classified as Type A soils with and estimated infiltration rate of 0.80 inches/hour according to the Web Soil Survey online resource. Refer to the soils map from Web Soil Survey in Appendix D for more information, a full

geotechnical exploration of the Site will be completed after this report and plan set have been submitted to the City for Preliminary PUD review. An existing drainage area exhibit is included in Appendix A for reference.

PROPOSED CONDITION CALCULATIONS

The proposed Tri-Plex development will add approximately 37,462 square feet of new impervious surfaces to the Site. The proposed stormwater management design utilizes a treatment train approach, combining three different BMP's to treat the runoff before leaving the site. Runoff that drains to the front yards will surface drain across 10' wide vegetated filter strips that are 1.5' deep with an 80/20 sand section mix. After the filter strips, the runoff will be collected by catch basin inlets and routed to Infiltration Basin A, which is a smaller basin with 3:1 side slopes that will allow some of the required water quality volume to be infiltrated. Once the runoff volume reaches the basin's overflow, the water will be collected in a run of oversized perforated N-12 storm pipes that will also promote infiltration until the overflow depth is reached. The final BMP is another infiltration basin constructed with Versa-Lok retaining walls to provide enough volume to slow down the largest storm events. The stormwater runoff from the Tri-Plex unit's backyard will filter through a 5' wide vegetated filter strip before flowing into the storm sewer inlets along Brooklyn Boulevard. The infiltration basins and oversized perforated pipes have been designed with enough storage to account for the design rain events and the SCWMC volume control requirement. Storm sewer pipes have been designed to collect surface runoff from the parking lot surface, concrete sidewalks and landscaped areas and routed to the BMPs. The vegetated filter strips will provide some pretreatment before the stormwater runoff is collected in an adjacent catch basin inlet. The storm sewer has been sized to handle the 10-YR design storm, with a minimum pipe size of 12", and minimum pipe velocity of 3 feet per second and a minimum slope of 0.3%. Existing drainage patterns in the ROW around the proposed building will be maintained when tying the proposed grades back into the existing ground elevations, see Proposed Drainage Areas Exhibit in Appendix A.

RUNOFF RATE CONTROL

To provide enough peak flow retention for the 2-, 10-, and 100-year events, a series of infiltration basins and oversized storage pipes have been proposed. By capturing and retaining stormwater runoff from the proposed parking spaces and drive aisle & sidewalk areas, the peak off-site discharge is attenuated below the existing runoff rates as required by the City and SCWMC. Table 1 shows the shows the total peak rates within the Site. Please note, the preliminary design does not meet rate control requirements by 0.10 cfs, this will be revised and corrected as design progresses.

Table 1 Total Peak Runoff Rates

Rainfall Event (24 hour-Atlas 14)	Existing Runoff Rate (cfs)[1]	Proposed Runoff Rate (cfs)[2]
2-yr	0.00	0.00
10-yr	0.01	0.00
100-yr	0.98	1.08

[1] See Appendix B HydroCAD report: Existing.
[2] See Appendix B HydroCAD report: Proposed.

VOLUME CONTROL

The proposed infiltration basins and oversized perforated storage pipes for this project are designed with the to collectively meet the required water quality storage volume. The outlet control structures will retain the required

water quality volume will control the discharge rate through an orifice or a weir wall overflow. The water quality volume is assumed to be an instantaneous volume between the bottom elevation of the BMP and the invert of the controlling outlet. See the calculations below for the volume retention for the Site's BMPs:

$$\boldsymbol{Water\ Quality\ Volume\ (cf) = (Site\ Impervious\ Area)\ \times 1.0\ in\ \left(\frac{1\ ft}{12\ in}\right)}$$

$$\boldsymbol{= (37,351\ sf) \times 1.0 in\ \left(\frac{1\ ft}{12\ in}\right) = 3,113\ cf}$$

The design volumes of the proposed BMP's are as follows:

Infiltration Basin A:

Bottom of Basin	***857.70 feet***
Top of Basin	***860.70 feet***
27" Grate	***859.70 feet***
WQV (Volume between grate and bottom)	***1,281 cubic feet***
100-yr Peak Elevation	***859.94 feet***
Lowest Opening Elevation	***860.79 feet***

Infiltration Basin B:

Bottom of Basin	***855.50 feet***
Top of Basin	***861.50 feet***
27" Grate	***860.00 feet***
6" Orifice	***858.70 feet***
WQV (Volume between orifice and bottom)	***4,541 cubic feet***
Weir Wall Elevation	***860.00 feet***
100-yr Peak Elevation	***859.45 feet***
Lowest Opening Elevation	***860.79 feet***

Oversized Storage Pipe:

Bottom of Sand Section	***854.50 feet***
Bottom of Pipe	***855.00 feet***
Top of Pipe	***858.50 feet***
Top of Sand Section	***859.00 feet***
Weir Wall Elevation	***857.70 feet***
WQV (Volume between weir wall and bottom)	***2,091 cubic feet***
100-yr Peak Elevation	***859.03 feet***
Lowest Opening Elevation	***860.79 feet***

Front Yard Filter Strips:

Typical Bottom of Sand Filter	***858.50 feet***
Typical Top of Sand Filter	***860.00 feet***
Total WQV (Volume of 4 sand filters)	***1,154 cubic feet***
100-yr Peak Elevation	***859.19 feet***
Lowest Opening Elevation	***860.79 feet***

Back Yard Filter Strips:

Typical Bottom of Sand Filter	***858.50 feet***
Typical Top of Sand Filter	***860.00 feet***
Total WQV (Volume of 7 sand filters)	***1,197 cubic feet***
100-yr Peak Elevation	***859.19 feet***
Lowest Opening Elevation	***860.79 feet***

WATER QUALITY

The MIDS calculator was used to show that the proposed stormwater BMPs meet the TSS and TP removal requirements from the MPCA & SCWMC. The first 1.0" of stormwater runoff will be routed through vegetated filter strips in the front or back yards first to provide sediment and phosphorus removal before entering the infiltration basins or oversized storage pipes, which will infiltrate the majority of the runoff from the smaller storms. The table below shows the expected removal percentages for the proposed chamber system, the stormwater quality unit, and the Site overall. The MIDS Calculator Results are provided in Appendix C for reference.

Table 4 Water Quality Calculation Results

BMP Name	Annual TSS Removed (%)	Annual TP Removed (%)
Infiltration Basin A	96	96
Infiltration Basin B	100	100
Oversized Perf. Storage Pipes	100	100
Front Yard Filter Strips	100	100
Back Yard Filter Strips	100	100
Overall Site	**100**	**100**

SEDIMENT & EROSION CONTROL

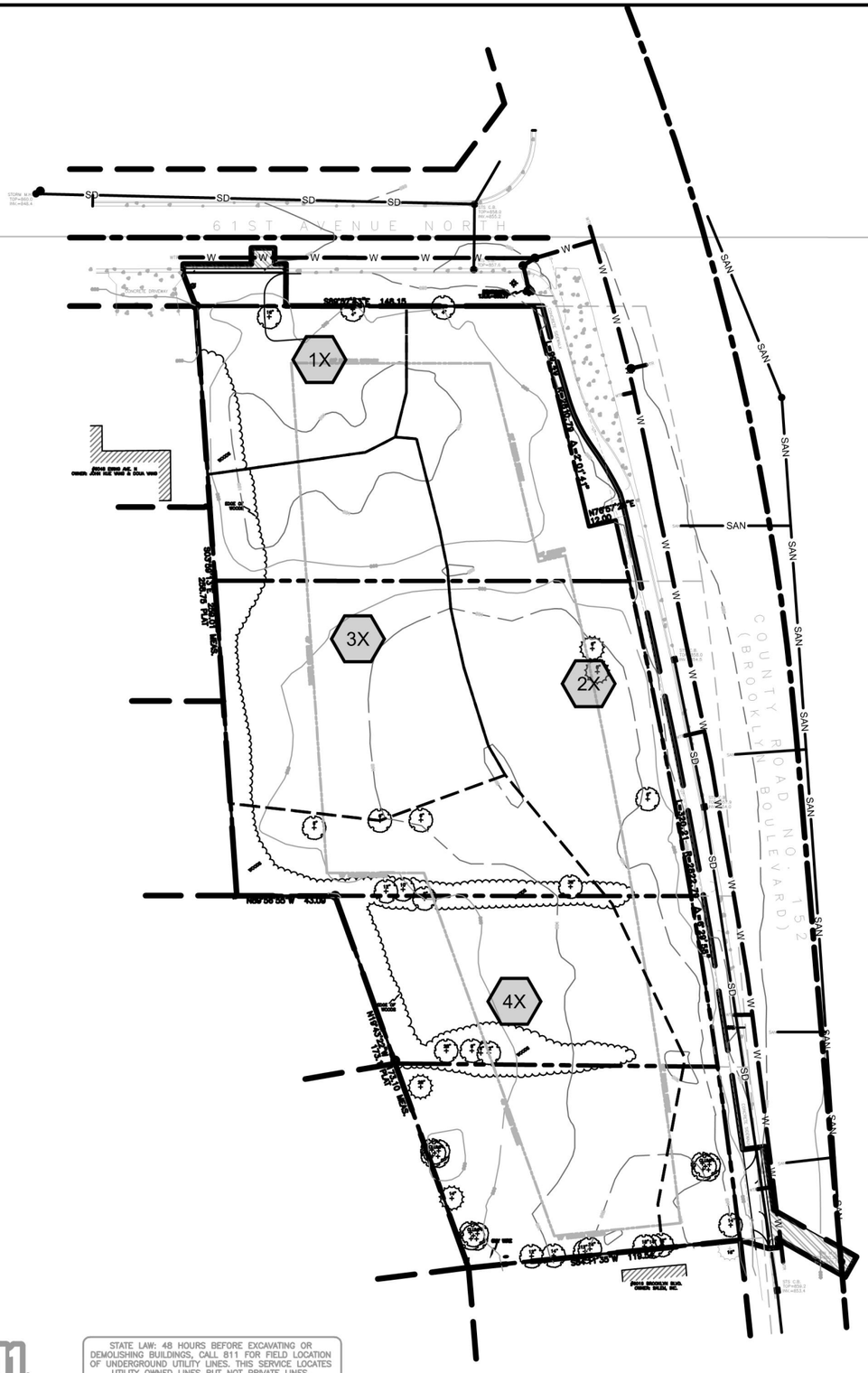
The final Stormwater Pollution Prevention Plan ("SWPPP") and an Operations & Maintenance Agreement ("O&M") will be prepared as part of the construction documents and updated as required in the NPDES General Construction Permit. During construction, erosion control measures such as silt fence, erosion control blankets, inlet protection, dust control, rock construction entrance and concrete washout areas will be implemented per the SWPPP. Permanent BMPs such as the storage pipes, infiltration basins, vegetated filter strips, and established turf cover & swales will be properly constructed per the SWPPP and maintained as agreed upon in the O&M.

CONCLUSION

The proposed stormwater management plan for the Tri-Plex development project for the 6000 Brooklyn Boulevard properties will implement stormwater best management practices, providing adequate retention and treatment for the site to meet the City of Brooklyn Center and Shingle Creek Watershed Management Commission requirements for rate control, volume control and water quality standards. The proposed stormwater management plan for the Site consists of the following stormwater BMPs: oversize storage pipes, infiltration basins, vegetated filter strips, and natural landscaping.

The Site was modeled using HydroCAD for the existing and proposed 2-, 10-, and 100-year storm events to confirm that the project meets the stormwater rate requirements for the City of Brooklyn Center and Shingle Creek Watershed Management Commission. Our findings indicate the Site will successfully achieve the goals for peak runoff rate, volume control and water quality.

APPENDIX A: DRAINAGE AREA EXHIBITS



N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

SUBCATCHMENT — X

POND — X

DRAINAGE BOUNDARY

FLOW DIRECTION

Tc LENGTH

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

811 Know what's below. Call before you dig.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005
Saint Paul, MN 55101
651-294-0038
www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6000 BROOKLYN BLVD

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED:
PHASE: INITIAL ISSUE: 06/12/2020

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

NOT FOR CONSTRUCTION

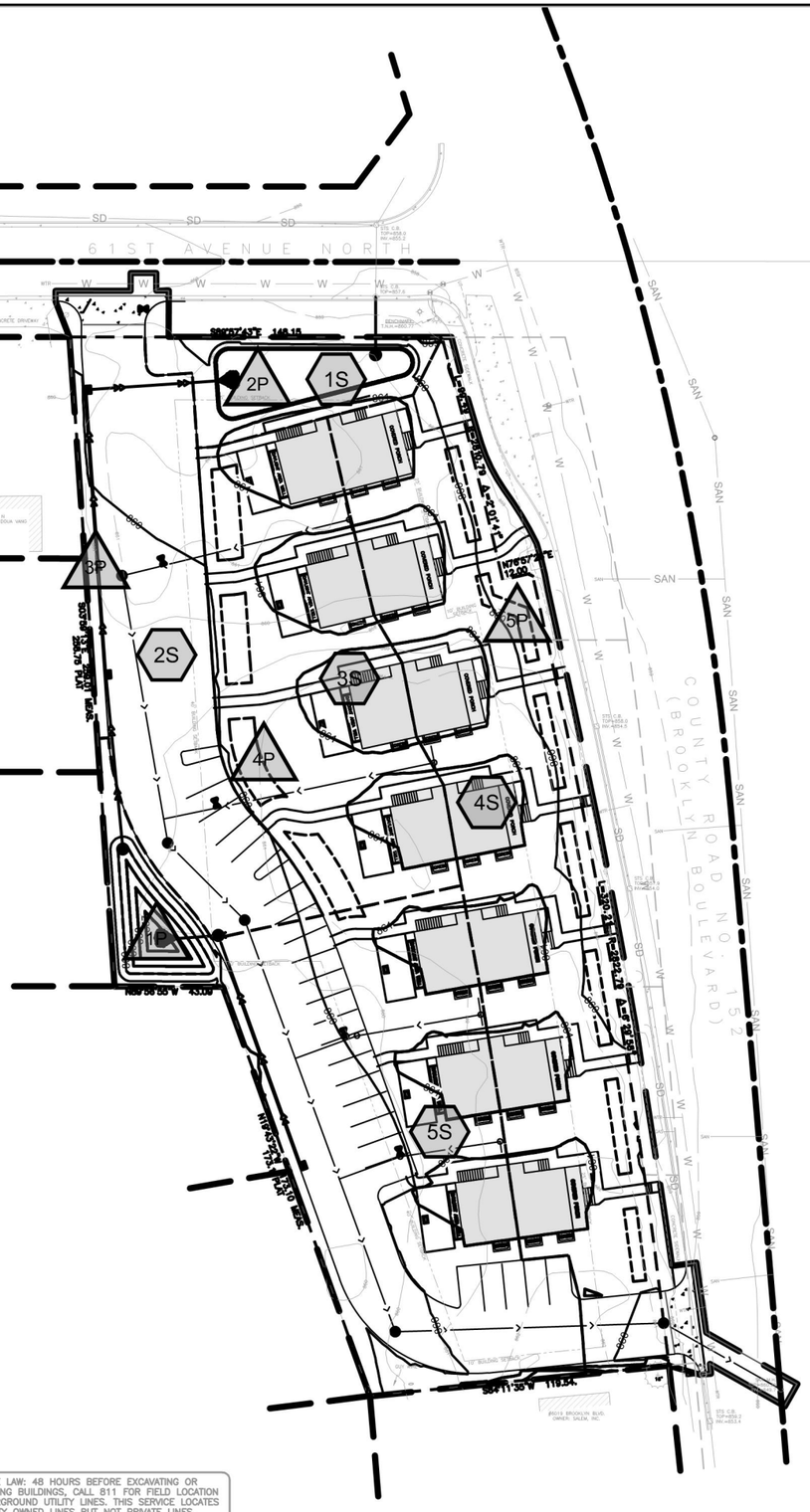
DRAINAGE MAP - EXISTING CONDITIONS

SOLUTION BLUE PROJECT NO: 200504

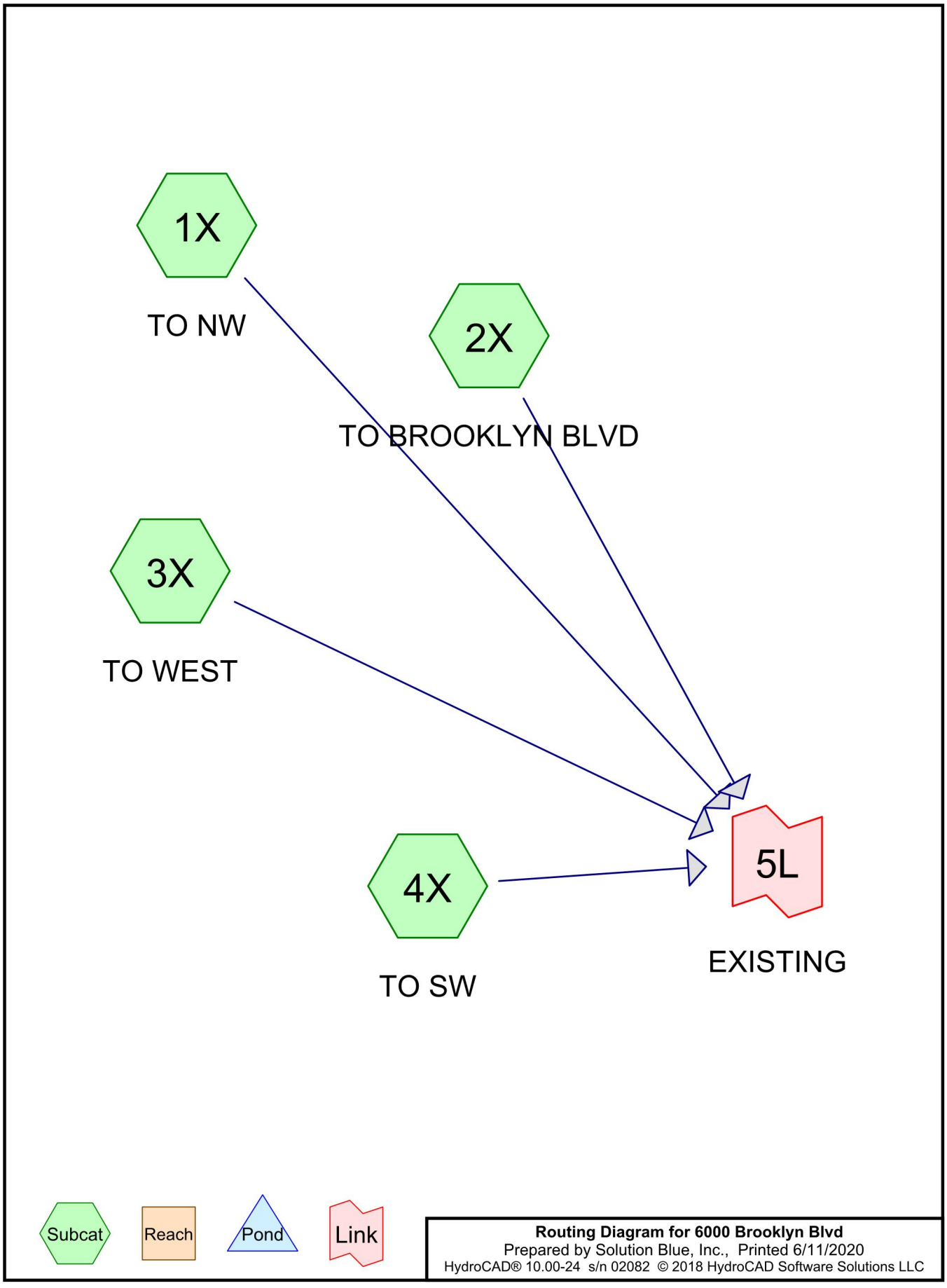
1 OF 2

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\DRN-BASE.DWG PLOT SCALE: 1:2 PLOT DATE: 6/12/2020 9:07 AM


61ST AVENUE NORTH
COUNTY ROAD NO. 152 (BROOKLYN BOULEVARD)
2P
1S
3P
2S
5P
3S
4P
4S
1P
5S
SD
SAN
W
S66°27'45"E 146.15
N66°27'45"W 12.05
N23°32'15"E 4.20
N66°27'45"W 12.05
N23°32'15"E 4.20
N66°27'45"W 12.05
N23°32'15"E 4.20

APPENDIX B: HYDROCAD MODEL RESULTS



Routing Diagram for 6000 Brooklyn Blvd
Prepared by Solution Blue, Inc., Printed 6/11/2020
HydroCAD® 10.00-24 s/n 02082 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.555	39	>75% Grass cover, Good, HSG A (1X, 2X, 3X, 4X)
1.555	**39**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.555	HSG A	1X, 2X, 3X, 4X
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.555		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.555	0.000	0.000	0.000	0.000	1.555	>75% Grass cover, Good	1X, 2X, 3X, 4X
1.555	**0.000**	**0.000**	**0.000**	**0.000**	**1.555**	**TOTAL AREA**	

Summary for Subcatchment 1X: TO NW

[45] Hint: Runoff=Zero

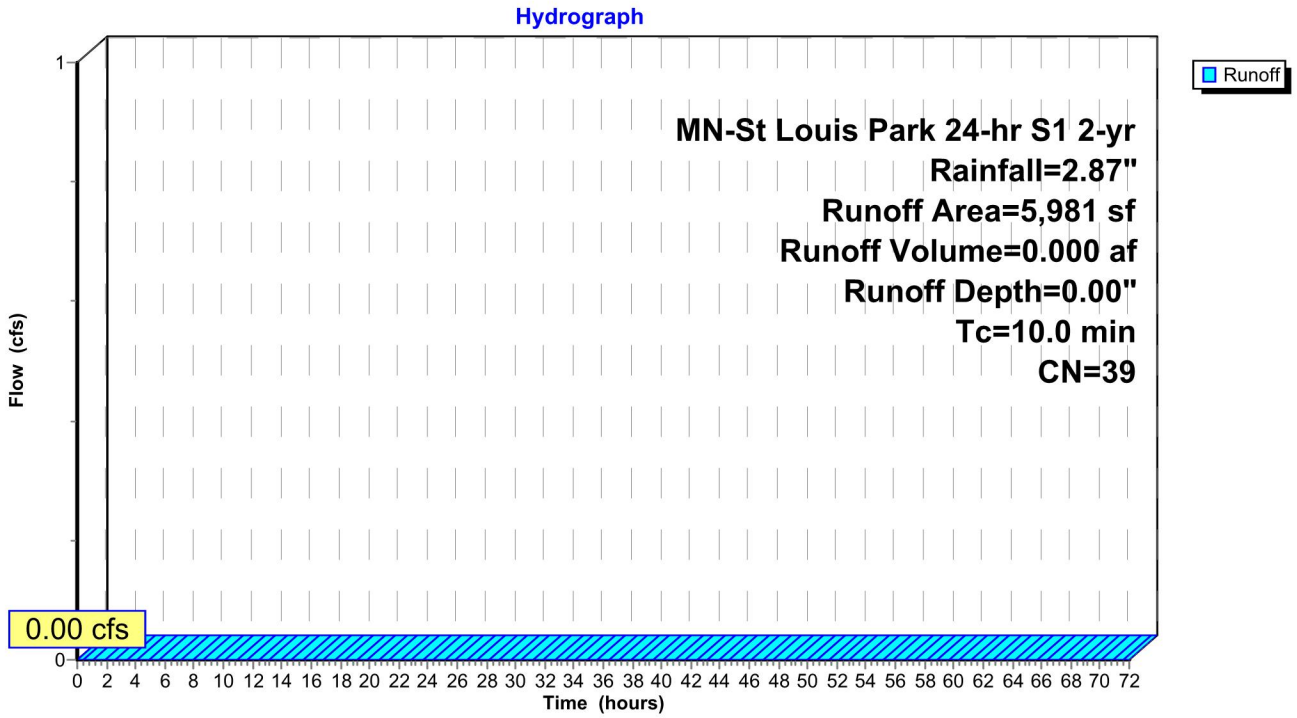
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
5,981	39	>75% Grass cover, Good, HSG A
5,981		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1X: TO NW



Summary for Subcatchment 2X: TO BROOKLYN BLVD

[45] Hint: Runoff=Zero

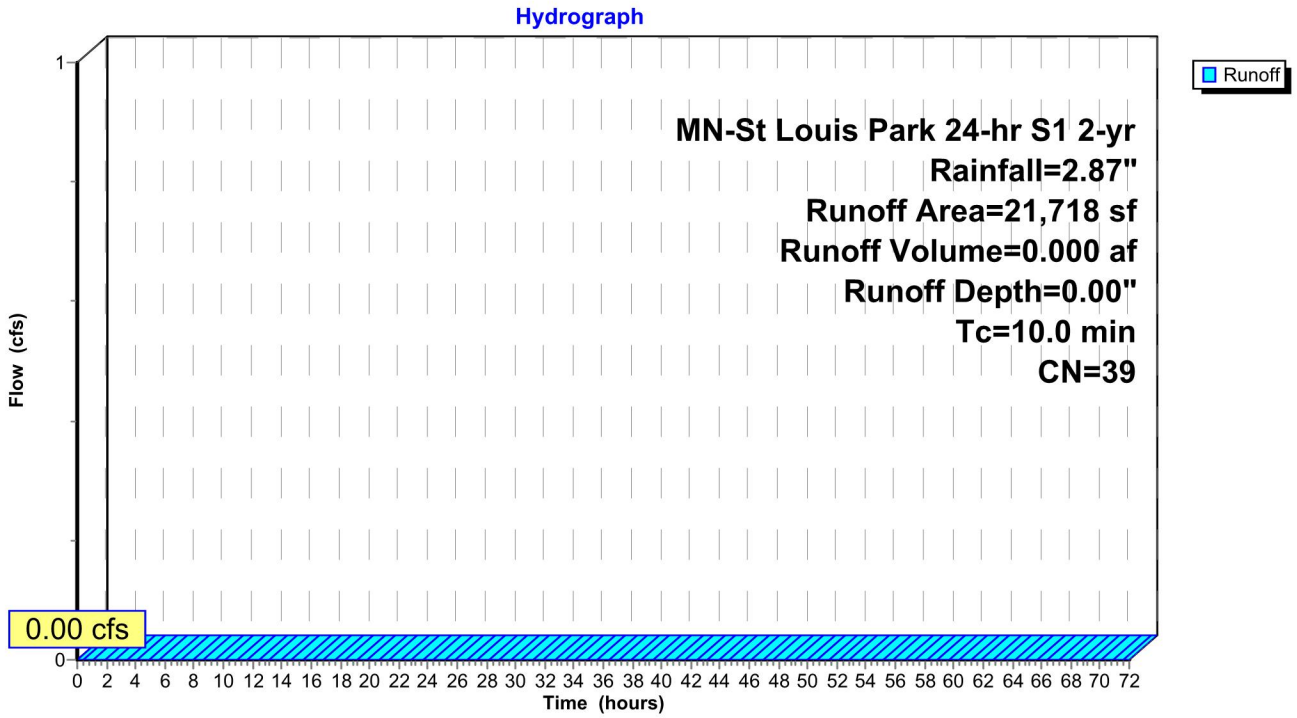
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
21,718	39	>75% Grass cover, Good, HSG A
21,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2X: TO BROOKLYN BLVD



Summary for Subcatchment 3X: TO WEST

[45] Hint: Runoff=Zero

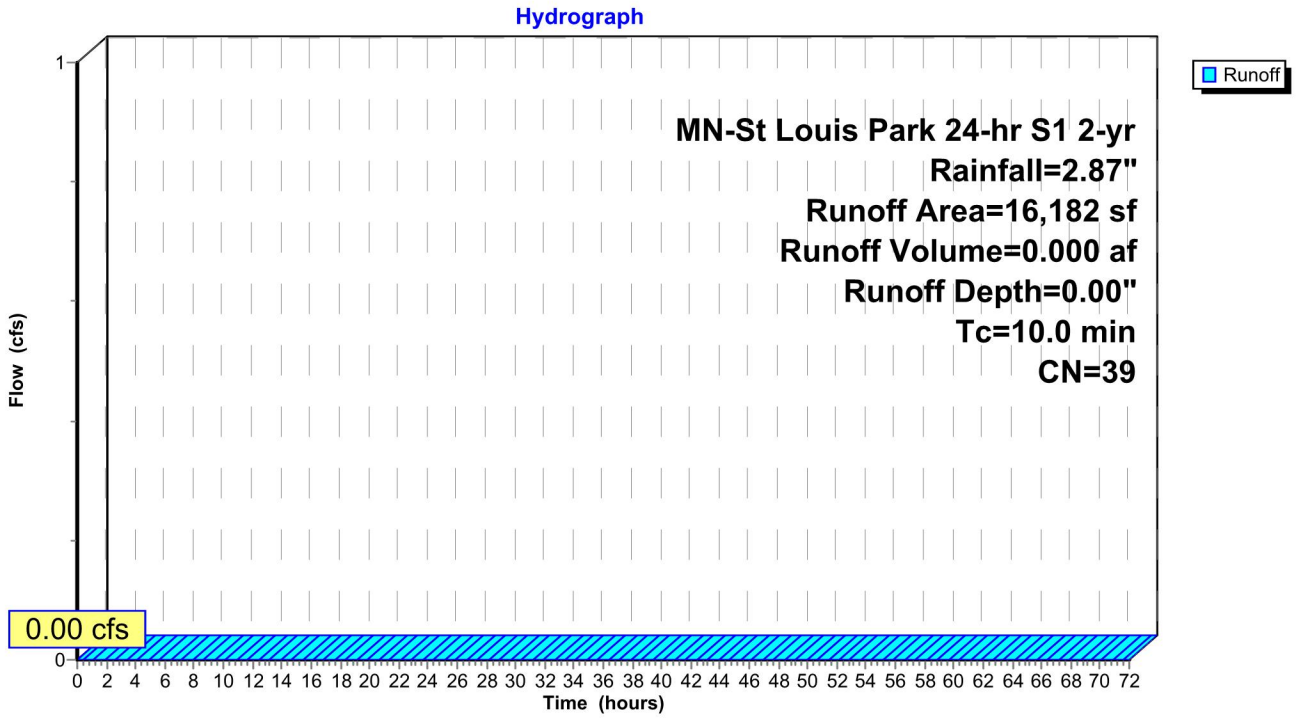
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
16,182	39	>75% Grass cover, Good, HSG A
16,182		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3X: TO WEST



Summary for Subcatchment 4X: TO SW

[45] Hint: Runoff=Zero

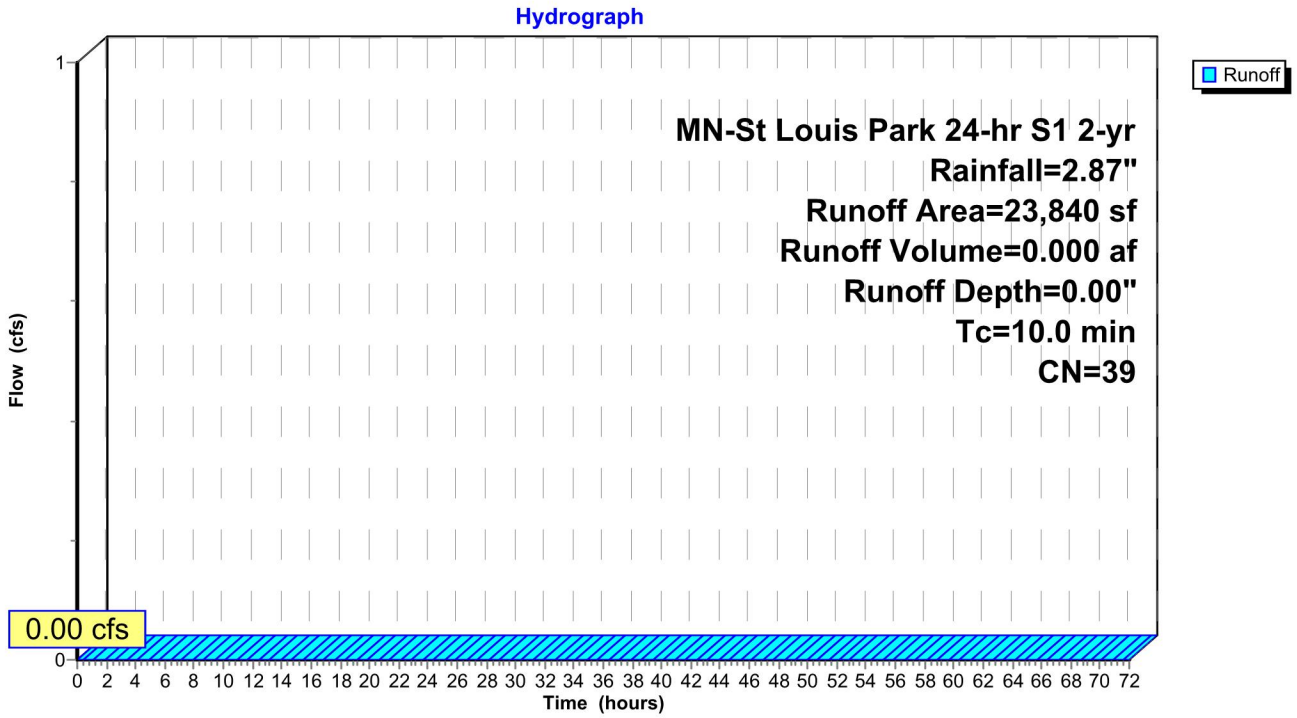
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
23,840	39	>75% Grass cover, Good, HSG A
23,840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4X: TO SW

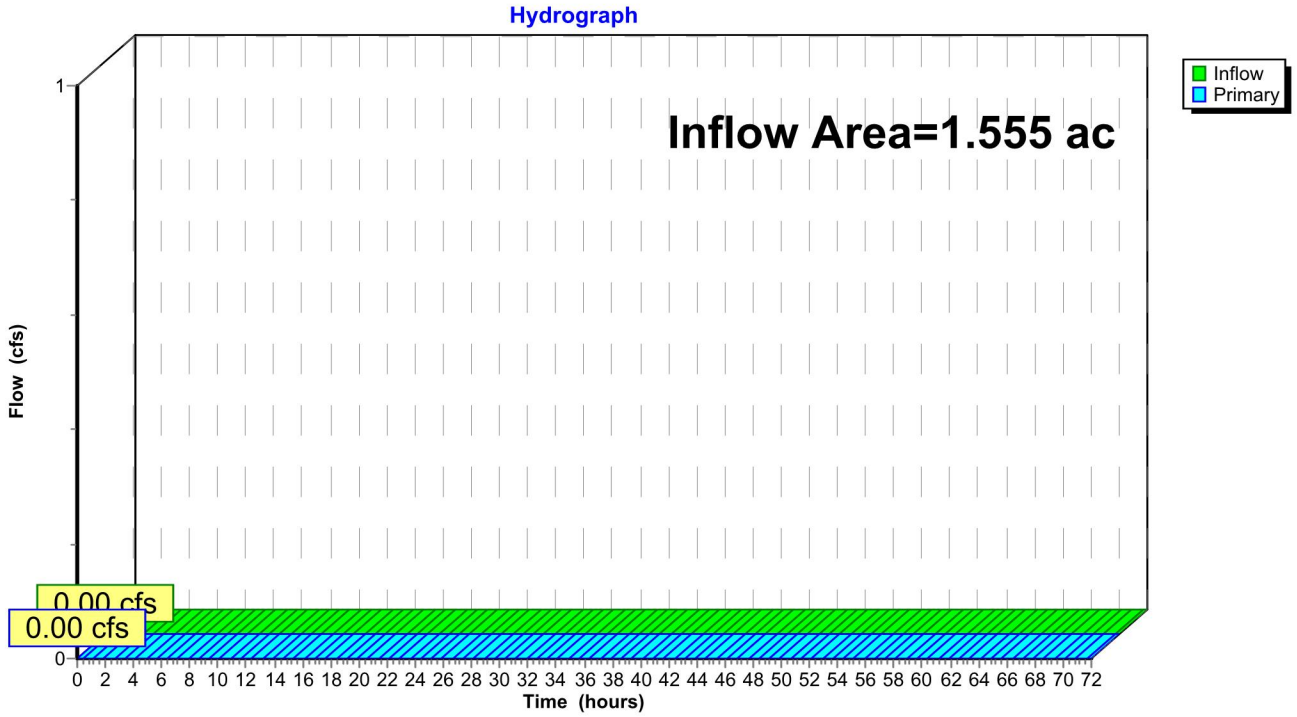


Summary for Link 5L: EXISTING

Inflow Area = 1.555 ac, 0.00% Impervious, Inflow Depth = 0.00" for 2-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 5L: EXISTING



Summary for Subcatchment 1X: TO NW

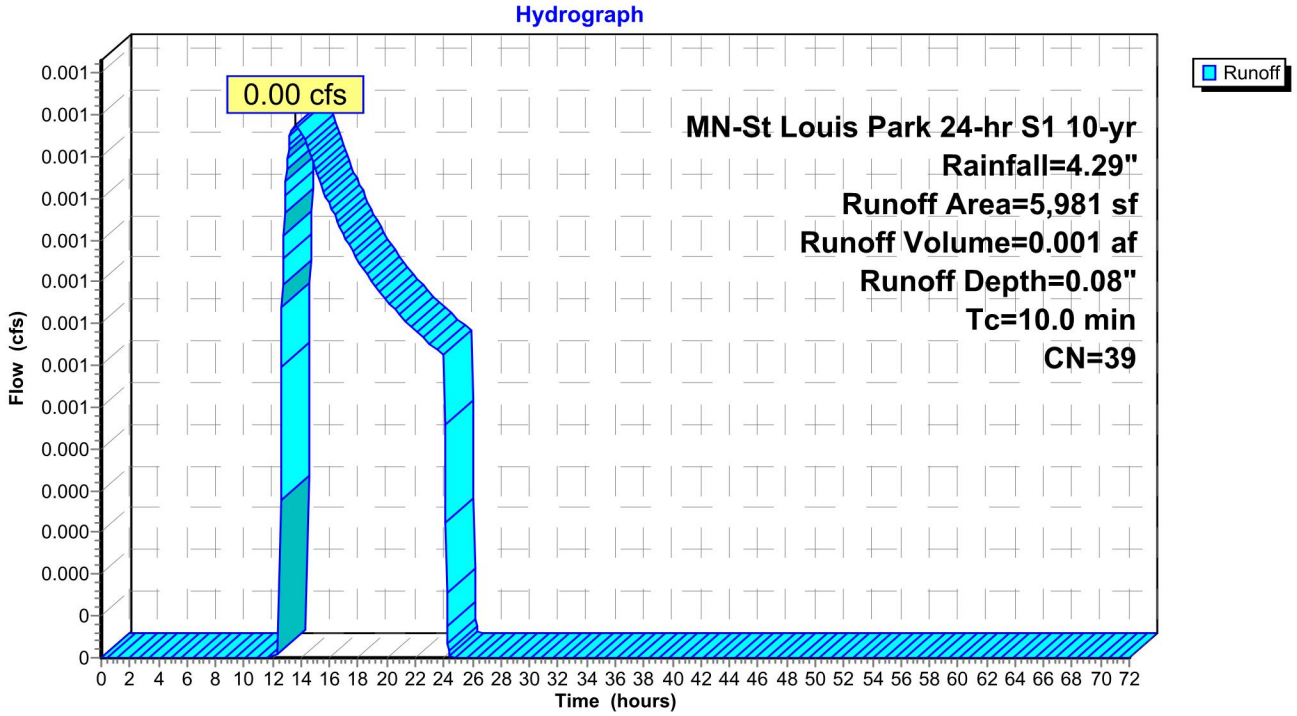
Runoff = 0.00 cfs @ 13.56 hrs, Volume= 0.001 af, Depth= 0.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
5,981	39	>75% Grass cover, Good, HSG A
5,981		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1X: TO NW



Summary for Subcatchment 2X: TO BROOKLYN BLVD

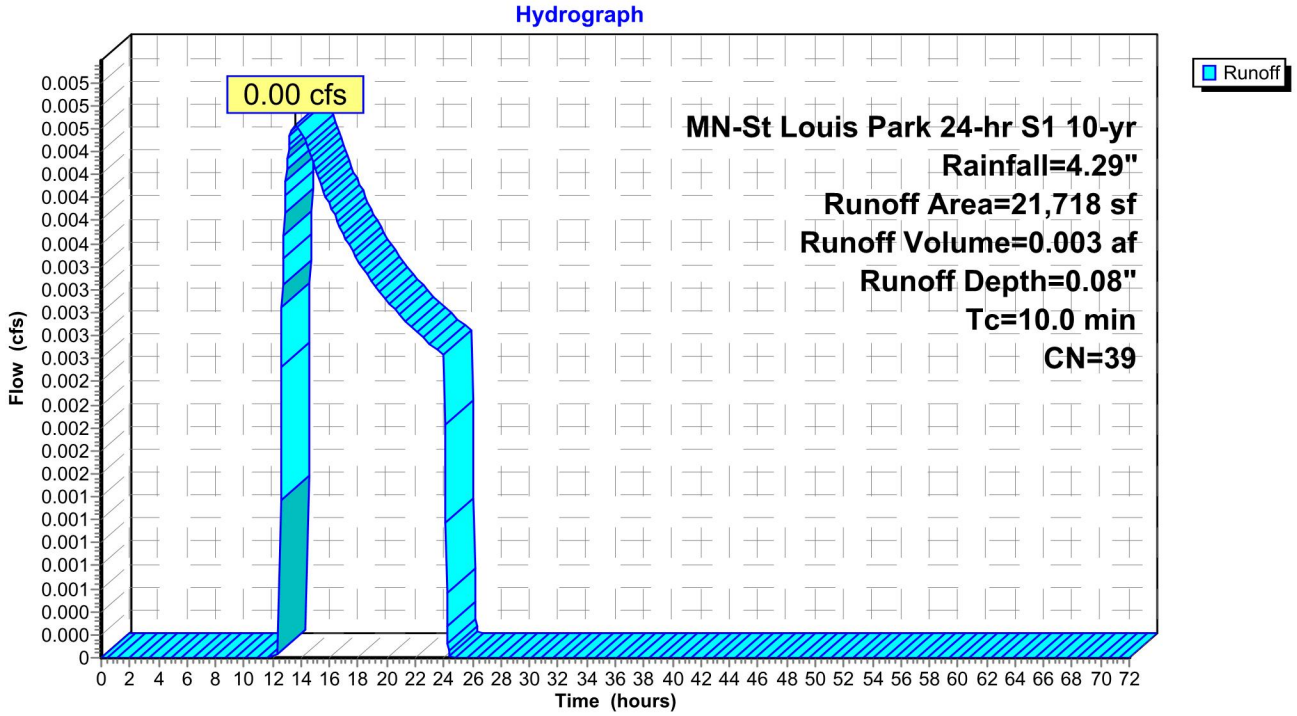
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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
21,718	39	>75% Grass cover, Good, HSG A
21,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2X: TO BROOKLYN BLVD



Summary for Subcatchment 3X: TO WEST

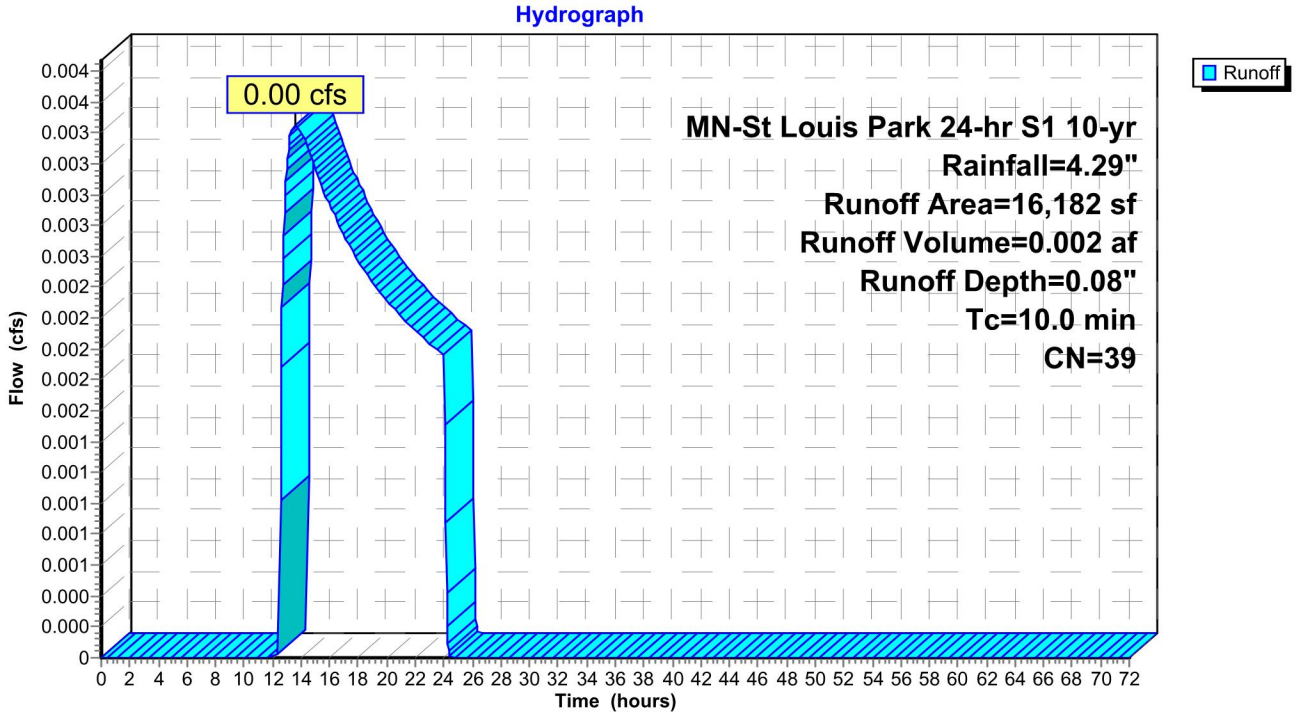
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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
16,182	39	>75% Grass cover, Good, HSG A
16,182		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3X: TO WEST



Summary for Subcatchment 4X: TO SW

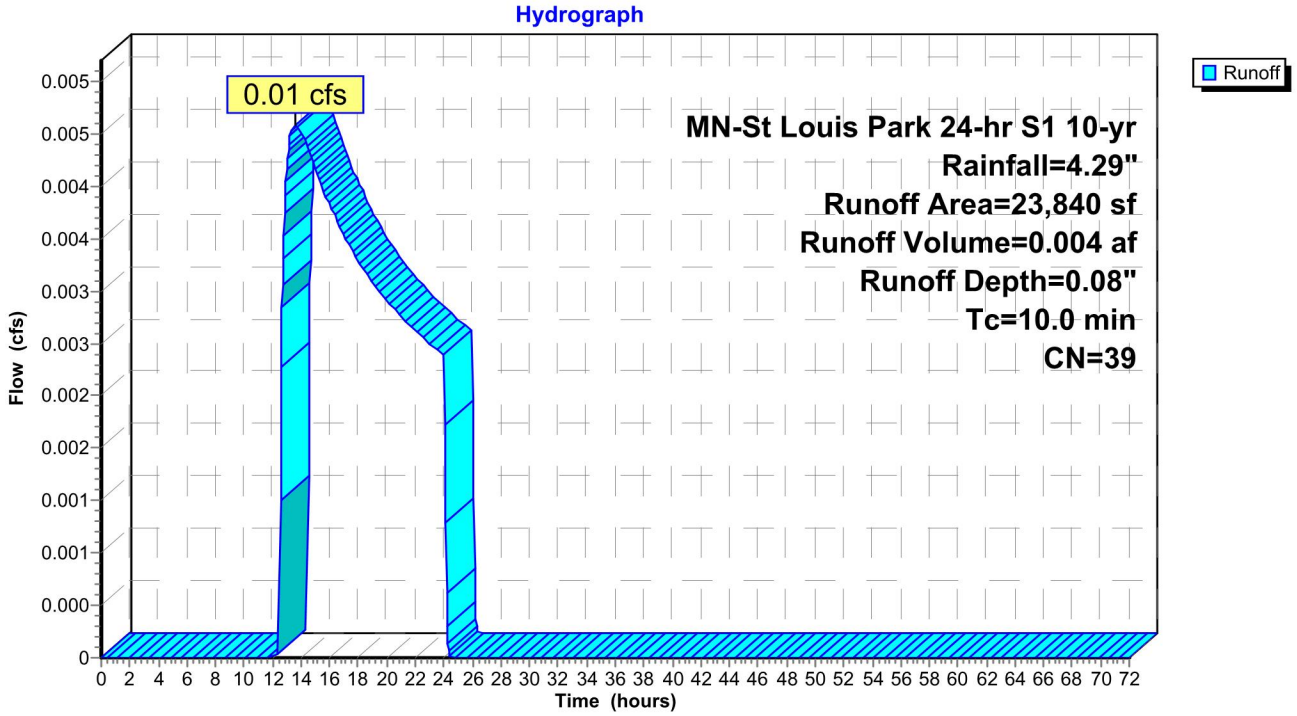
Runoff = 0.01 cfs @ 13.56 hrs, Volume= 0.004 af, Depth= 0.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
23,840	39	>75% Grass cover, Good, HSG A
23,840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4X: TO SW

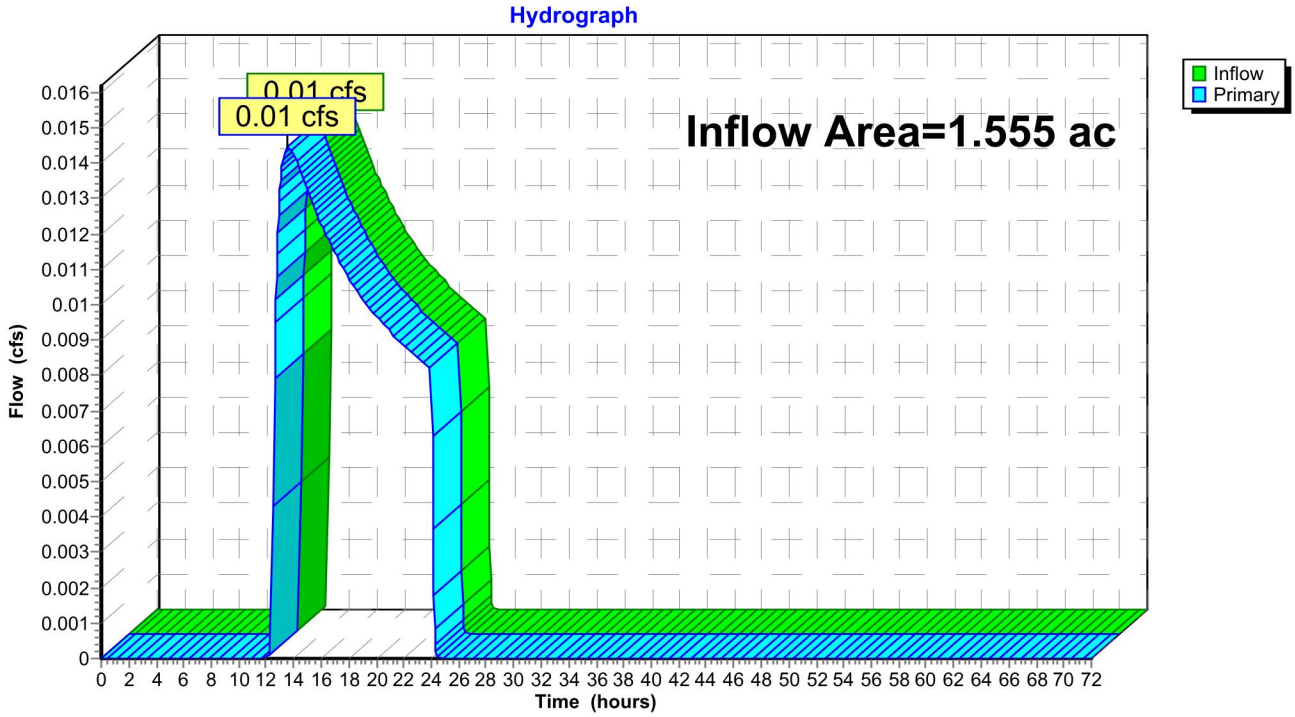


Summary for Link 5L: EXISTING

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Inflow = 0.01 cfs @ 13.56 hrs, Volume= 0.010 af
Primary = 0.01 cfs @ 13.56 hrs, Volume= 0.010 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 5L: EXISTING



Summary for Subcatchment 1X: TO NW

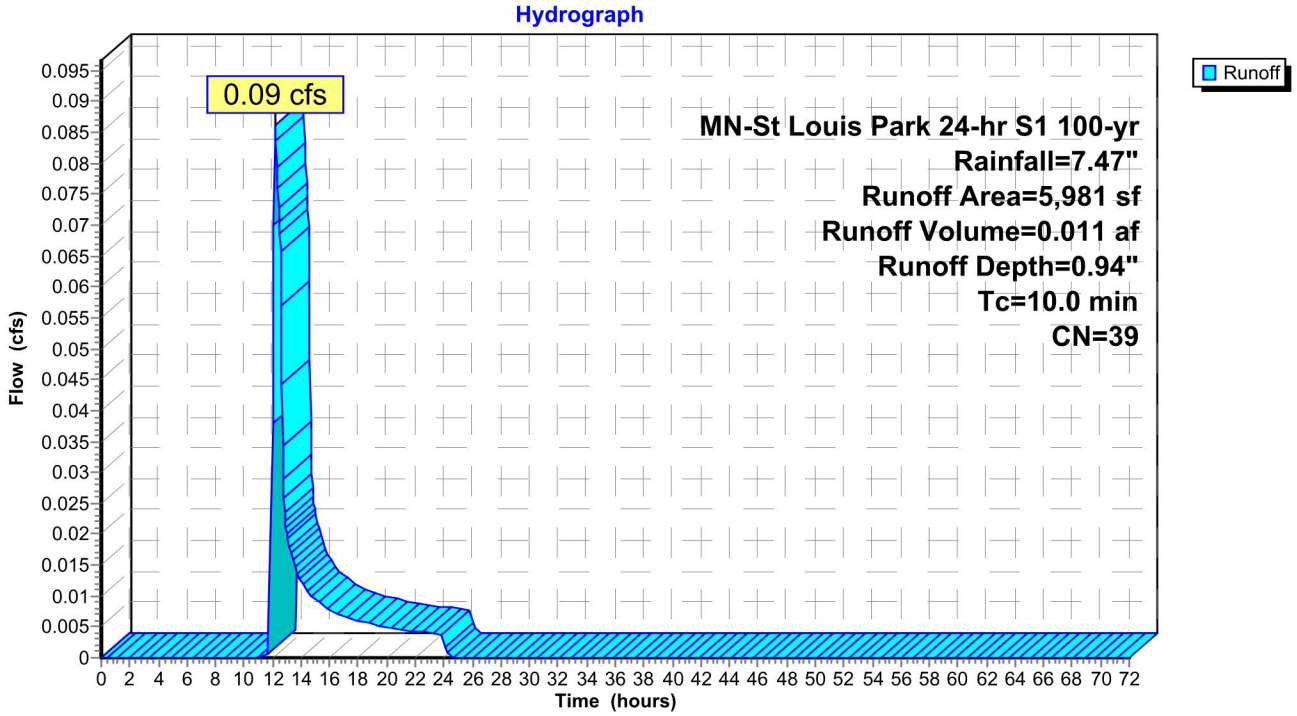
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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
5,981	39	>75% Grass cover, Good, HSG A
5,981		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1X: TO NW



Summary for Subcatchment 2X: TO BROOKLYN BLVD

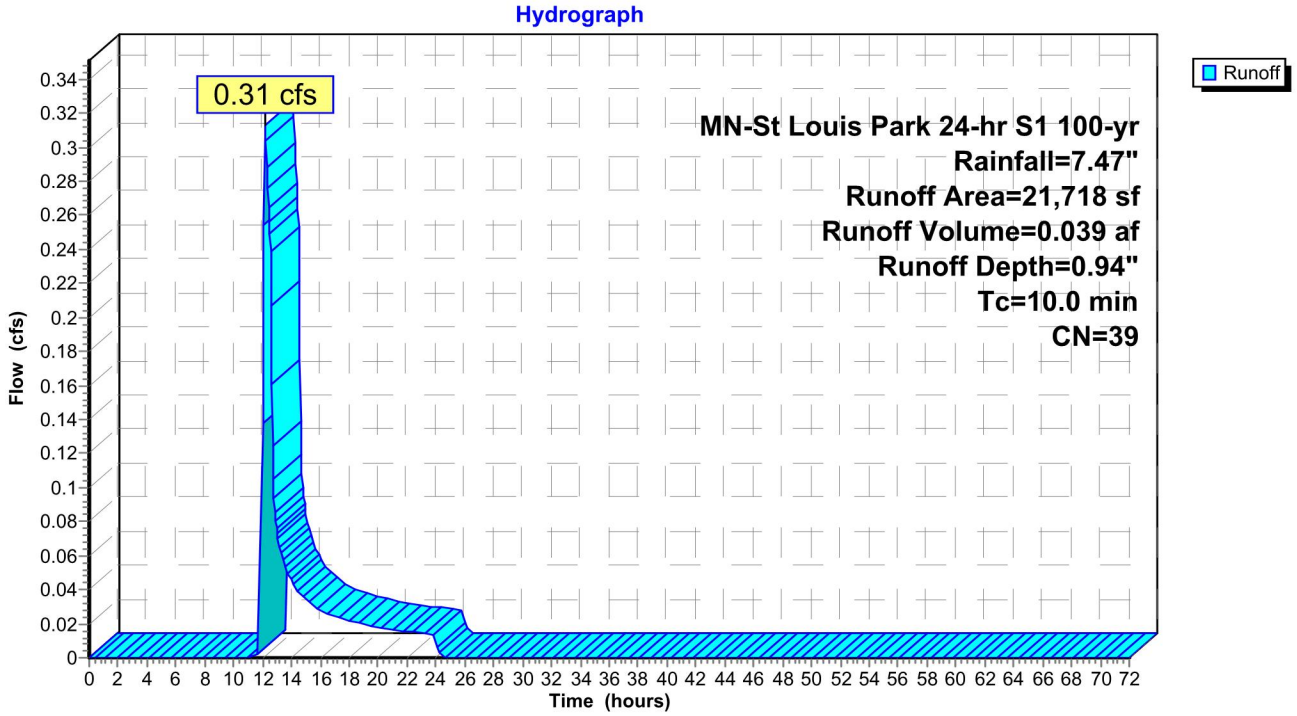
Runoff = 0.31 cfs @ 12.19 hrs, Volume= 0.039 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
21,718	39	>75% Grass cover, Good, HSG A
21,718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2X: TO BROOKLYN BLVD



Summary for Subcatchment 3X: TO WEST

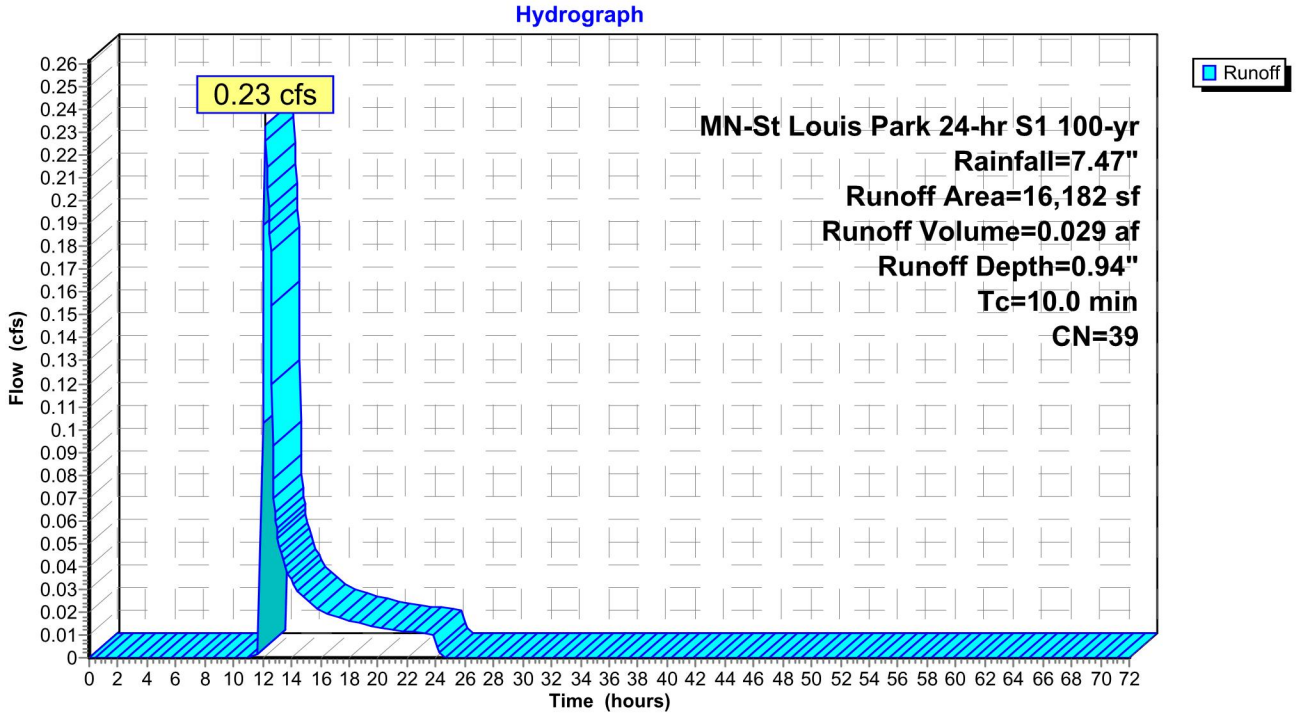
Runoff = 0.23 cfs @ 12.19 hrs, Volume= 0.029 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
16,182	39	>75% Grass cover, Good, HSG A
16,182		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3X: TO WEST



Summary for Subcatchment 4X: TO SW

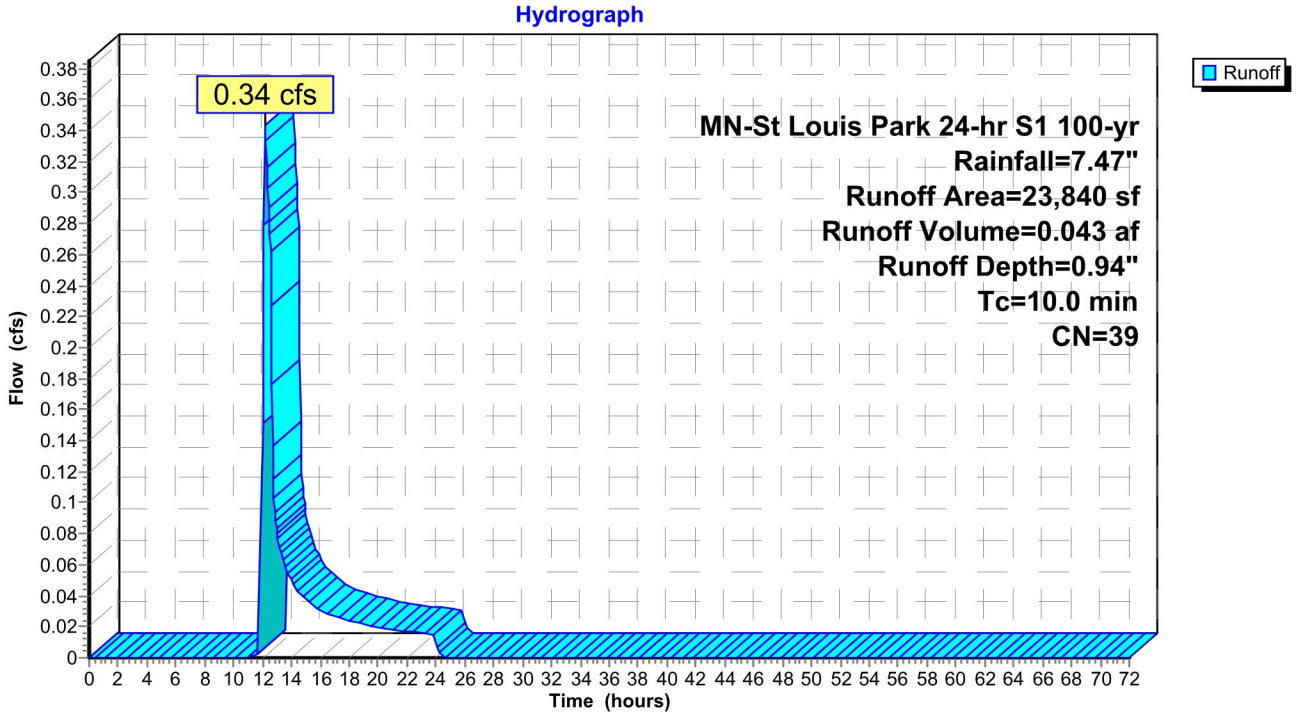
Runoff = 0.34 cfs @ 12.19 hrs, Volume= 0.043 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
23,840	39	>75% Grass cover, Good, HSG A
23,840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4X: TO SW

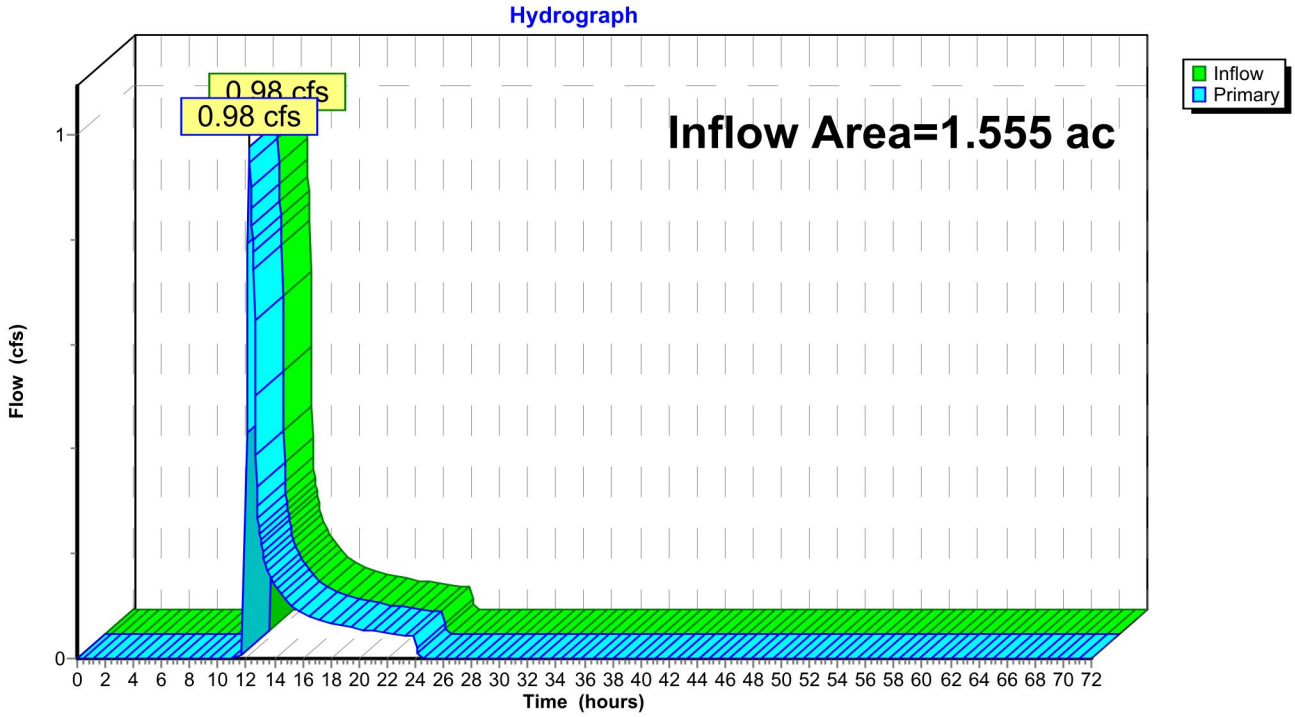


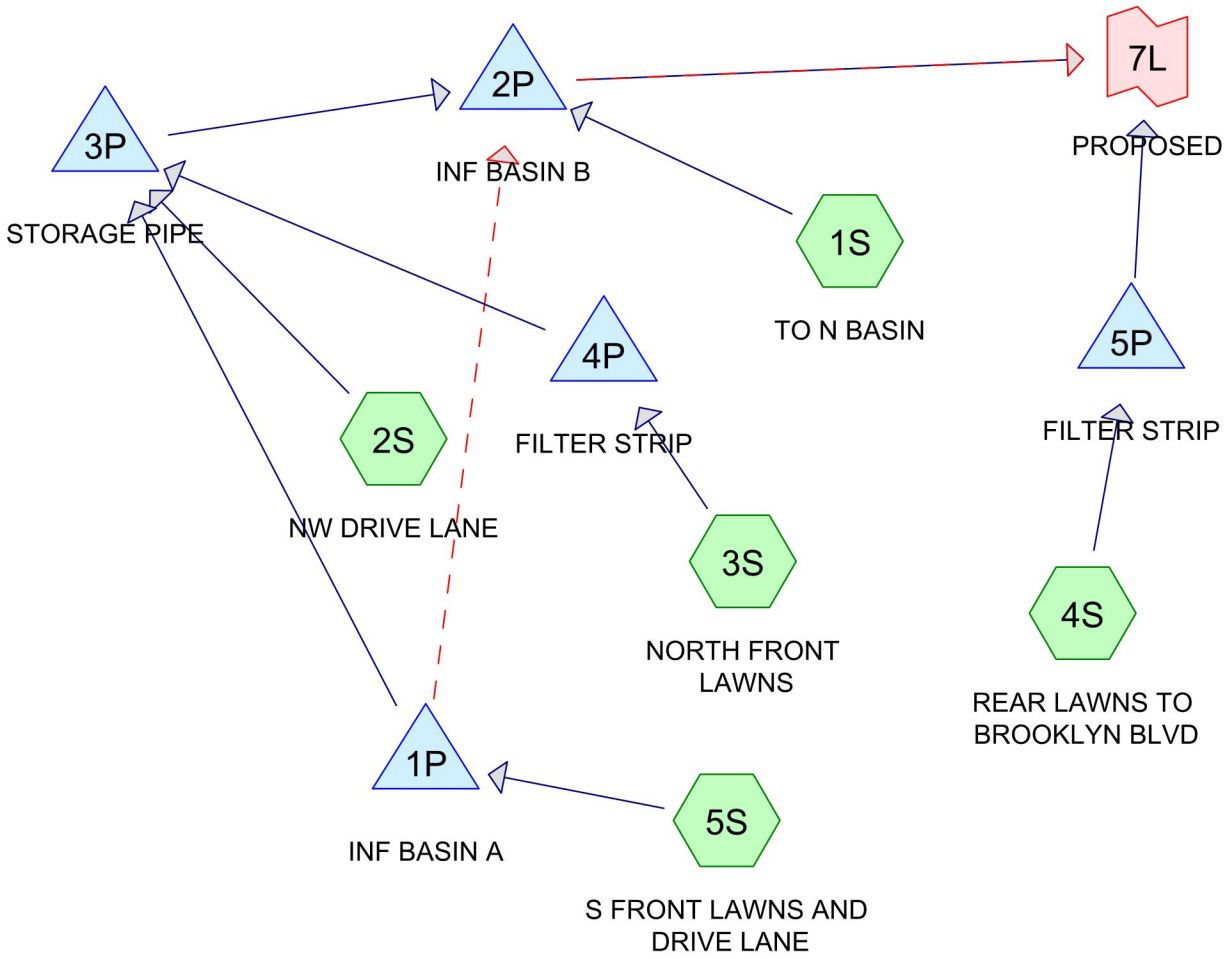
Summary for Link 5L: EXISTING

Inflow Area = 1.555 ac, 0.00% Impervious, Inflow Depth = 0.94" for 100-yr event
Inflow = 0.98 cfs @ 12.19 hrs, Volume= 0.122 af
Primary = 0.98 cfs @ 12.19 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 5L: EXISTING





Subcat Reach Pond Link

Routing Diagram for 6000 Brooklyn Blvd
Prepared by Solution Blue, Inc., Printed 6/12/2020
HydroCAD® 10.00-24 s/n 02082 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.697	39	>75% Grass cover, Good, HSG A (1S, 2S, 3S, 4S, 5S)
0.857	98	Paved parking, HSG A (1S, 2S, 3S, 4S, 5S)
1.555	**72**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.555	HSG A	1S, 2S, 3S, 4S, 5S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.555		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.697	0.000	0.000	0.000	0.000	0.697	>75% Grass cover, Good	1S, 2S, 3S, 4S, 5S
0.857	0.000	0.000	0.000	0.000	0.857	Paved parking	1S, 2S, 3S, 4S, 5S
1.555	**0.000**	**0.000**	**0.000**	**0.000**	**1.555**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	855.00	855.00	10.0	0.0000	0.011	12.0	0.0	0.0
2	2P	855.81	855.39	23.6	0.0178	0.011	12.0	0.0	0.0
3	3P	857.25	857.00	62.0	0.0040	0.011	12.0	0.0	0.0

Summary for Subcatchment 1S: TO N BASIN

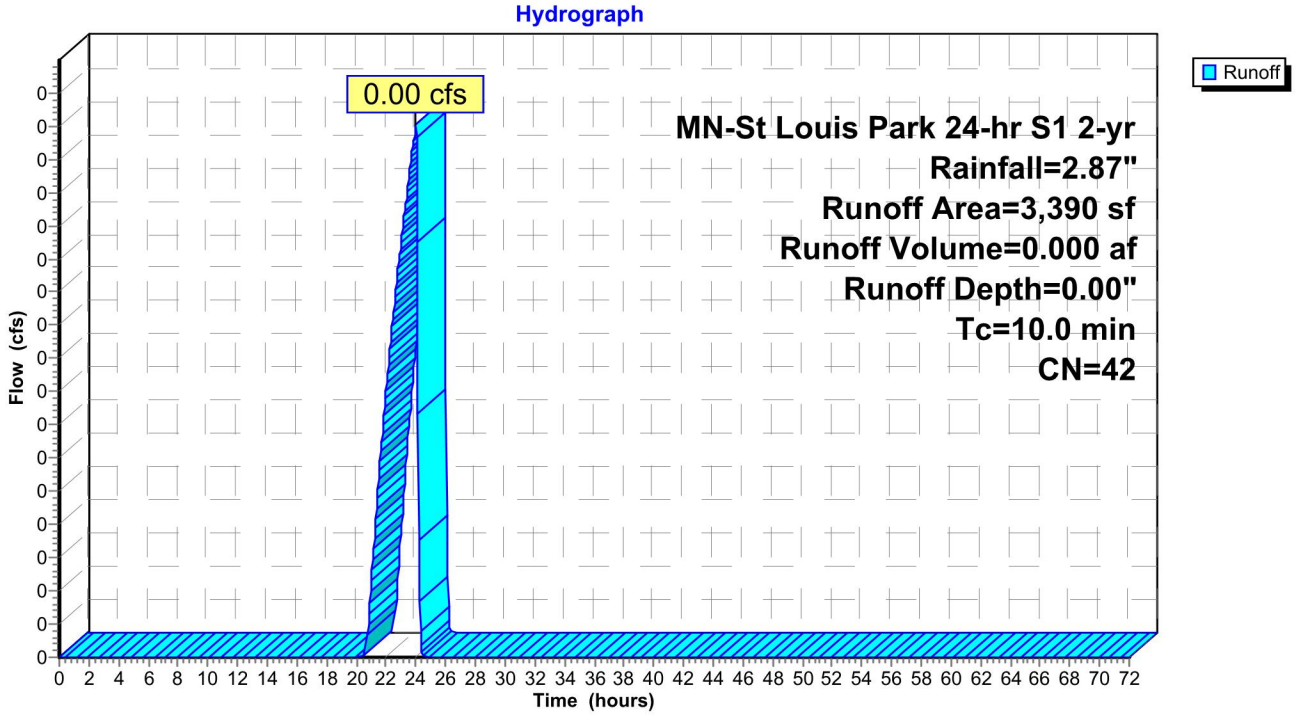
Runoff = 0.00 cfs @ 23.99 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
180	98	Paved parking, HSG A
3,210	39	>75% Grass cover, Good, HSG A
3,390	42	Weighted Average
3,210		94.69% Pervious Area
180		5.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: TO N BASIN



Summary for Subcatchment 2S: NW DRIVE LANE

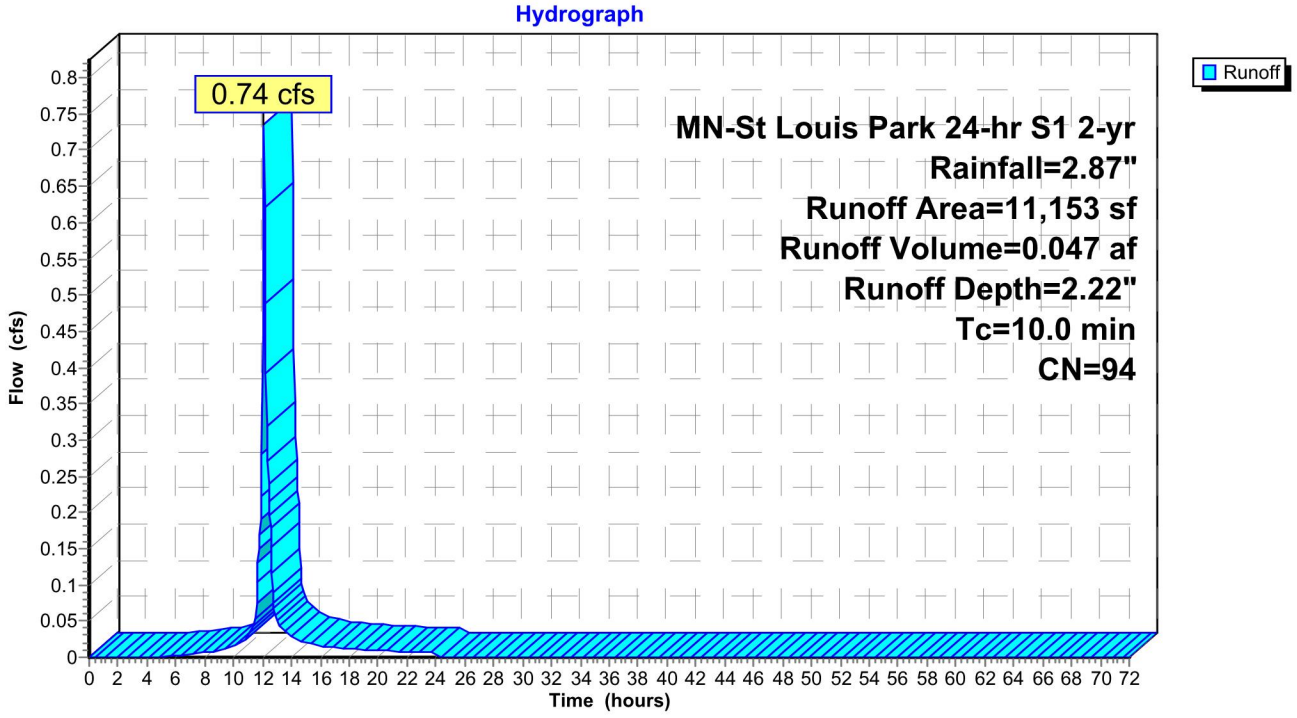
Runoff = 0.74 cfs @ 12.09 hrs, Volume= 0.047 af, Depth= 2.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
10,316	98	Paved parking, HSG A
837	39	>75% Grass cover, Good, HSG A
11,153	94	Weighted Average
837		7.50% Pervious Area
10,316		92.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: NW DRIVE LANE



Summary for Subcatchment 3S: NORTH FRONT LAWNS

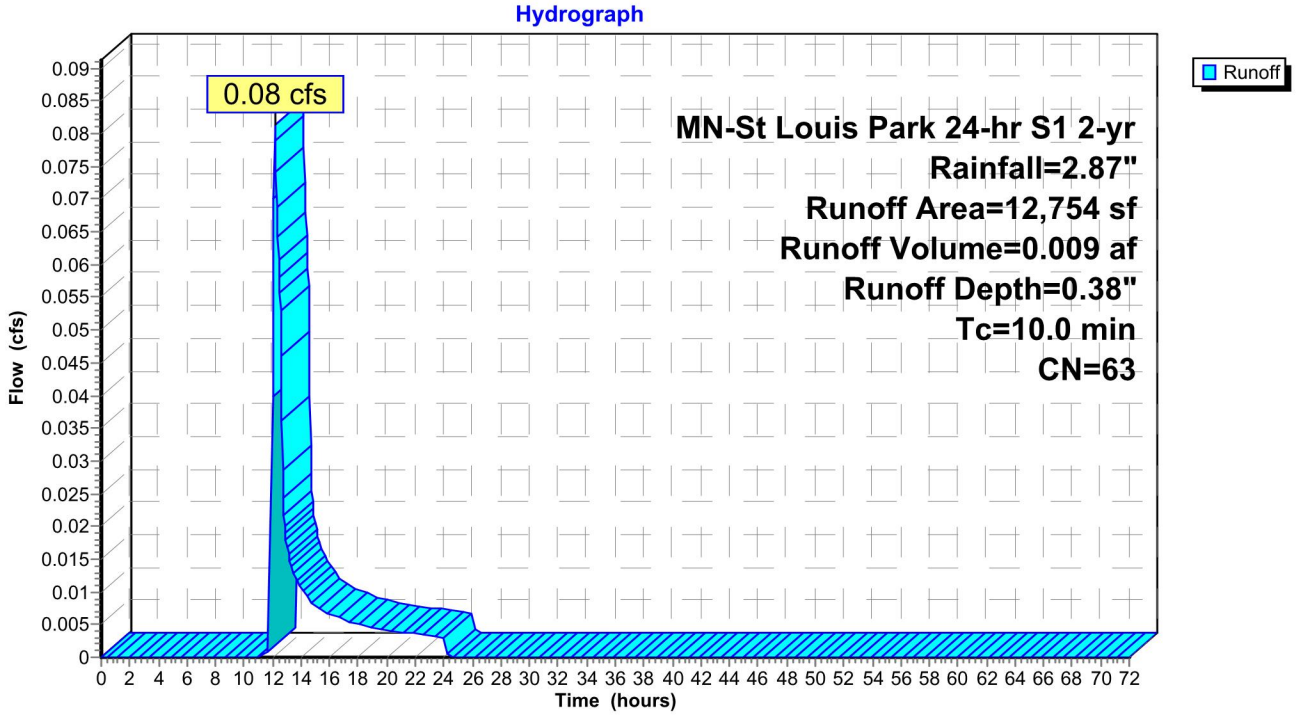
Runoff = 0.08 cfs @ 12.17 hrs, Volume= 0.009 af, Depth= 0.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
5,288	98	Paved parking, HSG A
7,466	39	>75% Grass cover, Good, HSG A
12,754	63	Weighted Average
7,466		58.54% Pervious Area
5,288		41.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: NORTH FRONT LAWNS



Summary for Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD

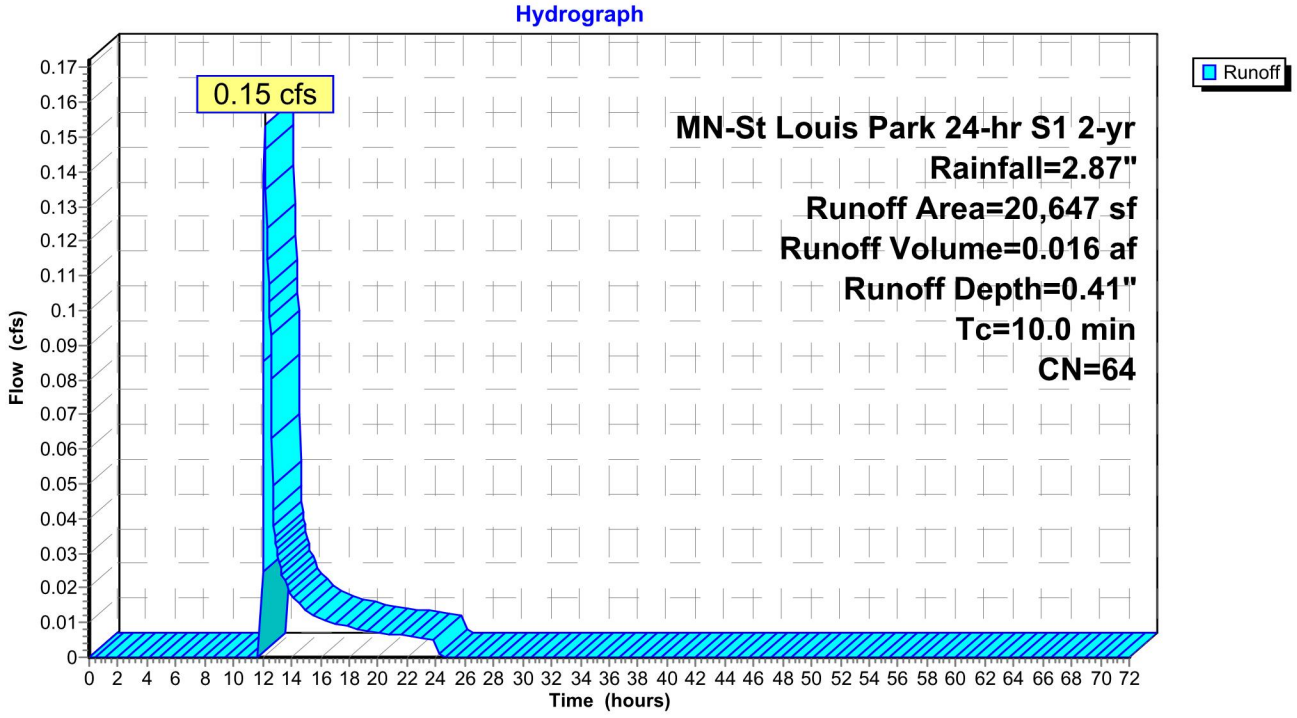
Runoff = 0.15 cfs @ 12.16 hrs, Volume= 0.016 af, Depth= 0.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
8,892	98	Paved parking, HSG A
11,755	39	>75% Grass cover, Good, HSG A
20,647	64	Weighted Average
11,755		56.93% Pervious Area
8,892		43.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD



Summary for Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE

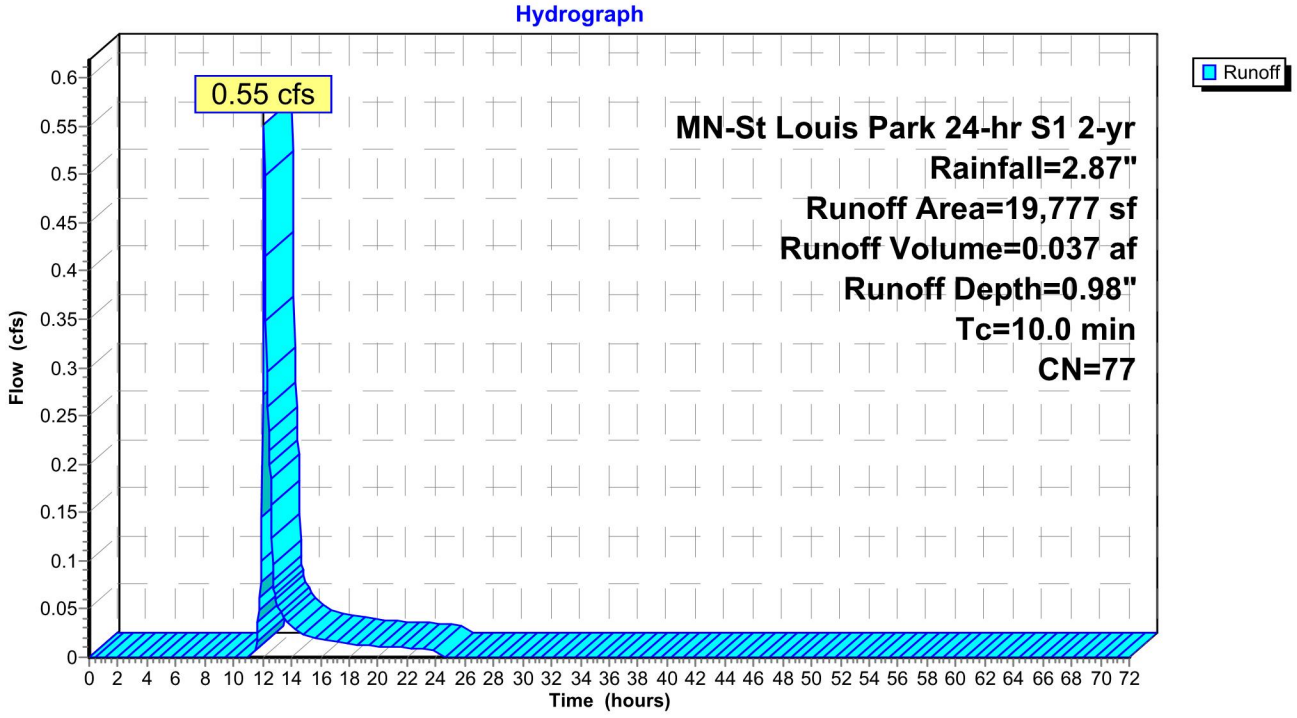
Runoff = 0.55 cfs @ 12.11 hrs, Volume= 0.037 af, Depth= 0.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 2-yr Rainfall=2.87"

Area (sf)	CN	Description
12,674	98	Paved parking, HSG A
7,103	39	>75% Grass cover, Good, HSG A
19,777	77	Weighted Average
7,103		35.92% Pervious Area
12,674		64.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE



Summary for Pond 1P: INF BASIN A

Inflow Area = 0.454 ac, 64.08% Impervious, Inflow Depth = 0.98" for 2-yr event
Inflow = 0.55 cfs @ 12.11 hrs, Volume= 0.037 af
Outflow = 0.02 cfs @ 16.61 hrs, Volume= 0.037 af, Atten= 97%, Lag= 270.1 min
Discarded = 0.02 cfs @ 16.61 hrs, Volume= 0.037 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 859.44' @ 16.61 hrs Surf.Area= 922 sf Storage= 1,026 cf

Plug-Flow detention time= 757.8 min calculated for 0.037 af (100% of inflow)
Center-of-Mass det. time= 757.5 min (1,612.0 - 854.5)

Volume	Invert	Avail.Storage	Storage Description
#1	857.70'	2,312 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.70	303	0	0
858.70	614	459	459
859.70	1,031	823	1,281
860.70	1,031	1,031	2,312

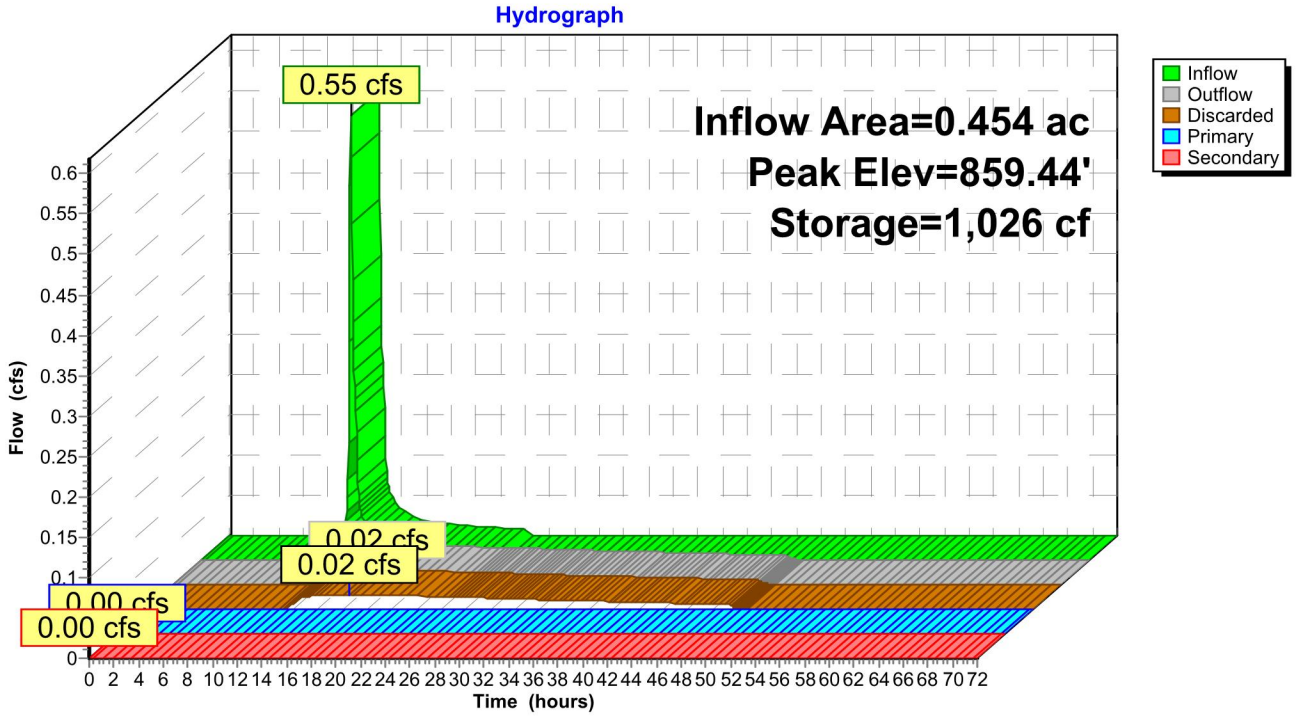
Device	Routing	Invert	Outlet Devices
#1	Primary	855.00'	**12.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.00' / 855.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	859.70'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	860.00'	**5.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#4	Discarded	857.70'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 16.61 hrs HW=859.44' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.02 cfs)

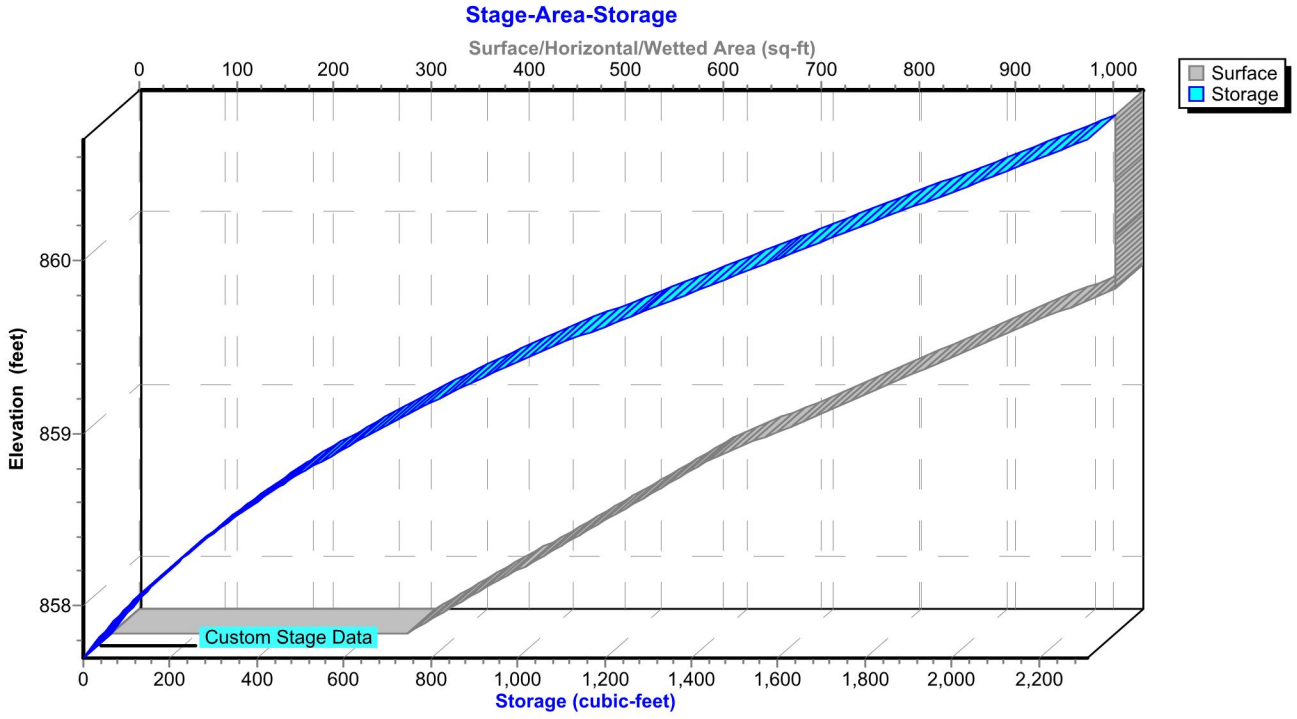
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.70' (Free Discharge)
└**1=Culvert** (Passes 0.00 cfs of 5.61 cfs potential flow)
└**2=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.70' (Free Discharge)
└**3=EOF** (Controls 0.00 cfs)

Pond 1P: INF BASIN A



Pond 1P: INF BASIN A



Summary for Pond 2P: INF BASIN B

Inflow Area = 1.081 ac, 60.45% Impervious, Inflow Depth = 0.00" for 2-yr event
Inflow = 0.00 cfs @ 23.99 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 24.09 hrs, Volume= 0.000 af, Atten= 20%, Lag= 6.0 min
Discarded = 0.00 cfs @ 24.09 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 855.50' @ 24.09 hrs Surf.Area= 1,419 sf Storage= 0 cf

Plug-Flow detention time= 53.8 min calculated for 0.000 af (100% of inflow)
Center-of-Mass det. time= 54.0 min (1,428.6 - 1,374.6)

Volume	Invert	Avail.Storage	Storage Description
#1	855.50'	8,514 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.50	1,419	0	0
858.50	1,419	4,257	4,257
859.50	1,419	1,419	5,676
860.50	1,419	1,419	7,095
861.50	1,419	1,419	8,514

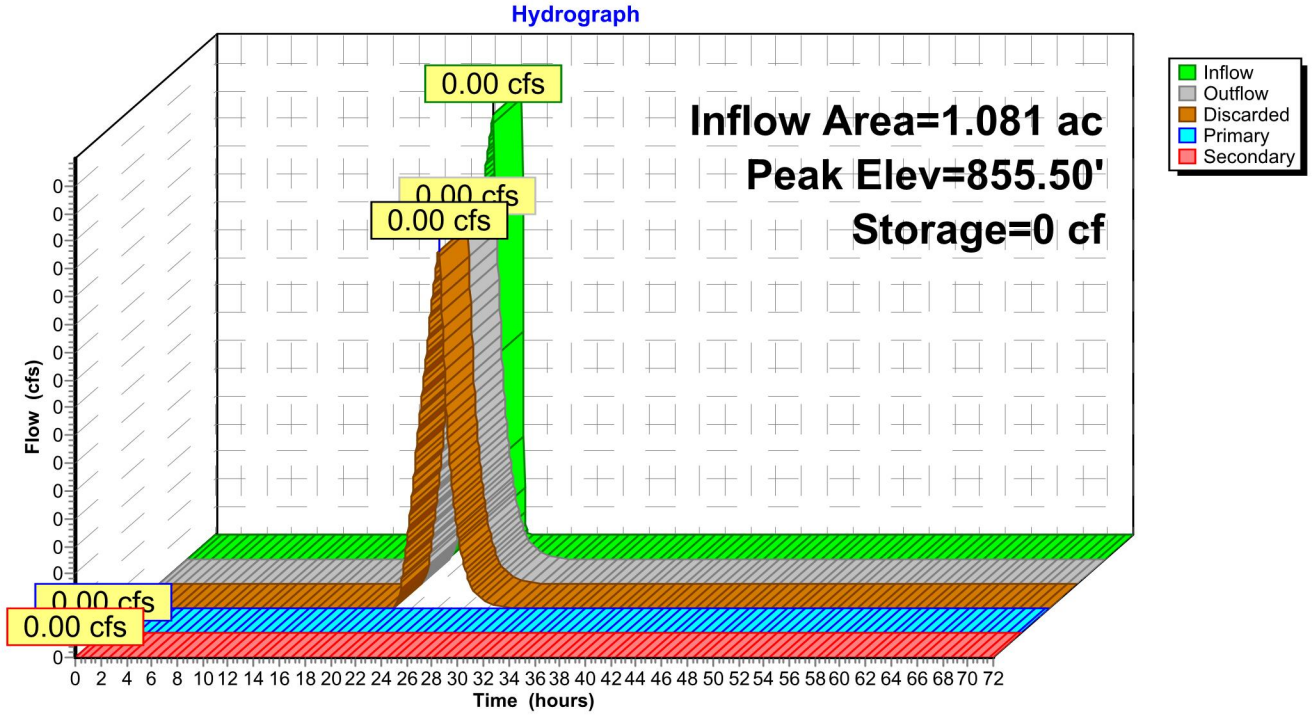
Device	Routing	Invert	Outlet Devices
#1	Primary	855.81'	**12.0" Round Culvert** L= 23.6' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.81' / 855.39' S= 0.0178 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	858.70'	**6.0" Vert. Orifice** C= 0.600
#3	Device 1	860.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Device 1	860.00'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	860.50'	**2.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	855.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.03 cfs @ 24.09 hrs HW=855.50' (Free Discharge)
└**6=Exfiltration** (Exfiltration Controls 0.03 cfs)

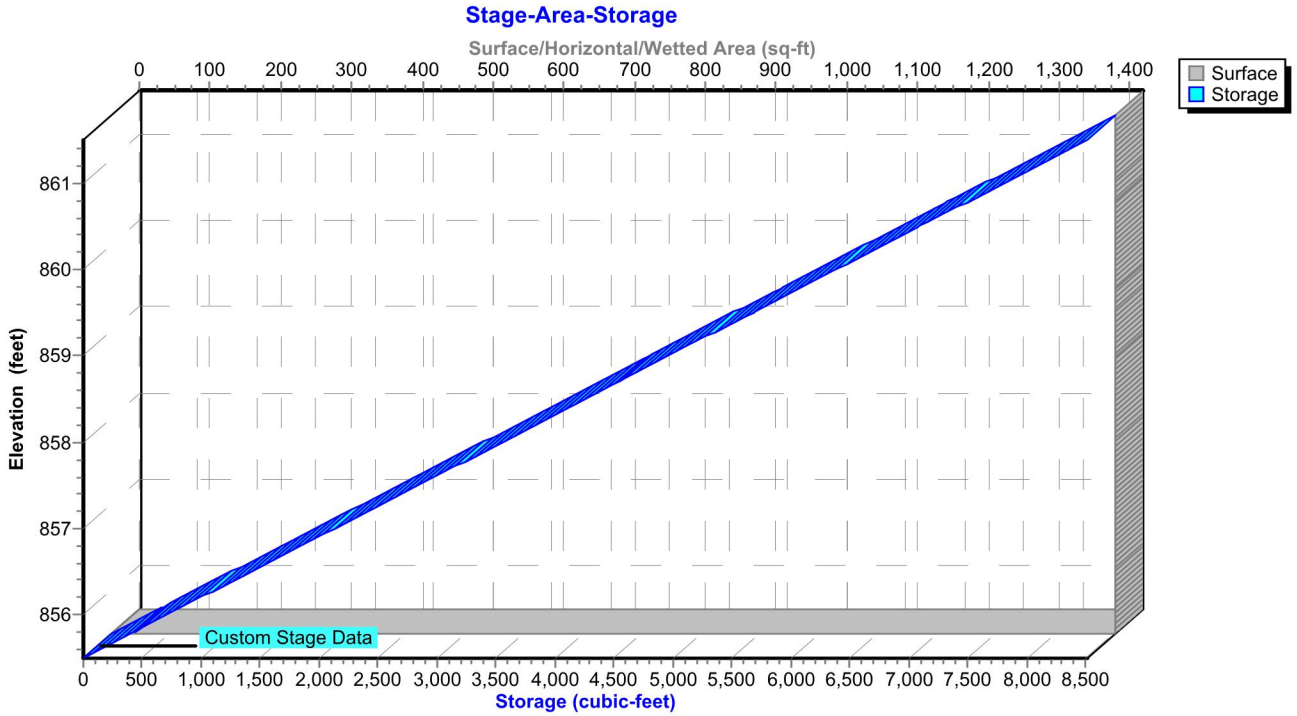
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=855.50' (Free Discharge)
└**1=Culvert** (Controls 0.00 cfs)
  └**2=Orifice** (Controls 0.00 cfs)
  └**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  └**4=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=855.50' (Free Discharge)
└**5=EOF** (Controls 0.00 cfs)

Pond 2P: INF BASIN B



Pond 2P: INF BASIN B



Summary for Pond 3P: STORAGE PIPE

[79] Warning: Submerged Pond 1P Primary device # 1 by 1.55'

Inflow Area = 1.003 ac, 64.73% Impervious, Inflow Depth = 0.57" for 2-yr event
Inflow = 0.74 cfs @ 12.09 hrs, Volume= 0.047 af
Outflow = 0.02 cfs @ 10.90 hrs, Volume= 0.047 af, Atten= 97%, Lag= 0.0 min
Discarded = 0.02 cfs @ 10.90 hrs, Volume= 0.047 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 856.55' @ 14.71 hrs Surf.Area= 0.027 ac Storage= 0.028 af

Plug-Flow detention time= 525.2 min calculated for 0.047 af (100% of inflow)
Center-of-Mass det. time= 525.1 min (1,317.0 - 792.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	854.50'	0.035 af	**6.50'W x 183.00'L x 4.50'H Field A** 0.123 af Overall - 0.037 af Embedded = 0.086 af x 40.0% Voids
#2A	855.00'	0.029 af	**ADS N-12 36"** x 9 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf
		0.064 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**12.0" Round Culvert** L= 62.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0040 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	857.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	854.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 10.90 hrs HW=854.55' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=854.50' (Free Discharge)
└**1=Culvert** (Controls 0.00 cfs)
└**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: STORAGE PIPE - Chamber Wizard Field A

Chamber Model = ADS N-12 36" (ADS N-12® Pipe)
Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf
Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

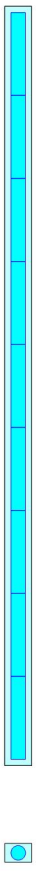
9 Chambers/Row x 20.00' Long = 180.00' Row Length +18.0" End Stone x 2 = 183.00' Base Length
1 Rows x 42.0" Wide + 18.0" Side Stone x 2 = 6.50' Base Width
6.0" Base + 42.0" Chamber Height + 6.0" Cover = 4.50' Field Height

9 Chambers x 142.0 cf = 1,278.0 cf Chamber Storage
9 Chambers x 177.2 cf = 1,595.0 cf Displacement

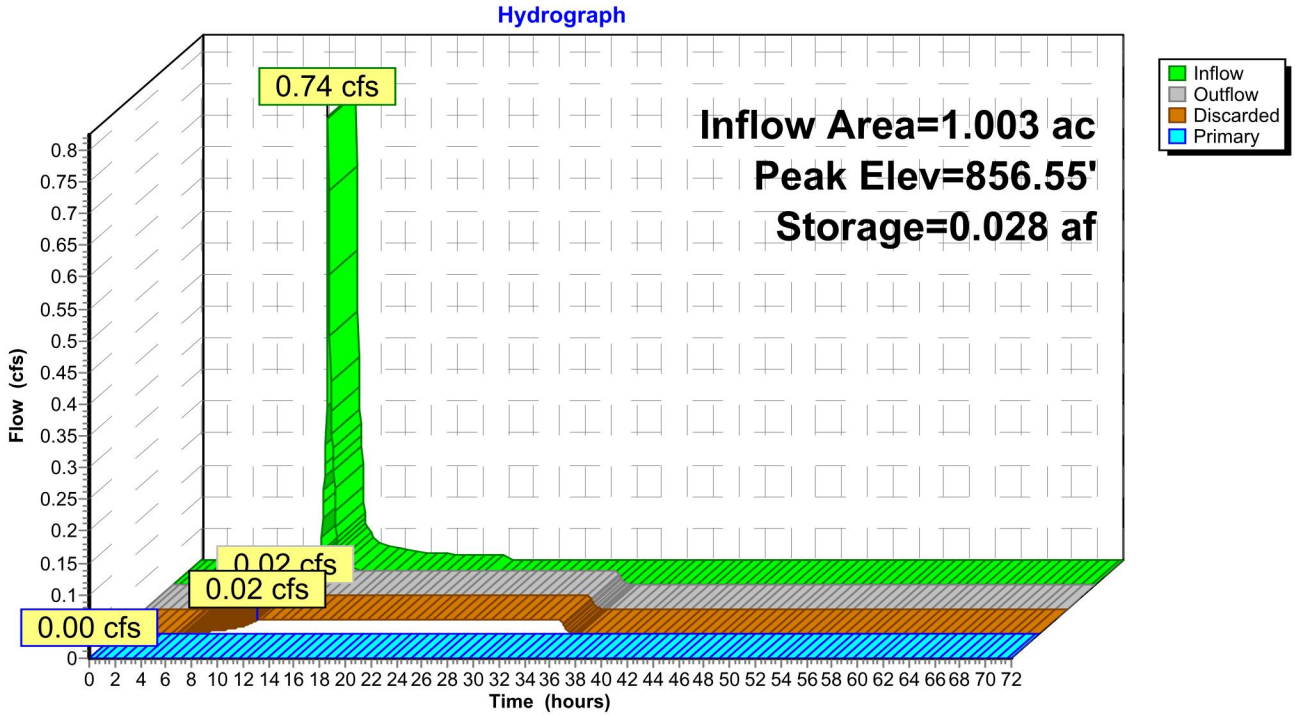
5,352.7 cf Field - 1,595.0 cf Chambers = 3,757.8 cf Stone x 40.0% Voids = 1,503.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,781.1 cf = 0.064 af
Overall Storage Efficiency = 52.0%
Overall System Size = 183.00' x 6.50' x 4.50'

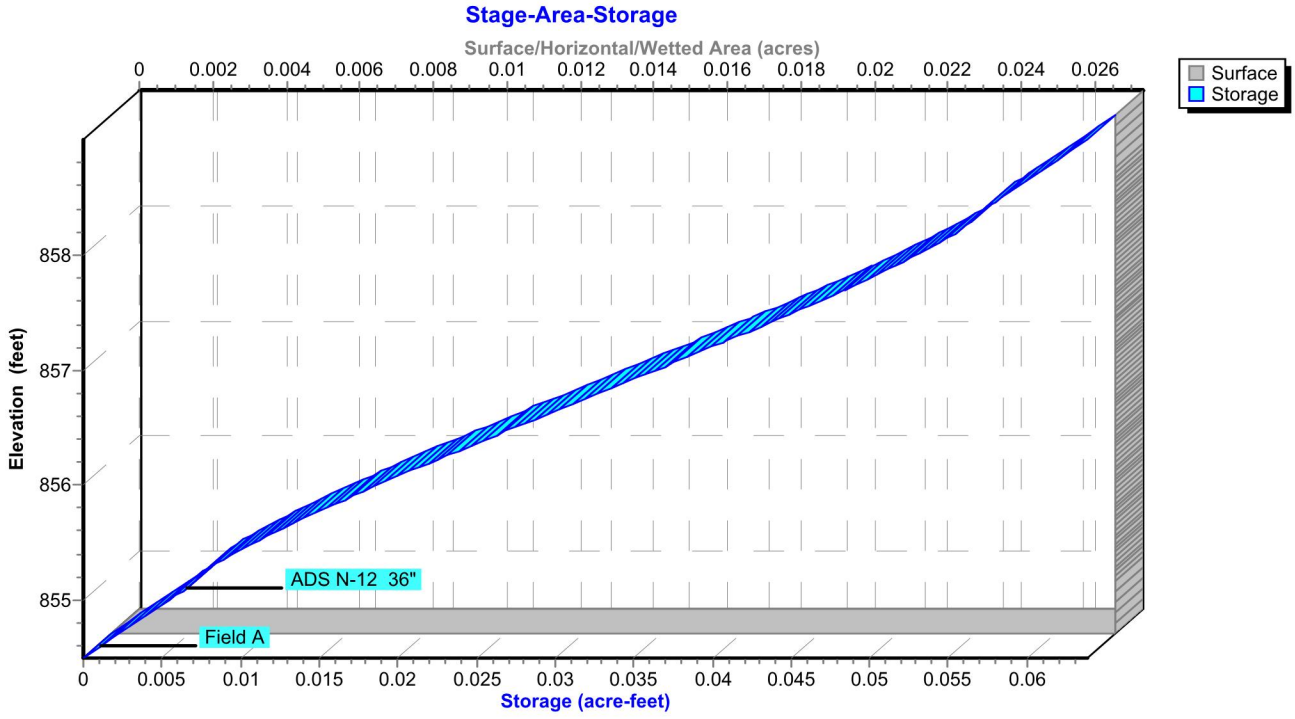
9 Chambers
198.2 cy Field
139.2 cy Stone



Pond 3P: STORAGE PIPE



Pond 3P: STORAGE PIPE



Summary for Pond 4P: FILTER STRIP

Inflow Area = 0.293 ac, 41.46% Impervious, Inflow Depth = 0.38" for 2-yr event
Inflow = 0.08 cfs @ 12.17 hrs, Volume= 0.009 af
Outflow = 0.03 cfs @ 12.15 hrs, Volume= 0.009 af, Atten= 59%, Lag= 0.0 min
Discarded = 0.03 cfs @ 12.15 hrs, Volume= 0.009 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 858.60' @ 12.67 hrs Surf.Area= 1,803 sf Storage= 69 cf

Plug-Flow detention time= 13.5 min calculated for 0.009 af (100% of inflow)
Center-of-Mass det. time= 13.5 min (924.9 - 911.3)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,154 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,885 cf Overall x 40.0% Voids

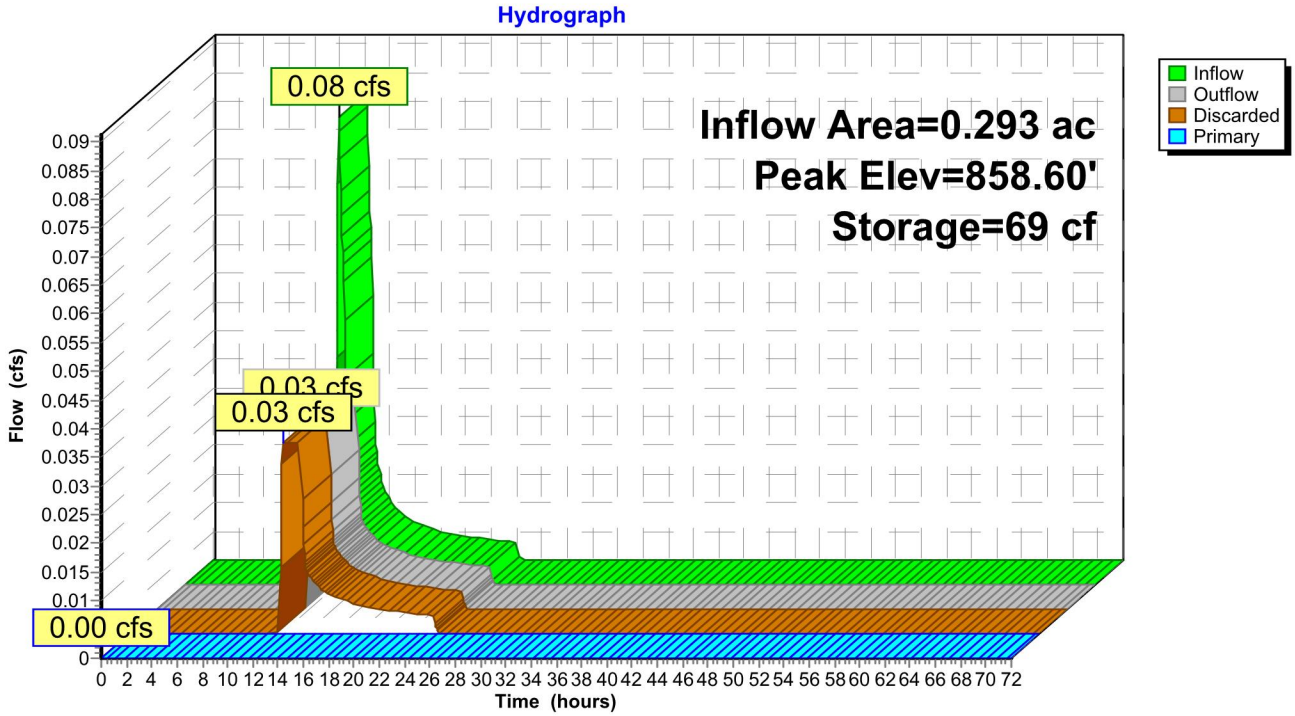
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,803	0	0
860.00	1,803	2,705	2,705
860.10	1,803	180	2,885

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

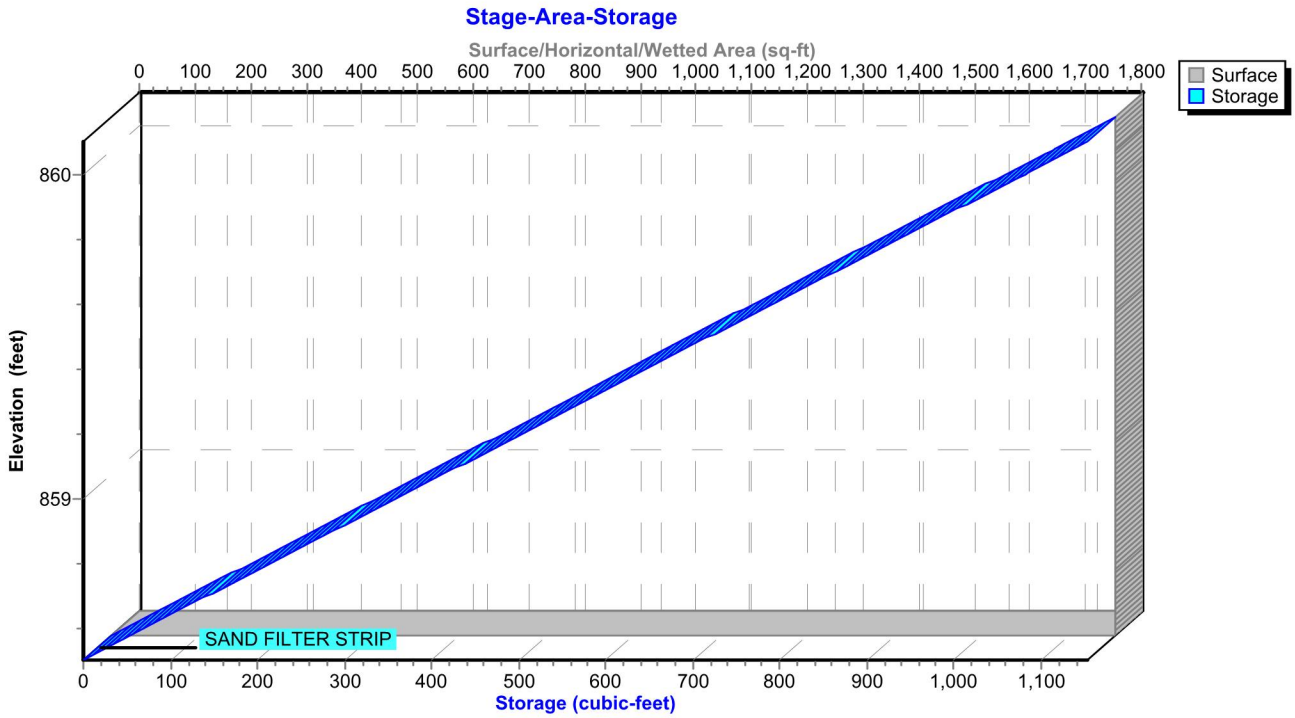
Discarded OutFlow Max=0.03 cfs @ 12.15 hrs HW=858.53' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=858.50' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: FILTER STRIP



Pond 4P: FILTER STRIP



Summary for Pond 5P: FILTER STRIP

Inflow Area = 0.474 ac, 43.07% Impervious, Inflow Depth = 0.41" for 2-yr event
Inflow = 0.15 cfs @ 12.16 hrs, Volume= 0.016 af
Outflow = 0.03 cfs @ 12.10 hrs, Volume= 0.016 af, Atten= 77%, Lag= 0.0 min
Discarded = 0.03 cfs @ 12.10 hrs, Volume= 0.016 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 858.75' @ 12.86 hrs Surf.Area= 1,870 sf Storage= 188 cf

Plug-Flow detention time= 39.6 min calculated for 0.016 af (100% of inflow)
Center-of-Mass det. time= 39.6 min (945.4 - 905.8)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,197 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,992 cf Overall x 40.0% Voids

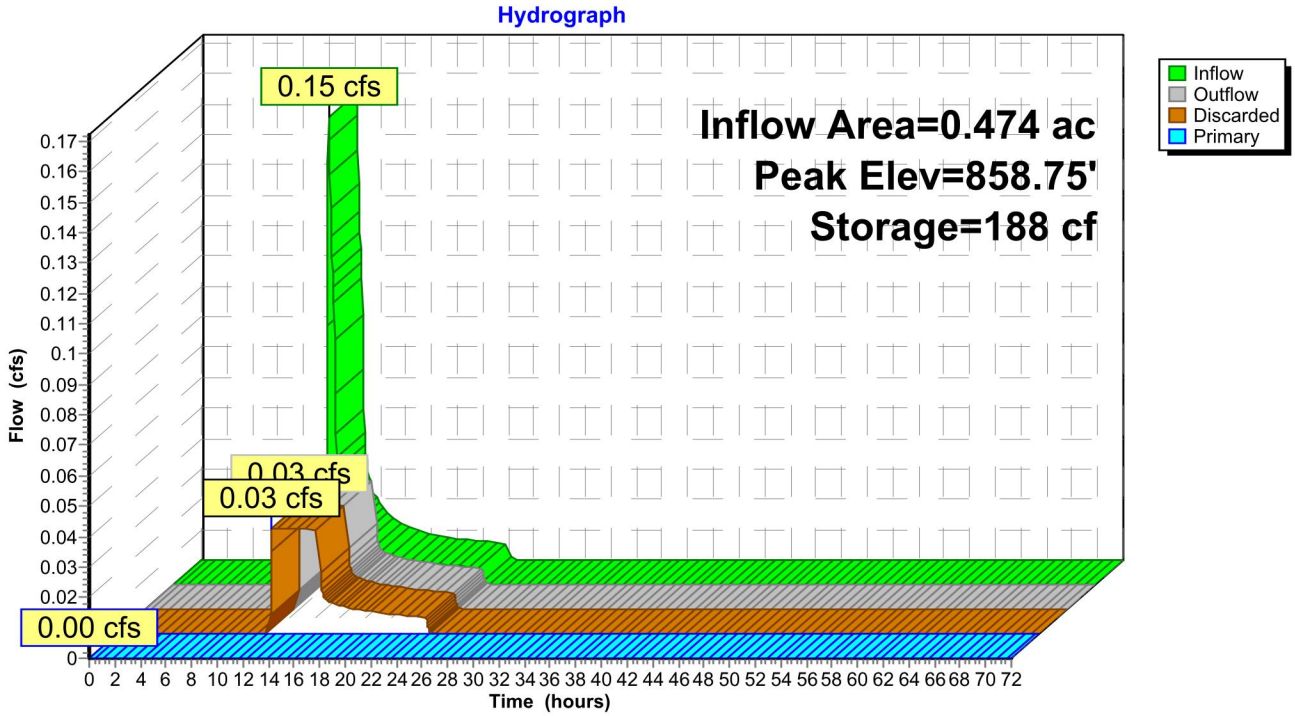
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,870	0	0
860.00	1,870	2,805	2,805
860.10	1,870	187	2,992

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

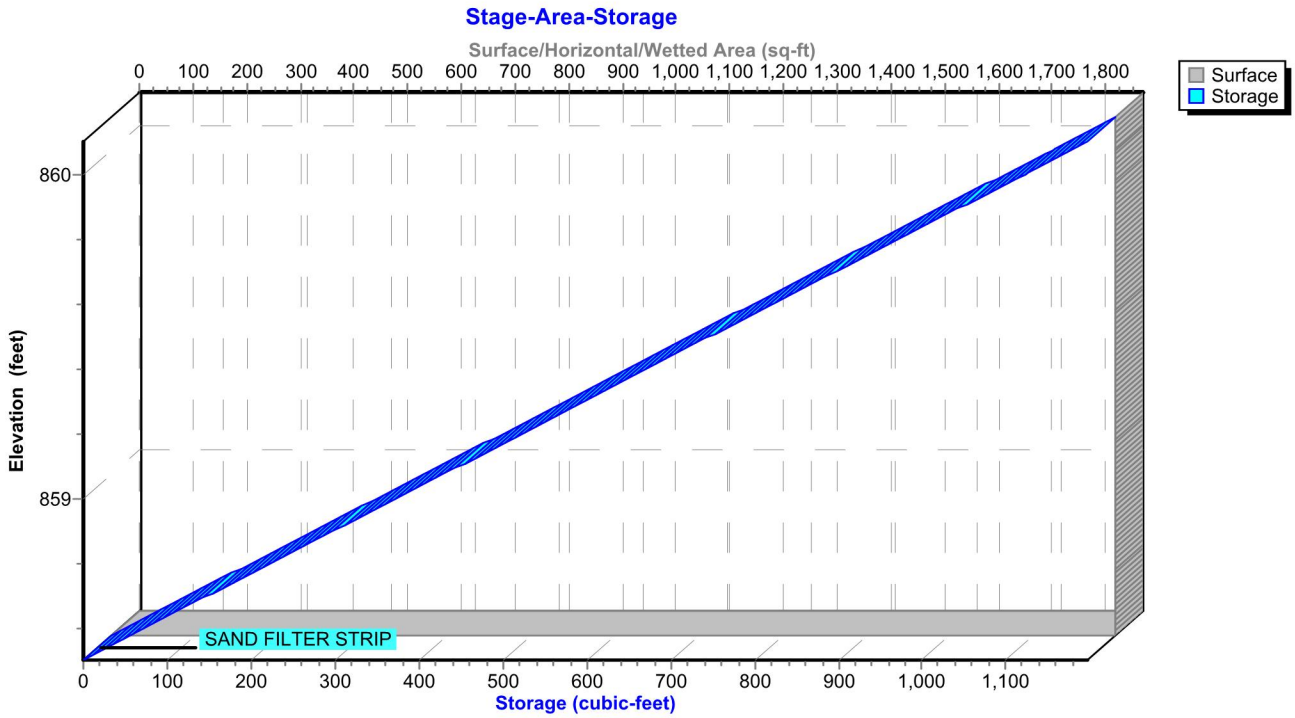
Discarded OutFlow Max=0.03 cfs @ 12.10 hrs HW=858.53' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=858.50' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5P: FILTER STRIP



Pond 5P: FILTER STRIP

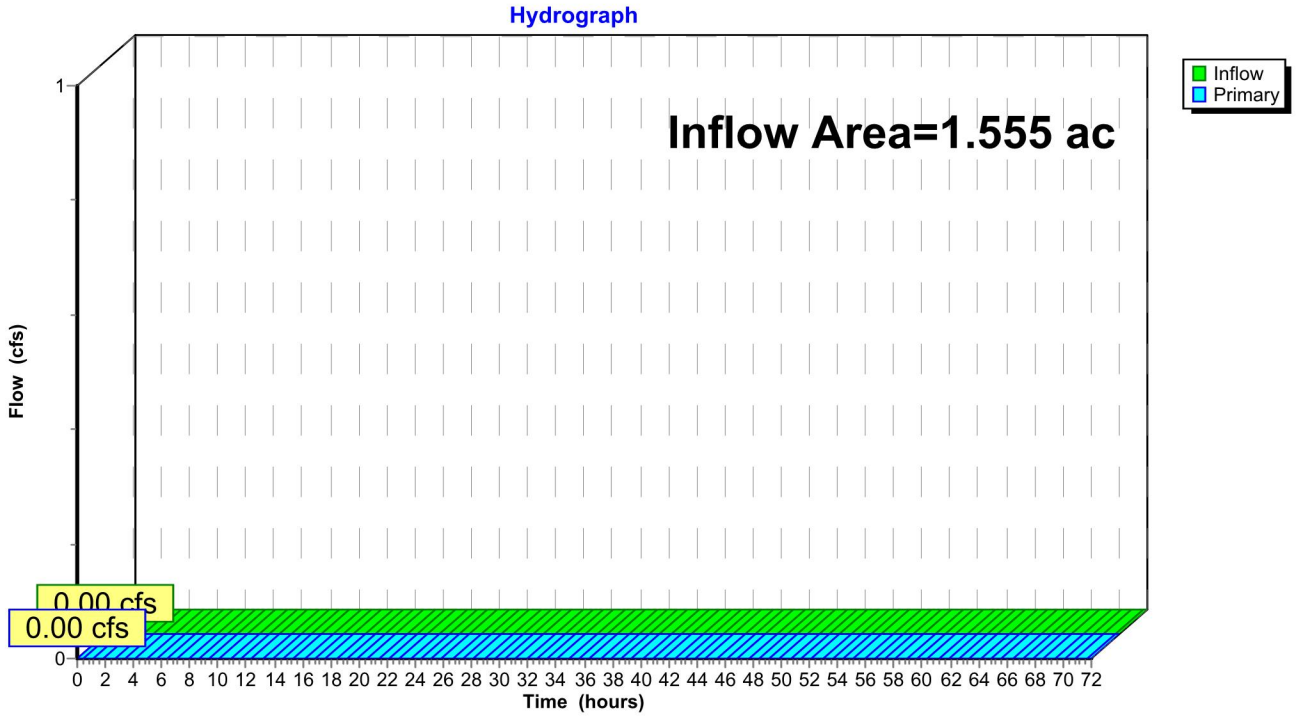


Summary for Link 7L: PROPOSED

Inflow Area = 1.555 ac, 55.15% Impervious, Inflow Depth = 0.00" for 2-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 7L: PROPOSED



Summary for Subcatchment 1S: TO N BASIN

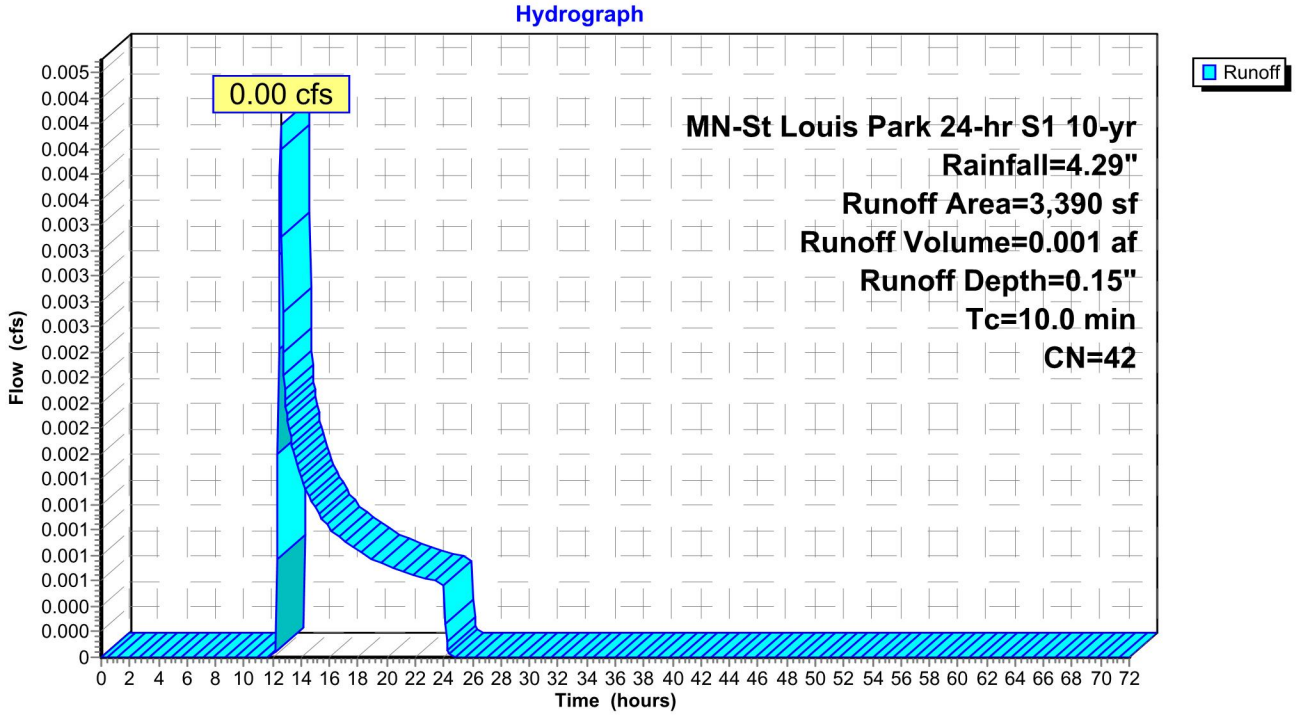
Runoff = 0.00 cfs @ 12.56 hrs, Volume= 0.001 af, Depth= 0.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
180	98	Paved parking, HSG A
3,210	39	>75% Grass cover, Good, HSG A
3,390	42	Weighted Average
3,210		94.69% Pervious Area
180		5.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: TO N BASIN



Summary for Subcatchment 2S: NW DRIVE LANE

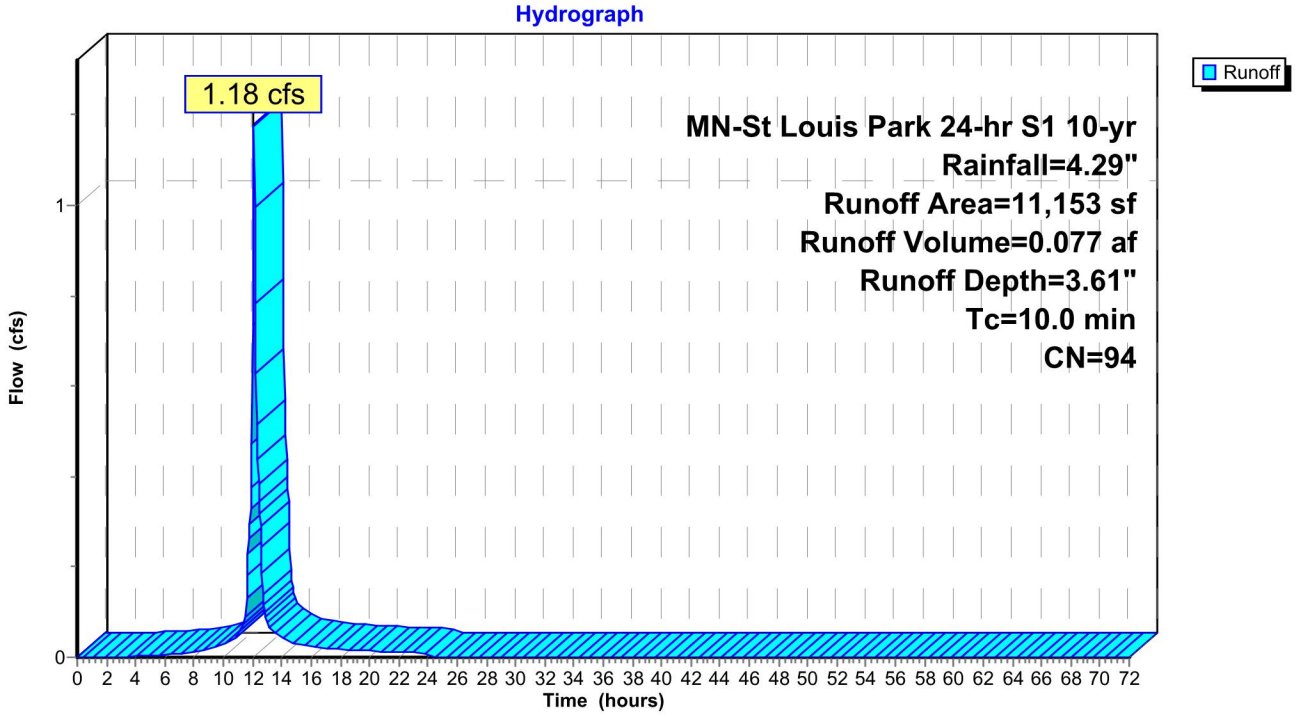
Runoff = 1.18 cfs @ 12.09 hrs, Volume= 0.077 af, Depth= 3.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
10,316	98	Paved parking, HSG A
837	39	>75% Grass cover, Good, HSG A
11,153	94	Weighted Average
837		7.50% Pervious Area
10,316		92.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: NW DRIVE LANE



Summary for Subcatchment 3S: NORTH FRONT LAWNS

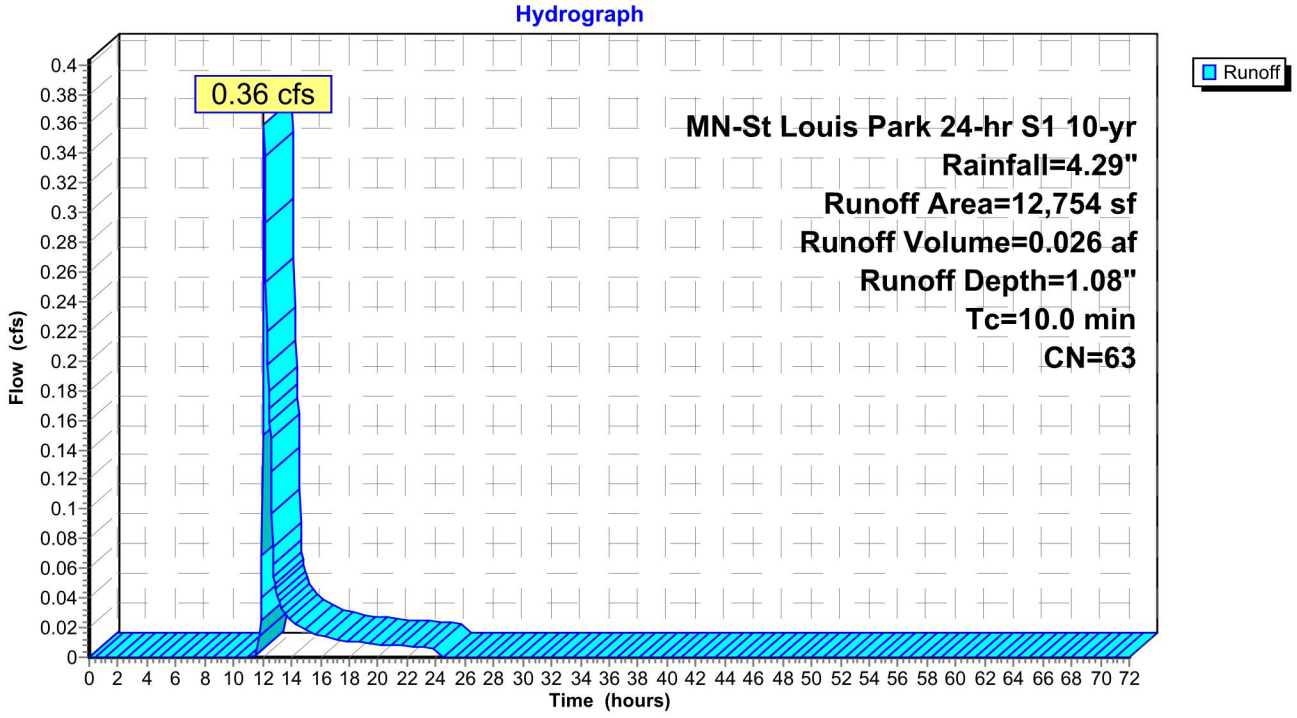
Runoff = 0.36 cfs @ 12.12 hrs, Volume= 0.026 af, Depth= 1.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
5,288	98	Paved parking, HSG A
7,466	39	>75% Grass cover, Good, HSG A
12,754	63	Weighted Average
7,466		58.54% Pervious Area
5,288		41.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: NORTH FRONT LAWNS



Summary for Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD

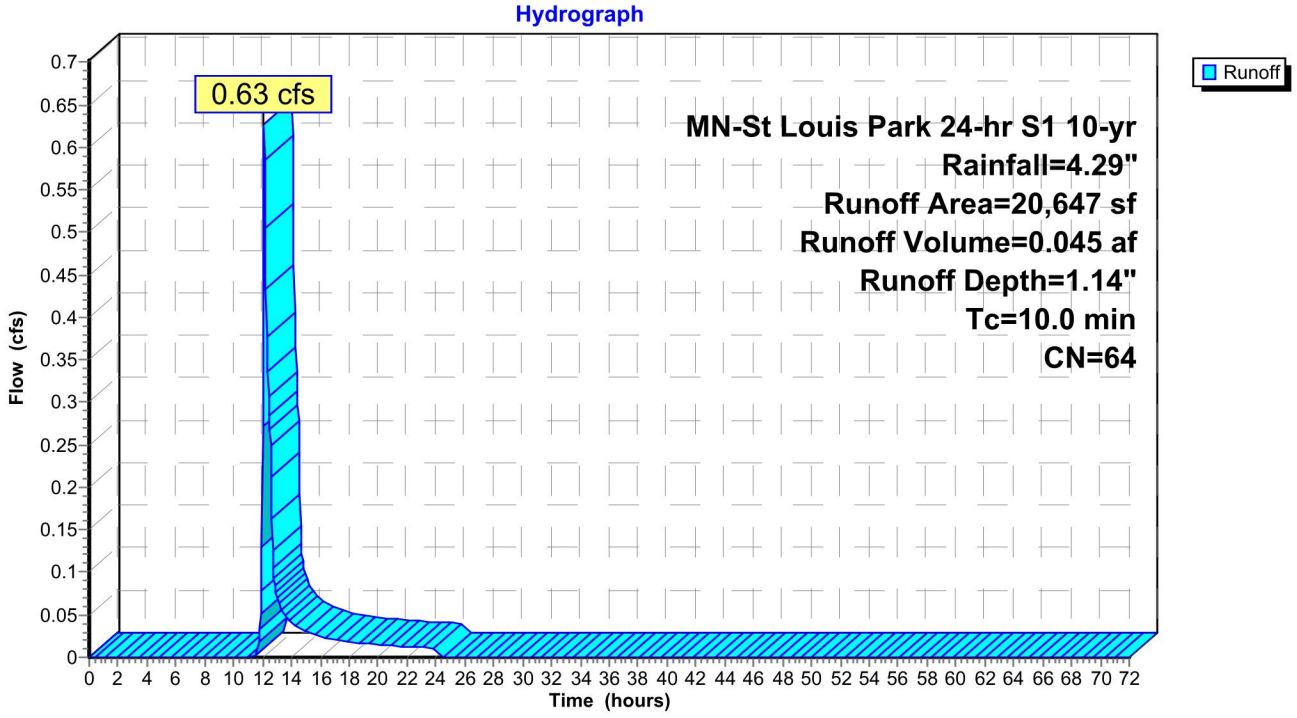
Runoff = 0.63 cfs @ 12.11 hrs, Volume= 0.045 af, Depth= 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
8,892	98	Paved parking, HSG A
11,755	39	>75% Grass cover, Good, HSG A
20,647	64	Weighted Average
11,755		56.93% Pervious Area
8,892		43.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD



Summary for Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE

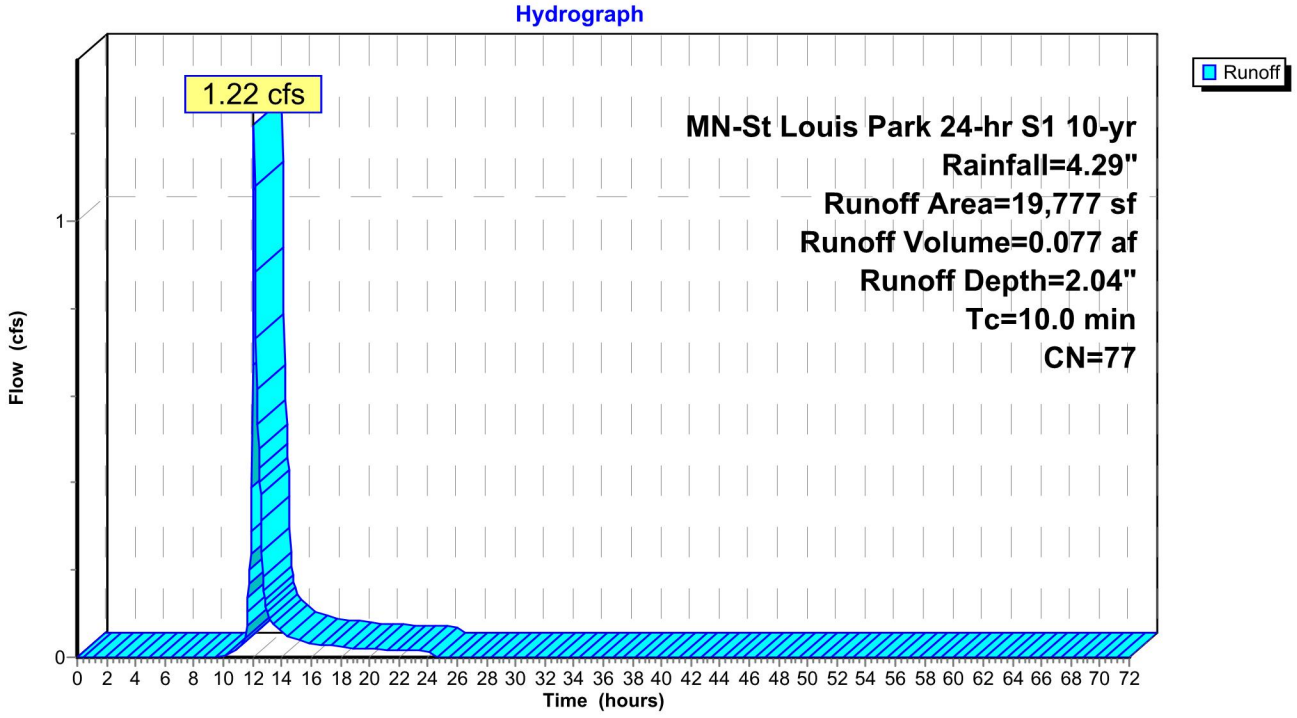
Runoff = 1.22 cfs @ 12.10 hrs, Volume= 0.077 af, Depth= 2.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 10-yr Rainfall=4.29"

Area (sf)	CN	Description
12,674	98	Paved parking, HSG A
7,103	39	>75% Grass cover, Good, HSG A
19,777	77	Weighted Average
7,103		35.92% Pervious Area
12,674		64.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE



Summary for Pond 1P: INF BASIN A

Inflow Area = 0.454 ac, 64.08% Impervious, Inflow Depth = 2.04" for 10-yr event
Inflow = 1.22 cfs @ 12.10 hrs, Volume= 0.077 af
Outflow = 0.57 cfs @ 12.35 hrs, Volume= 0.077 af, Atten= 53%, Lag= 15.0 min
Discarded = 0.02 cfs @ 12.25 hrs, Volume= 0.049 af
Primary = 0.55 cfs @ 12.35 hrs, Volume= 0.029 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 859.78' @ 12.35 hrs Surf.Area= 1,031 sf Storage= 1,366 cf

Plug-Flow detention time= 543.6 min calculated for 0.077 af (100% of inflow)
Center-of-Mass det. time= 544.5 min (1,376.0 - 831.5)

Volume	Invert	Avail.Storage	Storage Description
#1	857.70'	2,312 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.70	303	0	0
858.70	614	459	459
859.70	1,031	823	1,281
860.70	1,031	1,031	2,312

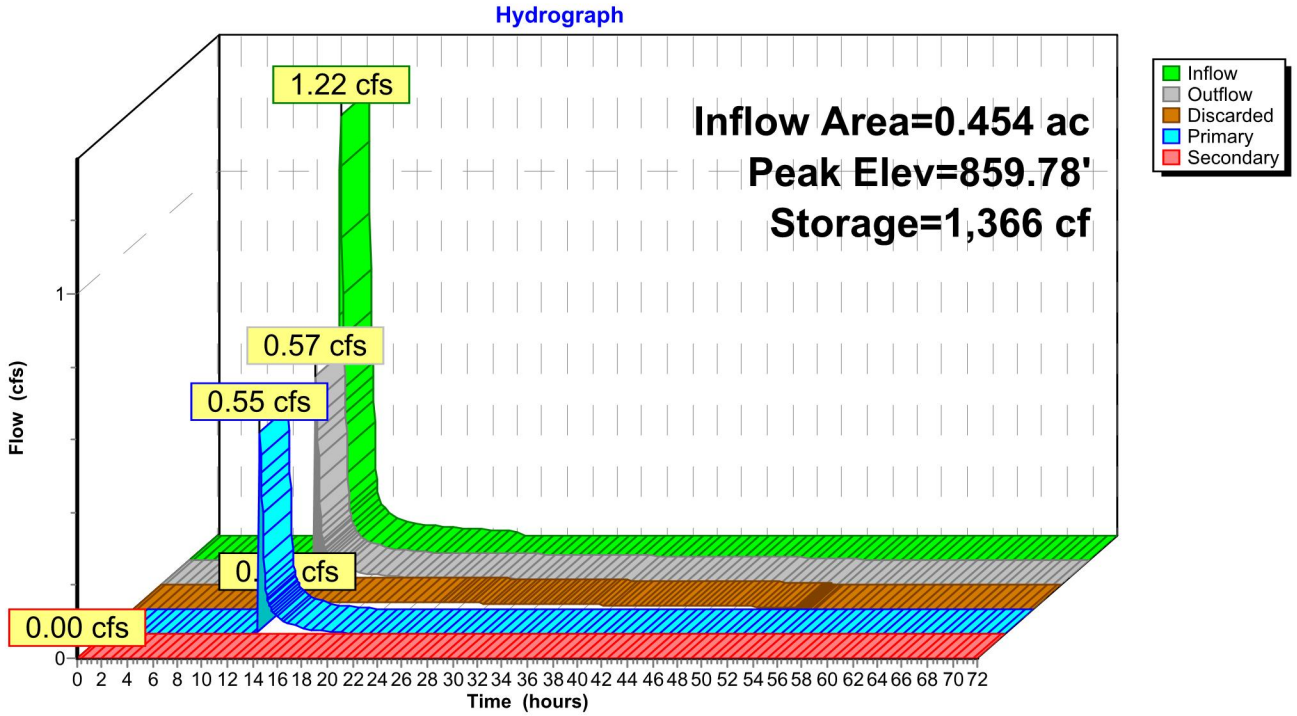
Device	Routing	Invert	Outlet Devices
#1	Primary	855.00'	**12.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.00' / 855.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	859.70'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	860.00'	**5.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#4	Discarded	857.70'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 12.25 hrs HW=859.71' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.02 cfs)

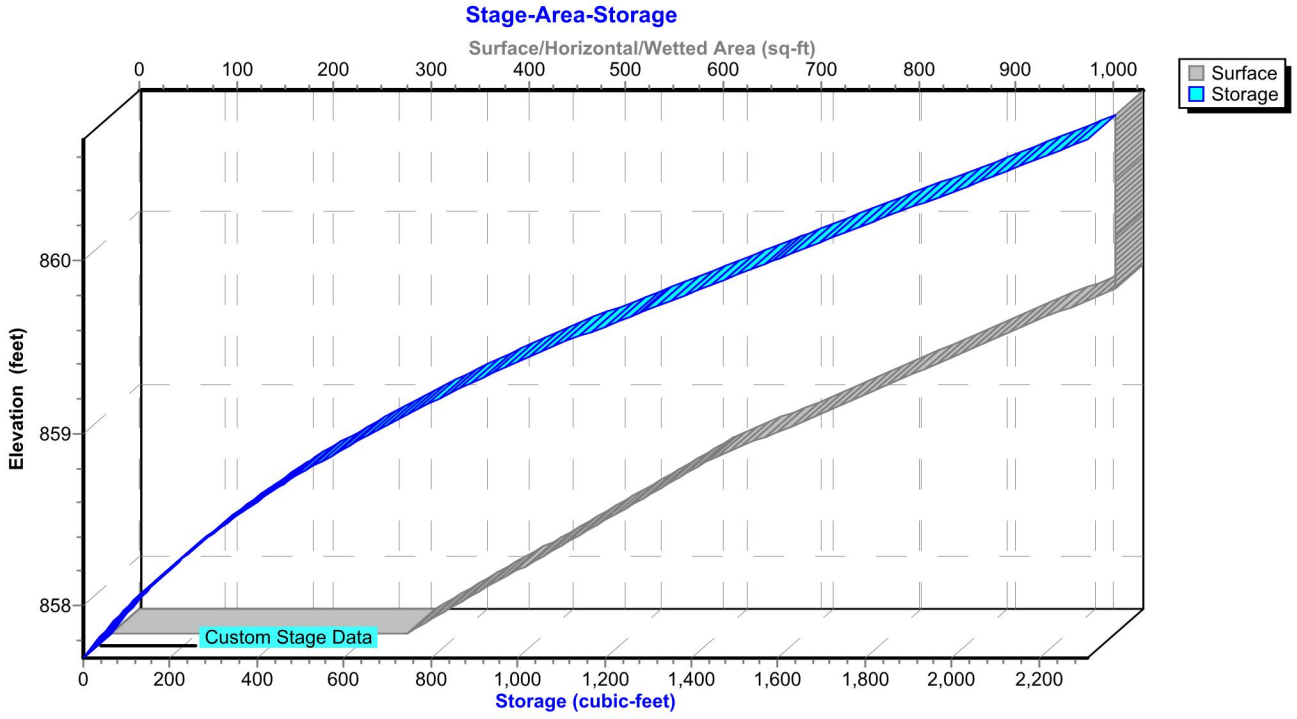
Primary OutFlow Max=0.54 cfs @ 12.35 hrs HW=859.78' (Free Discharge)
└**1=Culvert** (Passes 0.54 cfs of 7.83 cfs potential flow)
└**2=Grate** (Weir Controls 0.54 cfs @ 0.94 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.70' (Free Discharge)
└**3=EOF** (Controls 0.00 cfs)

Pond 1P: INF BASIN A



Pond 1P: INF BASIN A



Summary for Pond 2P: INF BASIN B

Inflow Area = 1.081 ac, 60.45% Impervious, Inflow Depth = 0.35" for 10-yr event
Inflow = 0.65 cfs @ 12.57 hrs, Volume= 0.032 af
Outflow = 0.03 cfs @ 12.55 hrs, Volume= 0.032 af, Atten= 96%, Lag= 0.0 min
Discarded = 0.03 cfs @ 12.55 hrs, Volume= 0.032 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 856.19' @ 15.48 hrs Surf.Area= 1,419 sf Storage= 976 cf

Plug-Flow detention time= 376.7 min calculated for 0.032 af (100% of inflow)
Center-of-Mass det. time= 376.6 min (1,190.8 - 814.2)

Volume	Invert	Avail.Storage	Storage Description
#1	855.50'	8,514 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.50	1,419	0	0
858.50	1,419	4,257	4,257
859.50	1,419	1,419	5,676
860.50	1,419	1,419	7,095
861.50	1,419	1,419	8,514

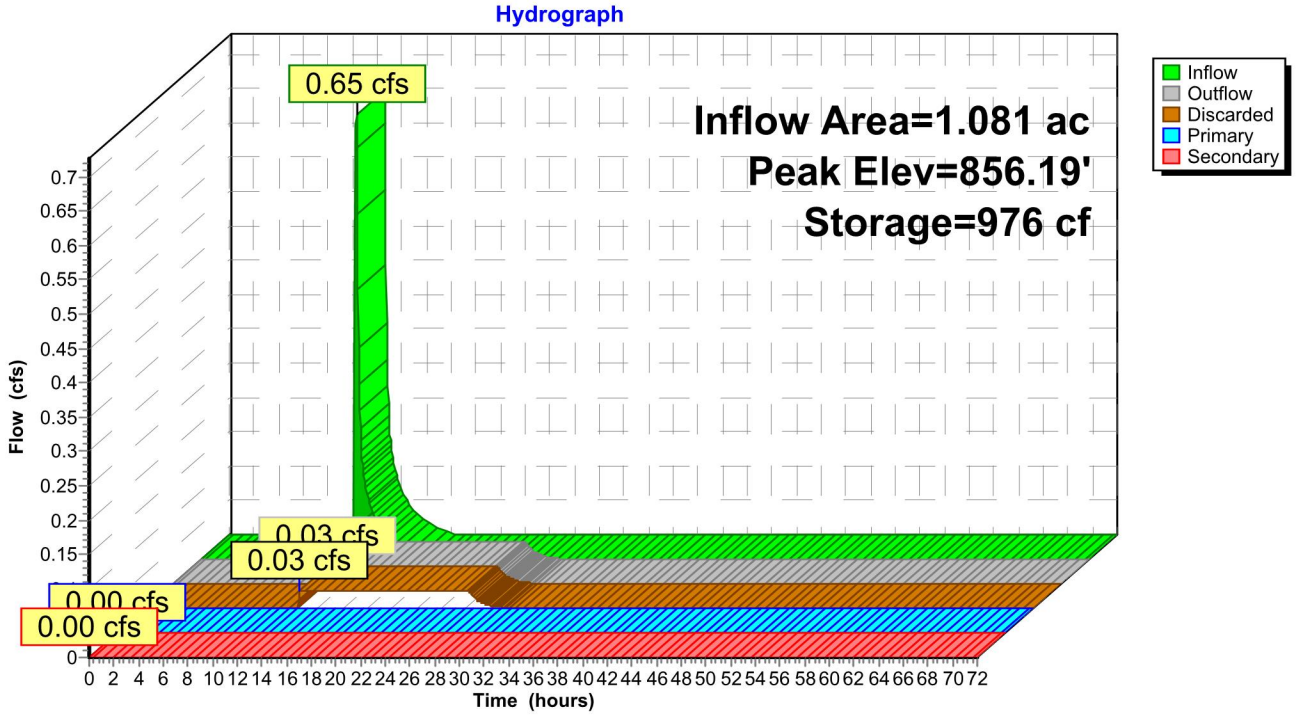
Device	Routing	Invert	Outlet Devices
#1	Primary	855.81'	**12.0" Round Culvert** L= 23.6' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.81' / 855.39' S= 0.0178 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	858.70'	**6.0" Vert. Orifice** C= 0.600
#3	Device 1	860.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Device 1	860.00'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	860.50'	**2.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	855.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.03 cfs @ 12.55 hrs HW=855.59' (Free Discharge)
└─**6=Exfiltration** (Exfiltration Controls 0.03 cfs)

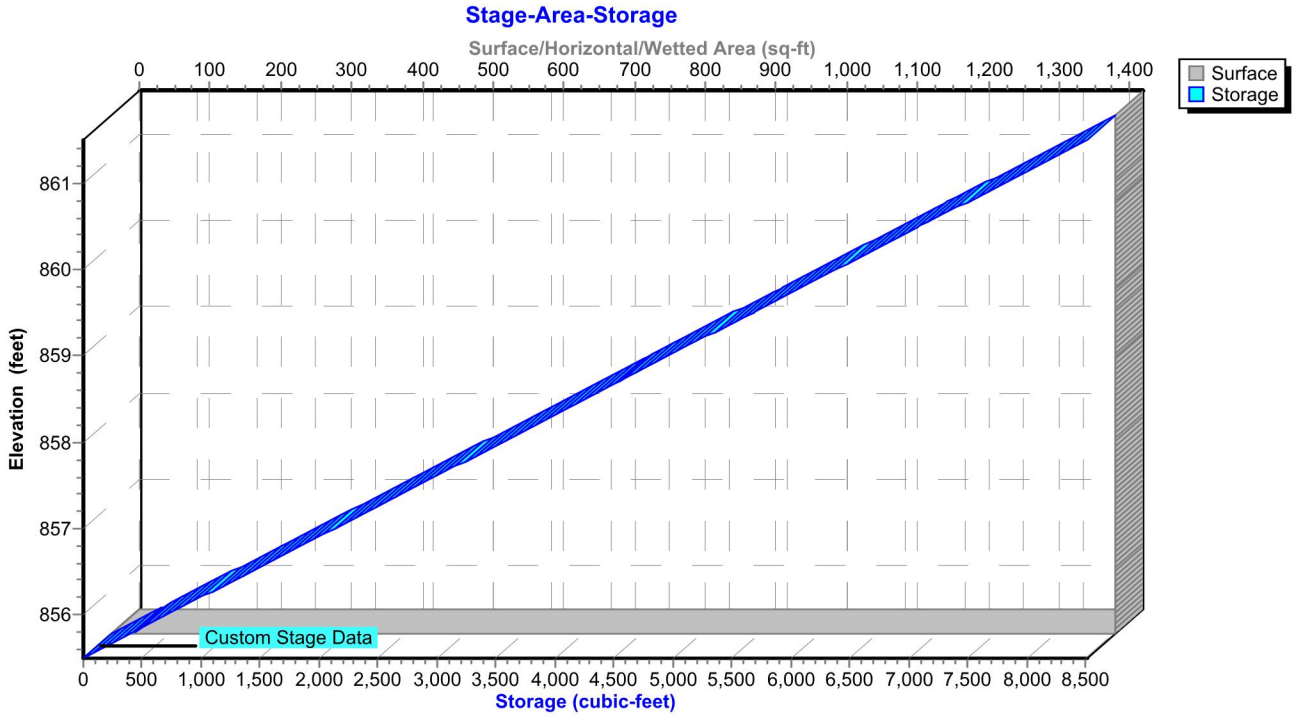
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=855.50' (Free Discharge)
└─**1=Culvert** (Controls 0.00 cfs)
  └─**2=Orifice** (Controls 0.00 cfs)
  └─**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  └─**4=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=855.50' (Free Discharge)
└─**5=EOF** (Controls 0.00 cfs)

Pond 2P: INF BASIN B



Pond 2P: INF BASIN B



Summary for Pond 3P: STORAGE PIPE

[79] Warning: Submerged Pond 1P Primary device # 1 by 2.83'

Inflow Area = 1.003 ac, 64.73% Impervious, Inflow Depth = 1.26" for 10-yr event
Inflow = 1.18 cfs @ 12.09 hrs, Volume= 0.106 af
Outflow = 0.67 cfs @ 12.57 hrs, Volume= 0.106 af, Atten= 44%, Lag= 28.6 min
Discarded = 0.02 cfs @ 9.75 hrs, Volume= 0.075 af
Primary = 0.65 cfs @ 12.57 hrs, Volume= 0.031 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 857.84' @ 12.57 hrs Surf.Area= 0.027 ac Storage= 0.051 af

Plug-Flow detention time= 634.6 min calculated for 0.106 af (100% of inflow)
Center-of-Mass det. time= 635.7 min (1,420.7 - 785.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	854.50'	0.035 af	**6.50'W x 183.00'L x 4.50'H Field A** 0.123 af Overall - 0.037 af Embedded = 0.086 af x 40.0% Voids
#2A	855.00'	0.029 af	**ADS N-12 36"** x 9 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf
		0.064 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**12.0" Round Culvert** L= 62.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0040 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	857.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	854.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 9.75 hrs HW=854.55' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.62 cfs @ 12.57 hrs HW=857.83' (Free Discharge)
└**1=Culvert** (Passes 0.62 cfs of 0.95 cfs potential flow)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 0.62 cfs @ 1.18 fps)

Pond 3P: STORAGE PIPE - Chamber Wizard Field A

Chamber Model = ADS N-12 36" (ADS N-12® Pipe)
Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf
Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

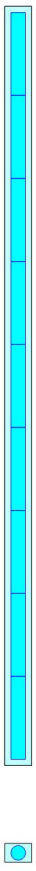
9 Chambers/Row x 20.00' Long = 180.00' Row Length +18.0" End Stone x 2 = 183.00' Base Length
1 Rows x 42.0" Wide + 18.0" Side Stone x 2 = 6.50' Base Width
6.0" Base + 42.0" Chamber Height + 6.0" Cover = 4.50' Field Height

9 Chambers x 142.0 cf = 1,278.0 cf Chamber Storage
9 Chambers x 177.2 cf = 1,595.0 cf Displacement

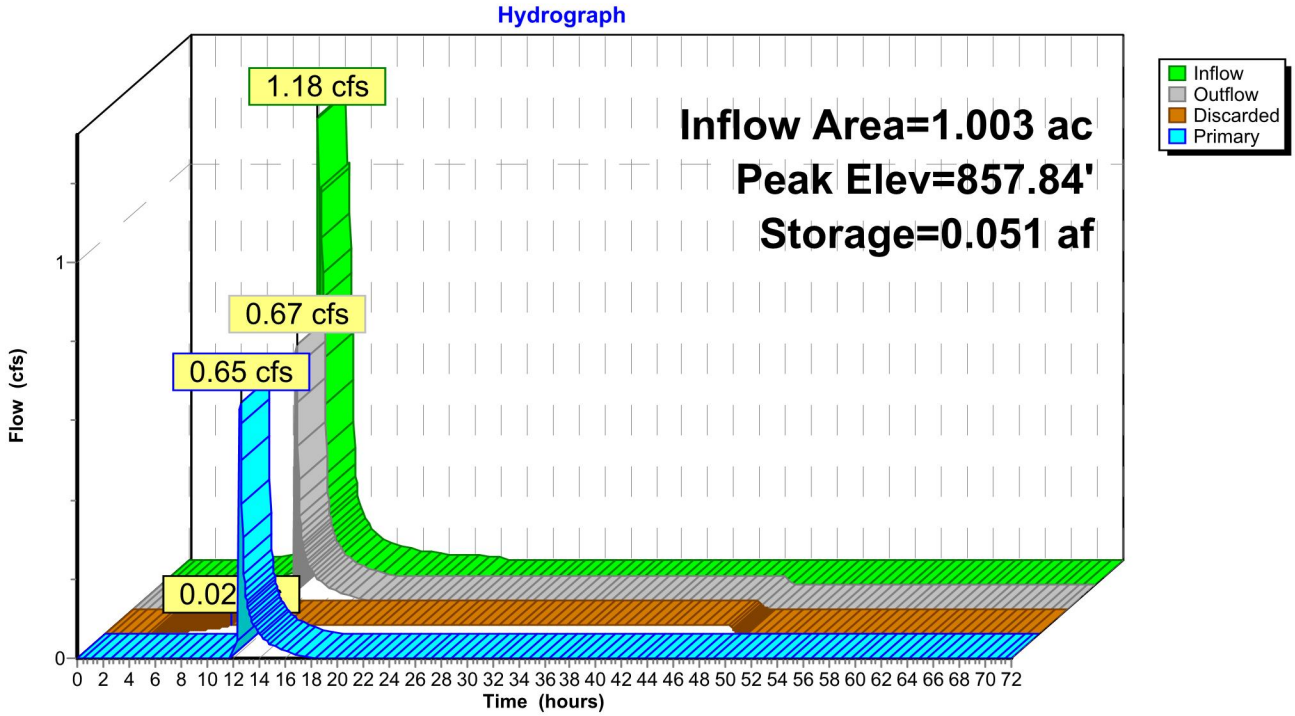
5,352.7 cf Field - 1,595.0 cf Chambers = 3,757.8 cf Stone x 40.0% Voids = 1,503.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,781.1 cf = 0.064 af
Overall Storage Efficiency = 52.0%
Overall System Size = 183.00' x 6.50' x 4.50'

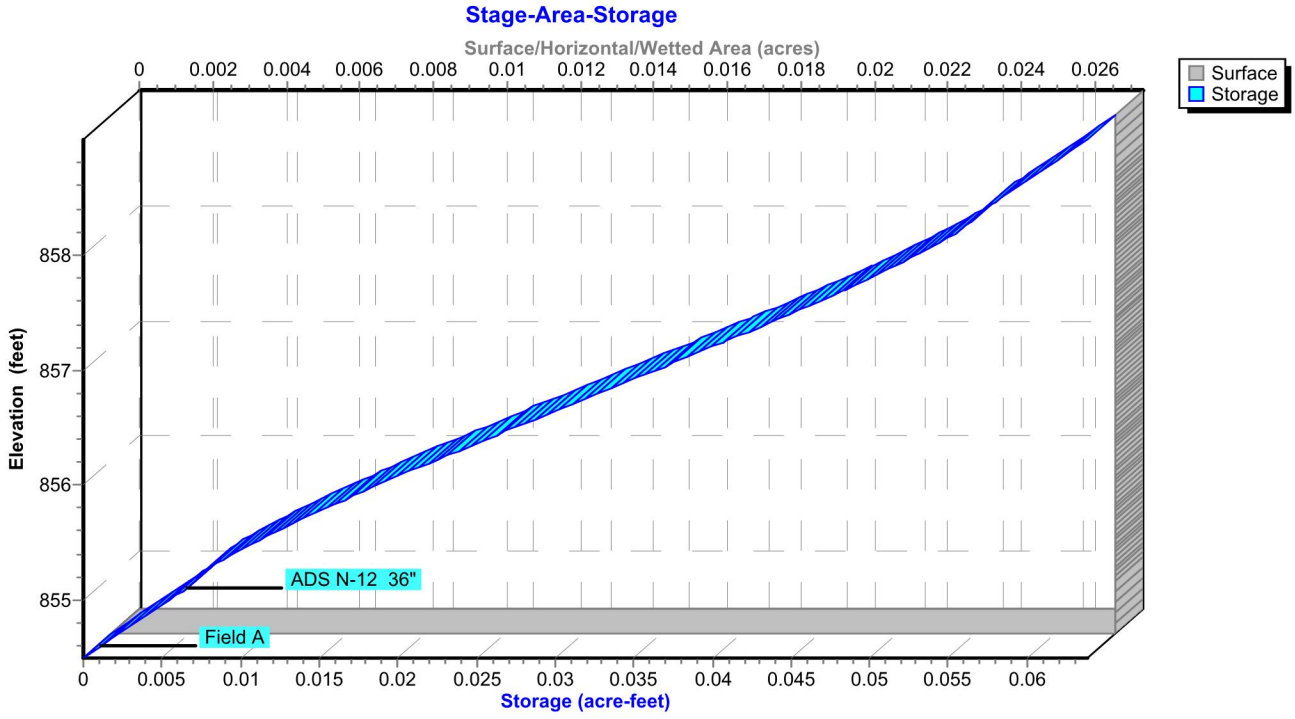
9 Chambers
198.2 cy Field
139.2 cy Stone



Pond 3P: STORAGE PIPE



Pond 3P: STORAGE PIPE



Summary for Pond 4P: FILTER STRIP

Inflow Area = 0.293 ac, 41.46% Impervious, Inflow Depth = 1.08" for 10-yr event
Inflow = 0.36 cfs @ 12.12 hrs, Volume= 0.026 af
Outflow = 0.03 cfs @ 11.95 hrs, Volume= 0.026 af, Atten= 91%, Lag= 0.0 min
Discarded = 0.03 cfs @ 11.95 hrs, Volume= 0.026 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 859.19' @ 13.34 hrs Surf.Area= 1,803 sf Storage= 494 cf

Plug-Flow detention time= 137.6 min calculated for 0.026 af (100% of inflow)
Center-of-Mass det. time= 137.5 min (1,005.3 - 867.8)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,154 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,885 cf Overall x 40.0% Voids

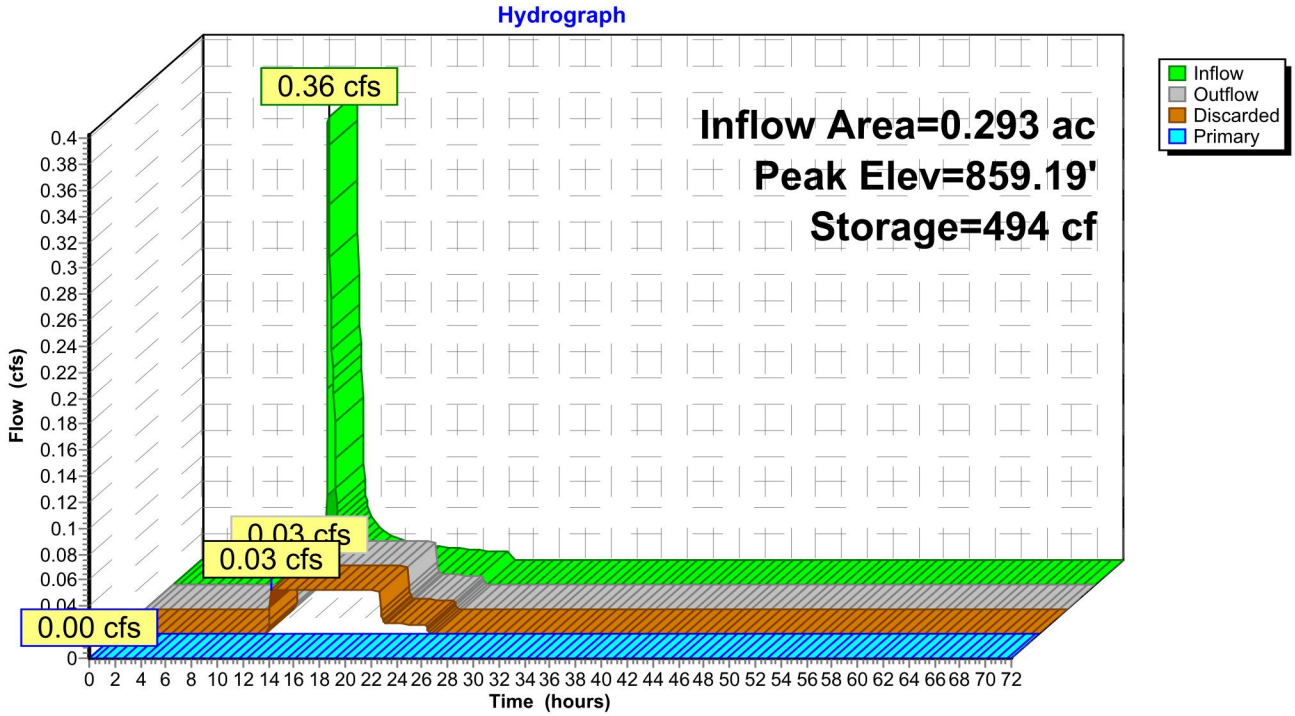
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,803	0	0
860.00	1,803	2,705	2,705
860.10	1,803	180	2,885

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

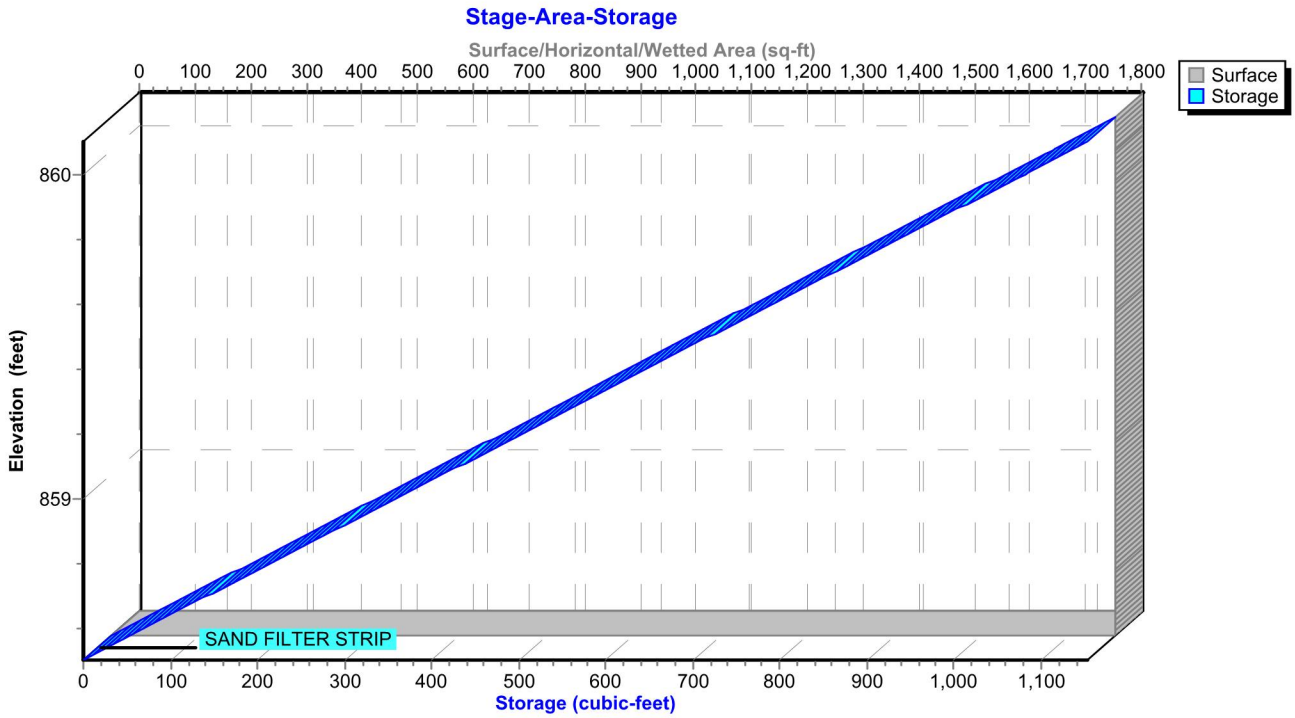
Discarded OutFlow Max=0.03 cfs @ 11.95 hrs HW=858.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=858.50' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 4P: FILTER STRIP



Pond 4P: FILTER STRIP



Summary for Pond 5P: FILTER STRIP

Inflow Area = 0.474 ac, 43.07% Impervious, Inflow Depth = 1.14" for 10-yr event
Inflow = 0.63 cfs @ 12.11 hrs, Volume= 0.045 af
Outflow = 0.03 cfs @ 11.90 hrs, Volume= 0.045 af, Atten= 94%, Lag= 0.0 min
Discarded = 0.03 cfs @ 11.90 hrs, Volume= 0.045 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 859.85' @ 14.51 hrs Surf.Area= 1,870 sf Storage= 1,007 cf

Plug-Flow detention time= 315.1 min calculated for 0.045 af (100% of inflow)
Center-of-Mass det. time= 315.0 min (1,179.7 - 864.8)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,197 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,992 cf Overall x 40.0% Voids

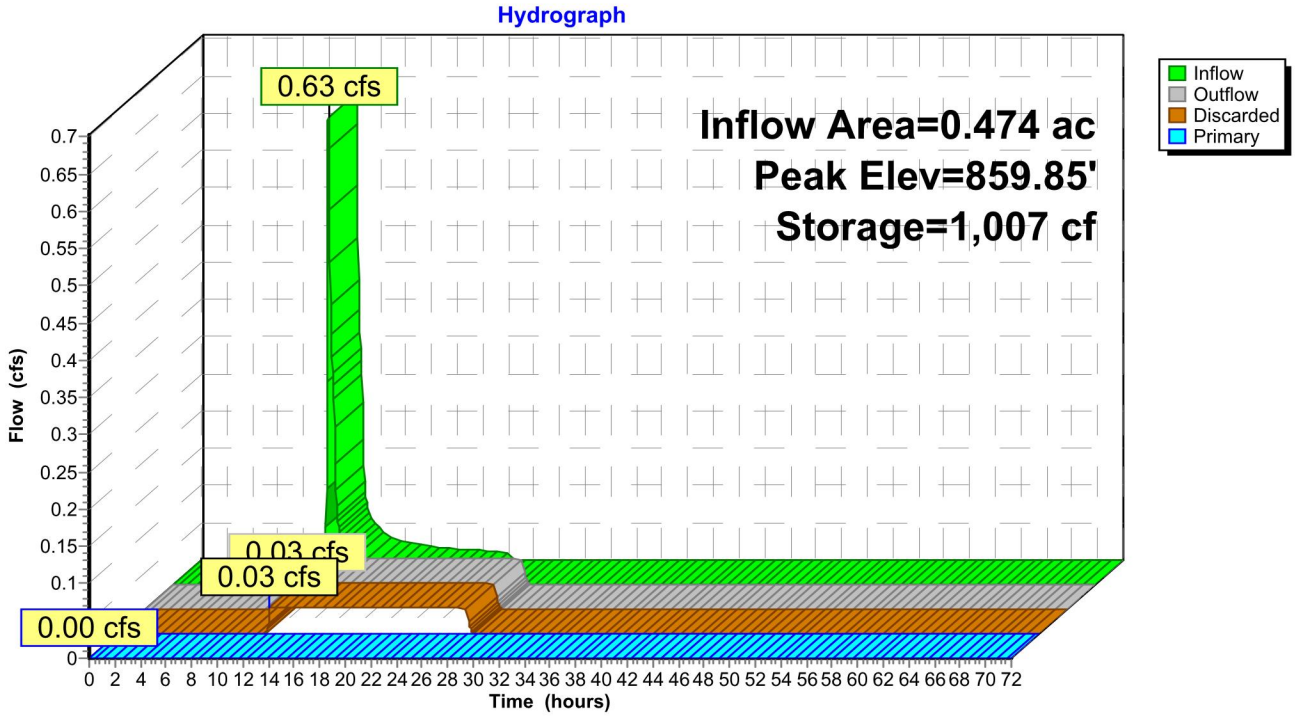
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,870	0	0
860.00	1,870	2,805	2,805
860.10	1,870	187	2,992

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

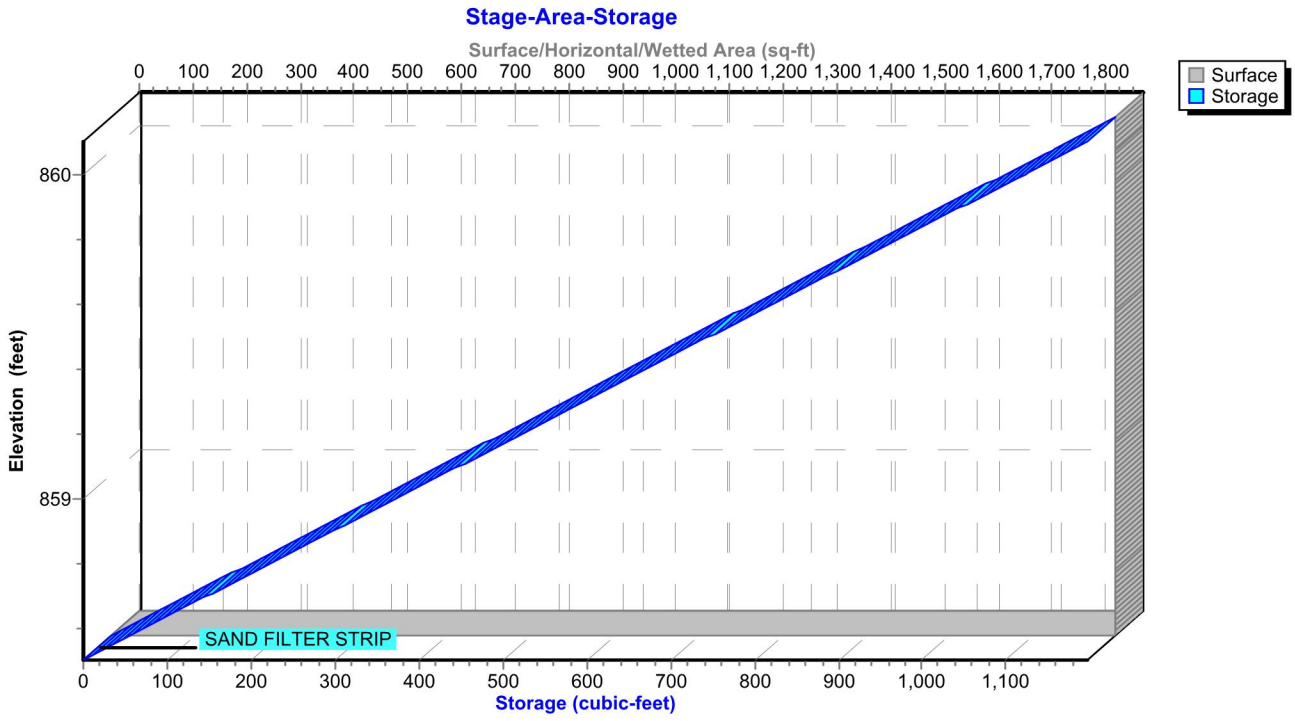
Discarded OutFlow Max=0.03 cfs @ 11.90 hrs HW=858.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=858.50' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 5P: FILTER STRIP



Pond 5P: FILTER STRIP

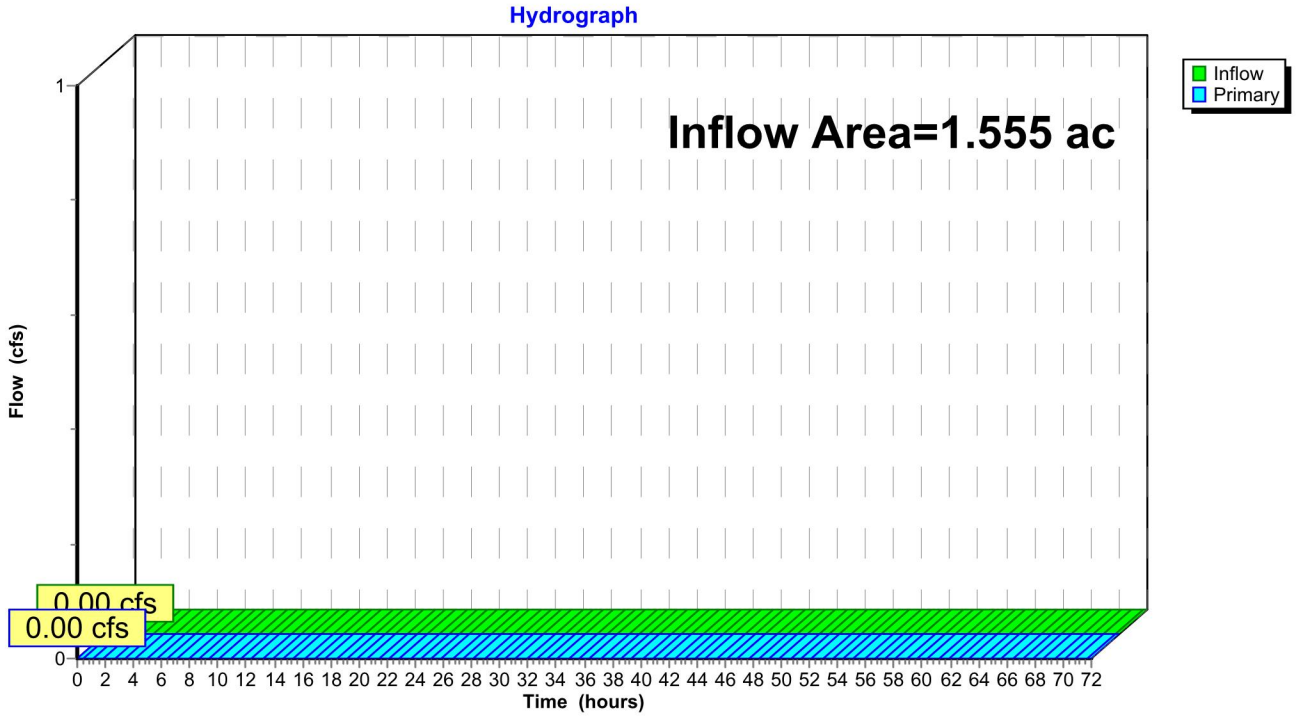


Summary for Link 7L: PROPOSED

Inflow Area = 1.555 ac, 55.15% Impervious, Inflow Depth = 0.00" for 10-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 7L: PROPOSED



Summary for Subcatchment 1S: TO N BASIN

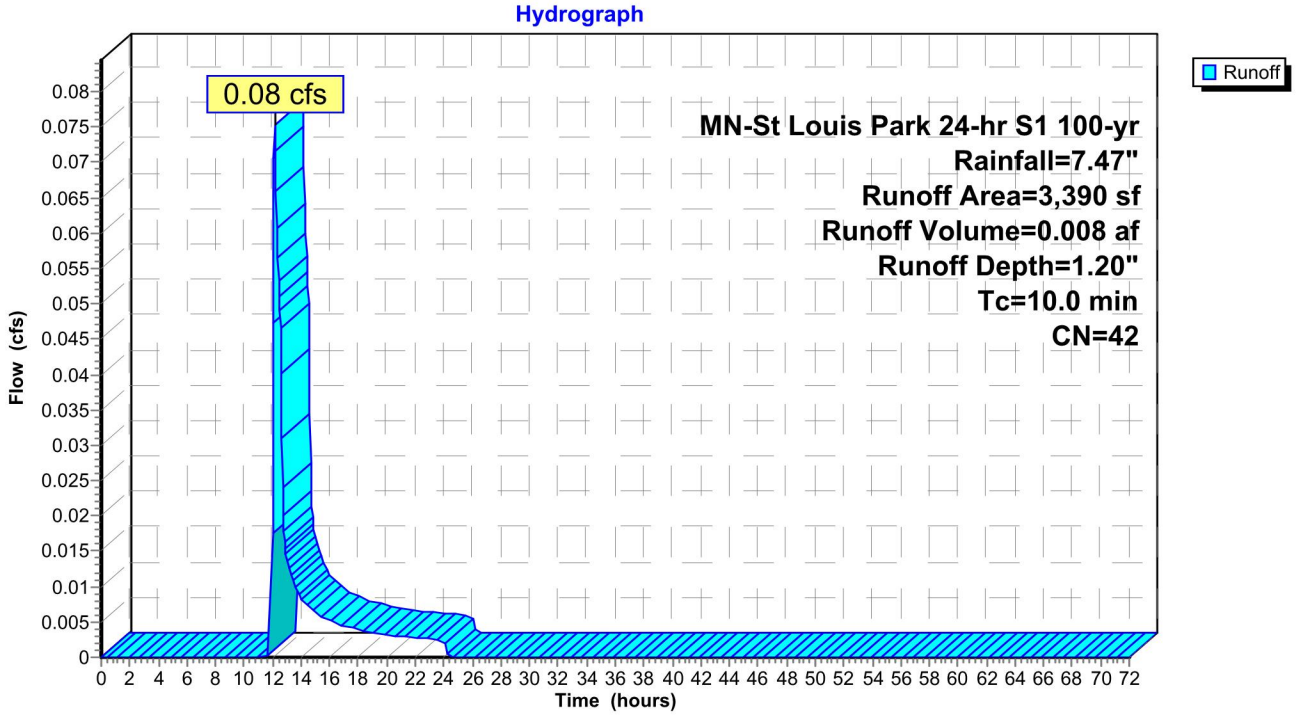
Runoff = 0.08 cfs @ 12.15 hrs, Volume= 0.008 af, Depth= 1.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
180	98	Paved parking, HSG A
3,210	39	>75% Grass cover, Good, HSG A
3,390	42	Weighted Average
3,210		94.69% Pervious Area
180		5.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: TO N BASIN



Summary for Subcatchment 2S: NW DRIVE LANE

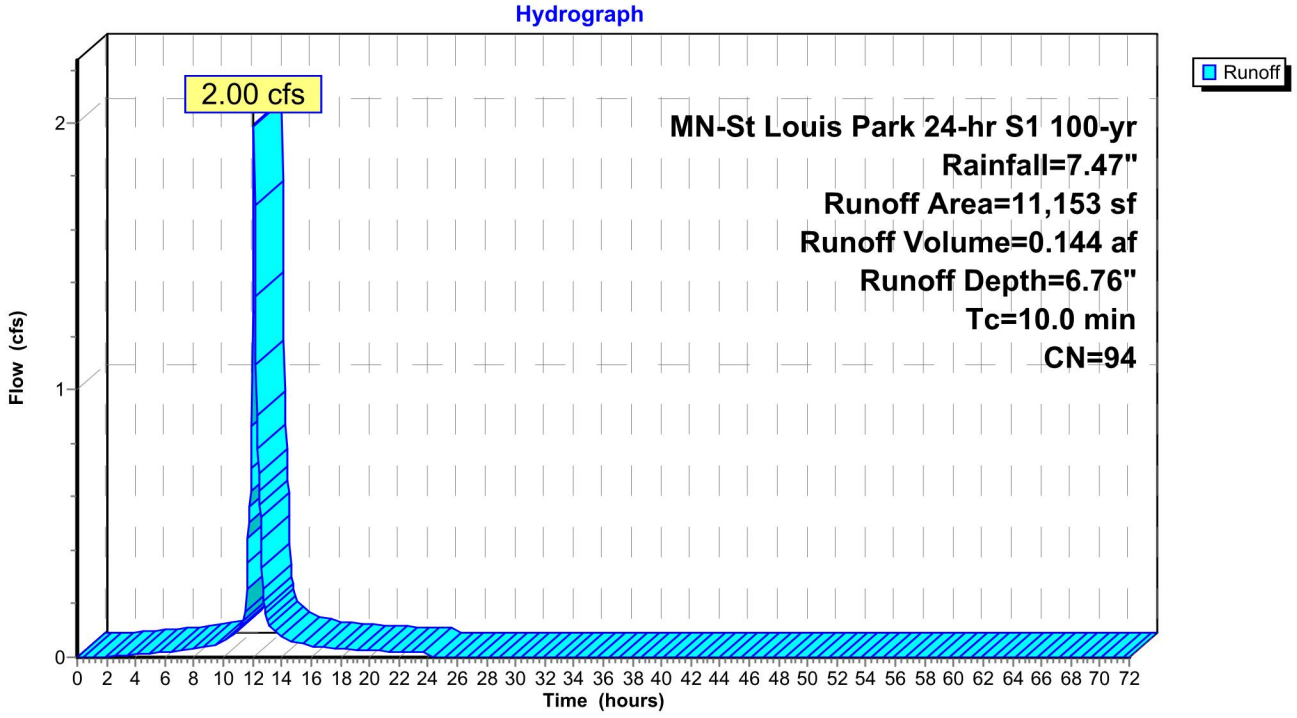
Runoff = 2.00 cfs @ 12.09 hrs, Volume= 0.144 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
10,316	98	Paved parking, HSG A
837	39	>75% Grass cover, Good, HSG A
11,153	94	Weighted Average
837		7.50% Pervious Area
10,316		92.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 2S: NW DRIVE LANE



Summary for Subcatchment 3S: NORTH FRONT LAWNS

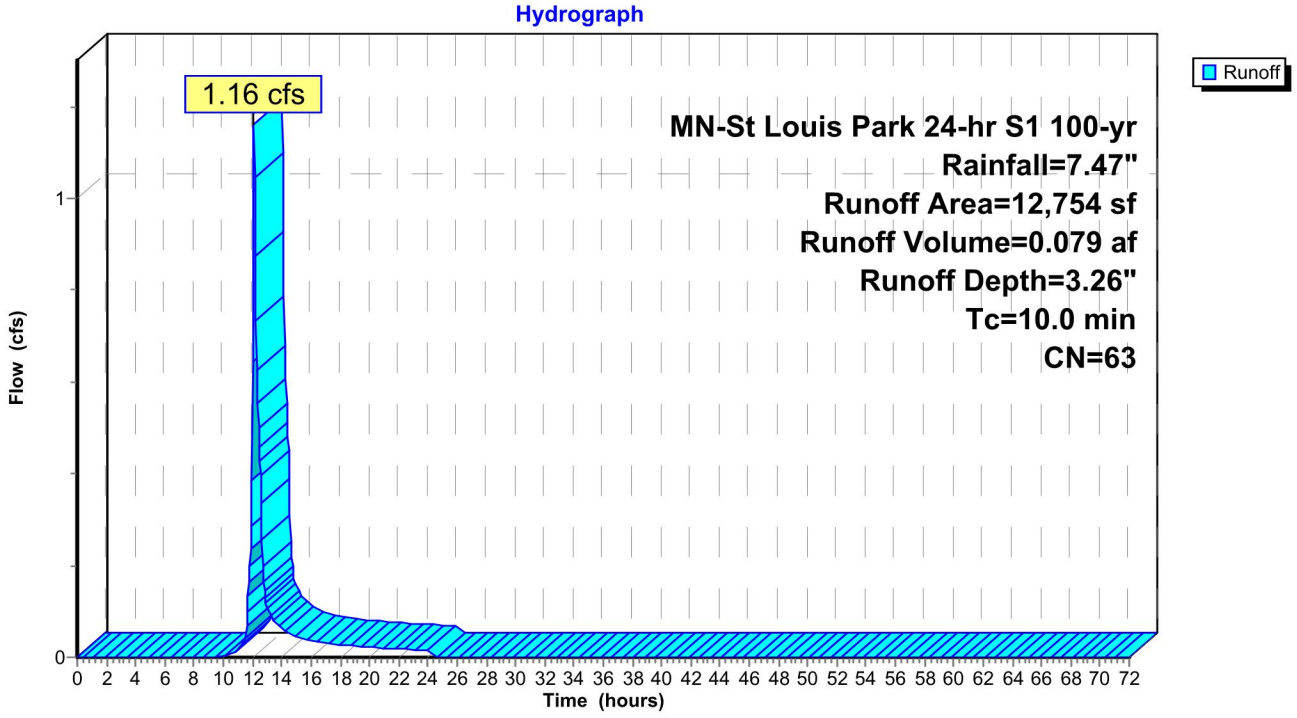
Runoff = 1.16 cfs @ 12.10 hrs, Volume= 0.079 af, Depth= 3.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
5,288	98	Paved parking, HSG A
7,466	39	>75% Grass cover, Good, HSG A
12,754	63	Weighted Average
7,466		58.54% Pervious Area
5,288		41.46% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 3S: NORTH FRONT LAWNS



Summary for Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD

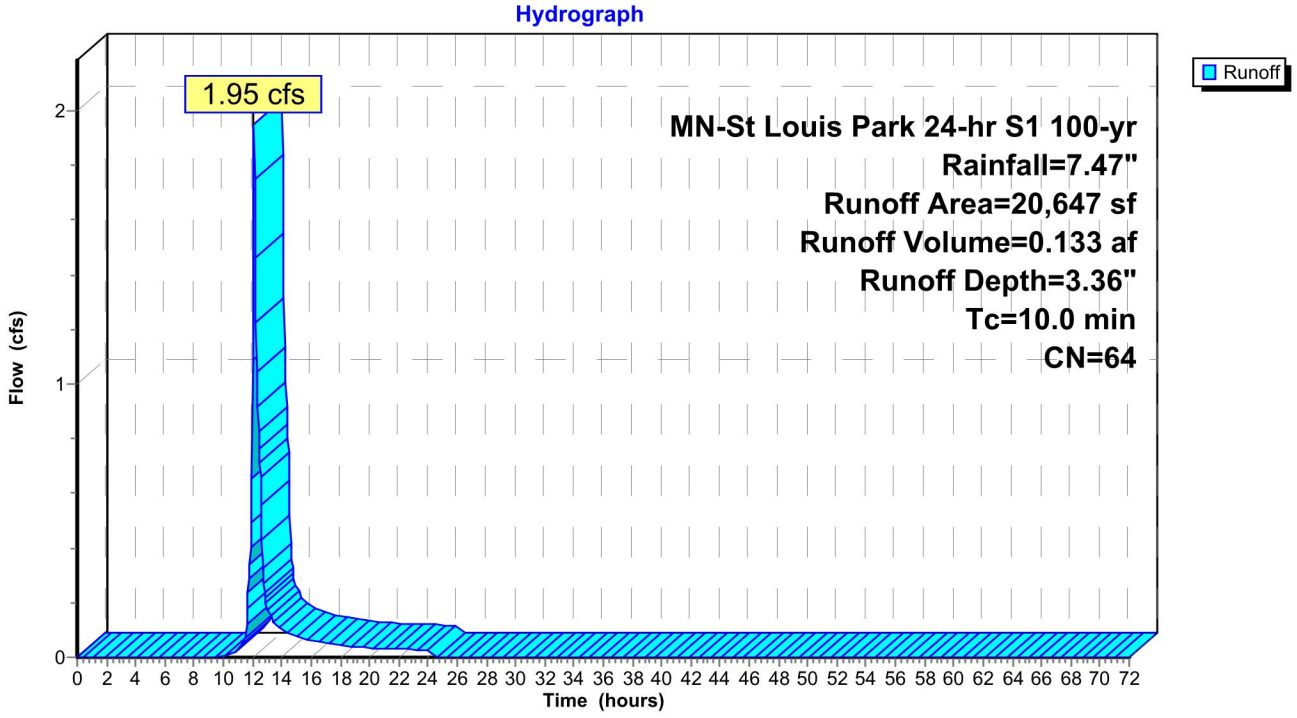
Runoff = 1.95 cfs @ 12.10 hrs, Volume= 0.133 af, Depth= 3.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
8,892	98	Paved parking, HSG A
11,755	39	>75% Grass cover, Good, HSG A
20,647	64	Weighted Average
11,755		56.93% Pervious Area
8,892		43.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 4S: REAR LAWNS TO BROOKLYN BLVD



Summary for Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE

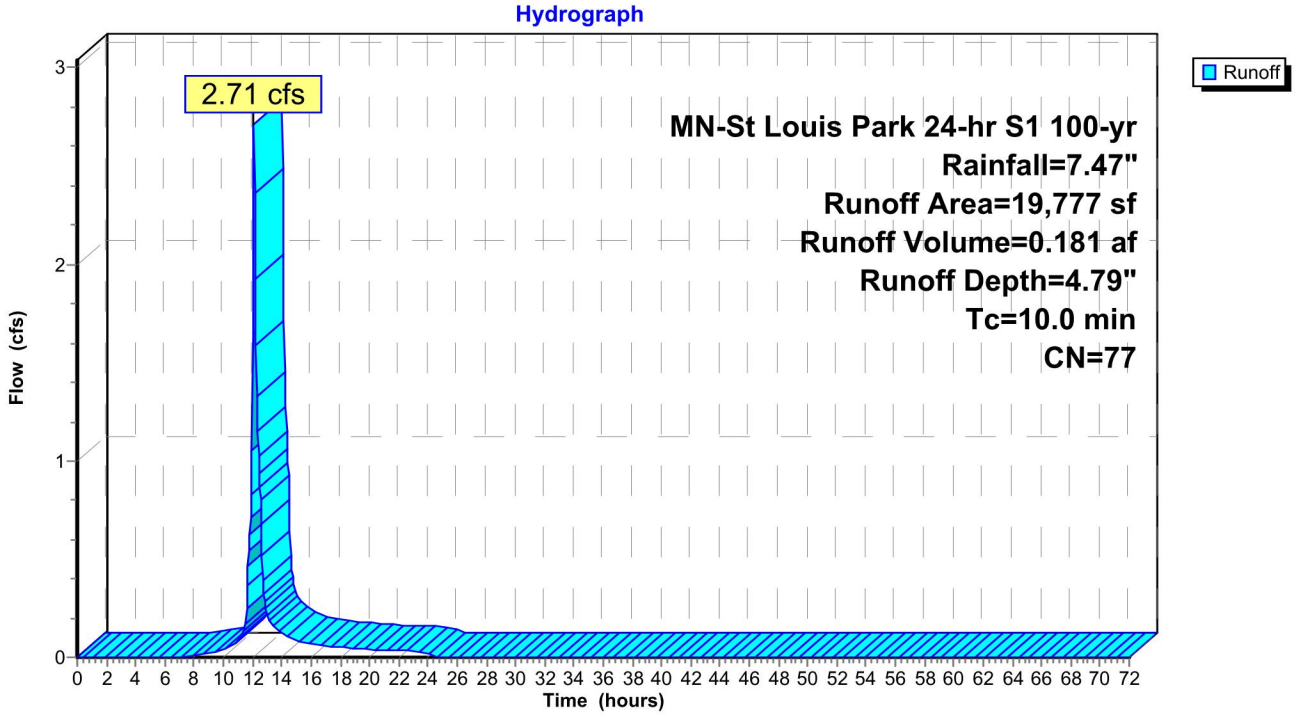
Runoff = 2.71 cfs @ 12.10 hrs, Volume= 0.181 af, Depth= 4.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MN-St Louis Park 24-hr S1 100-yr Rainfall=7.47"

Area (sf)	CN	Description
12,674	98	Paved parking, HSG A
7,103	39	>75% Grass cover, Good, HSG A
19,777	77	Weighted Average
7,103		35.92% Pervious Area
12,674		64.08% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 5S: S FRONT LAWNS AND DRIVE LANE



Summary for Pond 1P: INF BASIN A

Inflow Area = 0.454 ac, 64.08% Impervious, Inflow Depth = 4.79" for 100-yr event
Inflow = 2.71 cfs @ 12.10 hrs, Volume= 0.181 af
Outflow = 2.69 cfs @ 12.11 hrs, Volume= 0.181 af, Atten= 1%, Lag= 1.1 min
Discarded = 0.02 cfs @ 12.00 hrs, Volume= 0.052 af
Primary = 2.67 cfs @ 12.11 hrs, Volume= 0.129 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 859.94' @ 12.11 hrs Surf.Area= 1,031 sf Storage= 1,525 cf

Plug-Flow detention time= 245.1 min calculated for 0.181 af (100% of inflow)
Center-of-Mass det. time= 246.2 min (1,058.3 - 812.1)

Volume	Invert	Avail.Storage	Storage Description
#1	857.70'	2,312 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.70	303	0	0
858.70	614	459	459
859.70	1,031	823	1,281
860.70	1,031	1,031	2,312

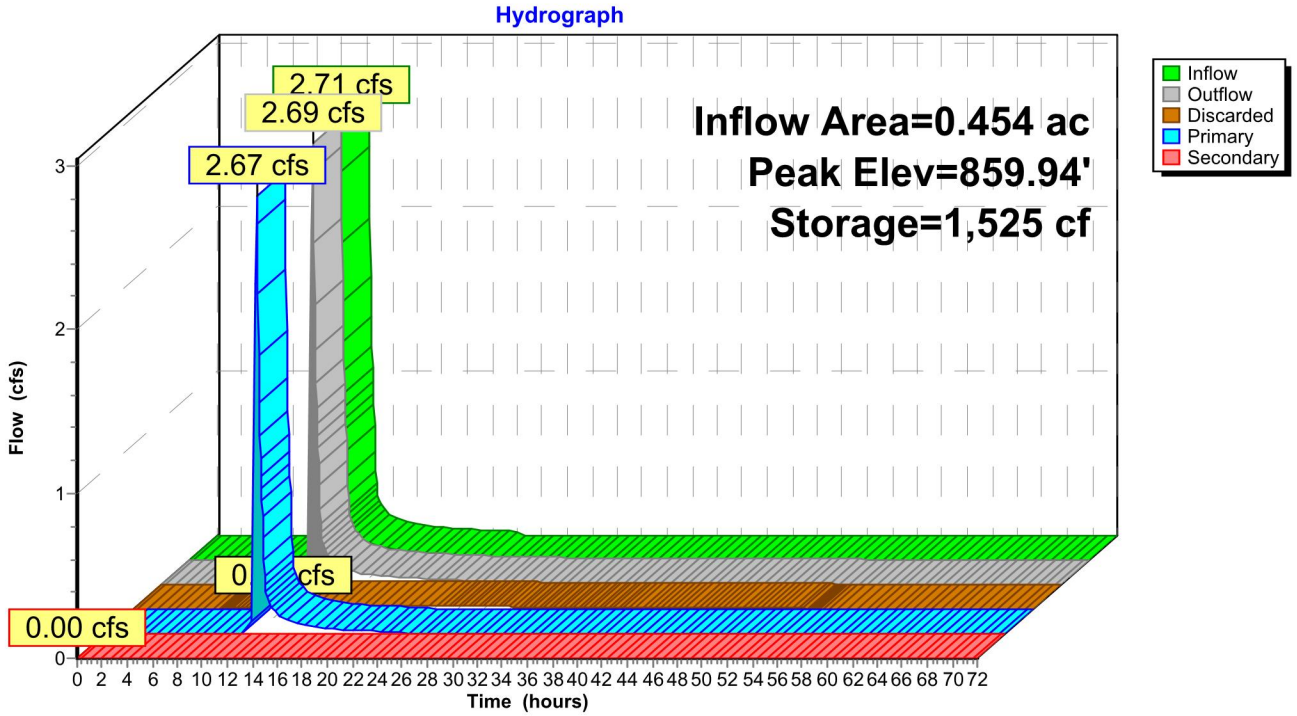
Device	Routing	Invert	Outlet Devices
#1	Primary	855.00'	**12.0" Round Culvert** L= 10.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.00' / 855.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	859.70'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	860.00'	**5.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#4	Discarded	857.70'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 12.00 hrs HW=859.83' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.02 cfs)

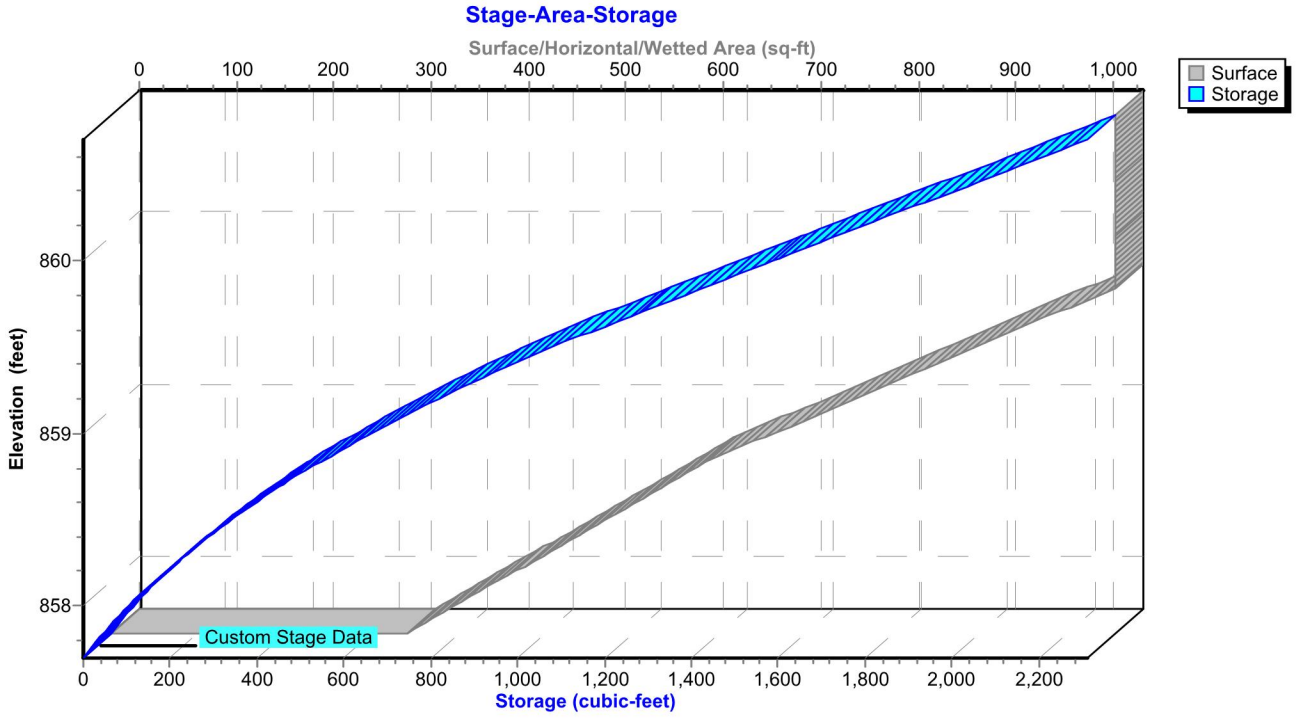
Primary OutFlow Max=2.60 cfs @ 12.11 hrs HW=859.93' (Free Discharge)
└**1=Culvert** (Passes 2.60 cfs of 7.96 cfs potential flow)
└**2=Grate** (Weir Controls 2.60 cfs @ 1.58 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=857.70' (Free Discharge)
└**3=EOF** (Controls 0.00 cfs)

Pond 1P: INF BASIN A



Pond 1P: INF BASIN A



Summary for Pond 2P: INF BASIN B

[81] Warning: Exceeded Pond 3P by 1.64' @ 12.85 hrs

Inflow Area =	1.081 ac,	60.45% Impervious,	Inflow Depth =	2.44"	for 100-yr event
Inflow =	3.84 cfs @	12.17 hrs,	Volume=	0.220 af	
Outflow =	0.71 cfs @	12.79 hrs,	Volume=	0.220 af,	Atten= 81%, Lag= 37.5 min
Discarded =	0.03 cfs @	12.10 hrs,	Volume=	0.128 af	
Primary =	0.68 cfs @	12.79 hrs,	Volume=	0.092 af	
Secondary =	0.00 cfs @	0.00 hrs,	Volume=	0.000 af	

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 859.47' @ 12.79 hrs Surf.Area= 1,419 sf Storage= 5,640 cf

Plug-Flow detention time= 1,004.9 min calculated for 0.220 af (100% of inflow)
Center-of-Mass det. time= 1,005.3 min (1,808.4 - 803.1)

Volume	Invert	Avail.Storage	Storage Description
#1	855.50'	8,514 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
855.50	1,419	0	0
858.50	1,419	4,257	4,257
859.50	1,419	1,419	5,676
860.50	1,419	1,419	7,095
861.50	1,419	1,419	8,514

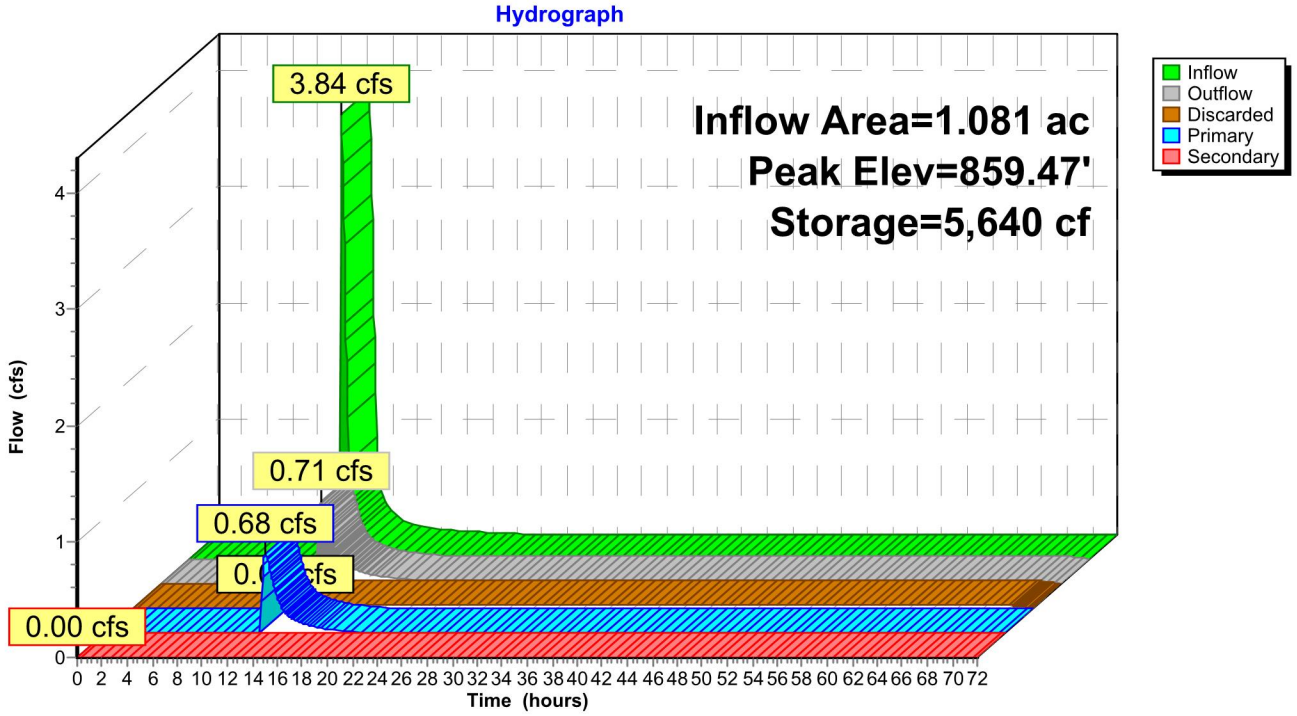
Device	Routing	Invert	Outlet Devices
#1	Primary	855.81'	**12.0" Round Culvert** L= 23.6' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 855.81' / 855.39' S= 0.0178 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	858.70'	**6.0" Vert. Orifice** C= 0.600
#3	Device 1	860.00'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Device 1	860.00'	**27.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	860.50'	**2.0' long x 5.0' breadth EOF** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Discarded	855.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.03 cfs @ 12.10 hrs HW=855.72' (Free Discharge)
└─**6=Exfiltration** (Exfiltration Controls 0.03 cfs)

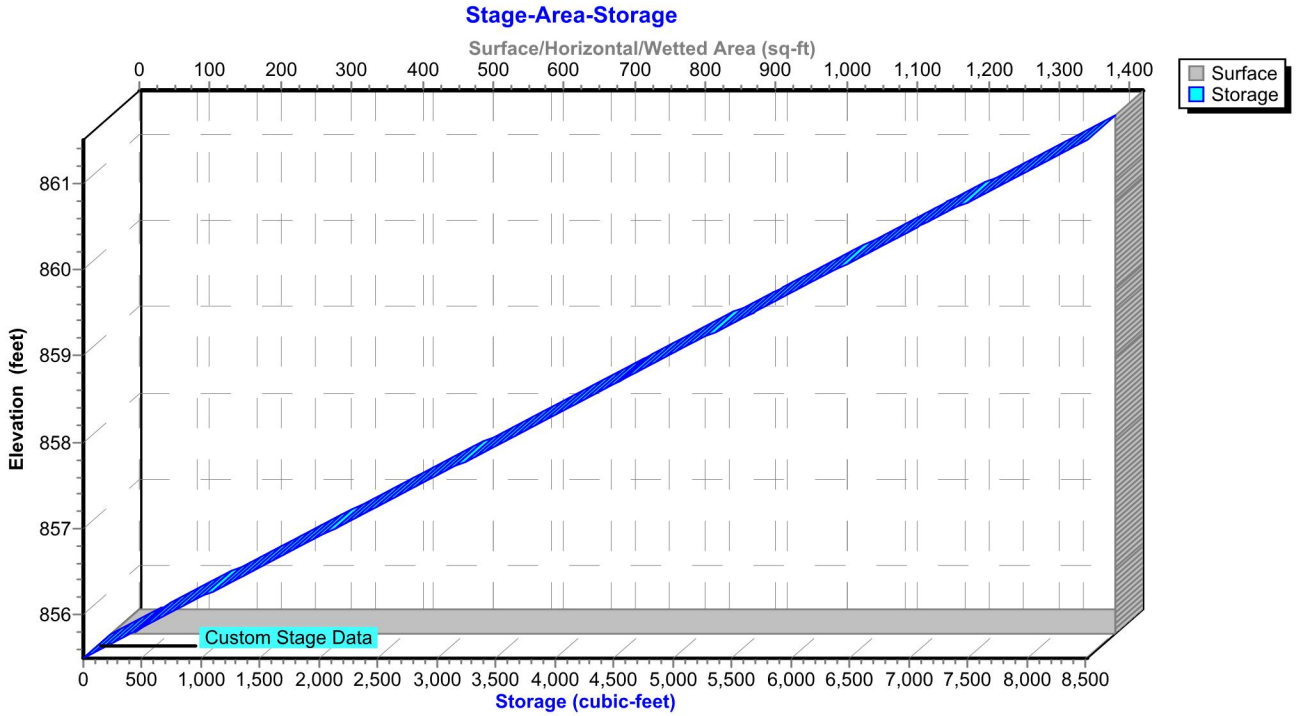
Primary OutFlow Max=0.68 cfs @ 12.79 hrs HW=859.47' (Free Discharge)
└─**1=Culvert** (Passes 0.68 cfs of 6.73 cfs potential flow)
  ├─**2=Orifice** (Orifice Controls 0.68 cfs @ 3.48 fps)
  ├─**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  └─**4=Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=855.50' (Free Discharge)
└─**5=EOF** (Controls 0.00 cfs)

Pond 2P: INF BASIN B



Pond 2P: INF BASIN B



Summary for Pond 3P: STORAGE PIPE

[93] Warning: Storage range exceeded by 0.03'
[79] Warning: Submerged Pond 1P Primary device # 1 by 4.00'

Inflow Area = 1.003 ac, 64.73% Impervious, Inflow Depth = 3.58" for 100-yr event
Inflow = 4.63 cfs @ 12.10 hrs, Volume= 0.299 af
Outflow = 3.79 cfs @ 12.17 hrs, Volume= 0.297 af, Atten= 18%, Lag= 3.8 min
Discarded = 0.02 cfs @ 6.85 hrs, Volume= 0.084 af
Primary = 3.77 cfs @ 12.17 hrs, Volume= 0.212 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 859.03' @ 12.17 hrs Surf.Area= 0.027 ac Storage= 0.064 af

Plug-Flow detention time= 264.0 min calculated for 0.297 af (99% of inflow)
Center-of-Mass det. time= 258.6 min (1,043.6 - 785.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	854.50'	0.035 af	**6.50'W x 183.00'L x 4.50'H Field A** 0.123 af Overall - 0.037 af Embedded = 0.086 af x 40.0% Voids
#2A	855.00'	0.029 af	**ADS N-12 36"** x 9 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf
		0.064 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**12.0" Round Culvert** L= 62.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0040 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 0.79 sf
#2	Device 1	857.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Discarded	854.50'	**0.800 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 6.85 hrs HW=854.55' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=3.66 cfs @ 12.17 hrs HW=858.98' (Free Discharge)
└**1=Culvert** (Barrel Controls 3.66 cfs @ 4.66 fps)
└**2=Sharp-Crested Rectangular Weir** (Passes 3.66 cfs of 17.66 cfs potential flow)

Pond 3P: STORAGE PIPE - Chamber Wizard Field A

Chamber Model = ADS N-12 36" (ADS N-12® Pipe)
Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf
Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

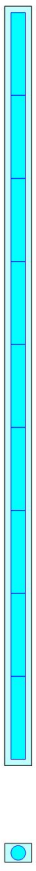
9 Chambers/Row x 20.00' Long = 180.00' Row Length +18.0" End Stone x 2 = 183.00' Base Length
1 Rows x 42.0" Wide + 18.0" Side Stone x 2 = 6.50' Base Width
6.0" Base + 42.0" Chamber Height + 6.0" Cover = 4.50' Field Height

9 Chambers x 142.0 cf = 1,278.0 cf Chamber Storage
9 Chambers x 177.2 cf = 1,595.0 cf Displacement

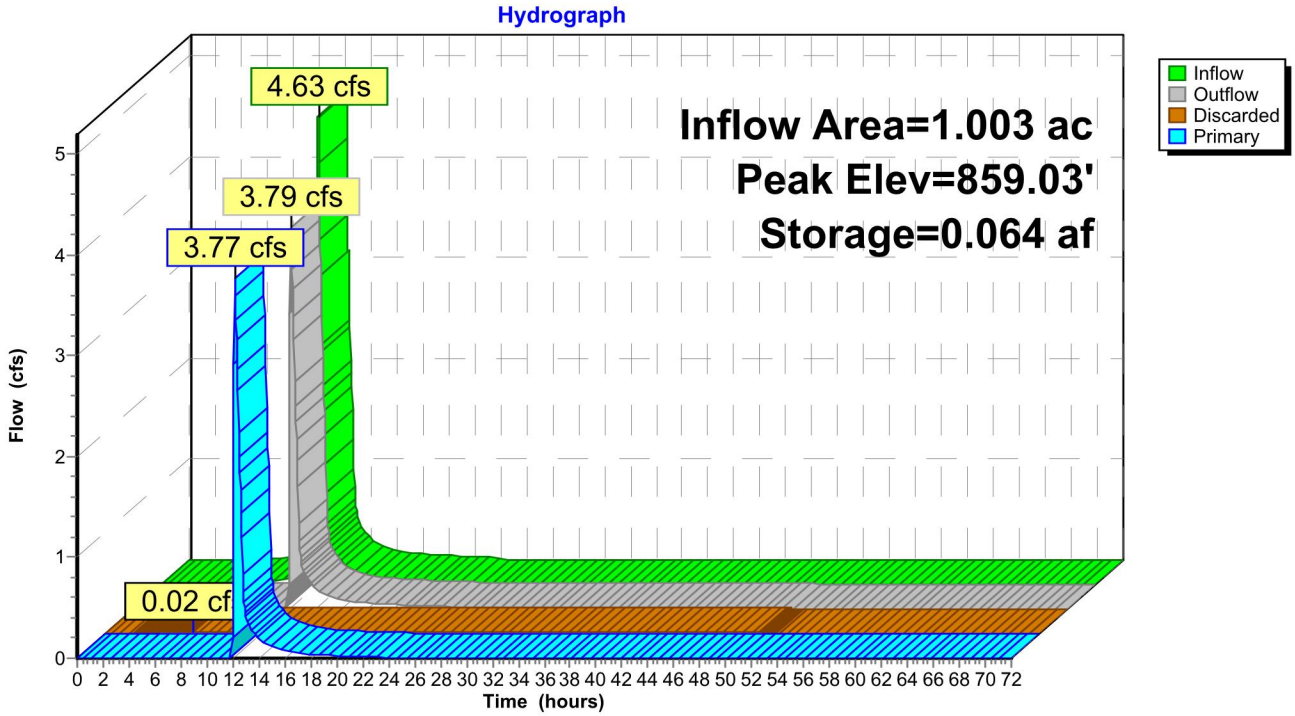
5,352.7 cf Field - 1,595.0 cf Chambers = 3,757.8 cf Stone x 40.0% Voids = 1,503.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,781.1 cf = 0.064 af
Overall Storage Efficiency = 52.0%
Overall System Size = 183.00' x 6.50' x 4.50'

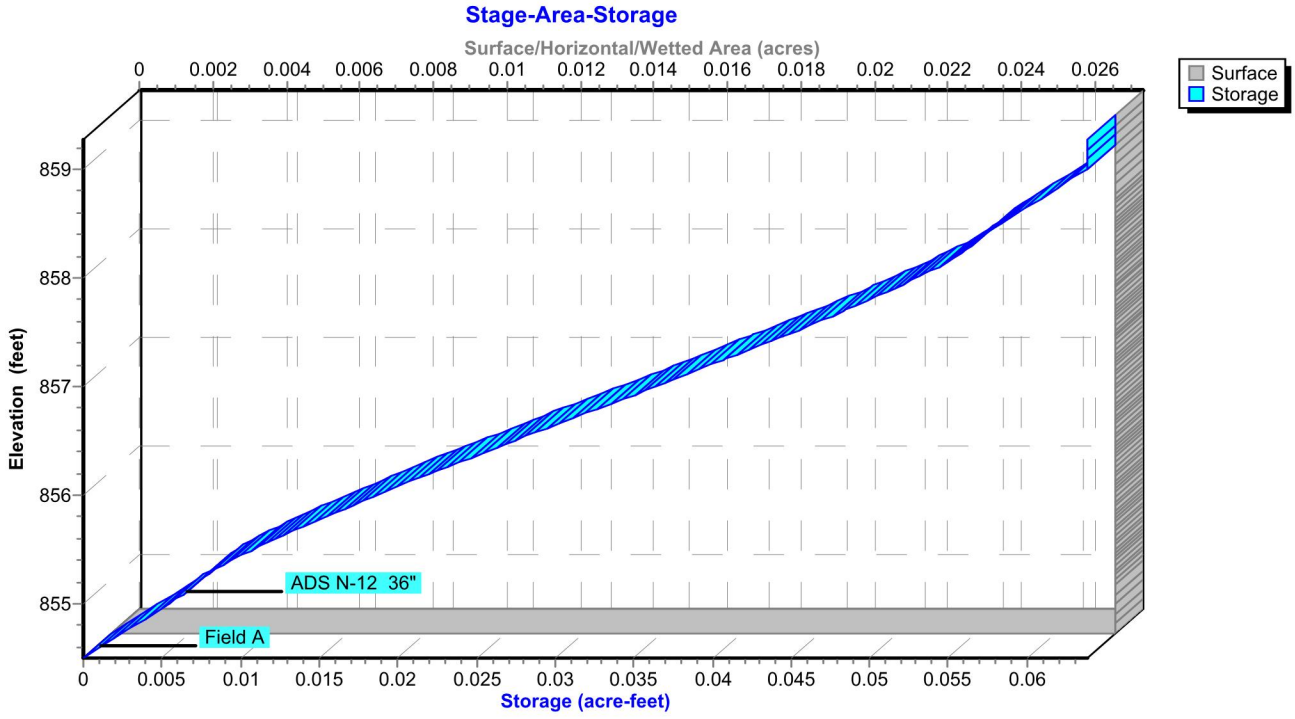
9 Chambers
198.2 cy Field
139.2 cy Stone



Pond 3P: STORAGE PIPE



Pond 3P: STORAGE PIPE



Summary for Pond 4P: FILTER STRIP

[93] Warning: Storage range exceeded by 0.05'

Inflow Area = 0.293 ac, 41.46% Impervious, Inflow Depth = 3.26" for 100-yr event
Inflow = 1.16 cfs @ 12.10 hrs, Volume= 0.079 af
Outflow = 0.80 cfs @ 12.31 hrs, Volume= 0.079 af, Atten= 31%, Lag= 12.2 min
Discarded = 0.03 cfs @ 11.55 hrs, Volume= 0.054 af
Primary = 0.77 cfs @ 12.31 hrs, Volume= 0.025 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 860.15' @ 12.31 hrs Surf.Area= 1,803 sf Storage= 1,154 cf

Plug-Flow detention time= 256.3 min calculated for 0.079 af (100% of inflow)
Center-of-Mass det. time= 256.4 min (1,096.3 - 839.9)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,154 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,885 cf Overall x 40.0% Voids

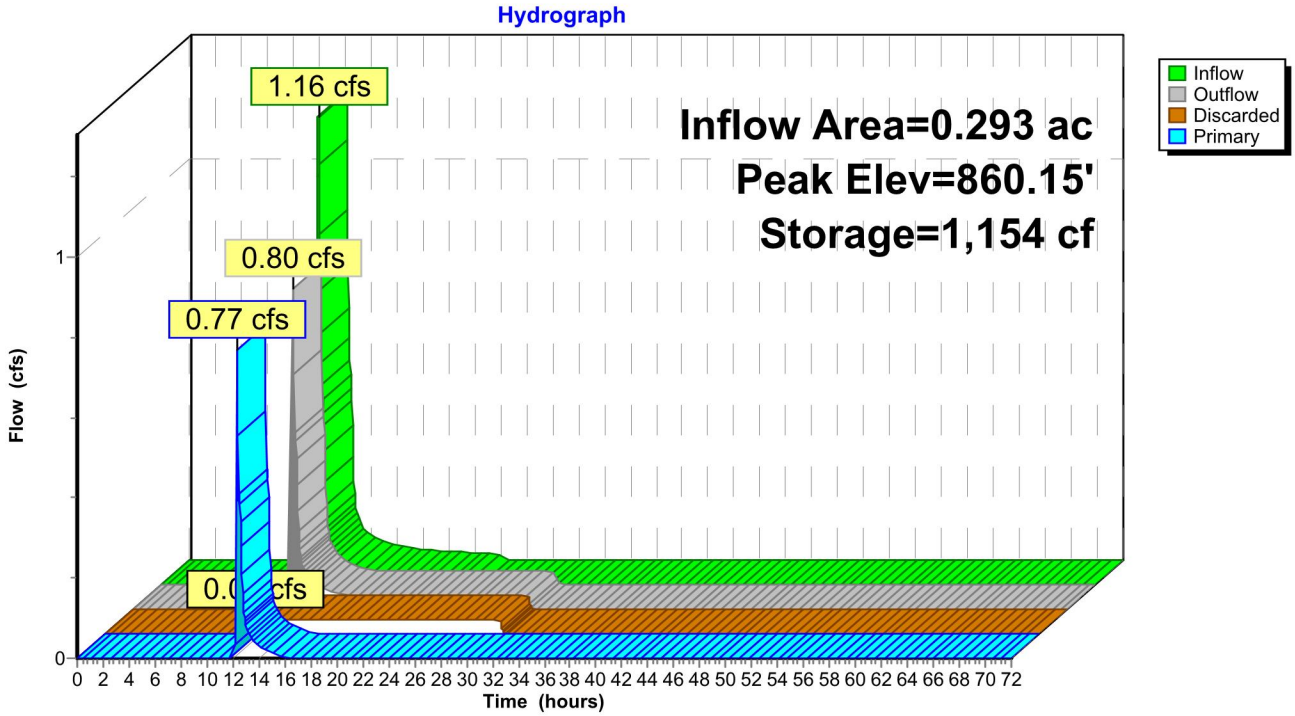
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,803	0	0
860.00	1,803	2,705	2,705
860.10	1,803	180	2,885

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

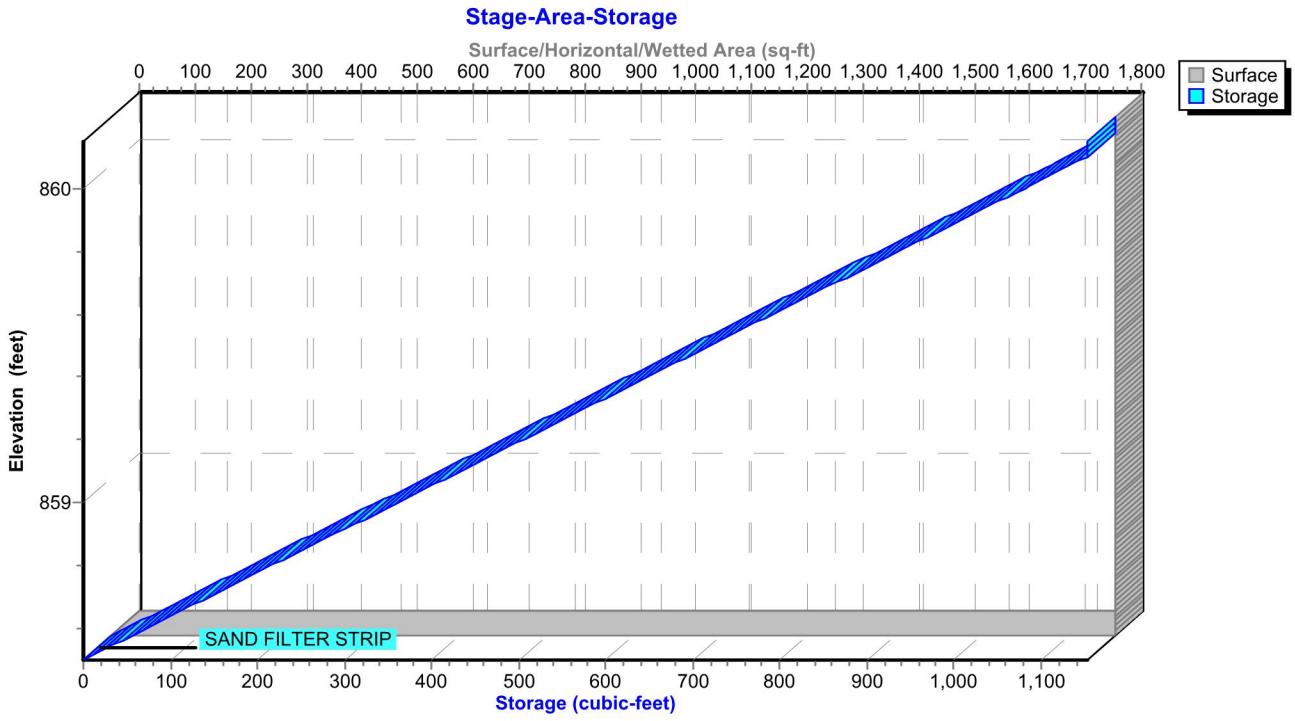
Discarded OutFlow Max=0.03 cfs @ 11.55 hrs HW=858.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.71 cfs @ 12.31 hrs HW=860.14' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.71 cfs @ 1.01 fps)

Pond 4P: FILTER STRIP



Pond 4P: FILTER STRIP



Summary for Pond 5P: FILTER STRIP

[93] Warning: Storage range exceeded by 0.09'

Inflow Area = 0.474 ac, 43.07% Impervious, Inflow Depth = 3.36" for 100-yr event
Inflow = 1.95 cfs @ 12.10 hrs, Volume= 0.133 af
Outflow = 1.11 cfs @ 12.16 hrs, Volume= 0.112 af, Atten= 43%, Lag= 3.7 min
Discarded = 0.03 cfs @ 11.25 hrs, Volume= 0.063 af
Primary = 1.08 cfs @ 12.16 hrs, Volume= 0.049 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 860.19' @ 12.17 hrs Surf.Area= 1,870 sf Storage= 1,197 cf

Plug-Flow detention time= 313.3 min calculated for 0.112 af (84% of inflow)
Center-of-Mass det. time= 243.8 min (1,081.7 - 837.9)

Volume	Invert	Avail.Storage	Storage Description
#1	858.50'	1,197 cf	**SAND FILTER STRIP (Prismatic)**Listed below (Recalc) 2,992 cf Overall x 40.0% Voids

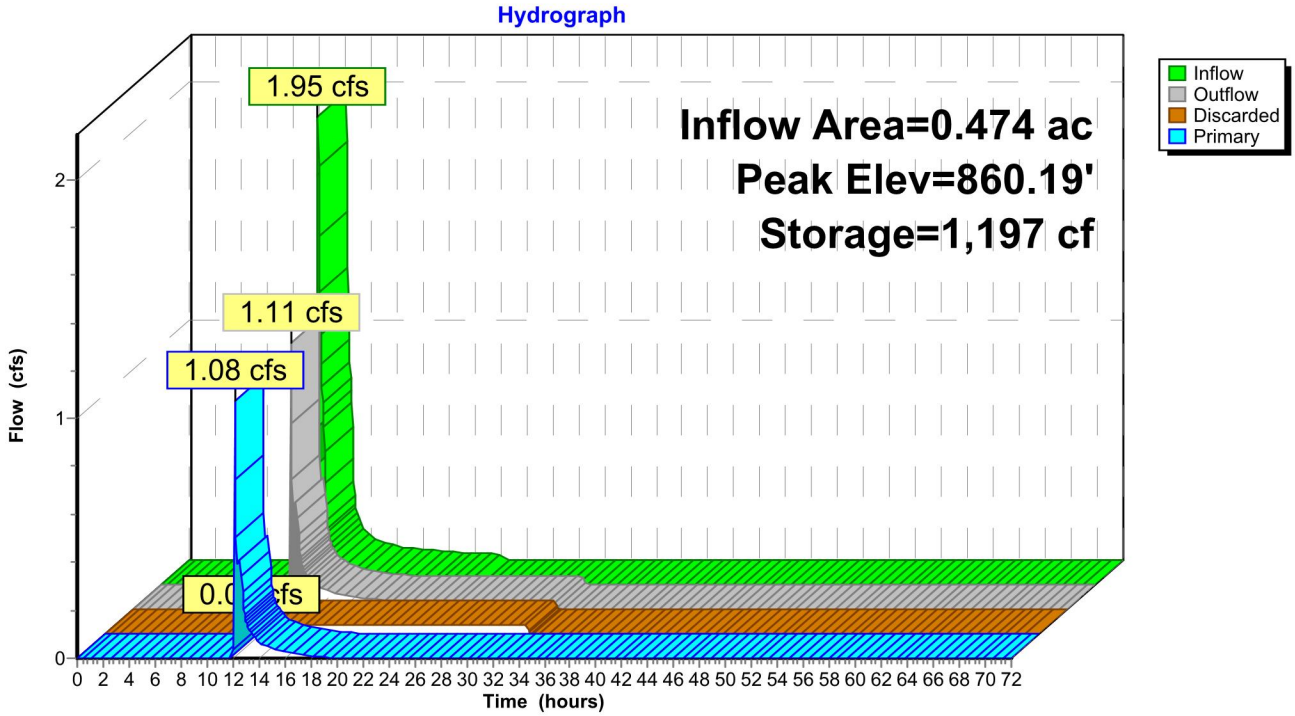
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
858.50	1,870	0	0
860.00	1,870	2,805	2,805
860.10	1,870	187	2,992

Device	Routing	Invert	Outlet Devices
#1	Primary	860.00'	**5.0' long x 180.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63
#2	Discarded	858.50'	**0.800 in/hr Exfiltration over Surface area**

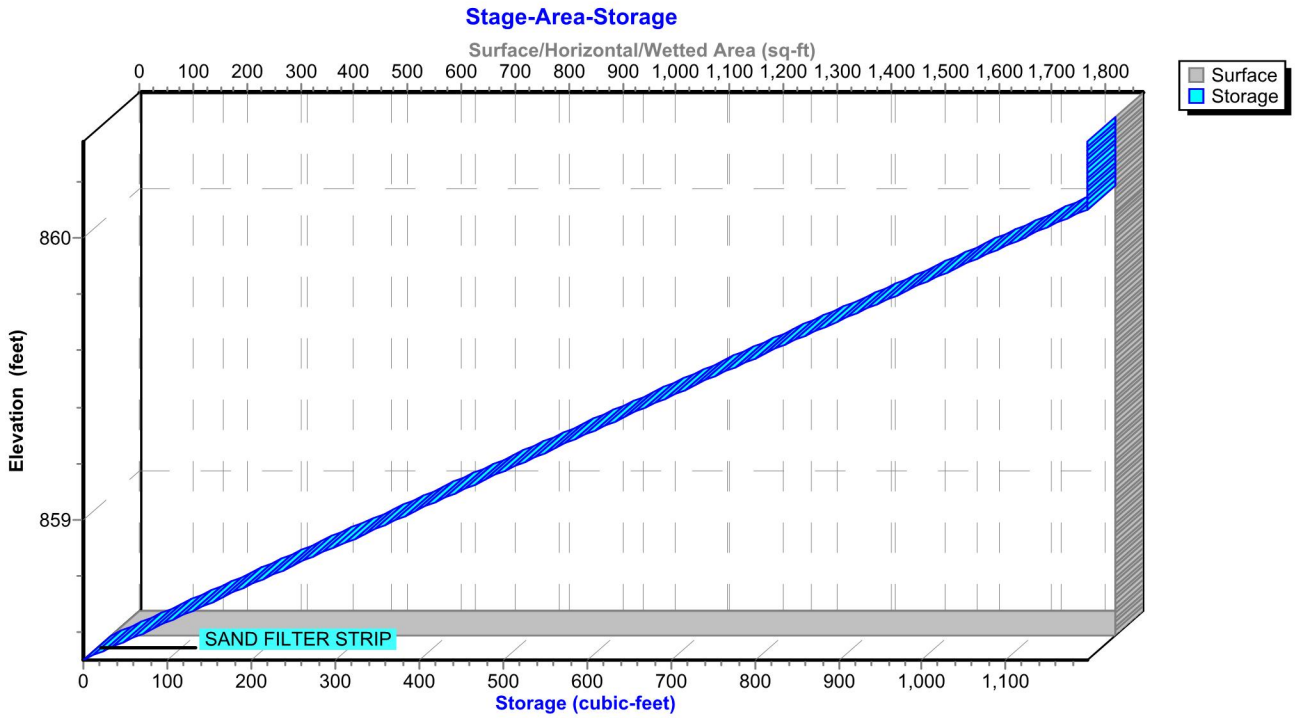
Discarded OutFlow Max=0.03 cfs @ 11.25 hrs HW=858.52' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.95 cfs @ 12.16 hrs HW=860.17' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.95 cfs @ 1.11 fps)

Pond 5P: FILTER STRIP



Pond 5P: FILTER STRIP

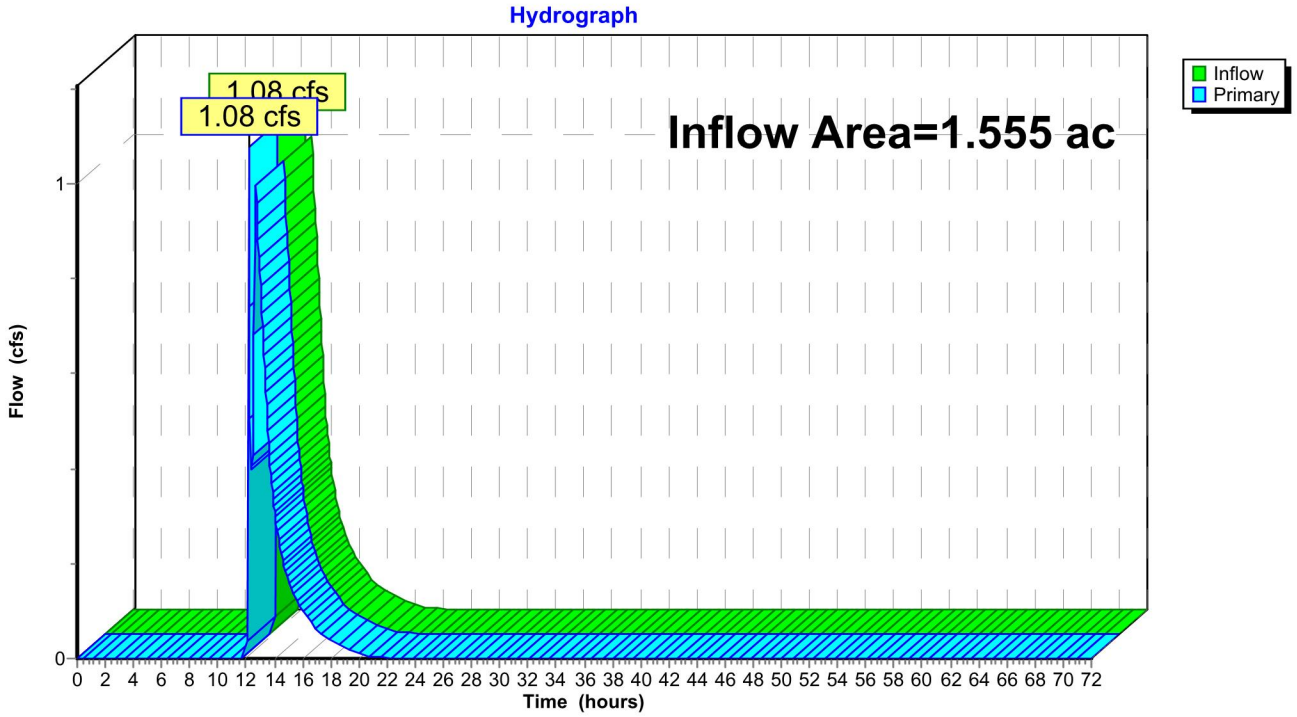


Summary for Link 7L: PROPOSED

Inflow Area = 1.555 ac, 55.15% Impervious, Inflow Depth = 1.08" for 100-yr event
Inflow = 1.08 cfs @ 12.16 hrs, Volume= 0.141 af
Primary = 1.08 cfs @ 12.16 hrs, Volume= 0.141 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 7L: PROPOSED



APPENDIX C: MIDS CALCULATOR RESULTS

Project Information

Calculator Version:	Version 3: January 2017
Project Name:	6000 Brooklyn Blvd TriPlex Development
User Name / Company Name:	Solution Blue, Inc - BL
Date:	06/12/2020
Project Description:	
Construction Permit?:	Yes

Site Information

Retention Requirement (inches):	1.
Site's Zip Code:	55429
Annual Rainfall (inches):	30.8
Phosphorus EMC (mg/l):	0.3
TSS EMC (mg/l):	54.5

Total Site Area

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.697				0.697
			Impervious Area (acres)		0.857
				Total Area (acres)	1.554

Site Areas Routed to BMPs

Land Cover	A Soils (acres)	B Soils (acres)	C Soils (acres)	D Soils (acres)	Total (acres)
Forest/Open Space - Undisturbed, protected forest/open space or reforested land					0
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.697				0.697
			Impervious Area (acres)		0.857
				Total Area (acres)	1.554

Summary Information

Performance Goal Requirement

Performance goal volume retention requirement:	3111	ft3
Volume removed by BMPs towards performance goal:	3111	ft^3
Percent volume removed towards performance goal	**100**	**%**

Annual Volume and Pollutant Load Reductions

Post development annual runoff volume	2.1222	acre-ft
Annual runoff volume removed by BMPs:	2.1206	acre-ft
Percent annual runoff volume removed:	**100**	**%**
Post development annual particulate P load:	0.952	lbs
Annual particulate P removed by BMPs:	0.952	lbs
Post development annual dissolved P load:	0.779	lbs
Annual dissolved P removed by BMPs:	0.779	lbs
Percent annual total phosphorus removed:	**100**	**%**
Post development annual TSS load:	314.6	lbs
Annual TSS removed by BMPs:	314.4	lbs
Percent annual TSS removed:	**100**	**%**

BMP Summary

Performance Goal Summary

BMP Name	BMP Volume Capacity (ft3)	Volume Recieved (ft3)	Volume Retained (ft3)	Volume Outflow (ft3)	Percent Retained (%)
Front Yard Filter Strips	2704	439	439	0	100
Back Yard Filter Strips	2805	741	741	0	100
Infiltration Basin A	1334	1056	1056	0	100
Infiltration Basin B	4541	15	15	0	100
Oversize Perf. Storage Pipes	2396	860	860	0	100

Annual Volume Summary

BMP Name	Volume From Direct Watershed (acre-ft)	Volume From Upstream BMPs (acre-ft)	Volume Retained (acre-ft)	Volume outflow (acre-ft)	Percent Retained (%)
Front Yard Filter Strips	0.3248	0	0.3248	0	100
Back Yard Filter Strips	0.5412	0	0.5396	0.0016000000	100
Infiltration Basin A	0.6951	0	0.6641	0.031	96
Infiltration Basin B	0.0344	0	0.0344	0	100
Oversize Perf. Storage Pipes	0.5267	0.031	0.5577	0	100

Particulate Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Front Yard Filter Strips	0.1458	0	0.1458	0	100
Back Yard Filter Strips	0.2429	0	0.2422	0.0007	100
Infiltration Basin A	0.312	0	0.2981	0.0139	96
Infiltration Basin B	0.0154	0	0.0154	0	100
Oversize Perf. Storage Pipes	0.2364	0.0139	0.2503	0	100

Dissolved Phosphorus Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Front Yard Filter Strips	0.1193	0	0.1193	0	100
Back Yard Filter Strips	0.1987	0	0.1981	0.0006	100
Infiltration Basin A	0.2552	0	0.2438	0.0114	96
Infiltration Basin B	0.0126	0	0.0126	0	100
Oversize Perf. Storage Pipes	0.1934	0.0114	0.2048	0	100

TSS Summary

BMP Name	Load From Direct Watershed (lbs)	Load From Upstream BMPs (lbs)	Load Retained (lbs)	Outflow Load (lbs)	Percent Retained (%)
Front Yard Filter Strips	48.15	0	48.15	0	100
Back Yard Filter Strips	80.23	0	79.99	0.2400000000	100
Infiltration Basin A	103.04	0	98.44	4.6000000000	96
Infiltration Basin B	5.1	0	5.1	0	100
Oversize Perf. Storage Pipes	78.08	4.6000000000	82.68	0	100

BMP Schematic

APPENDIX D: GEOTECHNICAL EVALUATION REPORTS



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2019—Aug 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D64B	Urban land-Hubbard complex, Mississippi River Valley, 0 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		**1.9**	**100.0%**

Exhibit B

CITY OF BROOKLYN CENTER NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an on-line public hearing on Thursday, July 9, 2020, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6025, 6031, 6037, and 6045 Brooklyn Boulevard, Brooklyn Center, MN 55429

PROPERTY ID: 03-118-21-12-0016, 03-118-21-12-0015, 03-118-21-12-0093, and 03-118-21-12-0087

BRIEF STATEMENT OF CONTENTS OF PETITION: Consideration of requests that would allow for four EDA-owned lots to be developed into seven triplexes and associated site improvements.

As City Hall is currently closed to the public due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to gmcintosh@ci.brooklyn-center.mn.us up until noon on the day of the meeting, or contact Ginny McIntosh at (763) 569-3319. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate in the Planning Commission meeting via Webex at: logis.webex.com

Meeting Number (Access Code): 133 710 0749

Password: BCPC07092020

By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,
Ginny McIntosh
City Planner/Zoning Administrator

Published in the
Sun Post
June 25, 2020
1054916

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an **on-line public hearing** on **Thursday, August 13, 2020,** at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items. This public hearing was originally scheduled for July 9, 2020; however, the public hearing was continued to allow additional time to address necessary easements along Brooklyn Boulevard and access off Brooklyn Boulevard.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6025, 6031, 6037, and 6045 Brooklyn Boulevard, Brooklyn Center, MN 55429

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Meeting Number (Access Code): 141 666 5172
Password: BCPC08132020Mtng
By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,

Ginny McIntosh
City Planner/Zoning Administrator



Applicant: C Alan Homes
Request: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

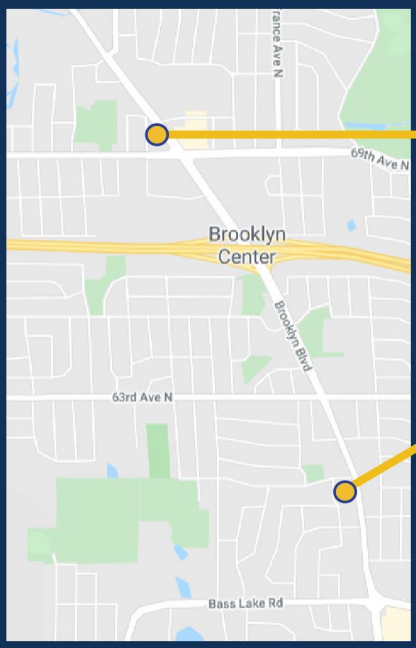


PROPOSED BROOKLYN BOULEVARD TRIPLEXES

A series of new triplexes along Brooklyn Boulevard are being proposed for construction by C. Alan Homes (https://www.c-alanhomes.com/), a Minnesota based home design and construction company. Triplexes in each of the two locations will be arranged in a row and face the Boulevard.

- Two locations totaling 39 new residential units, each proposed to have three bedrooms
- Pedestrian access directly onto Brooklyn Boulevard and parking in the rear
- Rents are estimated at $1850-$2200 per three-bedroom unit
- 20% of the units will be Section 8 eligible

PROJECT LOCATIONS



6900 Brooklyn Blvd
(north of Slim's)
- **.98 Acres**
- **6 buildings proposed**
- **18 total units**
- **Each unit approx 1295 sq ft**

6000 Brooklyn Blvd
(south of the Sanctuary at Brooklyn Center)
- **1.65 Acres**
- **7 buildings proposed**
- **21 total units**
- **Each unit approx 1295 sq ft**



Renderings courtesy of C. Alan Homes LLC





VIRTUAL PUBLIC HEARING

Brooklyn Center Planning Commission Meeting
Thursday, August 13th
7:00PM
Visit https://www.cityofbrooklyncenter.org/index.aspx?NID=255

CONTACT

Ginny McIntosh
City Planner and Zoning Administrator
City of Brooklyn Center
763.569.3319
gmcintosh@ci.brooklyn-center.mn.us

Exhibit C

July 7, 2020

C Alan Homes
Attn: Terry Robertson and Curt Brekke
5215 Terraceview Ln N
Plymouth, MN 55446

RE: City of Brooklyn Center, MN Planning Commission Application No. 2020-004
Request for Establishment of a Planned Unit Development, Site and Building Plan, Preliminary and Final Plat Approvals for the 6000 Block of Brooklyn Boulevard

Mr. Robertson and Mr. Brekke,

Pursuant to Minnesota Statutes Section 15.99, the City of Brooklyn Center is required to approve or deny a written request for certain land use actions within sixty (60) days from receipt of an application. Community Development Department records indicate the City received the above-referenced application and documentation on June 15, 2020, which means the City's 60-day time limit would expire on August 14, 2020.

By allowances granted under Minnesota Statutes Section 15.99, Subd. 3(f), the City of Brooklyn Center is hereby providing official notice that the review period has been extended an additional sixty (60) days to allow the time necessary for City staff to prepare a resolution, including proposed conditions of approval, for review and action by City Council. The new deadline for completing the review and final action on this application is now October 13, 2020.

As the public hearing has already been published in the Brooklyn Center *Sun Post* for the July 9, 2020 Planning Commission meeting, the intent is to table the public hearing to provide sufficient time for you, the Applicant, to reconcile any adjustments to the site plan as relating to the additional easements necessary for Phase II of the Brooklyn Boulevard reconstruction and modernization project and determine the ability for driveway access off Brooklyn Boulevard from Hennepin County.

If you have any questions or concerns, please feel free to call me at (763) 569-3319 or email gmcintosh@ci.brooklyn-center.mn.us.

Sincerely,

Ginny McIntosh
City Planner and Zoning Administrator

M E M O R A N D U M

DATE: August 17, 2020

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan & Plat Review – **Revised**
Brooklyn Boulevard 6000 Brooklyn Blvd Tri-plexes

Public Works staff reviewed the following documents submitted for review for the proposed 6000 Brooklyn Blvd Tri-plexes (Planning Commission Application No. 2020-004):

- Preliminary Plans and plat submitted 07/24/2020

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

C000 Title Sheet

1. No comments.

C100 Removals Plan

2. Right of Way along Brooklyn Blvd is owned by Hennepin County. Obtain necessary permits prior to work with in Hennepin County Right of Way.
3. Protect existing bus stop sign along Brooklyn Blvd. Coordinate with Metro Transit to maintain bus service.
4. Remove the existing sidewalk from bus stop to south end of property.
5. Remove curb for proposed concrete drive to Brooklyn Blvd.
6. Remove existing service stubs to back of curb along Brooklyn Blvd.
7. Removal for utility connections in street shall extent curb to curb or to drive lane, no partial width removals.

C200, 202 and 202 – SWPPP Plans

8. No comments.

C210 and 211 – Erosion Control Plans

9. No comments.

C300 – Site Plan

10. Need to provide parallel sidewalk along back side of new curb.
11. All utilities and storm water management facilities to be within a drainage & utility easement.
12. Remove curb bump outs or relocate to property lines.
13. Add No Right Turn sign on Brooklyn Blvd for south exit.
14. Show location of ADA stalls & access routes.
15. Only 40 stalls shown on plans (lost 2 for trash) – should provide 2.5 stalls per unit.
16. Reduce width of exit to 1 lane of traffic (12'-15' or 20' if part of emergency access route).
17. Eliminate southern lot (incorporate into most southern building lot).
18. Site triangles at entrance/exits of development shall be free and clear of any obstructions.

19. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes.
20. Use City Detail for City driveway aprons.
21. Developer removes the existing sidewalk and installs a 1.5" bituminous trail to ensure that their grading and elevations work. There is approximately 375' of trail from the south property line to the bus stop pull off. The City Brooklyn Blvd Project will then install the final 1.5" bituminous lift on the trail and the pedestrian curb ramp at 61st Avenue with the road project.

C400 – Grading and Drainage Plan

22. All city roadway embankment material installed within pavement patching areas of existing roadways shall be placed in lifts not to exceed 8-inches and compacted to a minimum of 100 percent of maximum density regardless of depth below the final pavement surface. The Engineer shall take a minimum of three (3) compaction tests at varying elevations within the pavement patch area.
23. Provide retaining wall elevations/grades.
24. Retaining walls over 3' in height need to be certified by engineer and must include a safety railing/fence.
25. Verify constructability of OCS4, CBMH5 & CBMH6 with 36" pipe.
26. Verify that OCS4 to CBMH6 can be constructed without encroaching on adjacent property.
27. Storm sewer & infiltration areas to be privately owned & maintained.
28. Elevations on OCS8 are not correct/match up with detail.
29. Adjust elevations of the FES's to match basin bottom elevations.
30. There appears to be a number of typos in the spot elevations & slopes, please review & adjust accordingly.

C500 – Utility Plan

31. 8" watermain to be looped out to Brooklyn Blvd.
32. Provide separate service line to each bldg. or provide joint maintenance agreements for service lines.
33. They don't make 2" DIP, adjust water main notes accordingly.
34. All on-site utility lines to be privately owned and maintained.
35. Verify water service sizes.
36. Provide on-site fire hydrant.
37. They don't make a 12.5 degree watermain bend.
38. Minimum sanitary sewer service pipe size to be 4".
39. Extend sanitary line and move Sanitary Manhole #10 overtop of existing main for connection location.
40. All improvements installed within public rights of way shall be constructed to City specifications/details.

C900, 901, 902 and 903 – Details

41. All work performed and materials used for construction of utilities must conform to the City standard specifications and details. The City's standard details must be included in the plan.
42. Update to use current City plates.

Preliminary Plat/Final

43. Drainage & Utility easements shall be adjusted to cover all shared/common utility lines (sanitary sewer, watermain, storm sewer) along with any storm water management features.
44. City & County will review permanent rights of way and easement needs along Brooklyn Blvd (Plats to be reviewed by Hennepin County Engineer).
45. Provide required separate cross access/cross parking easements.
46. Provide required separate trail & sidewalk easements.
47. Change Bloomington to Brooklyn Center in signature areas.
48. It appears that all property is Torrens, adjust Document block and signature blocks accordingly
49. Combine Outlot A with Lot 7.
50. Label & dimension proposed rights of way dedications
51. Change dedication language to include rights of way dedications
52. Need working copy of the preliminary plat to show all vacated easements, proposed easements, existing and proposed utilities and provide all easement documents for the City for review. A 10' drainage and utility easement must be dedicated on the plat around the entire perimeter of the site. An additional utility easement must be dedicated on the plat for the private water main and sanitary to allow for maintenance access per the Developers Agreement.
53. Legal descriptions and easement vacation documents must be obtained for all existing easements. Existing public easements as determined by the City must be vacated, and proposed easements must be dedicated as part of the preliminary and final platting process. The formal vacation document must contain an easement vacation description and depiction exhibit signed by a professional surveyor.
54. An updated certified abstract of title or registered property report must be provided to the City Planner and City Attorney for review at the time of the preliminary plat application (within 30 days of preliminary plat application). Additionally, this will need to stay current and be updated through the approval process as required to maintain and be current within 30 days of the release of final plat.
55. The applicant is responsible for coordinating site development plans with Xcel Energy, CenterPoint Energy, Qwest Communications and other private utility companies. Any further easements necessary to provide utility service to the proposed site development shall be dedicated to the public for public use with the final plat.
56. Provide right-out only at southern property line. This access must be documented in the PUD agreement for this parcel and the necessary cross access agreements will be required. This access is to be limited to right-out only with future Brooklyn Blvd reconstruction project that will include a raised center median.

Miscellaneous

57. See redlines for additional site plan comments.
58. Provide landscape and irrigation plan.
59. Provide share access agreement and easement at south property line incase properties south of plan are redeveloped.

60. Upon project completion, the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
61. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision.(see attached template letter) The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).
62. The total disturbed area exceeds one acre; an NPDES permit is required. In addition, the total disturbed area is less than five acres. The applicant has submitted plans to the City of Brooklyn Center for project review on behalf on the Shingle Creek Watershed Commission. Provide an updated storm water plan that meets the requirements of the Shingle Creek Watershed Commission by revising the proposed 100yr storm event to below the existing run-off rate. Basin/storage must drain down in 48 hours.
63. The City has submitted the plans to Hennepin County for review. Applicant must meet requirements from Hennepin County's review.
64. Utility Facilities Easement Agreement required.

Prior to issuance of a Land Alteration

65. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended by the City Engineer.
66. A letter of credit or a cash escrow in the amount of 100% of the estimated cost as determined by City staff shall be deposited with the City.
67. During construction of the site improvements, and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.
68. A construction management plan and agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting:

69. A City of Brooklyn Center Land Disturbance Permit is required.

70. Applicant to obtain required permits to work in County right-of-way.

71. A MPCA NPDES permit is required.

72. Conditions specified by the City to meet the requirements of the Shingle Creek Watershed Commission must be met.

73. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.

74. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.

75. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP

SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS PLAN
C200	SWPPP NARRATIVE
C201	SWPPP NARRATIVE
C202	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS
C903	BMP DETAILS

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. SEE SWPPP PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.



PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

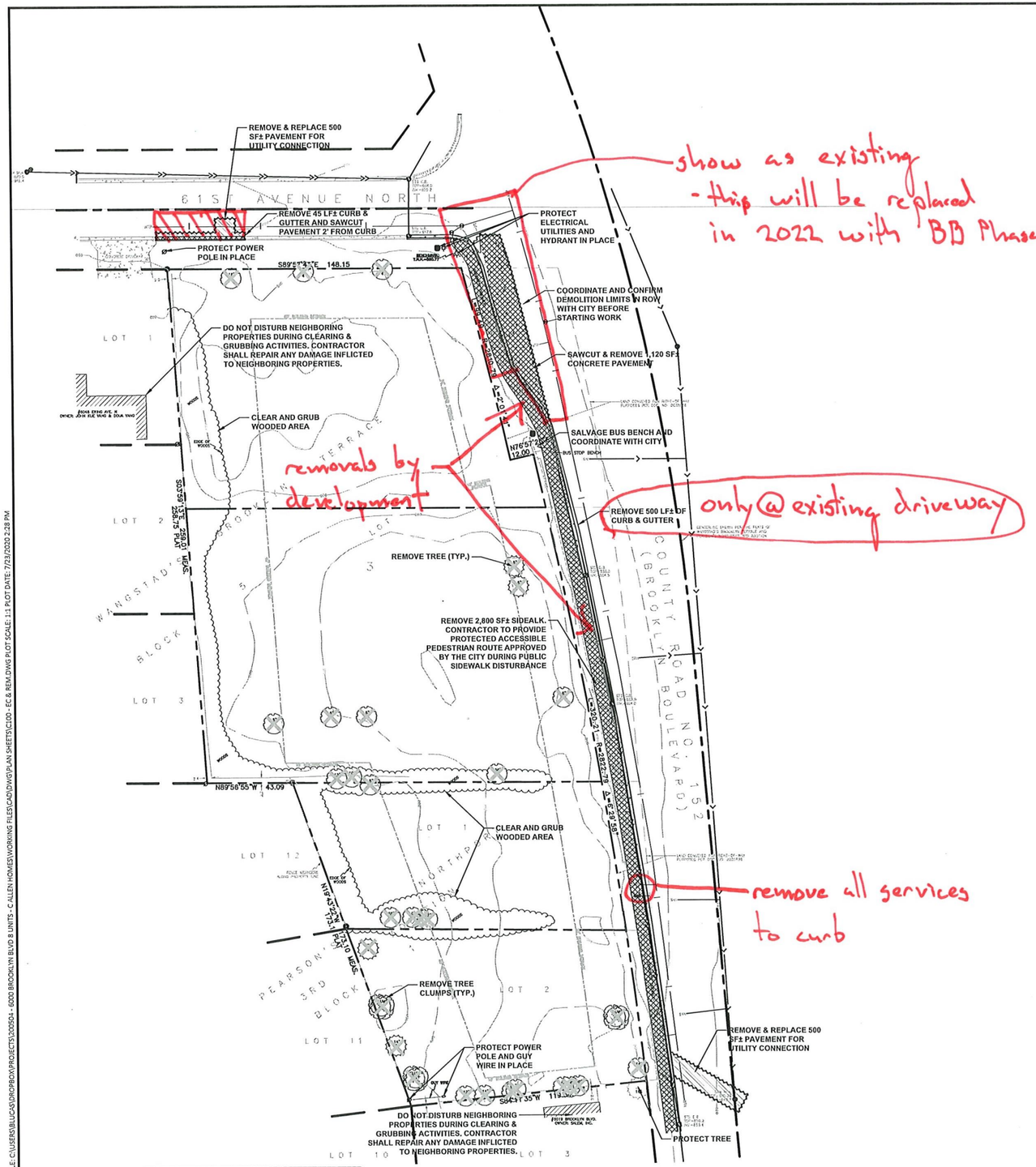
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200504

C000

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:28 PM



N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		
LIMITS OF CONSTRUCTION		CURB AND GUTTER REMOVAL
BUILDING		REMOVE EXISTING
TOPOGRAPHIC INDEX CONTOUR	800	
TOPOGRAPHIC CONTOUR	802	BUILDING REMOVAL
CURB & GUTTER		BITUMINOUS PAVEMENT REMOVAL
STORM SEWER		
SANITARY SEWER		CONCRETE REMOVAL
WATERMAIN		SAWCUT
DRAINTILE	DT	REMOVE PIPE
GAS LINE	UG	
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	TREE PROTECTION
TELEPHONE	UT	
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT	(X)	

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W. BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
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PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS PLAN

SOLUTION BLUE PROJECT NO: 200504

C100

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:28 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (1/2) - 6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

A. PROJECT DESCRIPTION:

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES PERMIT) AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS). IN ADDITION TO THE SWPPP, AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE MPCA NPDES PERMIT IS INCLUDED IN THIS CONSTRUCTION DOCUMENT.

PROJECT NAME:	6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
DESCRIPTION:	LOCATED AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD
SITE ADDRESS:	6000 BROOKLYN BLVD
CITY:	BROOKLYN CENTER
STATE:	MINNESOTA
ZIP CODE:	55429
COUNTY:	HENNEPIN
LATITUDE:	43.0653°W (DECIMAL)
LONGITUDE:	-93.3260°N (DECIMAL)

THIS PROJECT INCLUDES REPLATTING AND DEVELOPING THE 4 PROPERTIES AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD, AND CONSTRUCTING A 7 UNIT TRIPLEX WITH ADJACENT SIDEWALKS, PATIOS, AND PARKING. A DRIVE LANE WILL BE CONSTRUCTED WITH UTILITIES. FILTER STRIPS, OVERSIZED PERFORATED PIPES, AND INFILTRATION BASINS WILL BE CONSTRUCTED FOR STORMWATER MANAGEMENT..

ESTIMATED CONSTRUCTION START DATE: XX-XX-XXXX
ESTIMATED CONSTRUCTION END DATE: XX-XX-XXXX

B. REGULATORY CONTEXT:

PLACEMENT OF FILL IN WATERS OF THE STATE:
N/A

DRINKING WATER SUPPLY MANAGEMENT AREA:
N/A

SPECIAL/IMPAIRED WATERS:

1. SHINGLE CREEK (COUNTY DITCH 15) - RIVER: IMPAIRED FOR BENTHIC MACROINVERTEBRATE BIOASSESSMENTS; CHLORIDE; DISSOLVED OXYGEN; ESCHERIA COLI
2. UPPER TWIN LAKE - LAKE: IMPAIRED FOR MERCURY IN FISH TISSUE; NUTRIENTS; PCB IN FISH TISSUE; PFOS IN FISH TISSUE

C. SOILS, SLOPES VEGETATION, AND CURRENT DRAINAGE PATTERNS

1. THE SOILS ONSITE ARE MOSTLY URBAN LAND-HUBBARD COMPLEX SOILS, WELL DRAINED, SANDY LOAM TYPE A SOILS.
2. GRADES GENERALLY SPLIT THE PROPERTIES WEST TO EAST, DRAINING TO THE WESTERN PROPERTY FENCE AND TO THE STORM SEWER IN BROOKLYN BLVD, RESPECTIVELY.
3. DRAINAGE PATTERNS WILL BE GENERALLY MAINTAINED FOR PROPOSED CONDITIONS. SURFACE RUNOFF FROM THE DRIVEWAY AND FRONT YARD AREAS WILL BE ROUTED THROUGH A SYSTEM OF FILTER STRIPS, INFILTRATION BASINS AND OVERSIZED STORAGE PIPES THAT ULTIMATELY DISCHARGE TO THE STORM SEWER IN 61ST AVE N. THE RUNOFF FROM THE REAR YARDS WILL FLOW THROUGH A FILTER STRIP BEFORE SURFACE DRAINING INTO THE CURB & GUTTER AND STORM SEWER IN BROOKLYN BLVD. GRADING OUTSIDE THE DRIVE AND YARD AREAS WILL MATCH EXISTING FLOW PATTERNS.
4. THE EXISTING SITE IS SHORT GRASS COVERED WITH SOME TREES. VEGETATION IMPACTED BY CONSTRUCTION ACTIVITY WILL BE REMOVED, AND SITE WILL BE REVEGETATED AFTER CONSTRUCTION AND PAVING ACTIVITIES HAVE BEEN COMPLETED PER THE LANDSCAPING PLANS.
5. THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS, ABOUT 17.31 INCHES (61%) USUALLY FALL IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

D. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTIONS AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION.

D. STORMWATER DISCHARGE DESIGN REQUIREMENTS

THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.

1. TEMPORARY SEDIMENTATION BASINS: N/A
2. PERMANENT WET SEDIMENTATION BASINS: N/A
3. PERMANENT INFILTRATION/FILTRATION BMP: TWO (2) INFILTRATION BASINS, ELEVEN (11) VEGETATED FILTER STRIPS, 180 LF OVERSIZED PERFORATED PIPE.
4. PERMANENT REGIONAL PONDS: N/A
5. ALTERNATIVE METHODS: N/A

SEE SHEET XXXX FOR VEGETATED FILTER STRIP, INFILTRATION BASIN & CHAMBER SYSTEM CROSS SECTION DETAILS, CONSTRUCTION NOTES AND DESIGN CALCULATIONS.

E. SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:

1. CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS
3. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN, NOT ORAL, WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEER'S AND OWNER'S REPRESENTATIVE'S APPROVAL.
4. CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BMP'S, CONSTRUCTION ENTRANCES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
5. CONTRACTOR SHALL PERFORM PHASE I DEMOLITION IN ACCORDANCE WITH THE DEMOLITION PLAN.
6. CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPS AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT EVERY 7 DAYS AND WITHIN 24 HOURS FOLLWING A 0.50 INCH OVER 24 HOUR RAIN EVENT DURING ACTIVE CONSTRUCTION.
8. CONTRACTOR MUST INITIATE SOIL STABILIZATION METHODS IMMEDIATELY FOLLOWING SOIL AND/OR VEGETATION DISTURBANCE ACTIVITIES AND MUST BE COMPLETED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED.
9. CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMP'S THAT ARE NOT FUNCTIONING PROPERLY WITHIN 24 HOURS OF A STORM EVENT OF AT LEAST 0.50 INCHES.
10. CONTRACTOR SHALL PERFORM PHASE II DEMOLITION IN ACCORDANCE WITHE THE DEMOLITION PLAN. CONTRACTOR SHALL PERFORM ITEMS 6-9 FOR AREAS BOUND BY PHASE II DEMOLITION WORK, AND FOR ANY REMAINING WORK WITHIN THE CONSTRUCTION BOUNDARIES.
11. CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
12. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO SUBMITTING NOTICE OF TERMINATION (NOT).
13. SUBMIT NOT TO MPCA WITHIN 30 DAYS OF FINAL STABILIZATION.

F. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

1. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPs IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
2. THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER FROM ADJACENT SURFACE WATERS.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL TAKE CAUTION TO MINIMIZE COMPACTION OF SOILS AND RESTRICT VEHICLE AND EQUIPMENT USE IN INFILTRATION/FILTRATION BMP AREAS, AND AREAS WHERE FULL VEGETATIVE STABILIZATION WILL OCCUR.
5. AREAS OF COMPACTION SHALL BE UNCOMPACTED TO A DEPTH OF 18 INCHES BEFORE THE PLACEMENT OF TOPSOIL.

G. EROSION PREVENTION PRACTICES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:

1. THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
2. INLET PROTECTION, SILT FENCE, ROCK LOGS, AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN DRAWING, OR AS MODIFIED IN THE FIELD BY THE ENGINEER.
3. INLET PROTECTION FOR OFF SITE DRAIN INLETS NOT SHOWN IN THE EROSION CONTROL PLAN WILL BE INSTALLED AS NEEDED.
4. ALL EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY OR NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS.
5. 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 BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
6. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
7. ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED OR SNOW BLANKETED AND SNOW SEEDED.

H. SEDIMENT CONTROL PRACTICES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:

1. CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION.
2. CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
3. TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
4. IF PRESENT, ALL STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMP'S DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES. CONTRACTOR SHALL INSTALL SILT FENCE PROTECTION AROUND THE LIMITS OF ALL TEMPORARY SOIL STOCKPILE AREAS. ALL SOIL STOCKPILES THAT REMAIN UNDISTURBED FOR A PERIOD GREATER THAN 48 HOURS SHALL BE PROTECTED BY CONTRACTOR WITH COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
6. CONTRACTOR SHALL IMPLEMENT MEASURES TO CONTROL VEHICLE TRACKING OFF SITE. ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE.
7. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED BY THE PERMIT.
8. CONTRACTOR SHALL REMOVE ALL SOIL AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ON PUBLIC OR PRIVATE PAVEMENT AREAS. REMOVE SOIL AND SEDIMENT ON A DAILY BASIS. STREET WASHING IS ONLY ALLOWED AFTER SWEEPING SEDIMENT FROM THE AREAS.
9. CONTRACTOR SHALL KEEP THE SURFACE OF ANY AND ALL CONSTRUCTION WORK AREAS AND HAUL ROADS MOIST BY SPRAYING WITH UNCONTAMINATED WATER AS TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. THIS MAY INCLUDE SPRAYING AND SWEEPING FINISHED SURFACES ADJACENT TO THE PEDESTRIAN TRAFFIC, VEHICLE TRAFFIC, AND PRIVATE AND PUBLIC PROPERTIES.THIS RESPONSIBILITY SHALL REQUIRE CONTRACTOR TO SUSPEND CONSTRUCTION OR HAUL TRAFFIC UNTIL SUCH TIME AS CONTRACTOR CAN AND DOES PREVENT AIRBORNE DUST. CONTRACTOR SHALL NOT OVER SPRAY SO AS TO CREATE PROBLEMS, SUCH AS TRACKING OF MATERIAL ONTO PAVED SURFACES, OR MUDDY HAUL ROADS, DUE TO THE APPLICATION OF EXCESS MOISTURE.
10. CONTRACTOR SHALL TREAT ANY SEDIMENT LADEN WATER WITH APPROPRIATE SEDIMENT CONTAINMENT OR FILTER SYSTEM BEFORE DISCHARGING TO THE DOWNSTREAM SYSTEM.
11. INFILTRATION BASIN PERIMETER CONTROL AND EROSION CONTROL PRACTICES SHALL REMAIN IN PLACE UNTIL THE FINAL COMPLETION OF THE PROJECT OR VEGETATION HAS BEEN ESTABLISHED, WHICHEVER IS LATER.
12. INSTALLATION OF INFILTRATION/FILTRATION PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT.
13. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET.
14. SOILS IN THE INFILTRATION AREAS SHALL BE LOOSENED UP TO A MINIMUM OF 18" IN DEPTH.
15. THE BOTTOM EXCAVATION SURFACE OF THE INFILTRATION AREAS SHALL BE LEVEL WITHOUT DIPS OR SWALES.
16. DURING CONSTRUCTION OF THE INFILTRATION AREAS, STORMWATER MUST BE ROUTED AROUND THE AREAS UNTIL ALL CONSTRUCTION ACTIVITY HAS CEASED AND THE TRIBUTARY SURFACES ARE CLEANED OF SEDIMENT.
17. THE ENGINEERED SOILS WITH IN THE INFILTRATION AREAS SHALL REMAIN UNCONTAMINATED BEFORE AND DURING INSTALLATION .
18. POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

I. POLLUTION PREVENTION MEASURES

CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION MANAGEMENT MEASURES ON THE SITE:

1. BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT, CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS IN SECTION 12.5 OF THE GENERAL PERMIT.
3. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
4. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE STORED IN APPROPRIATE CONTAINERS. INCLUDING SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST COMPLY WITH MPCA REGULATIONS, SEE SECTION 12.4 OF THE GENERAL PERMIT.
5. PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS MUST BE PLACED UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS, ETC.) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
6. A DEFINED AREA OF THE SITE MUST BE DESIGNATED FOR USE AS A WASH AREA FOR TRUCKS AND OTHER EQUIPMENT. NO ENGINE DEGREASING IS ALLOWED ON SITE.
7. CONCRETE WASHOUT CONTAINMENT SHALL BE PROVIDED ON SITE. THE CONTAINMENT METHOD MUST BE LEAK-PROOF WITH AN IMPERMEABLE LINER. OR ALTERNATIVELY, CONCRETE WASHOUT SHALL BE PERFORMED AT THE CONCRETE MIX PLANT INSTEAD OF ON-SITE.
8. ANY FUEL OR CHEMICAL TANK STORAGE ON THE PROJECT AREA MUST BE PROTECTED BY A SOIL BERM OR HAVE A NEGATIVE GRADIENT TO ANY WATER RESOURCE AREA. A CONTINGENCY PLAN MUST BE CREATED BY THE CONTRACTOR IN THE EVENT OF A SPILL OR LEAK OF ANY CHEMICAL, INCLUDING PETROCHEMICALS, DEEMED HARMFUL TO THE ENVIRONMENT, AND HAVE ON HAND THE MATERIALS NECESSARY TO CAPTURE AND CONTAIN SAID CHEMICALS.
9. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.

J. DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FRO DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE_IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MN DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

NOT FOR CONSTRUCTION

SWPPP NARRATIVE

SOLUTION BLUE PROJECT NO: 200504

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:29 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE (2/2) - 6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

K. RECORD RETENTION

CONTRACTOR SHALL KEEP APPROPRIATE RECORDS OF INSPECTIONS AND MAINTENANCE OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES, PRECIPITATION AND ALL OTHER RECORDS REQUIRED BY THE NPDES PERMIT DURING THE DURATION OF THE WORK. THE SWPPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THE PORTION OF THE SITE. CONTRACTOR AND OWNER MUST KEEP THE SWPPP ON FILE FOR THREE YEARS AFTER THE SUBMITTAL OF THE NOTICE OF TERMINATION. INCLUDING THE RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION.

L. NOTICE OF TERMINATION

PERMITTEE MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS IF ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

1. FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH PERMITTEE IS RESPONSIBLE INCLUDING THE REMOVAL OF ALL TEMPORARY MEASURES SUCH AS SILT FENCE.
2. ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL PORTIONS OF THE SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION.

PERMITTEE MUST ENSURE FINAL STABILIZATION OF THE SITE AND SUBMIT THE NOTICE OF TERMINATION WITHIN 30 DAYS OF FINAL STABILIZATION.

FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

1. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
2. ALL PERMANENT STORMWATER TREATMENT SYSTEMS MEET THE REQUIREMENTS OF THE NPDES PERMIT.
3. REMOVAL OF ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS. ALTHOUGH BMPS DESIGNED TO DECOMPOSE ON SITE MAY BE LEFT IN PLACE IF INDICATED BY THE PLAN.
4. REMOVAL OF SEDIMENT FROM STORM WATER CONVEYANCES AND PERMANENT WATER QUALITY BASINS.

M. CHANGES TO SWPPP

THE PERMITTEE MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE.
2. WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.50 INCHES.
3. INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
4. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THIS PERMIT.
5. THE MPCA DETERMINES THAT DISCHARGE MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARDS OR THE SWPPP DOES NOT INCORPORATE THE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL).

N. SWPPP CERTIFICATION

THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH THE PERMIT'S TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

BENJAMIN LUCAS, PE
PROJECT ENGINEER
SOLUTION BLUE, INC.
blucas@solutionblue.com
651-294-0038

UNIVERSITY OF MINNESOTA

Benjamin Lucas

Construction Site Management (May 31 2021)
Design of Construction SWPPP (May 31 2021)

Erosion and Stormwater Management

The bearer of this card has been tested and is certified in the area(s) shown on the reverse of this card. Certification expiration dates appear after each certification area.

Gary Feist, Chief
Department of Bioproducts and Biosystems Engineering
University of Minnesota

http://www.extension.umn.edu Card Issued: 6/1/2019

RESPONSIBLE PERSONS:
BELOW IS A LIST OF PEOPLE RESPONSIBLE FOR THIS PROJECT WHO ARE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THEY SHALL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INSPECTION, AND MAINTENANCE OF EROSION PREVENTION, AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.

CERTIFICATION OF KNOWLEDGE FOR SWPPP TEAM MEMBERS

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AT THE IDENTIFIED SITE AND THAT I HAVE READ AND WILL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT."

GENERAL CONTRACTOR:
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (REQUIRED (OR EQUIVALENT))
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED OR REQUIRED BY SUB-CONTRACTOR)

SUB-CONTRACTOR (EXCAVATION):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (LANDSCAPING):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (_____):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

SUB-CONTRACTOR (EROSION & SEDIMENT CONTROL INSPECTOR):
COMPANY: _____
NAME: _____ TITLE: _____
PHONE: _____
☐ MN CONSTRUCTION SITE MANAGEMENT CERTIFICATION EXPIRES _____ (PREFERRED)
☐ MN CONSTRUCTION INSTALLER CERTIFICATION EXPIRES _____ (REQUIRED IF G.C. NOT CERTIFIED)

Solution Blue water matters
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651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY
DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
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REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

NOT FOR CONSTRUCTION

SWPPP NARRATIVE

SOLUTION BLUE PROJECT NO: 200504

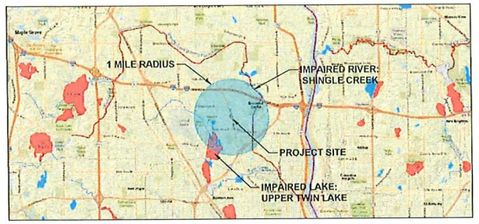
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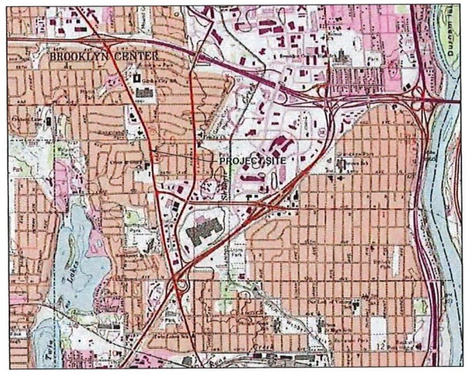
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PROJECT INFORMATION:

PROJECT NAME:	6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
DESCRIPTION:	LOCATED AT THE INTERSECTION OF 61ST AVE N AND BROOKLYN BLVD IN BROOKLYN CENTER, MINNESOTA.
SITE ADDRESS:	6000 BROOKLYN BLVD
CITY:	BROOKLYN CENTER
STATE:	MINNESOTA
ZIP CODE:	55429
COUNTY:	HENNEPIN
LATITUDE:	45.0653'W (DECIMAL)
LONGITUDE:	-93.3260'N (DECIMAL)



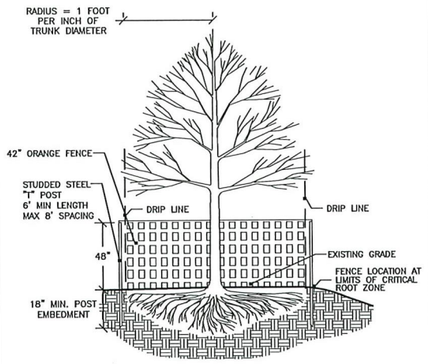
SITE LOCATION MAP
(NOT TO SCALE)



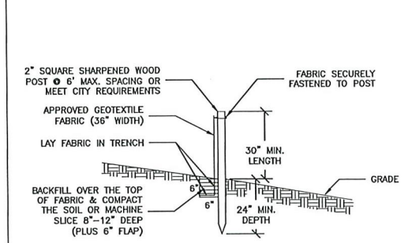
USGS MAP
(NOT TO SCALE)

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



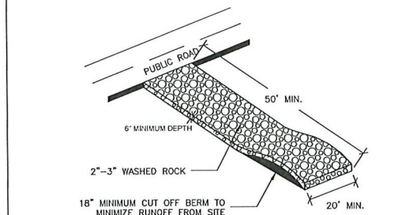
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL SCALE NTS SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE - STANDARD MACHINE SLICED	DRAWN BL SCALE NTS SOULTION BLUE, INC.

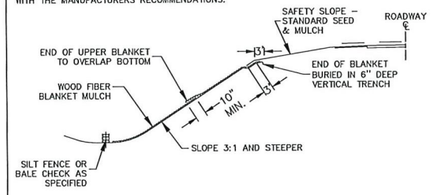


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL SCALE NTS SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE
(WHEN REQUIRED)

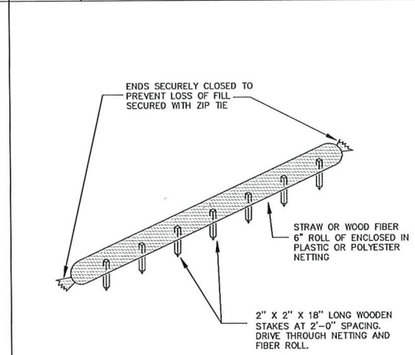
CATEGORY	SLOPE	VELOCITY
1	FLAT	-
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

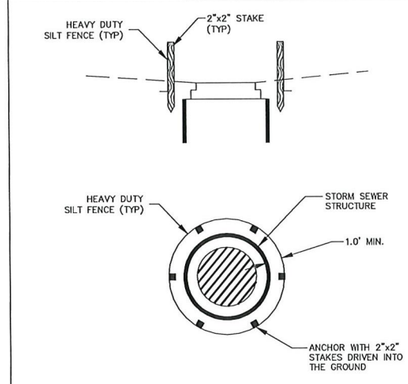
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S - NETTING ON ONE SIDE
RD - RAPIDLY DEGRADABLE
2S - NETTING ON TWO SIDES
HV - HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED02/07/12
	EROSION CONTROL BLANKET	DRAWN SCALE NTS SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN SCALE NTS SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT-LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

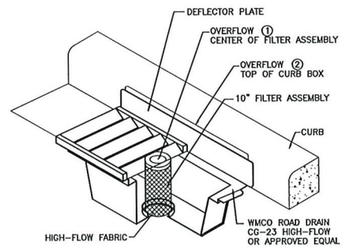
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - SILT FENCE	DRAWN SCALE NTS SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

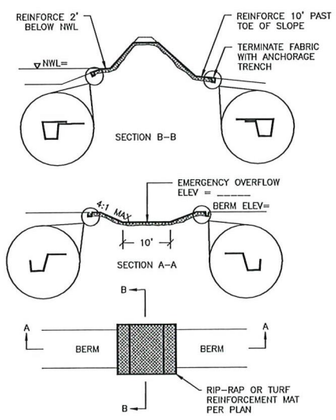
-AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
-AWS STRUCTURAL WELDING CODE - STEEL, D1.1-94.
-29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
THROUGH TYPE FF FILTER)	0.707 cfs @ 3" head
MAXIMUM OVERFLOW RATE	5.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - CATCH BASIN INSERT	DRAWN SCALE NTS SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL SCALE NTS SOULTION BLUE, INC.

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651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED:BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

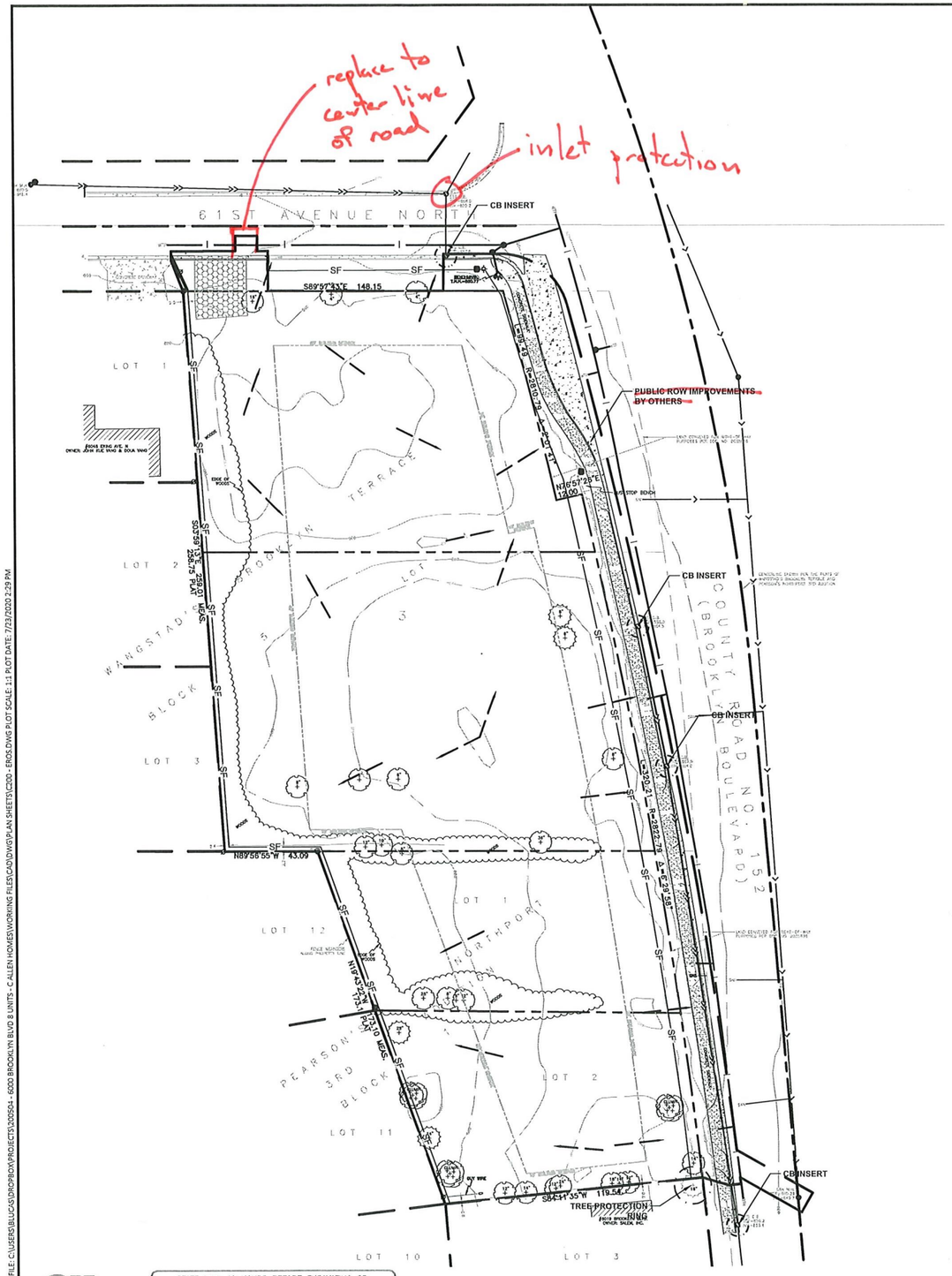
EROSION & SEDIMENT CONTROL DETAILS

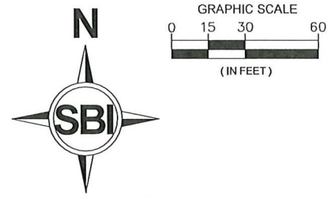
SOLUTION BLUE PROJECT NO: 200504

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:29 PM





LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,015
TREE PROTECTION RING	EACH	1
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	4
RIP RAP	CUBIC YARDS	XXX
BIO LOG	LINEAR FEET	30

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BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue water matters®
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

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C. ALEN HOMES
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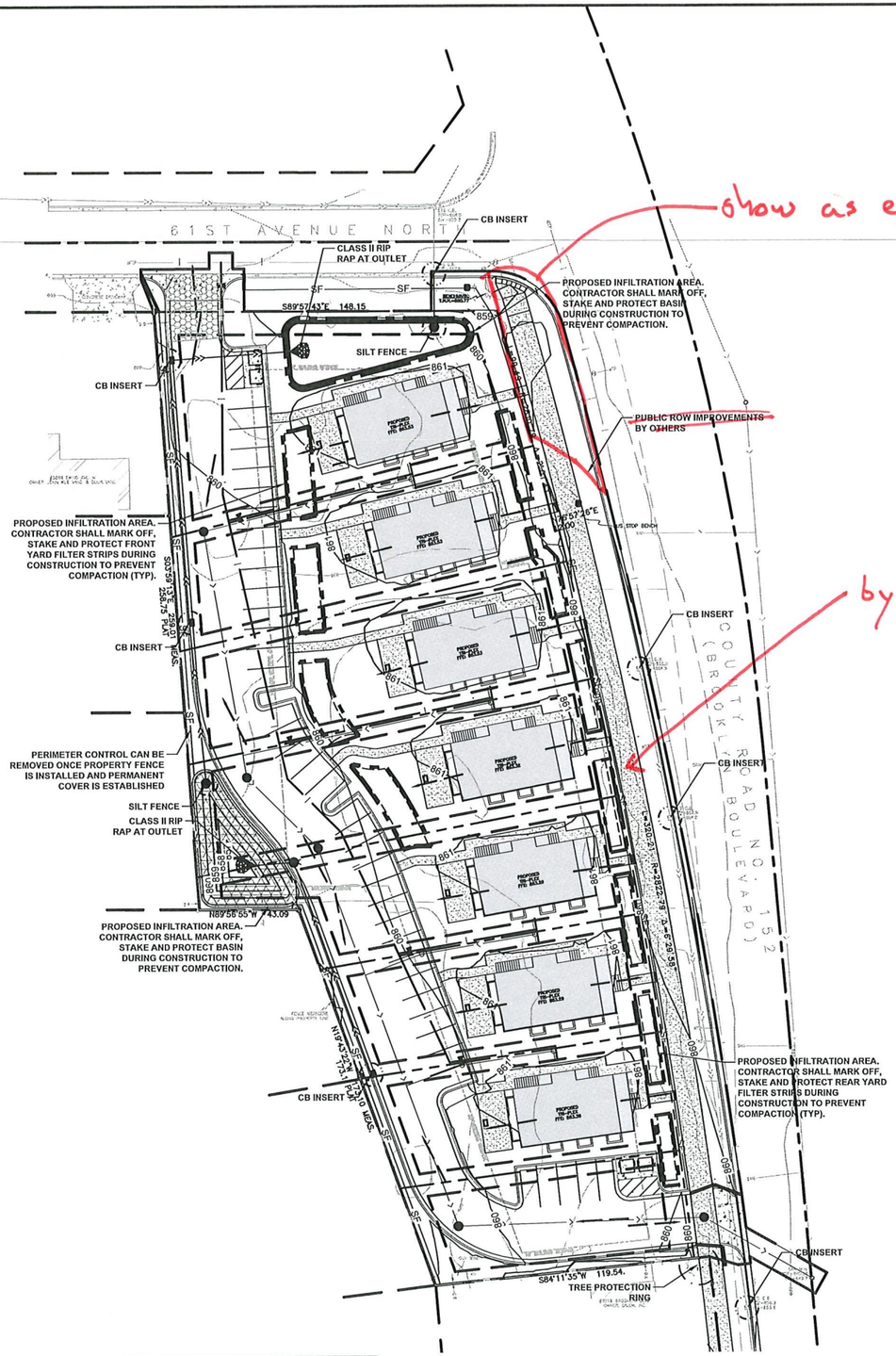
EROSION & SEDIMENT CONTROL - PHASE I

SOLUTION BLUE PROJECT NO: 200504

C210

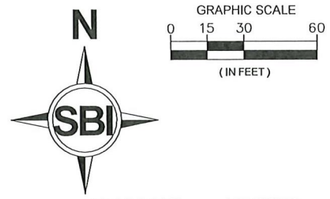
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show as existing

by development



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
WETLAND		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	975
EROSION CONTROL BLANKET	SQUARE FEET	1,575
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	9
CL II RIP RAP	CUBIC YARDS	2.6
BIO LOG	LINEAR FEET	1,345

AREA SUMMARY

PAVEMENT AREA	0.41 AC
BUILDING AREA	9,289 SF
SEEDING AREA	0.70 AC
PRE-CONSTRUCTION IMPERVIOUS	0.00 AC
POST-CONSTRUCTION IMPERVIOUS	0.86 AC
DISTURBED AREA	1.65 AC

BENCHMARKS (BM)

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SUMMARY

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REVIEWED: BJL
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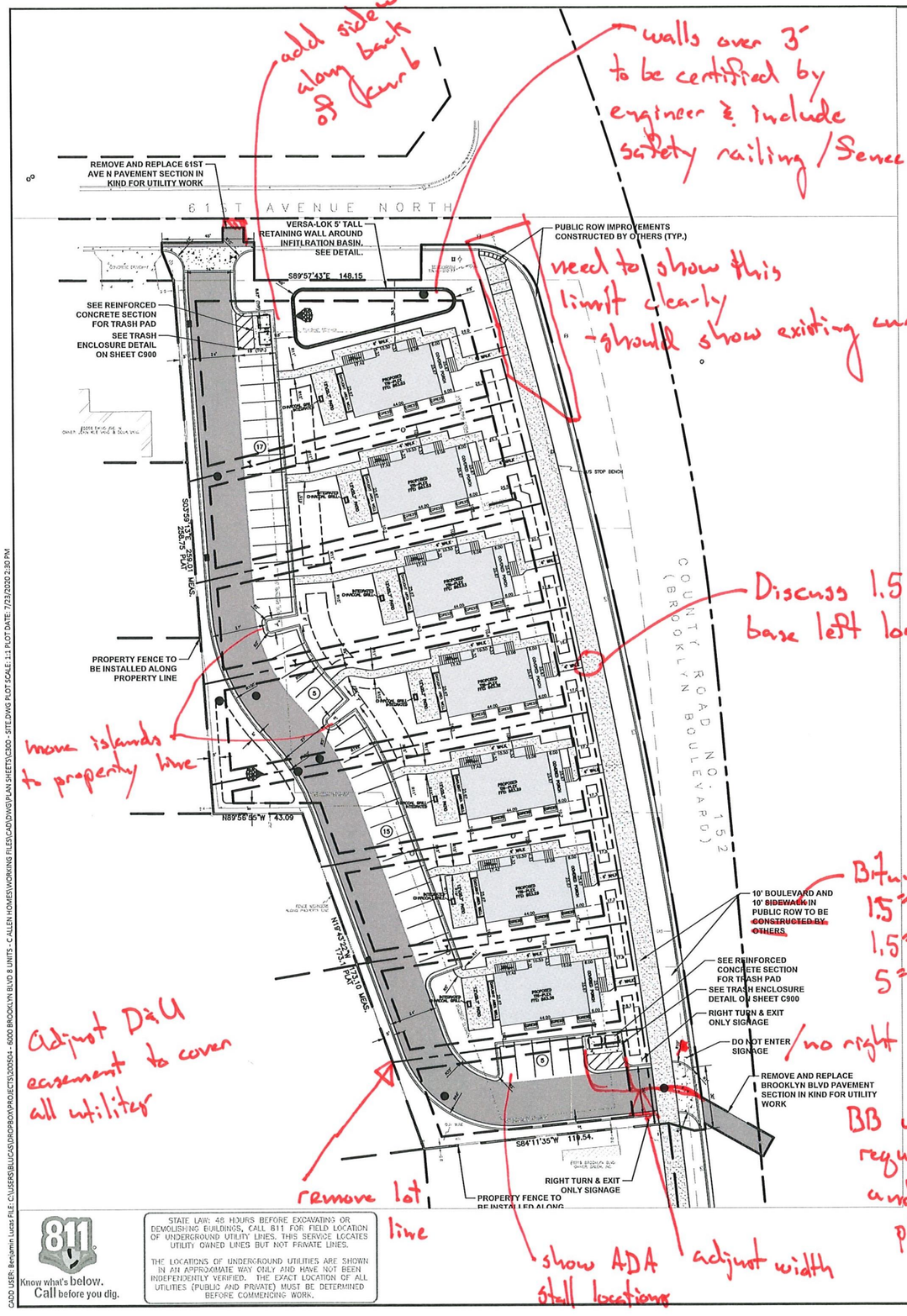
EROSION & SEDIMENT CONTROL - PHASE II

SOLUTION BLUE PROJECT NO: 200504

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SITE DATA

SITE ADDRESS: 6000 BROOKLYN BLVD	
CONSTRUCTION LIMITS AREA:	1.65 AC
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED NEW IMPERVIOUS AREA:	0.86 AC
NET IMPERVIOUS CREATED:	0.86 AC
DISTURBED AREA:	1.65 AC
TYP. BUILDING FOOTPRINT AREA:	1,175 SF
REQUIRED PARKING SPACES:	2 PER DWELLING UNIT
PROPOSED PARKING SPACES:	42 STALLS (INCL. X ADA)

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
SWALE		
SOIL BORINGS		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT		
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE SIDEWALK		
CONCRETE PAVING		

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB, ALL CURB & GUTTER TO BE B618 UNLESS OTHERWISE NOTED, SEE DETAIL SHEET C900.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SEE DETAIL SHEET C900.
5. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS ON SHEET C900 FOR CONSTRUCTION DETAILS. SEE GRADING PLAN SHEET C400 FOR CURB TAPERS.
6. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
8. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
9. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
10. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
11. SEE DETAIL SHEET C900 FOR BITUMINOUS & CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
12. PATTERNED CONCRETE PAVING AND PATIO AREAS AS DEFINED BY HATCHING SHALL MEET TEXTURE, COLOR AND PATTERN REQUIREMENTS AS SHOWN ON ARCHITECTURAL PLANS BY OTHERS.
13. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING.
14. SEE ARCHITECTURAL AND LANDSCAPE PLANS BY OTHERS FOR SIGNAGE AND FENCING INFORMATION.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MN MUTCD, CURRENT VERSION.
2. SEE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS AND SIGN DESIGNATION AND SIZE INFORMATION.
3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD SIGN R7-8M, SEE ACCESSIBLE SIGN AND POST DETAIL ON SHEET C900.
4. PROVIDE 4" WIDE SOLID WHITE STRIPING IN PARKING AREAS, UNLESS NOTED OTHERWISE.
5. PROVIDE PAVEMENT MARKINGS AND PAINT SYMBOLS AT ACCESSIBLE PARKING SPACES PER MN MUTCD, ADA AND LOCAL CODE.
6. PAVEMENT MARKINGS THAT EXIST PRIOR TO THE START OF THE PROJECT MUST BE REPLACED IN-KIND. IF IT IS LATEX OR EPOXY PAINT, ALL COSTS ASSOCIATED WITH PAVEMENT MARKING REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.

BENCHMARKS (BM)

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T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

811 Know what's below. Call before you dig.

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REVIEWED: BJL
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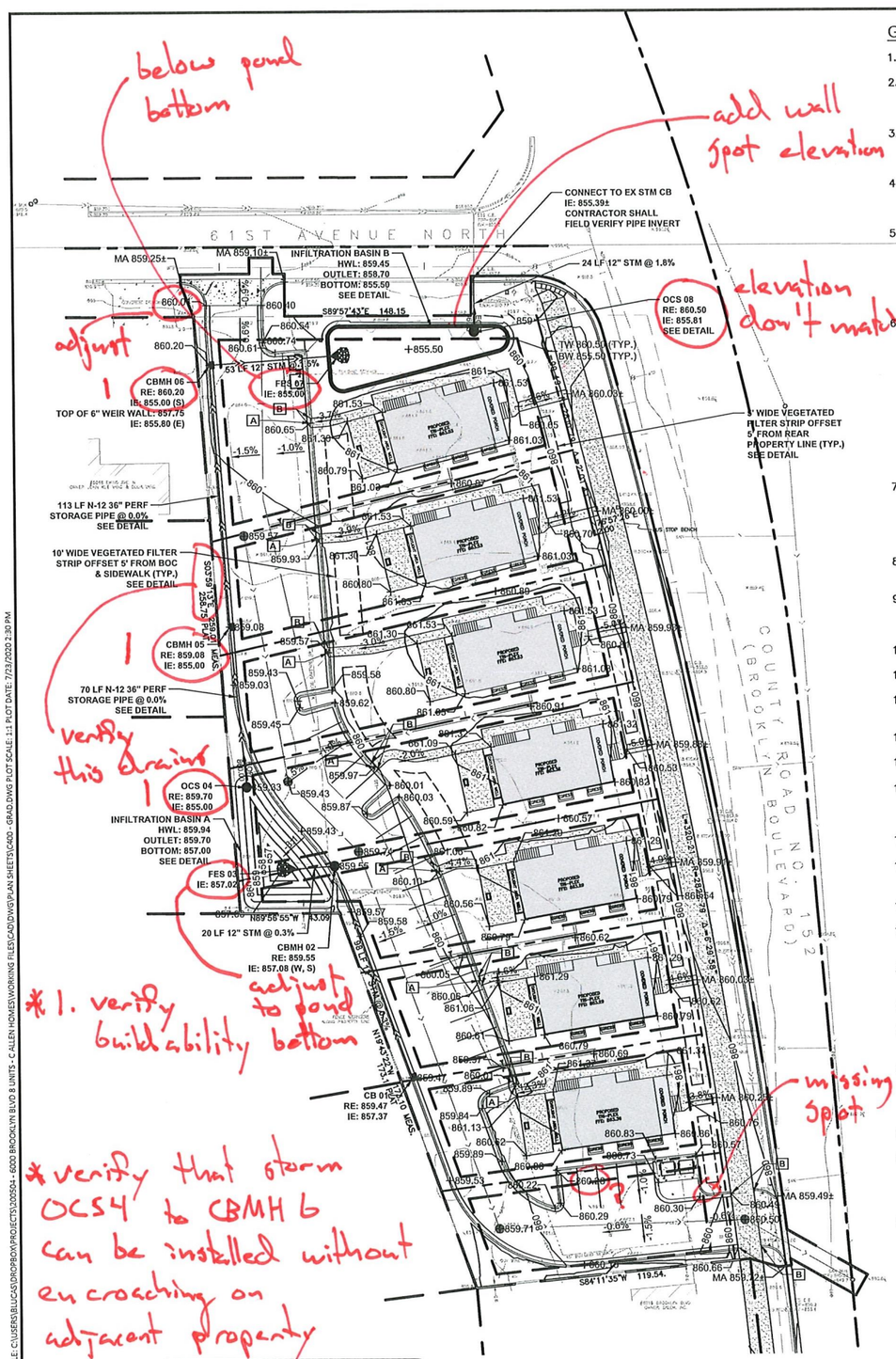
CIVIL SITE PLAN

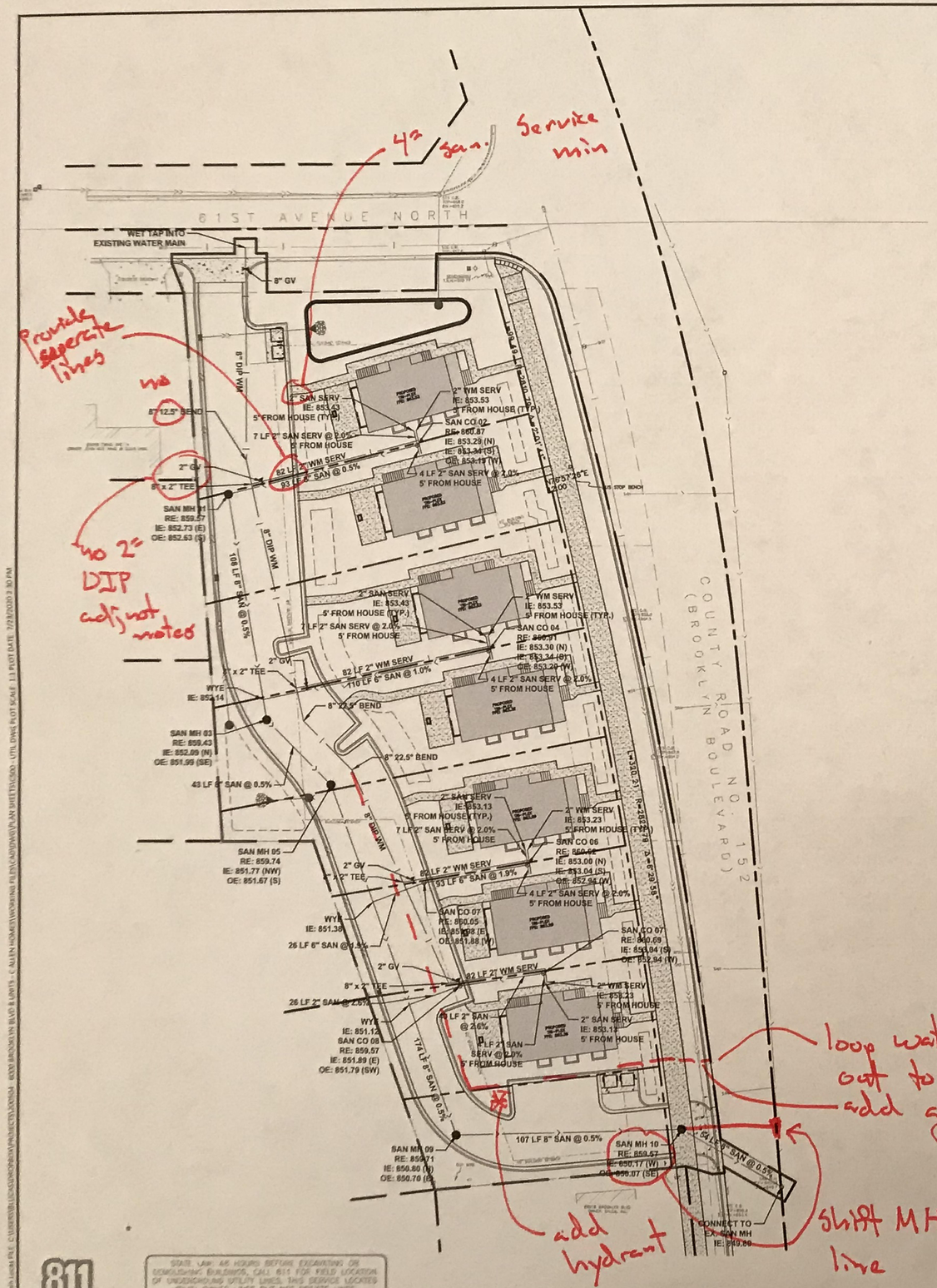
SOLUTION BLUE PROJECT NO: 200504

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61ST AVENUE NORTH
COUNTY ROAD NO. 152 (BROOKLYN BOULEVARD)
CONNECT TO EX STM CB
IE: 855.39±
CONTRACTOR SHALL
FIELD VERIFY PIPE INVERT
INFILTRATION BASIN B
HWL: 859.45
OUTLET: 859.70
BOTTOM: 855.50
SEE DETAIL
24 LF 12" STM @ 1.8%
OCS 08
RE: 860.50
IE: 855.81
SEE DETAIL
3' WIDE VEGETATED
FILTER STRIP OFFSET
5' FROM REAR
PROPERTY LINE (TYP.)
SEE DETAIL
CBMH 06
RE: 860.20
IE: 855.00 (S)
TOP OF 6" WEIR WALL: 857.75
IE: 855.80 (E)
FES 04
IE: 855.00
53 LF 12" STM @ 1.5%
113 LF N-12 36" PERF
STORAGE PIPE @ 0.0%
SEE DETAIL
10' WIDE VEGETATED FILTER
STRIP OFFSET 5' FROM BOC
& SIDEWALK (TYP.)
SEE DETAIL
CBMH 05
RE: 859.08
IE: 855.00
70 LF N-12 36" PERF
STORAGE PIPE @ 0.0%
SEE DETAIL
OCS 04
RE: 859.70
IE: 855.00
INFILTRATION BASIN A
HWL: 859.94
OUTLET: 859.70
BOTTOM: 857.00
SEE DETAIL
FES 03
IE: 857.02
20 LF 12" STM @ 0.3%
CBMH 02
RE: 859.55
IE: 857.08 (W, S)
CB 01
RE: 859.47
IE: 857.37
+855.50
TW 860.50 (TYP.)
BW 855.50 (TYP.)
PROPOSED MU BLDG
PROPOSED MU BLDG
PROPOSED MU BLDG



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N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		
GAS LINE		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
TELEPHONE		
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.
3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.
4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48–HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.
   - 5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   - 5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.
6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.
   - 6.1. ALL WATERMAIN TO HAVE 7.5–FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.
   - 6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   - 6.3. A MINIMUM VERTICAL SEPARATION OF 18–INCHES AND HORIZONTAL SEPARATION OF 10–FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

* all utilities to be privately owned & maintained

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNEPIN COUNTY COORDINATES
T.N.H. AT NE CORNER OF SUBJECT PROPERTY
ELEVATION: 860.77 (NGVD 29 DATUM)

Solution Blue water matters®
444 Cedar Street, Suite 1005 651-294-0238
Saint Paul, MN 55101 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

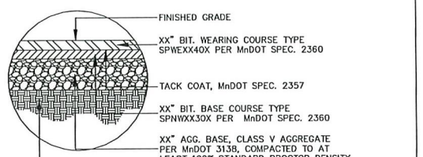
BENJAMIN JUCAS
DATE: XX.XX.2020 REG. NO. 54265

UTILITY PLAN

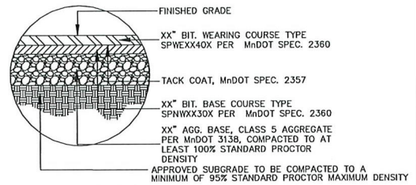
SOLUTION BLUE PROJECT NO: 200504

C500

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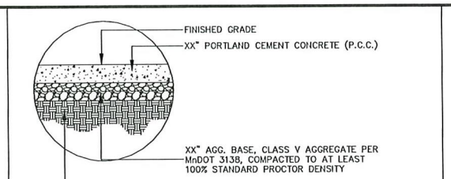


NORMAL DUTY

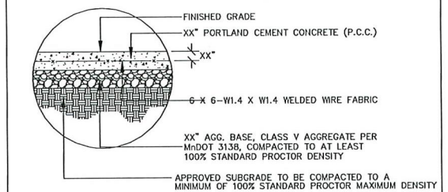


HEAVY DUTY (TRUCK ROUTE)

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

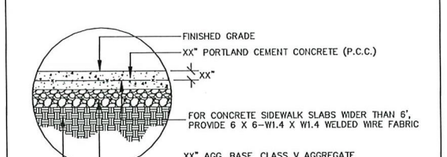


CONCRETE PAVEMENT



REINFORCED CONCRETE PAVEMENT

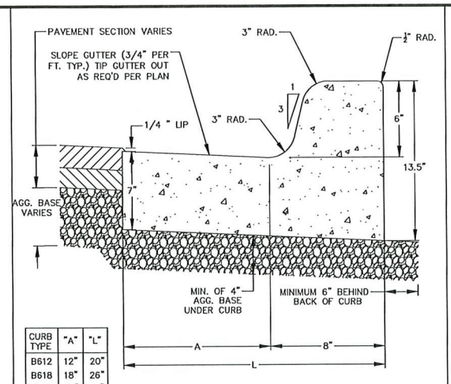
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

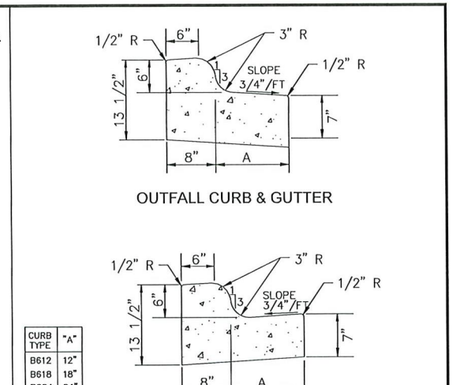
1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

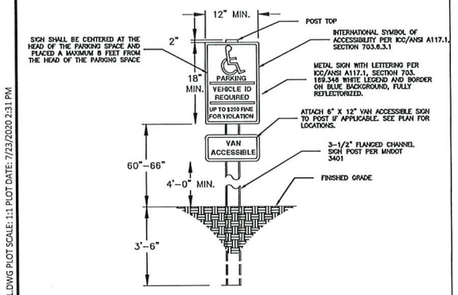


OUTFALL CURB & GUTTER

CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

INFALL CURB & GUTTER

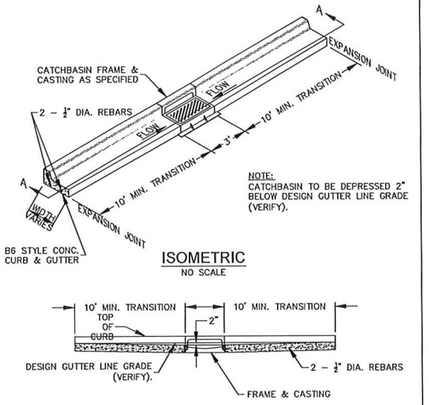
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

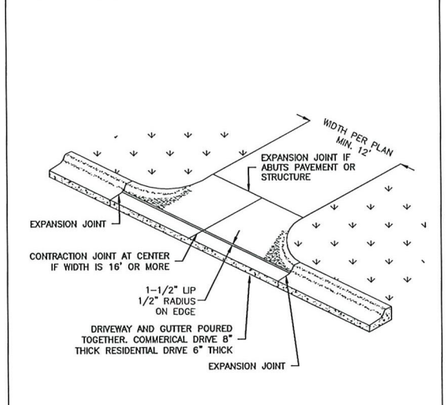
ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



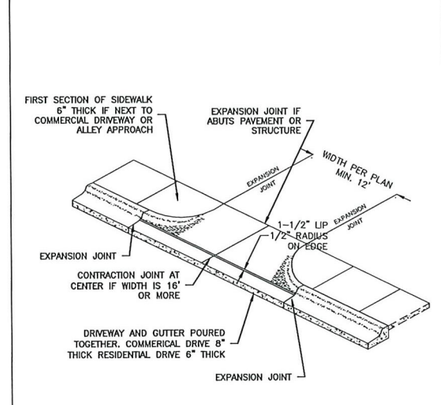
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

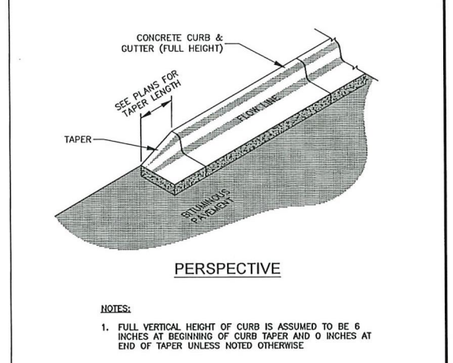
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



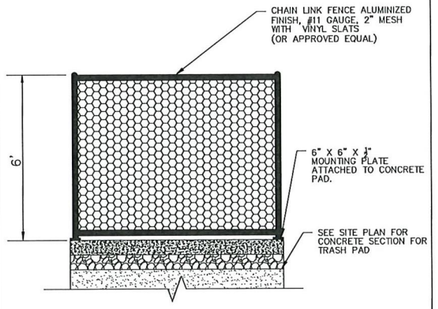
PERSPECTIVE

NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

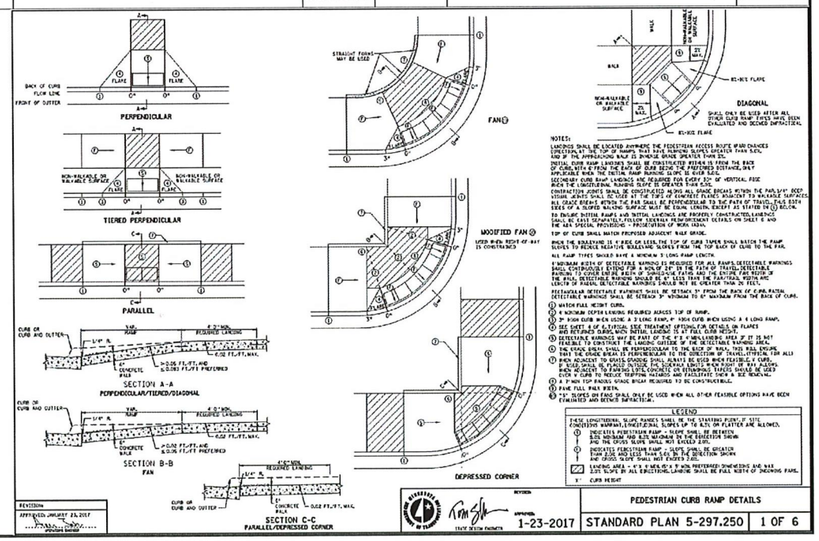
* use City details for 61st



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:31 PM

Solution Blue water matters

444 Cedar Street, Suite 1005 Saint Paul, MN 55101 651-284-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY/INITIAL ISSUE: 07/23/20

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

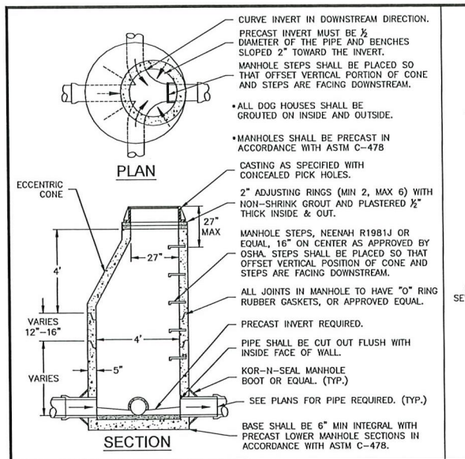
DATE: XX.XX.2020 REG. NO. 54265

SITE DETAILS

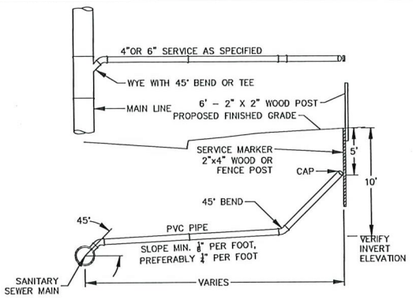
SOLUTION BLUE PROJECT NO: 200504

C900

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SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

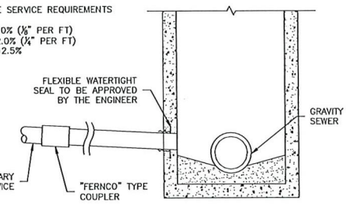


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

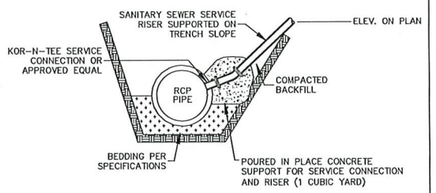
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM – 1.0% (⅛" PER FT)
OPTIMUM – 2.0% (¼" PER FT)
MAXIMUM – 12.5%



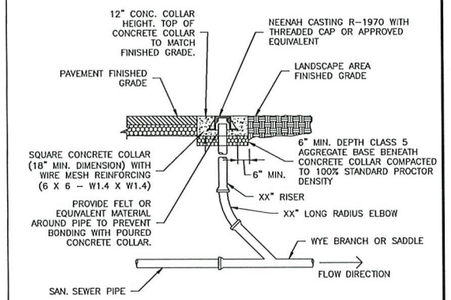
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

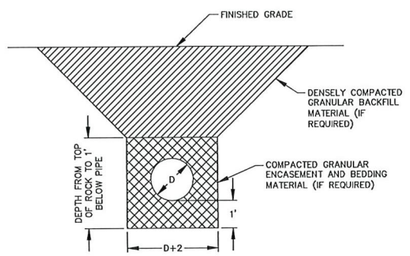
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

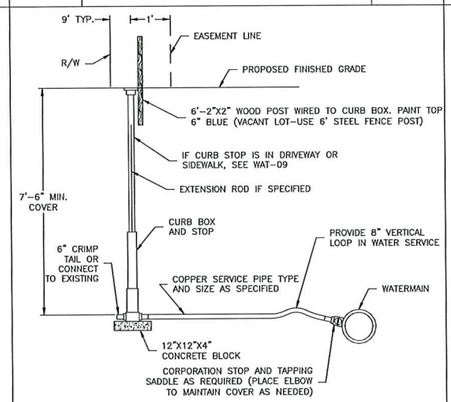


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

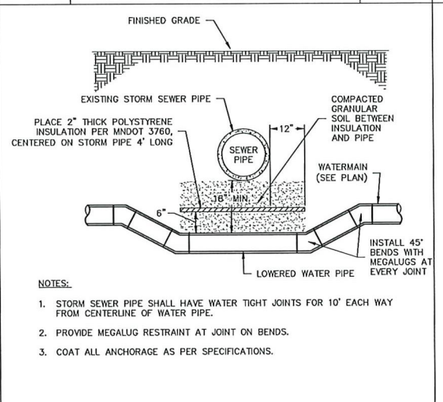


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



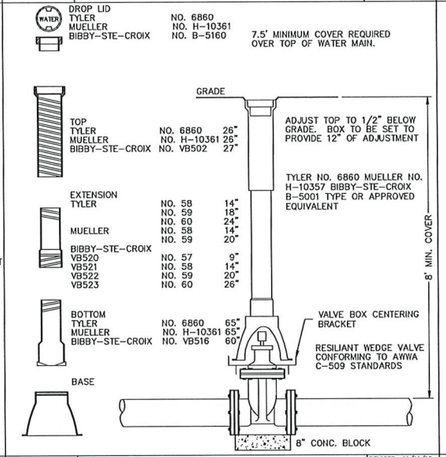
WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



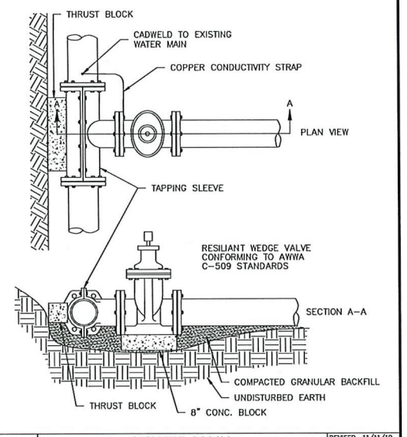
NOTES:

1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

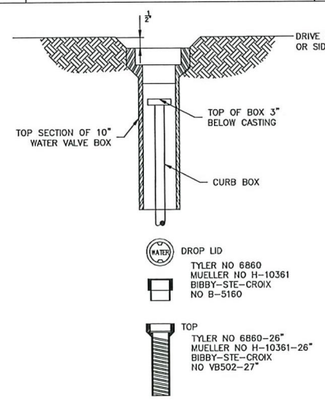
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

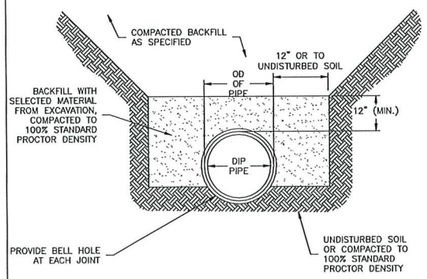


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

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REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

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#	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

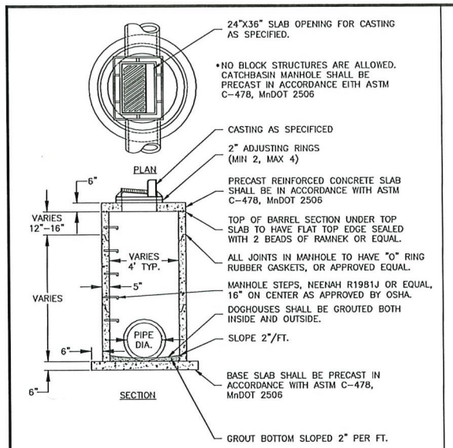
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200504

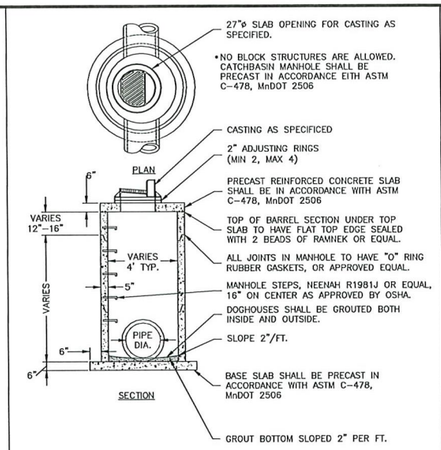
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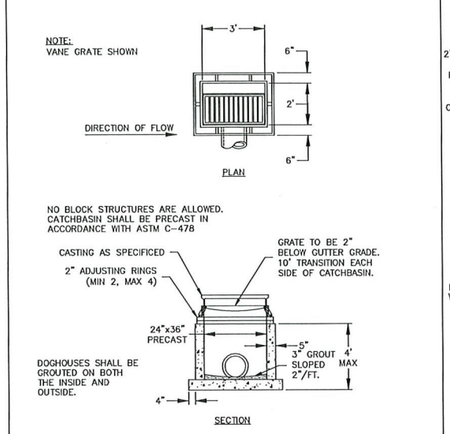
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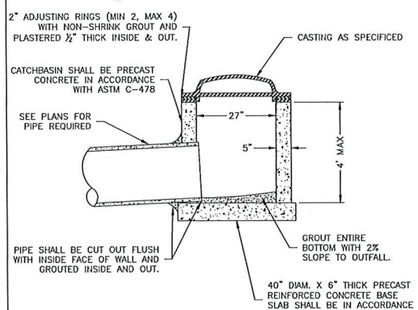
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



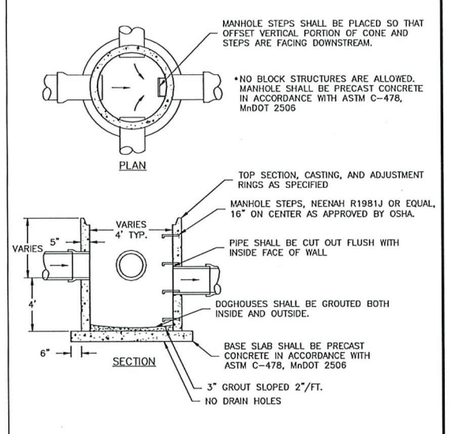
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



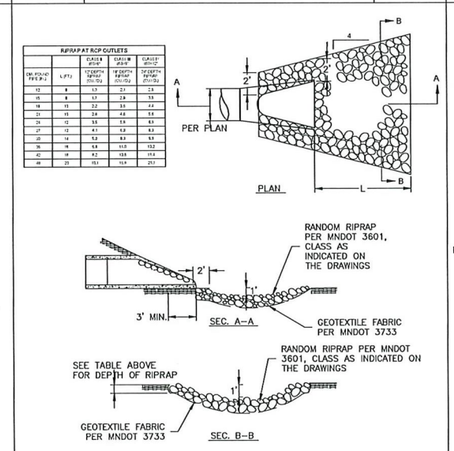
STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



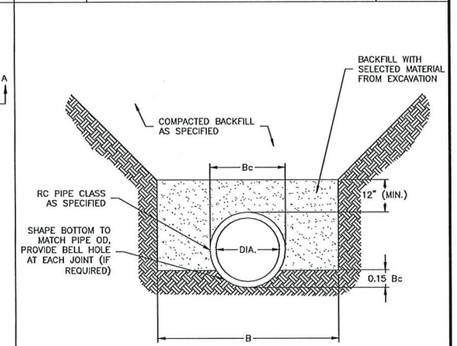
STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

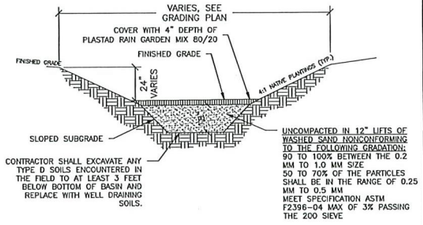
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200504

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETLDWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:31 PM



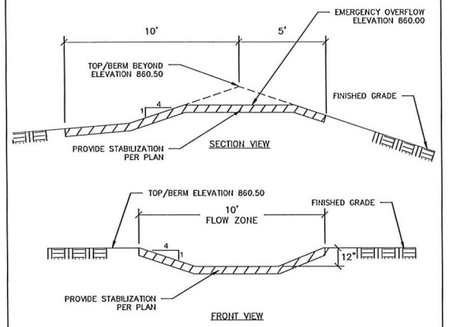
NOTES:
1. INFILTRATION RATE OF BASIN TO BE DRY WITHIN 48 HOUR PERIOD, UNLESS DESIGNED OTHERWISE.
2. CONTRACTOR TO PROVIDE BASIN INFILTRATION TESTING AND OBTAIN APPROVAL BY ENGINEER, PRIOR TO INSTALLATION OF PLANTS AND MULCH.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE CORRECT SOIL MIX, PROTECTION DURING CONSTRUCTION AND COMPACTION RATES.

GRAD-01	GRADING	REVISED 10/28/19
	INFILTRATION BASIN CROSS SECTION	DRAWN BL
		SCALE NTS
		SOLUTION BLUE, INC.

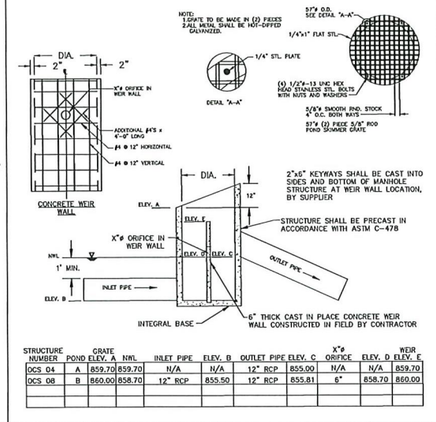
INFILTRATION BASIN NOTES:

1. THE BASIN SHALL BE CONSTRUCTED FROM OUTSIDE THE BASIN LIMITS. IF THIS IS NOT POSSIBLE FOR SOME AREAS, ONLY LOW GROUND PRESSURE EQUIPMENT SHALL BE ALLOWED TO COMPLETE THE WORK. RUBBER TIRED EQUIPMENT IS STRICTLY PROHIBITED FROM WORKING WITHIN THE INFILTRATION BASINS.
2. THE INFILTRATION BASIN SHALL BE OVER EXCAVATED TO ENSURE THE WATER INFILTRATES WITHIN 48 HOURS.
3. IN ORDER TO MAXIMIZE THE INFILTRATION RATE OF THE SOILS, THE CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO AVOID COMPACTION OF POND AND INFILTRATION BASIN SOILS.
4. INFILTRATION AREA MAY ONLY BE EXCAVATED TO ITS BASE AFTER THE CONTRIBUTING WATERSHED IS STABLE. EXCAVATION SHALL BE COMPLETED WITH A BACKHOE TO MINIMIZE COMPACTION OF THE SOILS.
5. ANY COMPACTION OF INFILTRATION BASIN SOILS MUST BE LOOSENED BY THE CONTRACTOR.
6. THE FINISHED GRADE ELEVATIONS ON THE PLANS INDICATE THE FINISHED GRADE OF THE TOPSOIL OR PLANTING SOIL.
7. GRADING TOLERANCE FOR SUB CUT:
   VERTICAL +/- 0.2 FEET
   HORIZONTAL +/- 1.0 FEET
8. THE CONTRACTOR SHALL SURVEY THE BOTTOM ELEVATION OF THE RETENTION POND AND INFILTRATION BASINS UPON COMPLETION OF THE SUB CUT AND PROVIDE THE SURVEY INFORMATION TO THE ENGINEER. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF AREAS THAT DO NOT MEET THE TOLERANCES SPECIFIED.
9. THE TYPES OF SOILS INSTALLED IN THE RETENTION POND AND INFILTRATION AREAS IS SHOWN ON THE INDIVIDUAL DRAWINGS AND DETAILS.
10. GRADING TOLERANCES FOR THE FINISHED GRADE OF THE BASINS:
    VERTICAL +/- 0.1 FEET
    HORIZONTAL +/- 0.5 FEET
11. THE CONTRACTOR SHALL CONTACT THE ENGINEER UPON FINAL PLACEMENT OF THE PLANTING SOIL/TOPSOIL SO THAT A SURVEY OF THE FINISHED GRADE CAN BE COMPLETED. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF AREAS THAT DO NOT MEET THE TOLERANCES SPECIFIED. THE CONTRACTOR SHALL CORRECT THE WORK ACCORDINGLY.

GRAD-02	GRADING	REVISED 10/28/19
	INFILTRATION BASIN NOTES	DRAWN BL
		SCALE NTS
		SOLUTION BLUE, INC.

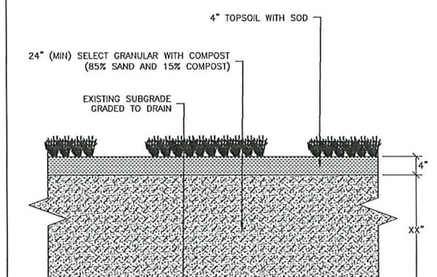


GRAD-04	GRADING	REVISED 10/28/19
	EMERGENCY OVERFLOW	DRAWN BL
		SCALE NTS
		SOLUTION BLUE, INC.



STRUCTURE NUMBER	POND	GRATE ELEV. A	NWL	INLET PIPE	ELEV. B	OUTLET PIPE	ELEV. C	X"ø ORIFICE	WEIR ELEV. E
OCS 04	A	859.70	859.70	N/A	N/A	12" RCP	855.00	N/A	859.70
OCS 08	B	860.00	858.70	12" RCP	855.50	12" RCP	855.81	6"	858.70	860.00

GRAD-07	GRADING	REVISED 05/08/20
	POND OUTLET CONTROL STRUCTURE	DRAWN BL
		SCALE NTS
		SOLUTION BLUE, INC.



GRAD-11	GRADING	REVISED 10/29/19
	VEGETATED FILTER STRIP SECTION	DRAWN BL
		SCALE NTS
		SOLUTION BLUE, INC.

PROPOSED BMP DESIGN CALCULATIONS:

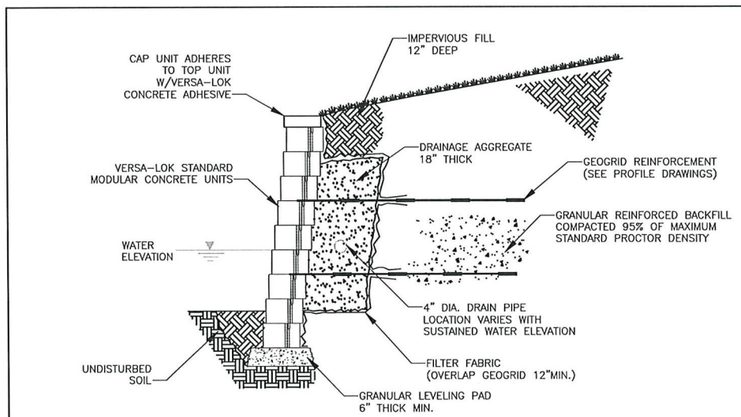
IMPERVIOUS AREA (PROPERTY): 37,350.54 SF
VOLUME DETENTION REQUIREMENT: 1.1 INCHES OVER IMPERVIOUS AREA
WATER QUALITY VOLUME REQUIRED: 3,423.80 CUBIC FEET

INFILTRATION BASIN A:
VOLUME BELOW OUTLET ORIFICE: 1,281 CF
STORAGE DEPTH: 2.20 FT
100-YR PEAK ELEVATION: 859.94 FT

INFILTRATION BASIN B:
VOLUME BELOW OUTLET ORIFICE: 4,541 CF
STORAGE DEPTH: 3.20 FT
100-YR PEAK ELEVATION: 859.45 FT

STORAGE PIPE SYSTEM VOLUMES:
VOLUME BELOW OUTLET ORIFICE: 2,657 CF
STORAGE DEPTH: 2.75 FT
100-YR PEAK ELEVATION: 859.06 FT

ANNUAL TSS REMOVED: XX%
ANNUAL TP REMOVED: XX%

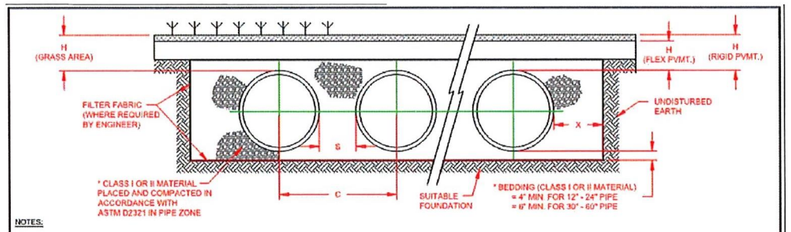


TYPICAL SECTION-REINFORCED RETENTION POND WALL
SQUARE FOOT UNIT
SCALE: NONE

THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING ATTRACTIVE, DURABLE RETAINING WALLS WITH VERSA-LOK UNITS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION OR MATERIAL FOR THE USE CONTEMPLATED, AND ITS MANNER OF USE, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PREPARED BY A QUALIFIED, LICENSED, PROFESSIONAL ENGINEER.

VERSA-LOK® Retaining Wall Systems "...the #1 choice for all Solid Solutions."

VERSA-LOK SQUARE FOOT DETAILS	SCALE: 1/2"=1'
	DRAWN BY: TTS
REINFORCED RETENTION POND	CHECKED BY:
	DATE: 10/2007
	APPL. ON: all reinforced retention pond wall



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (760mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 0" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 24" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

©2016 ADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT AND HAS NOT INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO COMMENCEMENT OF WORK IN ORDER TO ASSUME THE ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	03/13/16	

RETENTION-DETENTION SYSTEM (CROSS-SECTION)
DRAWING NUMBER STD-702

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

SCALE: NTS
DATE: 07.24.06
DSGN:
DRWN:
APP'D:
SHT: OF

BMP-XX	STORMWATER MANAGEMENT	REVISED 04/30/20
	N-12 RETENTION/DETENTION SYSTEM CROSS SECTION	DRAWN BL
		SCALE NTS

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6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

BMP DETAILS

SOLUTION BLUE PROJECT NO: 200504

C903

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200504 - 6000 BROOKLYN BLVD 8 UNITS - C.ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:31 PM

Exhibit E

Community Development
763-569-3330 Direct

August 4, 2020

C Alan Homes Development

Building/Fire comments

Upon review of documents provided for the development of multi-family dwelling units located at 6000 Brooklyn Blvd & 6900 Brooklyn Blvd. Items that are listed below need to be addressed:

1) A SAC determination shall be provided by MET Council with a determination letter presented to the Building Department prior to permit issuance.
2) City SAC /WAC fee is based on a determination of MET Council. If any MET Council SAC fee is applied to a structure. City SAC/WAC is applied on the Sewer and Water permit application as per Fee table located on back. Multi-family "Less than 5 acres" $4500 per multi-family structure in addition to state surcharge.
3) The buildings are considered a group R2. Per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.1. In Group R2 occupancies containing more than seven (7) dwelling units, at least 2 percent but not less than one of the units shall be a T*ype A* unit. All group R2 units within a contiguous parcel of land development, irrespective of lot lines and public rights-of-way within the development, shall be considered to determine the total number of units and the required number of *Type A* units.
    a. Each development shall be provided with (1) *Type A unit.*
    b. The remaining units are NOT required to be *Type B units* as there is not (4) four or more dwelling units in a single structure per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.2.
4) At least (1) one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalk to the accessible building entrance served Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1104.1. An exterior accessible route with a slope not steeper than 1:20 that are part of an accessible route shall be (48") forty-eight inches minimum in width per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 403.5.4.
    a. Both sites that are to be provided with an accessible *Type A unit* shall have an exterior accessible route be provided to the main entrance of the dwelling unit.

5) Accessible parking requirements and space for Group R2 occupancies shall be provided with not less than 1 accessible parking space and access aisle.
6) Buildings are NOT required to sprinklered per the Special Fire Protection systems subp. 2 adopted by the City of Brooklyn Center or by MNBC & MNFC 903.2.8 when a group R2 building area is less than 4,500 square feet.
7) Fire Department access roads that have a dead end shall not be in excess of (150') one hundred-fifty feet or shall be provided with an approved area for turning around per MNFC 503.2.5. Exception where a dead-end road serves a Group R building that are equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA, the maximum dead-end length distance is permitted to be increased up to (300') three hundred feet.
8) Fire hydrants shall be provided, *if not already existing and compliant* if a building within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road as measured by and approved route around the exterior of the facility or buildings. On site fire hydrants and mains shall be provide where required by the fire code official per MNFC 507.5.1.

Dan Grinsteinner
Building Official
City of Brooklyn Center
763-569-3313

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the ____ day of _____, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain lands located along Brooklyn Boulevard.

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF CERTAIN LANDS LOCATED ALONG BROOKLYN BOULEVARD

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning. Chapter 35, Section 35-1240 of the City Ordinances of the City of Brooklyn Center is hereby amended as follows:

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby established as being within a (PUD) Planned Unit Development District Zoning Classification:

12. The following properties are designated as PUD-N/MU (Neighborhood Mixed Use) District:

Robertson & Brekke's Brookyln Boulevard First Addition, Lots 1 through 7, Block 1.

Robertson & Brekke's Brookyln Boulevard Second Addition, Lots 1 through 6, Block 1.

Adopted this _____ day of _____, 2020.

_____
Mike Elliott, Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: ~~Strikeout~~ text indicates matter to be delete, double underline text indicates new matter.)

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2020-004 FOR PRELIMINARY AND FINAL PLAT AND SITE AND BUILDING PLAN APPROVALS AND THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR THE SUBJECT PROPERTIES LOCATED IN THE 6000 BLOCK OF BROOKLYN BOULEVARD AND KNOWN AS 6025, 6031, 6037, and 6045 BROOKLYN BOULEVARD

WHEREAS, Planning Commission Application No. 2020-004, submitted by C Alan Homes ("the Applicant"), requests review and consideration for approval of a preliminary plat, final plat, and site and building plan, and establishment of a Planned Unit Development (PUD) for four properties currently owned by the Economic Development Authority (EDA) of Brooklyn Center, Minnesota, located just south of 61st Avenue North and west of Brooklyn Boulevard, and known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard ("the Subject Property"); and

WHEREAS, the Subject Property is currently a mix of C1 (Service/Office), R5 (Multiple Family Residence), and R1 (One Family Residence) District properties under the City's Zoning Code; and

WHEREAS, the Applicant appeared before the City Council of Brooklyn Center, Minnesota on May 11, 2020 for a concept plan review of their proposed development of seven (7) triplexes and related site improvements on the Subject Property, in conjunction with a second proposal from the Applicant to construct another six (6) triplexes and related improvements to the north of the Subject Property at 6921, 6927, 6933, and 6939 Brooklyn Boulevard, and submitted for separate consideration under Planning Commission Application No. 2020-005; and

WHEREAS, on June 22, 2020, the City Council of Brooklyn Center, Minnesota approved a Preliminary Development Agreement with C Alan Homes, LLC for the two aforementioned sets of properties located along Brooklyn Boulevard to allow the Applicant time to review the properties, obtain financing, work through City land use approvals, and negotiate with the EDA on the purchase of the properties pending approval of the aforementioned Planning Commission Application No. 2020-004; and

WHEREAS, a public hearing for Planning Commission Application No. 2020-004 was initially scheduled for July 9, 2020; however, City staff exercised its rights under Minnesota Statutes Section 15.99, Subd. 3(f) to extend the review period for an additional sixty (60) days to allow the Applicant additional time to reconcile adjustments necessary to the site plan for additional easements and determine the ability for driveway access off Brooklyn Boulevard from Hennepin County; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Brooklyn Center, Minnesota received and reviewed a planning report on the proposed preliminary plat, final plat, site and building plan, and Planned Unit Development proposals for the proposed new construction of seven (7) triplexes and related site improvements on the approximately 1.65 acre site; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on August 13, 2020, whereby a planning staff report was presented and public testimony regarding the proposal were received. Notice of such public hearing was published in the official newspaper and notices were mailed to adjacent property owners as required by City Code, and notification signage was installed on the Subject Property; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the requests in light of all testimony received, the guidelines and standards for evaluating the preliminary and final plat under Chapter 15 (*Platting*), site and building plans under Chapter 35 (*Zoning*) and specifically Section 35-230 (*Plan Approval*), and Planned Unit Developments as contained in Section 35-355 (*Planned Unit Development*) of the City's Zoning Code, including compliance with the guidelines for re-zoning properties, and the request complies with the general goals and objectives of the City's 2040 Comprehensive Plan; and

WHEREAS, the Subject Property would be re-zoned from a mix of C1 (Service/Office), R5 (Multiple Family Residence), and R1 (One Family Residence) Districts to PUD-N/MU (Planned Unit Development-Neighborhood/Mixed Use) District, which is consistent with the density allowed under the 2040 Comprehensive Plan and reconciles the Subject Property density allowances, as the Subject Property is currently a mix of Neighborhood-Mixed Use, High Density Residential, and Low Density Residential future land uses designations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2020-004, submitted by C Alan Homes, be approved based upon the findings of fact in the August 13, 2020, planning report and submitted plans, as amended by the following conditions of approval:

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall apply for and receive an NPDES permit from the MPCA.
3. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
4. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, as specified by the City.
5. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
6. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
7. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.

8. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

9. Approval of the preliminary and final plats are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated August 4, 2020 and revised August 17, 2020, consolidation of the south outlot to proposed lot #7, and updating of the title block per City staff comments.
    a. The Applicant shall complete the vacation of any identified easements and ensure notice of completion of vacation is recorded with Hennepin County prior to recording of final plat and mylar.
10. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
11. Any comments and/or requirements as provided by Hennepin County.
12. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
13. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

14. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development and site and building plan as approved by the City Council.
15. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall enter into a PUD Agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
17. The Applicant shall distribute Section 8 units through each of the identified three floors of triplex buildings identified for Section 8 voucher holders so as to prevent designating a particular level for such units.
18. The Applicant shall execute a Performance Agreement with supporting financial guarantee approved by the City prior to the issuance of any permits.
19. The Applicant shall enter into a Construction Management Plan and Agreement, and supporting escrow deposited, prior to the issuance of a Land Disturbance Permit.
20. The Applicant shall enter into a Public Improvement Agreement prior to the issuance of a Land Disturbance Permit.
21. The Applicant shall enter into a Utility Facilities Easement Agreement prior to the issuance of a Land Disturbance Permit.

Engineering Review

22. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

23. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval.
24. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
25. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
26. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

August 24, 2020
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: Meg Beekman, Community Development Director
BY: Ginny McIntosh, City Planner / Zoning Administrator

SUBJECT: Resolution Regarding Planning Commission Application No. 2020-004 for Preliminary and Final Plat and Site and Building Plan Approvals, and the Establishment of a Planned Unit Development for Certain Properties Located in the 6900 Block of Brooklyn Boulevard (Commonly Known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard)

Background:

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6900 block of Brooklyn Boulevard, located just north of Slim's Restaurant and 69th Avenue North, and west of Brooklyn Boulevard. These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6921, 6927, 6933, and 6939 Brooklyn Boulevard ("The Subject Property"). This request is associated with a second request from C Alan Homes to develop a second set of triplexes along the 6000 Block of Brooklyn Boulevard at the addresses commonly known as 6025, 6031, 6037, and 6045 Brooklyn Boulevard, and filed separately for consideration under Planning Commission Application No. 2020-004.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units), and addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment. The proposal for the Subject Property contemplates construction of six (6) triplexes for a total of 18 dwelling units and associated site improvements.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the south (6000 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

A public hearing was originally scheduled at the Planning Commission meeting for July 9, 2020; however, this hearing was re-scheduled following City staff concerns regarding adjustments to the submitted site plan to account for additional easements required for a sidewalk re-alignment, and questions surrounding access off Brooklyn Boulevard. A public notice was published in the Brooklyn Center *Sun Post* on June 25th,

2020, and two separate sets of mail notices were sent out to both taxpayers and residents in proximity of the Subject Property with a one-page informational flyer on the project. City staff installed a "Development Under Review" sign on the Subject Property for additional notice.

The Planning Commission held a joint public hearing for Planning Commission Application Nos. 2020-004 and 2020-005 at their meeting on August 13, 2020. The discussion was lengthy and covered a range of topics, including: screening and buffering from adjacent single-family residential, minimum parking requirements, on-street parking concerns and traffic, management of the properties, and the proposed locations and finishes for the proposed 20-percent of units set aside for Section 8 voucher holders.

A few residents were in attendance for the virtual public hearing, and City staff received calls from a few other residents in advance of the meeting. The comments from the public during the hearing regarding the Subject Property related specifically to the minimum parking needs for the Subject Property and concerns from a nearby resident regarding traffic and parking on the streets, as the resident currently has issues with residents of Willow Lane Apartments who reportedly park along the dead end portion of 70th Avenue North, just north of the Subject Property.

Following close of the public hearing and additional discussion among the Planning Commissioners and the Applicant, the Planning Commission elected to unanimously (7-0) recommend City Council approval of the requested preliminary and final plat, site and building plan, and establishment of a Planned Unit Development, with the caveat that the associated resolution be amended to provide language outlining that the Section 8 units be offered on varying floors of the triplex, rather than just the basement or garden units, as was originally indicated by the Applicant. Following discussion, the Applicant agreed with Commissioners and expressed a willingness to comply with this request.

A copy of the Planning Commission Report for Planning Commission Application No. 2020-005, dated August 13, 2020, and the City Council resolution regarding the approval of the preliminary and final plats, site and building plan, and establishment are included with this memorandum.

The City's Engineering Division prepared an updated memorandum, dated August 17, 2020 to reflect clarification in comments and requirements as relating to the preliminary and final plats. Said memorandum has been incorporated into the staff report exhibits. Finally, following discussion with the City Attorney's office, City staff incorporated an additional condition that the Applicant vacate all easements as necessary per the City Engineer and file notice of completion of vacation with the Hennepin County Recorder's office prior to filing of the final plat and associated Mylar.

As the request by the Application includes a request to re-zone the Subject Property from C-1 (Service/Office) District to Planned Unit Development-Neighborhood/Mixed Use (PUD-N/MU) District, City Code dictates that the City Zoning Ordinance be amended to reflect the re-zoning. A draft copy of the ordinance language is included for review. Should the City Council proceed with the re-zoning, a motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the Subject Property located at 6921, 6927, 6933, and 6939 Brooklyn Boulevard would be needed. Following the motion, a second reading and public hearing would be scheduled for September 14, 2020.

Budget Issues:

None to consider at this time.

Strategic Priorities and Values:

Enhanced Community Image, Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report and Exhibits - 6900 Block of Brooklyn Boulevard - C Alan Homes, LLC	8/18/2020	Backup Material
Resolution - Disposition of Planning Commission Application No. 2020-005	8/18/2020	Resolution Letter
Ordinance-Amending Chapter 35 of the City Code of Ordinances Regarding the Zoning Classification of Certain Lands Along Brooklyn Boulevard	8/18/2020	Ordinance

Planning Commission Report
Meeting Date: August 13, 2020

- Application Filed: 6/15/2020
- Review Period (60-day) Deadline: 8/14/2020
- Extension Declared: 7/7/2020
- Extended Review Period Deadline: 10/13/2020

Application No.	2020-005
Applicant:	C Alan Homes
Location:	6900 Block of Brooklyn Boulevard (6921, 6927, 6933, and 6939 Brooklyn Boulevard)
Requests:	(1) Preliminary and Final Plat, (2) Site and Building Plan, (3) Establishment of a Planned Unit Development for the development of six triplexes and related site improvements

REQUESTED ACTION

C Alan Homes ("The Applicant") is requesting approval of a preliminary and final plat, site and building plan, and establishment of a Planned Unit Development for a series of properties located within the 6900 block of Brooklyn Boulevard, just north of 69th Avenue North and Slim's, and west of Brooklyn Boulevard (Exhibit A). These properties are all currently owned by the Economic Development Authority of Brooklyn Center and encompass the following addresses: 6921, 6927, 6933, and 6939 Brooklyn Boulevard.

Due to the nature of the requests, including the establishment of a Planned Unit Development and preliminary and final plat approvals, a public hearing is required. A public notice was published in the Brooklyn Center *Sun Post* on June 25th, 2020 (Exhibit B). Following City staff concerns regarding adjustments to the submitted site plan to account for additional easements and questions surrounding driveway access off Brooklyn Boulevard from Hennepin County, City staff requested an extension to the application review period as granted under Minnesota Statutes Section 15.99, Subd. 3 (f)—refer to Exhibit C.

This request was intended to provide additional time for the Applicant to address the aforementioned items. Due to the continuance of the public hearing, City staff mailed updated public notices out to residents and/or taxpayers and incorporated a one page informational flyer on the project in the mailing. City staff also requested Public Works install a "Development Proposal Under Review" sign on site which provides a contact number for any questions regarding the proposal.

Since the requested extension, the Applicant has revised the site plan to reflect the necessary easements along Brooklyn Boulevard and the City was provided with a recommendation from Hennepin County regarding driveway access off Brooklyn Boulevard, which is detailed in this report.

BACKGROUND

Developer

The City was approached by Terry Robertson and Curt Brekke with C Alan Homes, a local builder and remodeling company specializing in high-end single family homes, in the spring of 2020. Mr. Robertson and Mr. Brekke are interested in diversifying the focus of C Alan Homes and are seeking to develop two sets of EDA-owned sites along Brooklyn Boulevard with a series of triplexes that would be available for

rent. Each triplex would consist of three, three bedroom units. The anticipated rents would likely range between $1,850 and $2,200 per month, and the Applicant has committed to providing 20% of the units as set aside for Section 8 voucher holders. Due to the Applicant's background in high-end single family home construction, the Applicant has indicated that each building would have the look and feel of a large, high quality single family home, with a combination of individual and shared on-site amenities.

Conformance with City Policies and Property Background

The EDA has been acquiring single family and undersized parcels along Brooklyn Boulevard for many years as part of a larger strategy to improve safety by reducing and consolidating access points, and assembling land for redevelopment into higher density land uses. The 2040 Comprehensive Plan created an overlay district along the corridor and re-guided most of the future land uses to "Neighborhood Mixed Use" or "NMU;" allowing medium density residential and/or neighborhood-serving commercial uses.

As transportation and land use patterns along the Brooklyn Boulevard corridor have changed, the EDA has strategically acquired property for redevelopment. Although the Subject Property lies just north of the area identified for the Brooklyn Boulevard reconstruction and modernization project, which ends around 65th Avenue North, land use patterns will be affected as access points are consolidated and the roadway altered to allow for a more walkable, neighborhood-oriented development pattern.

As a result of the roadway reconstruction plans, as well as the re-guiding of most of the future land uses along the corridor, the City's 2040 Comprehensive Plan Implementation Chapter included a plan for a comprehensive land use study of the Brooklyn Center corridor, which is currently underway. The intended outcome of the land use study will result in the creation of a regulatory framework for development along the corridor as well as design guidelines to help facilitate the creation of a more walkable, neighborhood-oriented development pattern along the entirety of Brooklyn Boulevard.

The Brooklyn Boulevard land use study will include a health impact assessment as well as a market analysis of the area in terms of feasible land uses. One of the goals of the study is to look at EDA-owned sites, and particularly those that are only as deep as a single-family lot, to determine how they could be redeveloped in ways that puts them back into productive use without negatively impacting surrounding neighborhoods.

The recently completed market analysis found that a mid-density residential product, such as row-homes or townhomes, or a low density office condo product, would be suitable along the corridor between controlled intersections given the access constraints that will exist after the majority of Brooklyn Boulevard is reconstructed. The market analysis further indicated that higher intensity commercial/retail uses would be more suitable around signalized intersections where access is better. The market analysis also found the current market would likely not bear new low and mid-rise multi-family housing development without subsidy given low market rents.

The findings of the market analysis are not unique to Brooklyn Center. The cost of construction, combined with the challenge of putting together financing for projects, make it difficult to complete multi-family developments without some form of gap financing or subsidy. As a result, the vast majority of multi-family housing that is built is either market rate and in locations that can achieve the highest rents, or alternatively, affordable housing, financed through federal sources and maintained at rents affordable to those making 50-60% area median income. Very little housing is constructed that is

considered affordable to those mid-income earners making between 80-120% area median incomes. So little, in fact, that in cities across the nation this type of housing is called “the missing middle”.

The land use study found that the vacancy rate for apartments along Brooklyn Boulevard is 1.3%, with lower than average market rents. The study notes that there is an opportunity to add newer inventory of all unit types, including market-rate, workforce, affordable, and senior housing. With current rental rates in Brooklyn Center low compared to the rest of the market, increasing construction costs, and higher capitalization rates (which help indicate an anticipated “rate of return” on investments and overall risk), lower density multi-family developments, such as triplexes, duplexes, and perhaps townhouses, are outlined in the market analysis as a potentially more feasible option.

The EDA currently owns four properties located at the northwest corner of 69th Avenue North and Brooklyn Boulevard, which total approximately 0.98 acres. These properties, in addition to a series of four properties on the west side of the 6000 block of Brooklyn Boulevard (1.65 acres), are both under consideration for the development of triplexes by C Alan Homes, and are identified under Planning Commission Application Nos. 2020-004 (6000 Block of Brooklyn Boulevard) and 2020-005 (6900 Block of Brooklyn Boulevard). Although these development proposals are for the same type of product and the same application requests, a separate staff report has been prepared for each of the sites.

On May 11, 2020, C Alan Homes' concept plan for the 6000 and 6900 blocks of Brooklyn Boulevard, as contemplated under Planning Commission Application Nos. 2020-004 and 2020-005, was presented to the City Council for Concept Review. The proposal was to develop two separate sites along Brooklyn Boulevard into a combined 13 triplex buildings (39 total dwelling units). The proposal addressed the re-platting of eight (8) EDA-owned lots into two separate development sites to allow for said redevelopment.

On June 22, 2020, City Council approved a Preliminary Development Agreement with C Alan Homes, LLC for the two sets of EDA-owned properties. The purpose of this agreement was to allow the Applicant time to review the property, obtain financing, and negotiate with the EDA of Brooklyn Center on an agreement for the purchase of the Subject Property and property to the south (6000 Block of Brooklyn Boulevard). This Agreement is set to expire on December 31, 2020 but also allows the time necessary to work through the land use approvals contemplated under this application. Should the Applicant receive approval for the proposed use, the EDA would need to negotiate a purchase agreement for the Subject Property, which would require a separate public hearing and approval from the EDA.

Site Data

2040 Land Use Plan:	Neighborhood Mixed Use (N-MU @ 15.01-31 DU/Ac.)
Neighborhood:	*Willow Lane*
Current Zoning:	C1 (Service/Office) District
Site Area:	0.98 acres

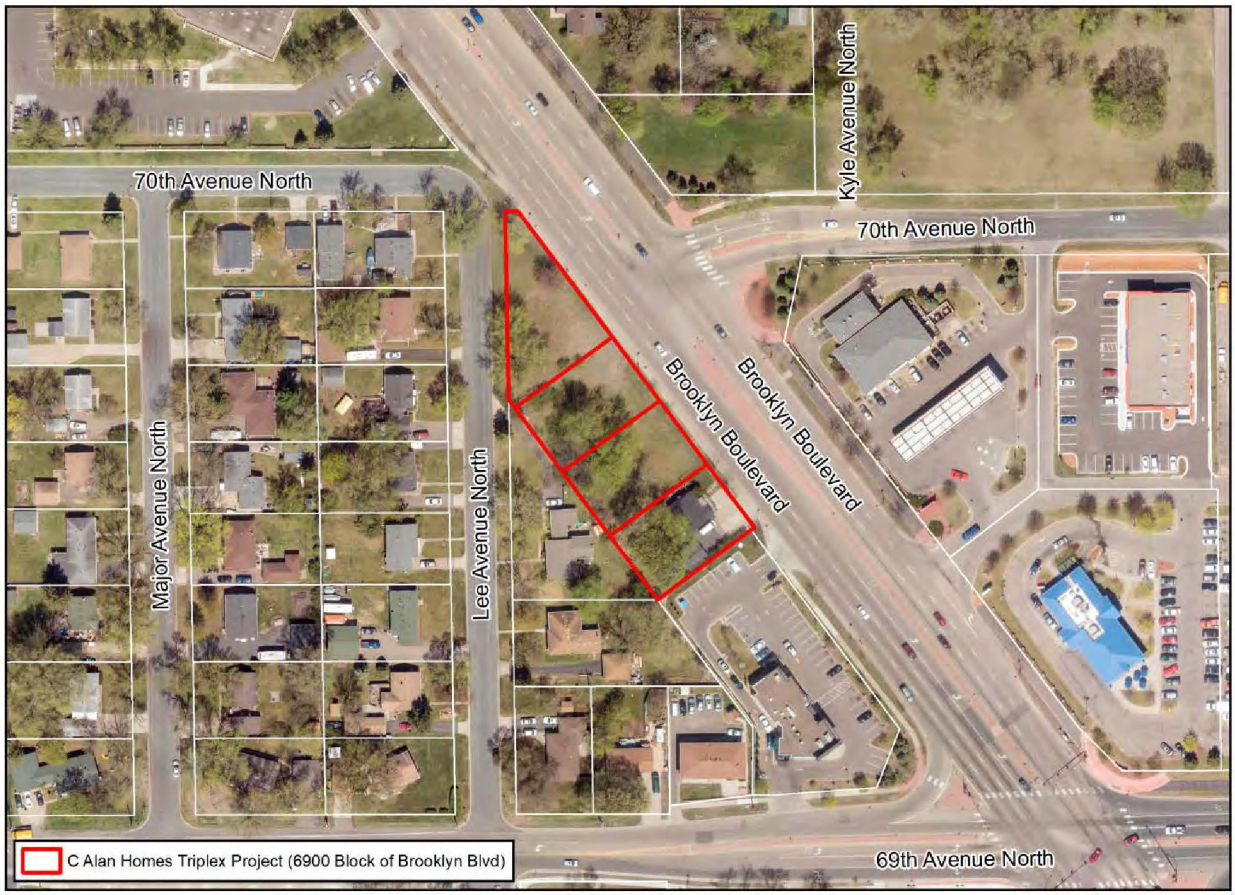
Surrounding Area

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	High Density Residential (HDR)	R5 (Multi-Family Residence)	Apartment Building
South	Neighborhood-Mixed Use (NMU)	PUD/C2 (Planned Unit Development/Commerce)	Restaurant

East	Right-of-Way	Right-of-Way (ROW)	Brooklyn Boulevard
West	Neighborhood-Mixed Use (NMU)	R-1 (One Family Residence)	SF Detached

Note: The Subject Property is located within the identified Brooklyn Boulevard Overlay District under the 2040 Comprehensive Plan.

Map 1. Subject Property



COMPREHENSIVE PLAN

The Subject Property is currently comprised of four properties, all with an identified future land use designation of "Neighborhood-Mixed Use." As proposed, the Subject Property would be located within the identified Brooklyn Boulevard Overlay District, which is a 1,200 foot wide corridor. The 2040 Plan stresses the creation of a walkable, transit connected, experience-based place that brings the City forward and offers new opportunities to existing and future residents.

> *"The idea that the community will thrive with a more integrated land use pattern is fully accepted, and promoted through this Plan. The areas that are planned for this type of change are guided within this Plan for Neighborhood Mixed-Use, Commercial Mixed-Use, Business Mixed-Use and/or are designated in the Brooklyn Boulevard Overlay District."*

The 2040 Comprehensive Plan also identifies the following Housing and Neighborhood Goals:

- Promote a diverse housing stock that provides safe, stable, and accessible housing options to all

of Brooklyn Center's residents.

- Recognize and identify ways to match Brooklyn Center's housing with the City's changing demographics.

Approximately 37% of the City's housing stock is comprised of rental housing, the vast majority as multi-family units. The majority of multi-family units in the City were constructed prior to 1979, with the bulk of units having been constructed between 1966 and 1969, making the majority of multi-family inventory between 51 to 54 years in age. With the exception of the two Real Estate Equities projects currently under construction at Northway Drive and County Road 10, there has been no new construction of multi-family units since the 1970s. With the exception of three rental townhome developments, all of the City's multi-family rental housing is comprised of one and two-bedroom units. As a result of this highly homogenous housing stock, the cost of housing in Brooklyn Center fits within a relatively narrow affordability band. One of the goals of the 2040 Comprehensive Plan is to provide a more diverse range of housing options and price points, which makes for a more economically resilient community.

As part of the community engagement process for the 2040 Comprehensive Plan residents expressed a need for larger rental units. More diverse housing options would allow families to stay in Brooklyn Center if they chose as their housing needs change. In fact, the City sees a drop in population relative to Hennepin County in residents aged 45 to 65. This is due to residents moving out to find alternative housing options as their families grow. The proposed project would provide a housing type that would fulfill a segment of this current housing gap in the community.

Since 2010, the number of households with children in both single-parent and married couple households has grown significantly, and the percentage of Brooklyn Center households with children is approaching 40 percent, which is well above the rate in Hennepin County and the metro area. Unlike the surrounding region, the median age of Brooklyn Center residents is younger, at 32.8 years old. This is largely due to a significant increase in residents aged 25 to 34, who oftentimes are starting families and having children.

The Metropolitan Council projects that the City of Brooklyn Center will add nearly 2,000 new households to the community between 2020 and 2040. Given that the City is mostly built out, it is expected that a substantial portion of future housing would be provided in the form of multi-family units. Residents also communicated a desire to have housing options that were closer to supportive retail, commercial, and services so that they could walk, bike, or easily use transit to meet their needs.

REQUESTS

The nature of the Applicant's requests would require approval of a preliminary and final plat to accommodate the anticipated site improvements and triplex buildings, the establishment of a Planned Unit Development to offer certain flexibility for the intended use and alignment with the recently adopted 2040 Comprehensive Plan, and approval of a site and building plan, as all properties above an R2 (One and Two Family Residence) District use require one.

PRELIMINARY AND FINAL PLAT

The proposed preliminary and final plat for what would be known as *ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION* would subdivide four (4) existing Economic Development Authority (EDA) of Brooklyn Center lots into six (6) new parcels to accommodate the six (6) proposed triplexes at the Subject Property located just north of 69th Avenue North and west of Brooklyn Boulevard.

Per comments #44 through #47 provided in the memorandum by Assistant City Engineer Andrew Hogg and dated August 4, 2020 (Exhibit D), the Applicant will need to address edits necessary to reflect vacated easements, proposed easements, existing and proposed utilities, and all associated easement documents for City review. A 10 foot drainage and utility easement is required for dedication around the entire perimeter of the Subject Property. An additional utility easement shall be dedicated on the plat to allow for any future maintenance of private water mains and sanitary sewer per Development Agreement requirements.

The Applicant will need to submit legal descriptions and easement vacations for all existing easements and certain vacations of existing public easements, as determined by the City. The Applicant shall also provide and maintain a current abstract of title for City Attorney review.

Following a review of the submitted final plat, the title block shall be updated to reflect "Brooklyn Center, Minnesota," and "City Council of Brooklyn Center, Minnesota." The submitted plat currently displays "Bloomington" in the text. The title block should also contain an attest section for the City Clerk.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested approval of a preliminary and final plat for ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION for the Subject Property located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the related requests for the approval of a site and building plan and establishment of a Planned Unit Development.

PLANNED UNIT DEVELOPMENT

The Subject Property is currently zoned a C1 (Service/Office) District. The Applicant is requesting the property be re-zoned to a Planned Unit Development (PUD) to accommodate the intended site improvements and housing product, which would offer three (3) dwelling units in each of the six (6) proposed triplex buildings. PUDs grant flexibility within the Zoning Code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for granting zoning flexibility from the City Code.

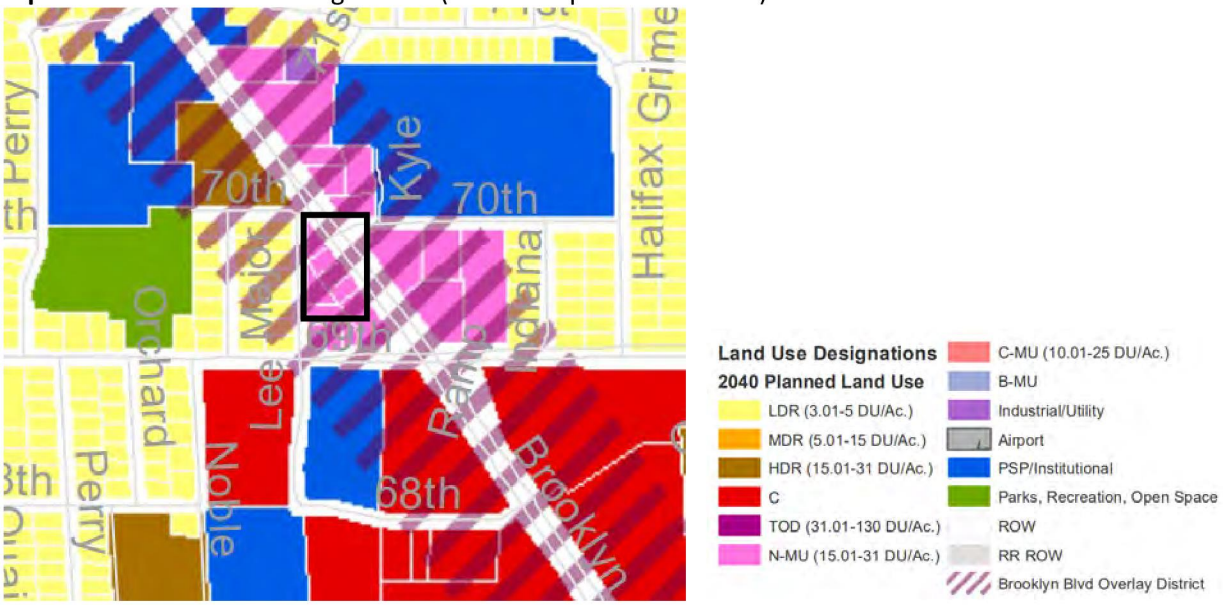
Section 35-355 (*Planned Unit Development*) of the City Zoning Code notes that upon the rezoning for a PUD, the district shall be designated by the letters "PUD" followed by the alphanumeric designation of the underlying zoning district, which may be either the prior zoning classification or a new classification. Given that the major update to the City Zoning Code is currently underway and changes to districts are anticipated in order to align with the 2040 Comprehensive Plan, the request would be to re-zone following guidance from the 2040 Comprehensive Plan future land use designations for the Subject Property.

PUDs may only contain uses consistent with the City's Comprehensive Plan and the uniqueness of each PUD requires that specifications and standards for streets, utilities, public facilities, and the approval of a land subdivision may be subject to modifications from the City ordinances generally governing them—essentially the City Council may approve plans that are not in compliance with the usual specifications or ordinance requirements where it is found that such are not required in the interests of residents or the City, although plans shall comply with all watershed, state, and federal storm water, erosion control, and wetlands requirements.

Therefore, the proposed rezoning would be to PUD-NMU (Neighborhood Mixed Use). "Neighborhood Mixed Use" is a new future land use designation that guides surrounding key neighborhood intersections for a mix of residential, retail, and commercial/office uses. This designation plans for the redevelopment of existing uses and assumes that a minimum of 50% of the land within this designation would be used for residential purposes, at densities between 15.01 to 31 dwelling units per acre, and the remaining areas under this land use designation would be developed with neighborhood scale retail, service, and commercial uses. The designation allows for mixed uses on each parcel, but does not require it.

All four parcels comprising the Subject Property hold a future land use designation of "Neighborhood Mixed Use" (refer to Map 2 below). With a total of 0.98 acres designated at 15.01-31 DU/Acre, there could be between 15 to 30 units on-site. As submitted, the proposal calls for the construction of **18 total units** on the Subject Property, which falls within the lower end of the range noted above.

Map 2. Future Land Use Designations (2040 Comprehensive Plan)



The front setbacks requested under the application are generally less than what is allowed by Code for residential properties along a major thoroughfare (50 feet), which would severely limit the development of anything on the Subject Property, and the proposed front porches would therefore encroach closer to the property lines than is typically permitted. However, the proposed setbacks align with the guidance of the Comprehensive Plan to bring buildings closer to the corridor, provide parking in the rear, and create a more walkable, pedestrian friendly environment. A typical residential property not located on a major thoroughfare, be it single family or multi-family, requires a 35 foot front yard setback. The proposal also requests a higher percentage of three (3) bedroom units than is typically called for in the Zoning Code (no more than 10-percent); however, there are instances of multi-family dwelling units providing three (3) bedroom rental products at select multi-family properties in the City, such as Georgetown, Emerson Chalet, and Victoria Townhomes.

The PUD proposal is consistent with the 2040 Comprehensive Plan in that it would align with the City's strategic goal of Targeted Redevelopment by providing a type of mid-market housing that would fill a need in the community for larger unit rental dwelling units. The type of product proposed within this

development would feature three (3) bedroom units with an estimated rent of between $1,850 to $2,200 per month, although these numbers have yet to be finalized. The Applicant is not requesting any municipal subsidy at this time, and has indicated plans to set aside 20% of the total units for Section 8 Voucher holders. The anticipated rents are considered affordable to those making 70-80% Area Median Income (AMI).

As approval of any development plan for the Subject Property shall constitute a rezoning to PUD, approvals to establish a PUD require the City Council to base its actions on the rezoning under the following criteria:

1. Compatibility of the plan with the standards, purposes, and intent of this section (Section 35-355);
2. Consistency of the plan with the goals and policies of the Comprehensive Plan;
3. The impact of the plan on the neighborhood in which it is to be located; and
4. The adequacy of internal site organization, uses, densities, circulation, parking facilities, public facilities, recreational areas, open spaces, and buffering and landscaping.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested establishment of a Planned Unit Development to allow for the re-zoning of the Subject Property, located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, to be re-zoned to PUD-NMU (Planned Unit Development-Neighborhood Mixed Use) District, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving approvals for the related preliminary and final plat and site and building plans.

SITE AND BUILDING PLAN

The Applicant submitted plans for review as part of their proposal, along with a stormwater management plan, landscape plan, architectural renderings, and civil set containing utility, grading, drainage, and site plans. City staff reviewed the plans that were submitted and have provided comments for this report below:

Site Design

The proposed south site, located within the 6900 block of Brooklyn Boulevard, just north of 69th Avenue North and Slim's, and west of Brooklyn Boulevard, proposes construction of six (6) triplexes on approximately 0.98 acres. Each unit would contain a garden (or basement unit), a ground (main) level unit, and an upper level unit. As proposed, each triplex building would be approximately 3,885 feet in size, and provide approximately 1,295 square feet of living space per unit.

Setbacks

All setbacks in the proposal are measured from the right-of-way (ROW). As the City has requested the Applicant provide a 10 foot boulevard with a 5 foot sidewalk and maintenance strip to allow for the realignment of existing sidewalk along Brooklyn Boulevard, the Subject Property is fairly shallow and faces space constraints given that the Subject Property was formerly comprised of single family properties.

The chart below compares the current setback requirements with the requested standards for the proposed PUD. The underlying "Neighborhood Mixed Use" designation is a new designation that is not currently reflected in the Zoning Code; however, a major update to the Zoning Code is underway. In

reviewing the typical setbacks for a medium density residential product (R3 and R4 Districts under current Zoning Code), City staff finds the following:

Table 1. Setback Flexibility Requests

	Current Standard	**Requested Flexibility**
Front Yard Setback	50 feet (major thoroughfares) 35 feet (from front wall) **Note:** Minimum 25 foot setback assuming maximum 10 foot porch encroachment under Zoning Code	11 feet (from front wall)
Interior Yard Setback	10 feet	--
Corner Yard Setback	25 feet	--
Rear Yard Setback	40	--

As the Subject Property was formerly the location of four (4) single family homes, the six (6) proposed triplexes are able to maintain a fairly consistent setback along Brooklyn Boulevard.

Between the Brooklyn Boulevard reconstruction and modernization project, which ends just blocks south of the Subject Property, and the 2040 Comprehensive Plan goals and objectives, the intent has been to create a more walkable, transit connected, and experience-based place. Phase II of the Brooklyn Boulevard Project, which will terminate near 65th Avenue North, is intended to enhance bicycle and pedestrian travel by adding trail, improving sidewalks, transit stops, adding streetscaping and landscaping, and improving the overall functionality of intersections. As proposed, the existing sidewalk located along the eastern edge of the Subject Property would be re-aligned per City requirements, which requires additional spacing for a boulevard and sidewalk maintenance strip.

As the Subject Property is located within the Brooklyn Boulevard Corridor and given the overarching desire to connect properties to the aforementioned amenities, City staff is comfortable with the proposed setbacks, particularly as the Brooklyn Boulevard project is requiring additional right-of-way to accommodate the re-aligned sidewalk that would run adjacent to the proposed triplexes. Furthermore, the positioning of the triplexes closer to the roadway and sidewalk enhances the walkability for residents who might potentially reside in one of the triplexes. This is as opposed to creating a more car-oriented feel by positioning a parking lot in front of the building, thus requiring potential residents to navigate the parking lot before entering their homes. Further, it is anticipated that the future Neighborhood Mixed Use zoning district will encourage shorter front yard setbacks along Brooklyn Boulevard to maximize setbacks from adjacent single family homes to the rear and encourage more walkability.

Architectural Materials

At this time, the City references a set of architectural design guidelines based off the Shingle Creek Crossing PUD. To that end, the building materials referenced are typically intended for more commercial type projects (e.g. glazing, brick, stucco). Per the Applicant, the intent is to utilize modern James Hardie panels for siding with aluminum soffits and fascia to distinguish the north triplex project from the south triplex project, which has a more traditional appeal. Each unit would be fitted with custom cabinetry with solid core doors and luxury vinyl tile flooring, and the buildings would feature a concrete patio in the rear.

The garden (basement) units would feature a large daylit window well running almost the entirety of the building width, while the main floor units would feature a front porch facing Brooklyn Boulevard. The Applicant also proposes to install a patio on the rear of each triplex building with grills, and the proximity to neighboring Willow Lane Park would offer residents with access to a playground, basketball court, softball field, skating rink, and picnicking area.

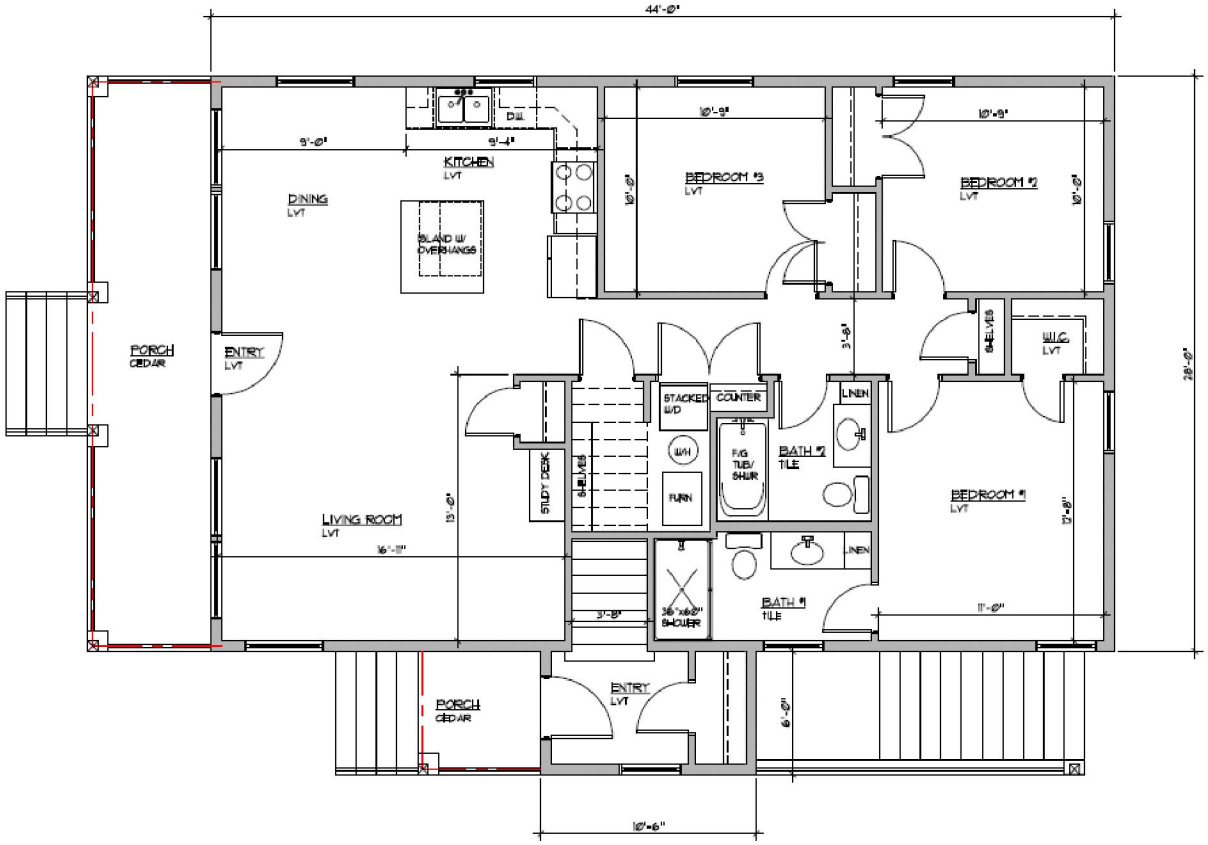
City staff indicated that the Applicant should strive to create a uniqueness about each building so as to create some vibrancy along the Boulevard through the use of differing roof pitches, siding colors, etc. The Applicant indicated that this was their intent.

Image 1. Example Renderings of Proposed Triplex Buildings in 6900 Block of Brooklyn Boulevard





Image 2. Example Main (1st) Floor Unit



Access and Parking

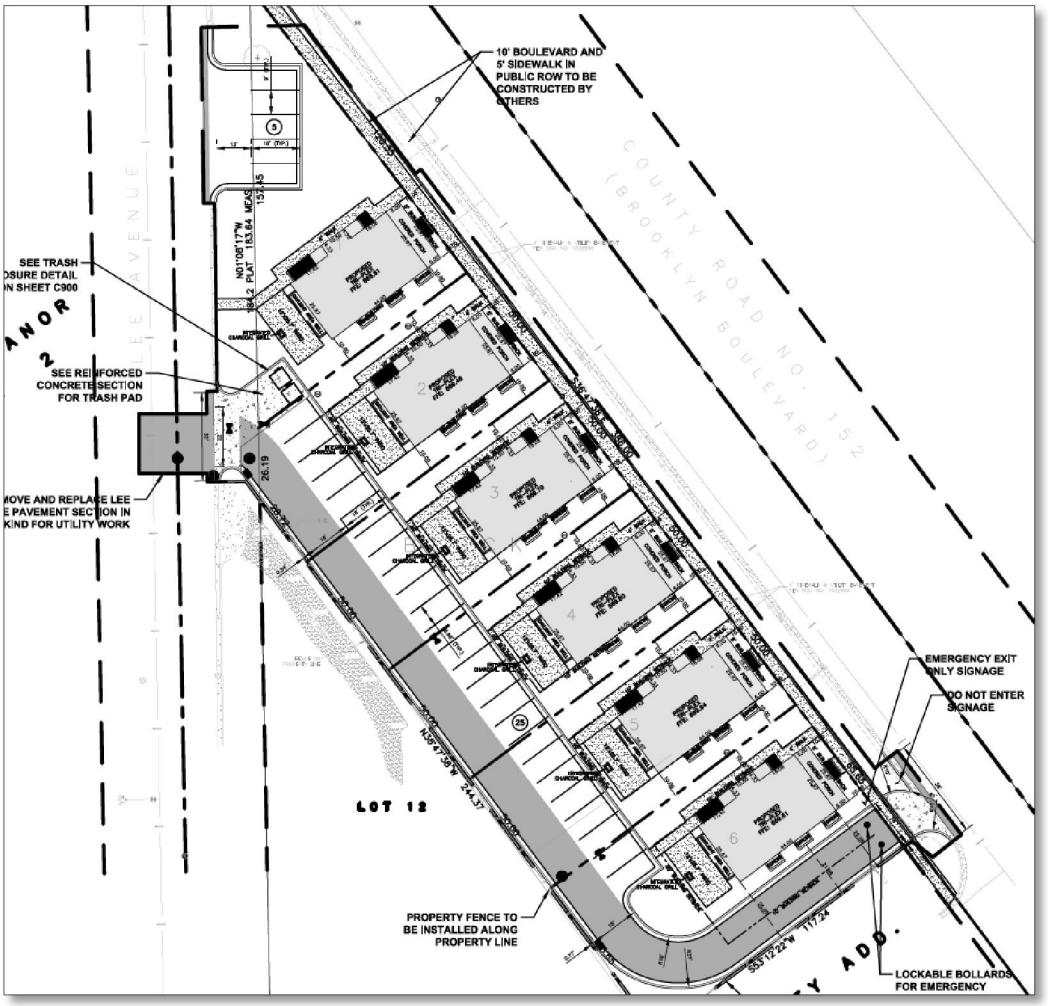
The Applicant proposes to install a driveway access off Lee Avenue North. Said access would run south along the western edge of the Subject Property before heading to a right only access off Brooklyn Boulevard. This access is reserved for emergency vehicles only per Hennepin County's recommendation. Per the submitted site plan, the access would feature lockable bollards positioned at the end of the drive to allow for efficient snow removal. As the driveway and parking will cross through all six (6) new lots, the Applicant will need to have cross access agreements in place.

As proposed, the drive aisle would only be 18 feet wide, which is below the minimum required for two-way traffic and 90-degree parking. City staff is requesting the Applicant revise the plans to allow for a 20-foot drive aisle, which is the minimum required for a fire access road under the Fire Code. This may require alterations to the front covered porches and rear patios. The Applicant notes 18 foot deep parking spaces, which is the minimum required, and tighter parking spaces provided at the minimum 8.66 feet in width.

Assuming a total of 18 dwelling units, the Applicant would need to provide a minimum of two (2) spaces per dwelling unit, or 36 on-site parking spaces. As proposed, the Applicant is providing 30 spaces, which is 6 spaces shy of the minimum requirements. City staff is requesting the Applicant revise the site plans to determine if additional parking can be accommodated for on the separate five (5) car lot noted at the north end of the Subject Property. If only the 30 parking spaces are provided, it would be at a parking ratio of 1.66 spaces per dwelling unit. If the Applicant were able to, for instance, accommodate two (2)

more parking spaces, it would be at a ratio of 1.78 spaces per dwelling unit. Refer to Image 3.

Image 3. Submitted Site Plan for 6900 Block of Brooklyn Boulevard



The Applicant will need to install sidewalk along the parking areas to allow for access to the sidewalks leading to each respective triplex building. This will require some of the proposed landscaping to be shifted elsewhere on the site (e.g. between buildings) and the landscape plan updated.

City staff participated in a series of conversations with Hennepin County regarding the proposed drive access off Brooklyn Boulevard, as the long term goals of Brooklyn Boulevard have included the limiting of access and consolidation of driveway curb cuts, which is a County road. As part of the EDA acquisition of these properties, existing curb cuts were taken off line. The request from the Applicant is to install an access off Lee Avenue North and another access off Brooklyn Boulevard.

The County has indicated that, due to the higher volumes of traffic along this segment of Brooklyn Boulevard (over 30,000 Average Daily Traffic), three lanes of traffic, and the proximity of the proposed drive access to other nearby intersections, they would like to see no access off Brooklyn Boulevard; however, if not possible, the County would approve installation of an emergency exit only (e.g. reinforced gate with bollards). As proposed, there would be an emergency right-out only with a lockable bollard. Pending any approval of the application, the Applicant and City will need to work with the

County to address the access needs.

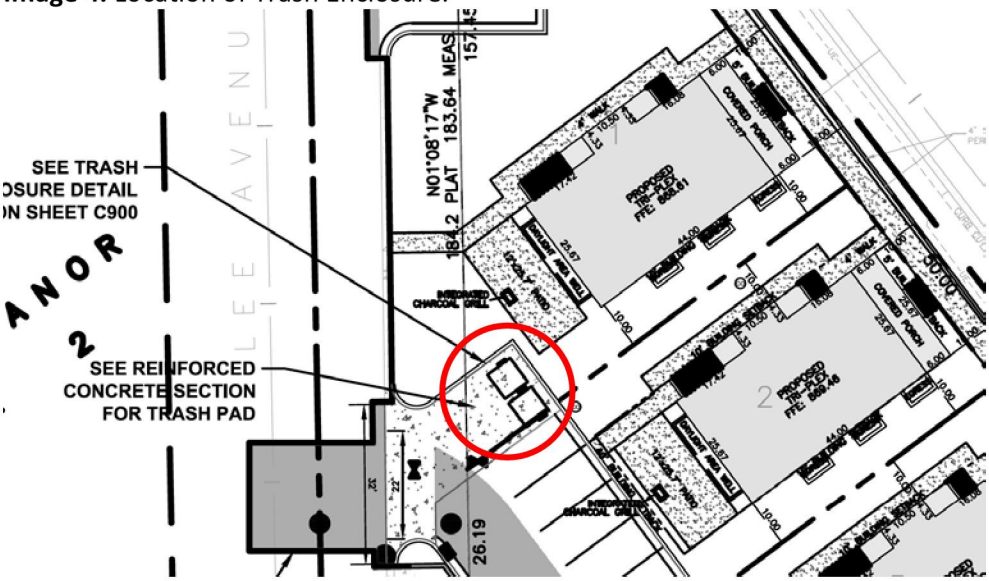
City staff was able to work with the Applicant to identify a location on-site that allows garbage to be picked up off Lee Avenue North near the main proposed entrance, rather than requiring a garbage truck to enter the site and navigate back out.

The Subject Property is located in proximity to an existing bus stop located at the northwest corner of 69th Avenue North and Brooklyn Boulevard, just down the street and in front of Slim's. Said transit stop serves local bus route 723, which offers direct connections to the Brooklyn Center Transit Center, North Hennepin Community College, and Starlite Transit Center in Brooklyn Park.

Trash, Screening, and Lighting

As mentioned above, City staff worked with the Applicant to identify a location for the proposed trash enclosure that would not require a garbage truck to navigate the site with the emergency exit in place. As proposed, the trash enclosure would be located just inside the main access to the site and would allow a garbage truck to pull straight in and back straight back out onto Lee Avenue North. Said trash enclosure shall be fully screened per City Code requirements with opaque front doors. Refer to Image 4 below.

Image 4. Location of Trash Enclosure.



Given the higher intensity residential use on the Subject Property in relation to the adjacent single family home to the southwest and across Lee Avenue North, the Applicant will be required to install a buffer. The Applicant has indicated installation of a fence along this portion of the Subject Property on their submitted site plan. Due to buffering provisions found in Section 35-410, which addresses the special requirements of medium and higher density multi-family residential districts (R3, R4, R5, R6, and R7 Districts), City staff is requesting installation of a minimum 6-foot opaque fence that is in harmony with the surrounding residential neighborhood and provides sufficient screening of the triplexes and specifically drive aisles and parking, from the adjacent single family home.

A photometric/lighting plan was not provided as part of the submittal. Per the Zoning Code, "all exterior lighting shall be provided with lenses, reflectors, or shades so as to concentrate illumination on the

property of the owner or operator of said illumination devices." Additionally, glare shall not emanate from or be visible beyond the boundaries of the illuminated premises. Section 35-712 (*Lighting*) of the City Zoning Code further specifies that lighting shall not exceed ten (10) foot candles when measured at the property lines abutting the street right-of-way or non-residentially zoned properties or three (3) foot candles for residentially zoned properties.

The Applicant should be cognizant to provide sufficient lighting for residents navigating the parking lot at night or accessing the trash enclosures, but minimize illumination levels and glare to single family residential properties abutting the Subject Property and located across Lee Avenue North. This might perhaps be achieved through pedestrian level lighting that can provide sufficient illumination for residents to navigate to their respective homes. Additionally, lighting should be provided for each exterior door.

Landscaping

The project submittal includes a detailed landscape plan, which illustrates the proposed planting schedule (i.e., trees, shrubs, annuals/perennials, mature size, planting size, root conditions). Although City Code does not have any specific requirements on landscaping, the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which assigns points to a given site based on the acreage of a development. The point system requires commercial sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs).

Table 2. Landscape Point System Policy Calculations for Subject Property.

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade Trees	2 ½" diameter	10	50% or 45 points	(5 trees x 10 = 50)
Coniferous Trees	5' height	6	40% or 36 points	(5 trees x 6 = 30)
Decorative Trees	1" diameter	1.5	35% or 31.5 points	(1 tree x 1.5 = 1.5)
Shrubs	12" diameter	0.5	25% or 22.5 points	(41 shrubs x 0.5 = 20.5)
Total			100% (90 point min.)	**97 points**

Assuming a Multi-Family Residential use, the Subject Property would need to provide a minimum of 90 points under the City's Landscape Point System Policy. As provided, the Landscape Plan provides for 97 points, which is above and beyond the minimum requirements. City staff reviewed the proposed showy mountain ash tree, which is a decorative (or ornamental) tree, and found that it is native to the northern North American climates and does not appear to be susceptible to the Emerald Ash Borer, as it is not a "true" ash tree.

Although not indicated on the submitted Landscape Plan and not counted in the Landscape Point System Policy, the Applicant should look for opportunities to plant perennial grasses or flowers along the triplex buildings, particularly along Brooklyn Boulevard and in-between buildings for curb appeal. The Applicant may need to evaluate whether there is sufficient spacing for the two proposed Prairie Statesman Swiss Stone Pines located in proximity to the trash enclosure off Lee Avenue North. In addition, the Applicant will need to relocate at least some of the proposed Techny Arborvitae proposed along the northernmost triplex and the Cupressina Norway Spruce on the Lee Avenue North side as

there will need to be a sidewalk connection between the proposed five space parking lot on the north end of the site to the triplexes, assuming access towards the rear of the buildings.

All green areas on the site will be sodded except in areas where viable turf exists and is totally undisturbed by construction. The burden will be on the developer to prove at the time of a site inspection that the groundcover has been properly maintained and restored. The *Planting Notes* on the submitted Landscape Plan indicate that any existing boulevard trees would be fenced off and protected during construction. As noted in the *Irrigation Notes* on the submitted Landscape Plan, the contractor would be responsible for providing an irrigation layout plan to the City pending submittal of any building permits for the proposed project.

Safety and Security

The Applicant should work with the Brooklyn Center Police Department to identify opportunities to provide sufficient security measures for each of the proposed triplexes. In the cases of multi-family residential properties, the Zoning Code outlines special requirements under Section 35-410 (*Special Requirements in R3, R4, R5, R6, and R7 Districts*). Such requirements include the installation of an approved security system to control access within each multiple family building, such as locked building entrances or foyer doors, and locked doors leading from hallways to individual units. Dead-latch type locks shall be provided with lever or door knobs on the inside of building entrance doors that can be locked from the inside and outside.

Engineering Review

Andrew Hogg, Assistant City Engineer, reviewed plans and provided a memorandum and a redlined set of plans, dated August 4th, 2020 (Exhibit D). All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

It should be noted that an as-built survey will be required upon project completion, and inspection for the private site improvements is to be performed by the Applicant's design/project engineer with certification required upon project completion.

The Applicant will need to work with the City and County to obtain and address any and all requirements and permitting prior to beginning work, including a cross access agreement, and Utility Facilities Easement Agreement. The final plat shall be recorded at the County prior to issuance of any permits.

The Applicant will be responsible for removing any remaining driveways and sidewalk adjacent to Brooklyn Boulevard and installation of a re-aligned sidewalk south towards Slim's. As mentioned previously, the Applicant is responsible to provide a 10 foot boulevard with a 5 foot sidewalk and maintenance strip to accommodate this. The Applicant will also need to install sidewalk along the proposed parking lot off Lee Avenue North as well as a connection between the proposed five space parking lot and the triplexes.

Fire Inspection/Building Review

Building Official Dan Grinsteinner and Fire Inspector Brandon Gautsch reviewed the submitted plans. Per Dan Grinsteinner's memo, dated August 4, 2020 (Exhibit E), the Applicant will need to submit for a SAC (Sewer Accessibility Charge) determination to the Metropolitan Council. No building permits shall be issued until any SAC charges are determined and paid for upon release of building permits. In addition, a City SAC/WAC (Water Accessibility Charge) fee will be due.

As the buildings are considered "Group R2," the Applicant will need to provide for accessible units, and an accessible route shall be provided from any and all public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to any required accessible building entrances.

Although each building is considered to be a "Group R2," the buildings are not required to be sprinklered as they are under 4,500 square feet in size, so long as all Fire Code requirements relating to access are met, including a minimum 20 foot wide drive aisle. To that end, fire hydrants shall be provided in instances where they are not already in existence or in compliance with Fire Code.

Based on the above noted findings and conditions above, City staff recommends the Planning Commission recommend City Council approval of the requested site and building plan for the Subject Property located on what is currently known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, subject to the Applicant complying with the Conditions of Approval as noted below, and the receiving of approvals for the related preliminary and final plat and establishment of a Planned Unit Development.

CONDITIONS OF APPROVAL

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2020-005 for the Subject Property located within the 6900 Block of Brooklyn Boulevard and comprised of

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
3. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, including incorporation of water quality measures, as specified by the City.
4. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
5. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
6. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
7. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

8. Approval of the preliminary and final plats are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated August 4, 2020.
9. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
10. Any comments and/or requirements as provided by Hennepin County.
11. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
12. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

13. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development as approved by the City Council.
14. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
15. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall enter into a Performance Agreement with supporting financial guarantee approved by the City shall be executed prior to the issuance of any permits.
17. The Applicant shall enter into a Construction Management Plan and Agreement and provide a separate deposit for any non-compliance.

Engineering Review

18. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

19. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval, including installation of a minimum 20-foot wide drive aisle.
20. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
21. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
22. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

RECOMMENDATION

The findings of fact, based on the staff's review of the submitted plans support a recommendation for approval of the application. Based on the findings and the above-noted conditions of approval, staff recommends the following motion:

Motion to approve a Resolution recommending the City Council approve Planning Commission Application No. 2020-005 for Preliminary and Final Plat, and site and building plan approvals, and the establishment of a Planned Unit Development for the Subject Property located in the 6900 block of Brooklyn Boulevard and known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution.

Attachments

Exhibit A-Planning Application No. 2020-005 and documentation, submitted by C Alan Homes, LLC, and dated June 15, 2020

Exhibit B- Public Hearing Notice, dated June 25, 2020, as published in the Brooklyn Center *Sun Post*, and updated Public Hearing Notice and one page informational flyer.

Exhibit C- 60 Day Review Extension Letter, dated July 7, 2020.

Exhibit D- Memorandum and Exhibits, prepared by Assistant City Engineer Andrew Hogg, and dated August 4, 2020.

Exhibit E- Memorandum, prepared by Building Official Dan Grinsteinner, and dated August 4, 2020.

Exhibit A

For Office Use Only	
Date Received:	06/15/2020
Date Application Complete:	
Letter of Completeness:	
PC App No.	2020-005

2020 Planning Commission Application

Applicant Information:

Name: C Alan Homes

Address: 5215 Terraceview Ln N Plymouth MN 55446

Office Phone: _____ Cell: 763-228-1785

Email: nationalchamp55442@yahoo.com FAX: _____

Property Owner Information* (*if different from Applicant*)**:**

Name: Economic Development Authority of Brooklyn Center

Property Owner Address: _____

Office Phone: _____ Cell: _____

Email: _____ FAX: _____

Project Information:

Provide a general description of your project and request(s): Construction of Six Tri Plex Units and Associated Site Improvements.

Address/Location of Property: 6900 Brooklyn Blvd north Addresses. See attachment sheet

Legal Description of Property: _____

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	$1,050	☐	Appeal	$200
☐	Rezoning	$1,050	☐	Zoning Code Text Amendment	$500
☐	Special/Interim Use Permit	$250	☐	Special/Interim Use Permit Amendment	$150
☑	Site and Building Plan Review	$750	☐	Variance	$200
☑	Planned Unit Development	$1,800	☐	Planned Unit Development Amendment	$700
☑	Preliminary Plat	$400	☑	Final Plat	$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: $3,150 **Escrow Amount:** $1000 **Receipt No:** _____

Escrows: All Planning Commission Applications shall be subject to a $1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are held the second Thursday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next available City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2020 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 10 (2019)	**January 9**	January 27
January 14	**February 13**	February 25
February 11	**March 12**	April 13
March 10	**April 9**	April 27
April 14	**May 14**	June 8
May 12	**June 11**	July 13
June 9	**July 9**	July 27
July 14	**August 13**	September 14
August 11	**September 10**	September 28
September 8	**October 8**	October 26
October 13	**November 12**	December 14
November 10	**December 10**	January 11 (2021)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at www.cityofbrooklyncenter.org to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

Property Owner Signature (Required)	6/4/2020 Date
Applicant Signature (If different than Property Owner)	6/4/2020 Date

2020 Planning Commission Application

Addresses: North Brooklyn Blvd

Economic Development Authority of Brooklyn Center

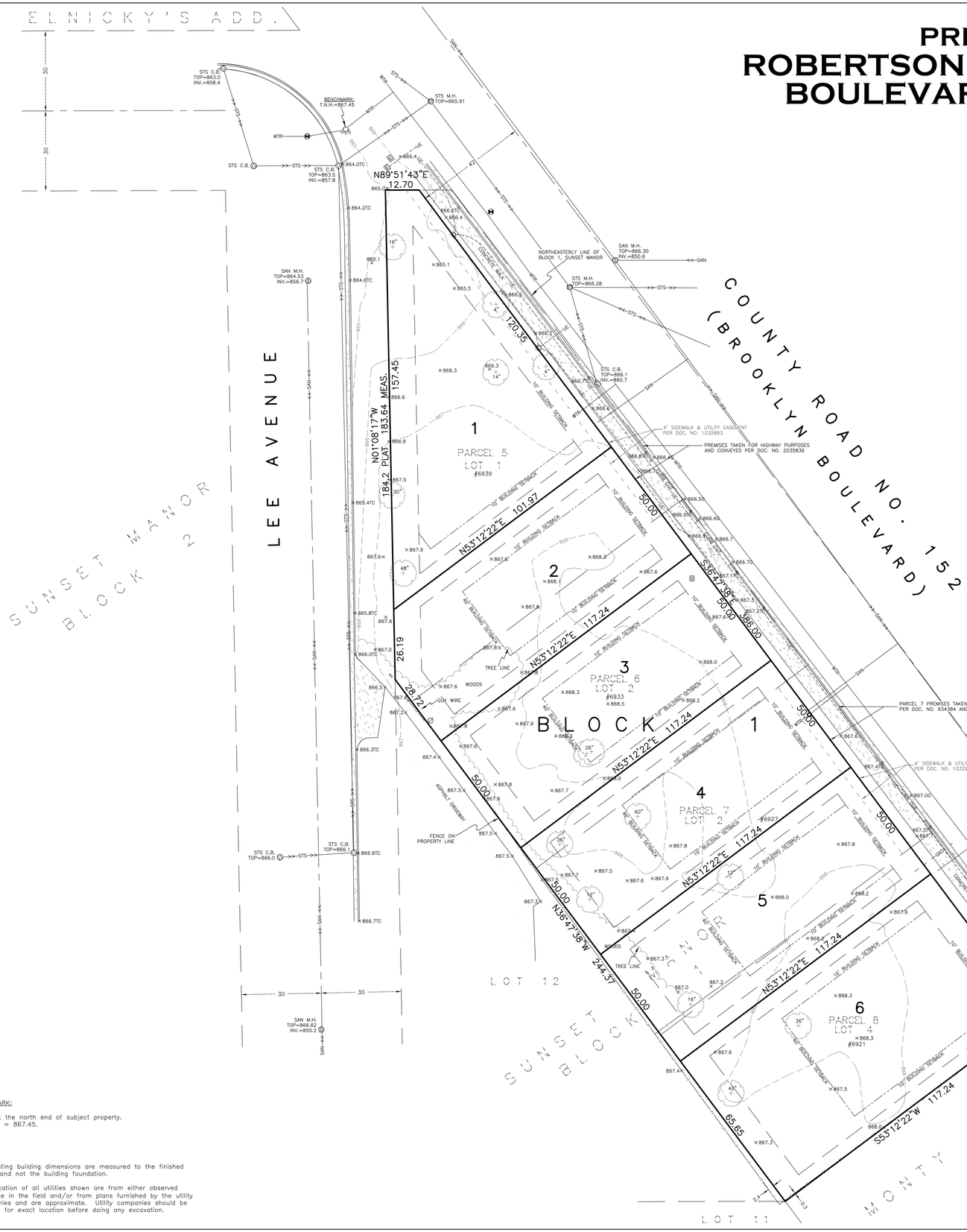
6921 Sunset Manor. Block 1, Lot 4

6927 Sunset Manor. Block 1, Lot 3

6933 Sunset Manor. Block 1, Lot 2

6939 Sunset Manor. Block 1, Lot 1

PRELIMINARY PLAT
ROBERTSON & BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION

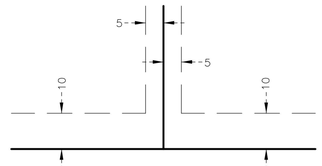




LEGEND

Fence	
UE	Underground Electric
STS	Storm Sewer
SAN	Sanitary Sewer
WTR	Water Main
GAS	Underground Gas
	Electric Vault
	Catch Basin
	Catch Basin
	Sanitary Manhole
	Storm Manhole
	Electric Manhole
	Light Pole
	Power Pole
	Hydrant
	Gate Valve
	Traffic Sign
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0G	Gutter Elevation
900	Existing Contour
	Found Iron Monument
	Set Iron Monument Inscribed R.L.S 15230
	Deciduous Tree

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

PROPERTY DESCRIPTIONS:

Parcel 5:
All that part of Lot 1, which lies Southwesterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119, Range 21, distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 seconds 37.5 minutes with said South Section line for 1000 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1427277.

Parcel 6:
Lot 2, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section Line for 800 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 810173.

Parcel 7:
Lot 3, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1377906.

Parcel 8:
That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distant 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating, Hennepin County, Minnesota.

Torrens Property
Torrens Certificates No. 1486581.

BENCHMARK:

T.N.H. at the north end of subject property.
Elevation = 867.45.

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

W. BROWN LAND SURVEYING, INC.
8030 CEDAR AVENUE SO., SUITE 228.
BLOOMINGTON, MN 55425
PHONE: (952) 854-4005
FAX: (952) 854-4038
EMAIL: INFO@WBROWNLANDSURVEYING.COM

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

DATED: (06-15-2020)

WOODROW A. BROWN, R.L.S. MN REG 15230

BENCHMARK:
T.N.H. at the north end of subject property.
Elevation = 867.45.

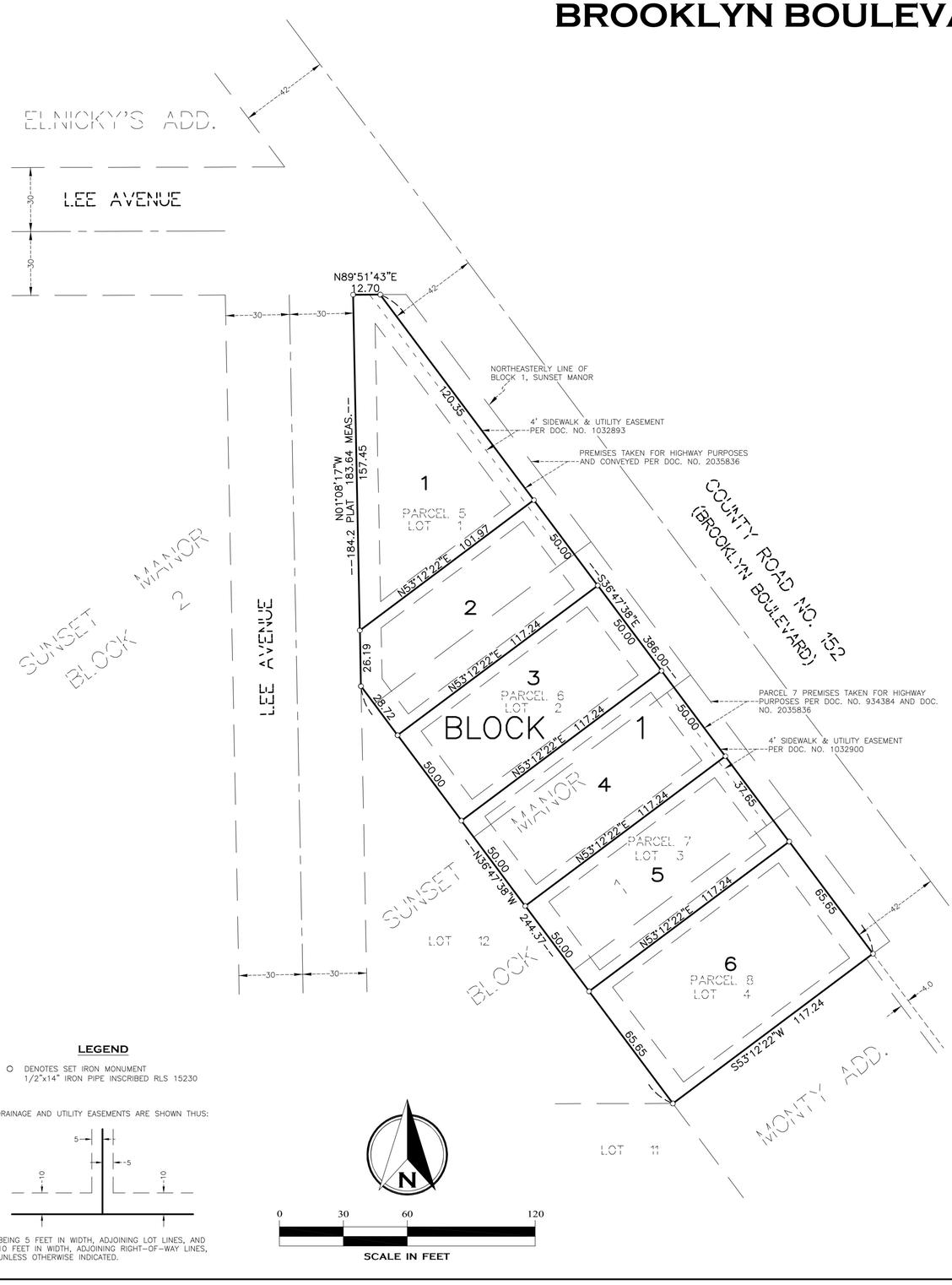
REVISIONS		
	DATE	REMARKS

SCALE	1" = 20'
DRAWN	CME
REFERENCE	
JOB NO.	129-20
BOOK/PAGE	160/71
SHEET	1 of 1

ROBERTSON AND BREKKE'S
BROOKLYN BOULEVARD SECOND ADDITION

R.T. DOC. NO.

C.R. DOC. NO.



LEGEND

○ DENOTES SET IRON MONUMENT
1/2"x14" IRON PIPE INSCRIBED RLS 15230

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED.

KNOW ALL PERSONS BY THESE PRESENTS: That C. Alan Homes, LLC, a Minnesota Limited Liability Compamy, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Parcel 5:
All that part of Lot 1, which lies Southwesterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119, Range 21, distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 seconds 37.5 minutes with said South Section line for 1000 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1427277.

Parcel 6:
Lot 2, except that part thereof which lies Northeasterly of a line run parallel with and distant 42 feet Southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South Quarter corner thereof; thence run Northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section Line for 800 feet and there terminating, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 810173.

Parcel 7:
Lot 3, Block 1, Sunset Manor, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1377906.

Parcel 8:
That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distant 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distant 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at an angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating, Hennepin County, Minnesota.

Torrens Property
Torrens Certificates No. 1486581.

Have caused the same to be surveyed and platted as ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION and do hereby dedicate to the public, for public use forever, the easements as shown on this plat for drainage and drainage and utility purposes only.

In witness whereof, said C. Alan Homes, LLC, a Minnesota Limited Liability Company, have hereunto set their hands this _____ day of _____, 20____.

Signed: _____ _____
Terry Robertson Curt Brekke

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Terry Robertson and Curt Brekke, members of C. Alan Homes, LLC, a Limited Liability Company.

By:_____

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

And In witness whereof, said C. Alan Homes, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: C. Alan Homes, LLC

By:_____ its:_____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its, _____ of C. Alan Homes, LLC, a Limited Liability Company, on behalf of the corporation.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Woodrow A. Brown, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

_____
Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Woodrow A. Brown.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota
My Commission Expires _____

BLOOMINGTON, MINNESOTA
This plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By:_____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20___ and prior years have been paid for land described on the plat, dated this _____day of _____, 20____.

Mark V. Chapin, County Auditor By:_____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By:_____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was filed in this office this _____ day of _____, 20____, at ___o'clock ___.M.

Martin McCormick, Registrar of Titles by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at ___ o'clock ___.M.

Martin McCormick, County Recorder by:_____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of ROBERTSON AND BREKKE'S BROOKLYN BOULEVARD SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at ___ o'clock ___.M.

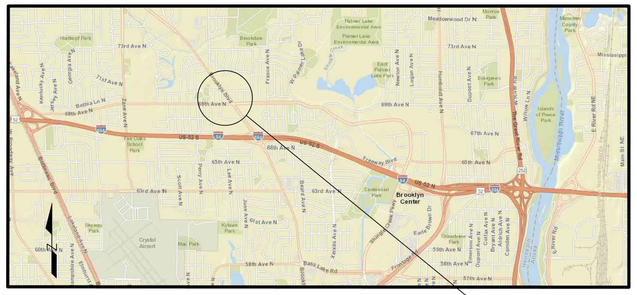
Martin McCormick, County Recorder by:_____ Deputy

W. BROWN LAND SURVEYING, INC.

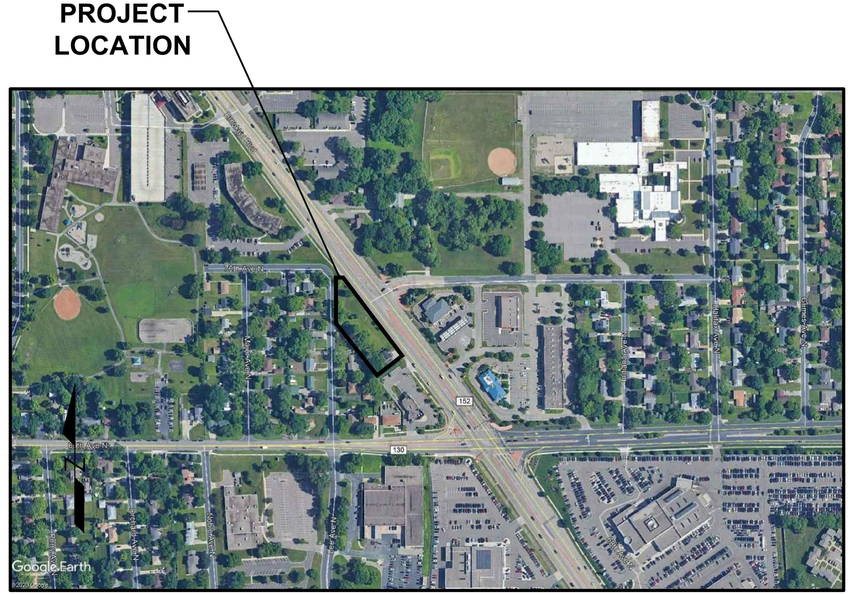
PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS FOR THE PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

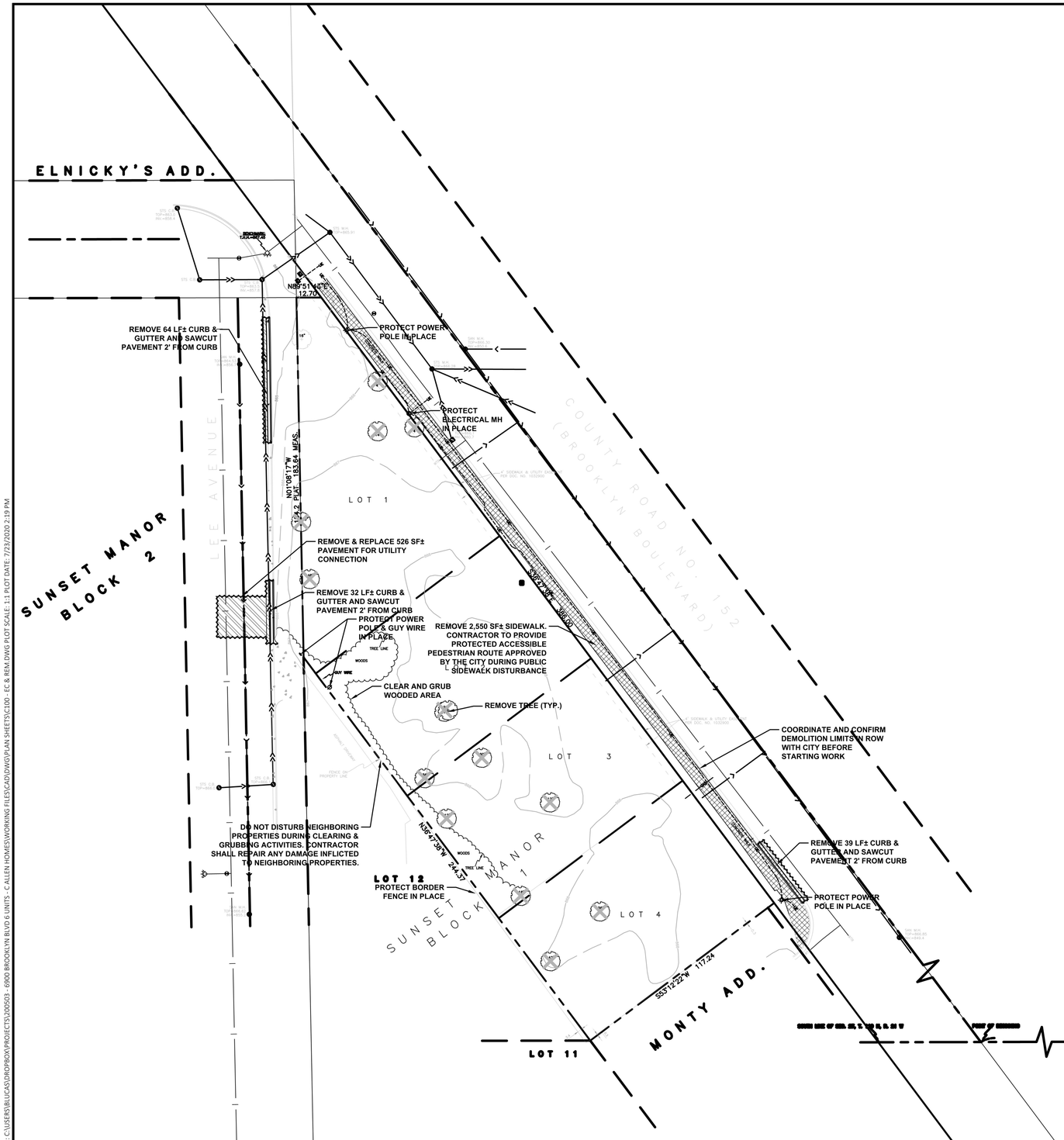
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200503

C000

COPYRIGHT © 2020 BY SOLUTION BLUE INC. ALL RIGHTS RESERVED

CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM



N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	EXISTING	REMOVALS
PROPERTY LINE		CURB AND GUTTER REMOVAL
LIMITS OF CONSTRUCTION		REMOVE EXISTING
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	BUILDING REMOVAL
TOPOGRAPHIC CONTOUR	802	
CURB & GUTTER		BITUMINOUS PAVEMENT REMOVAL
STORM SEWER		
SANITARY SEWER		CONCRETE REMOVAL
WATERMAIN		
DRAINTILE	DT	SAWCUT
GAS LINE	UG	REMOVE PIPE
OVERHEAD ELECTRIC	OE	
UNDERGROUND ELECTRIC	UE	TREE PROTECTION
TELEPHONE	UT	
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
SIGN & BOLLARD		
LIGHT POLE		
ADA PAVEMENT MARKING		
PARKING STALL COUNT	(X)	

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS

SOLUTION BLUE PROJECT NO: 200503

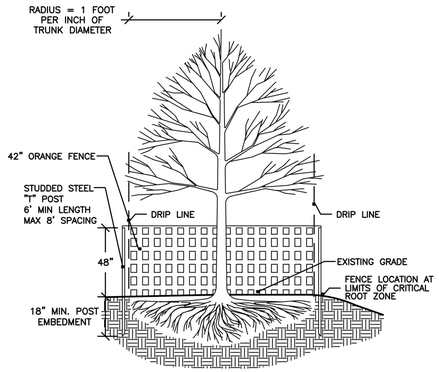
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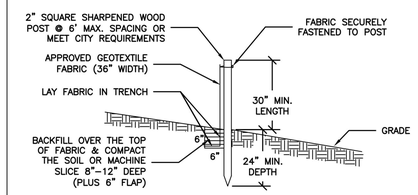
CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT DATE: 7/23/2020 2:19 PM

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO–TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON–BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



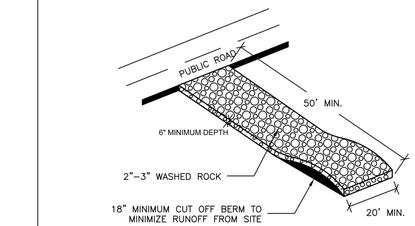
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE – STANDARD MACHINE SLICED	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

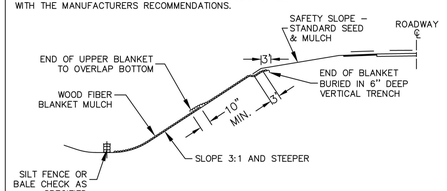


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE
(WHEN REQUIRED)

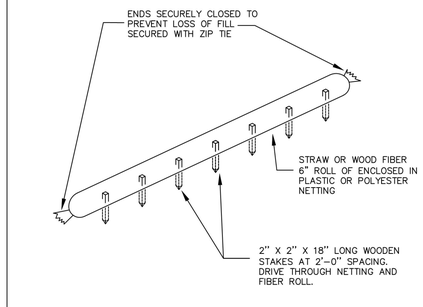
CATEGORY	SLOPE	VELOCITY
1	FLAT	–
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

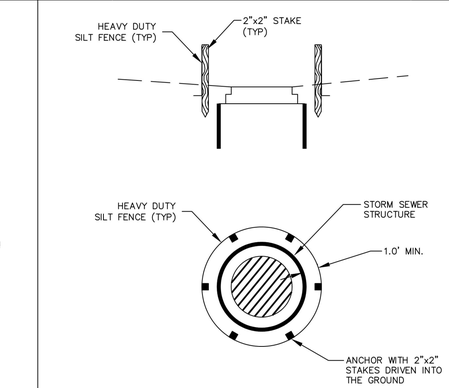
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S – NETTING ON ONE SIDE
RD – RAPIDLY DEGRADABLE
2S – NETTING ON TWO SIDES
HV – HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED 02/07/12
	EROSION CONTROL BLANKET	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT–LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

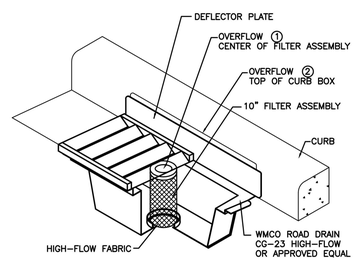
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – SILT FENCE	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

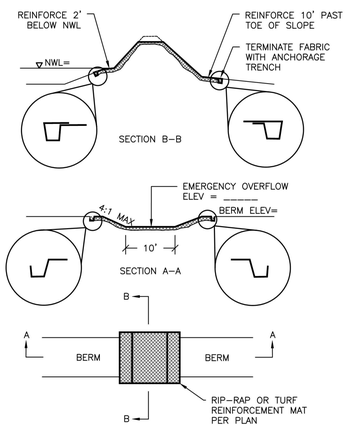
–AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
–AWS STRUCTURAL WELDING CODE – STEEL, D1.1–94
–29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a WATER FLOW RATE
(THROUGH TYPE FF FILTER)	0.707 cfs @ 3" head
MAXIMUM OVERFLOW RATE	5.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION – CATCH BASIN INSERT	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

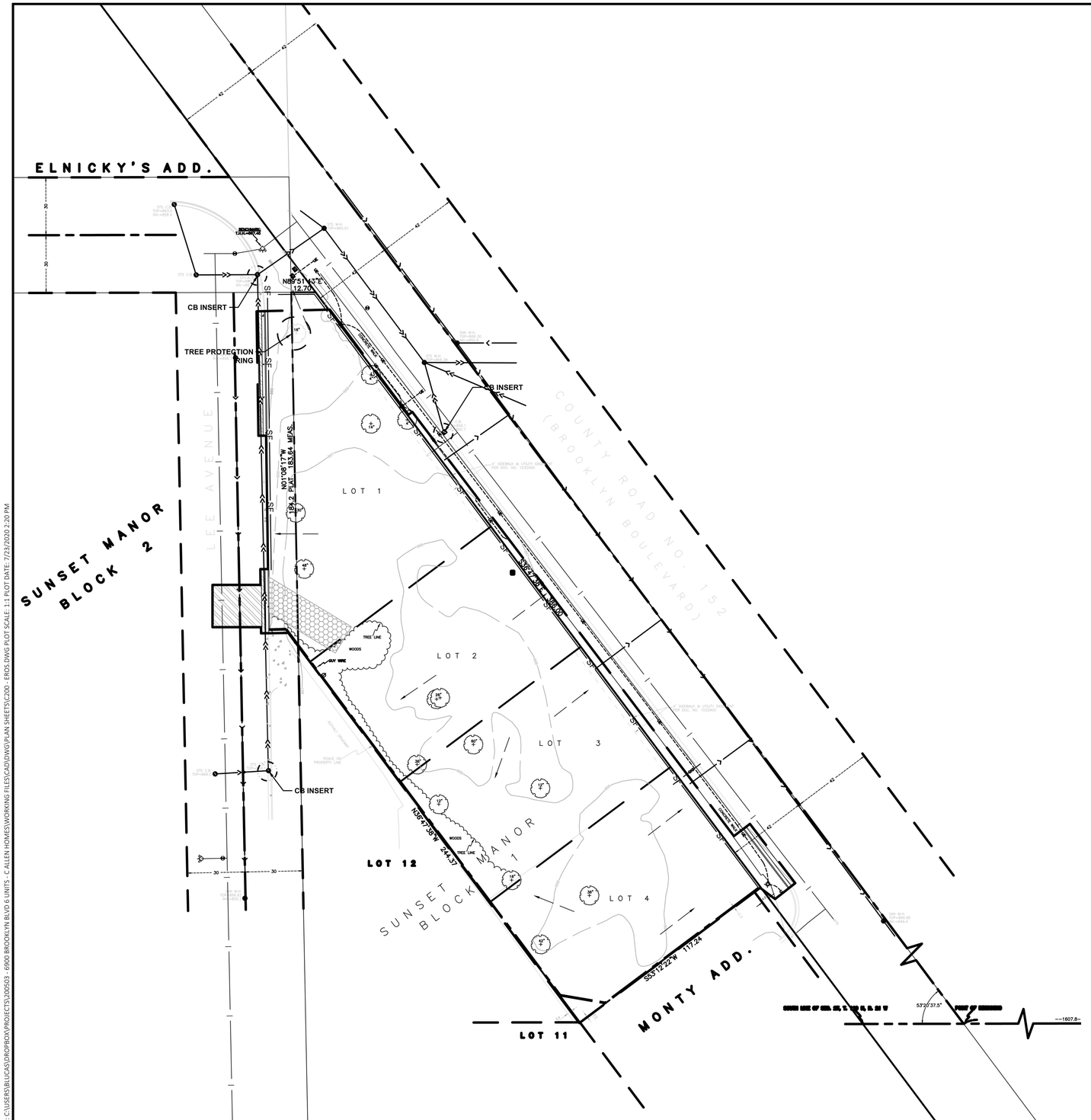
EROSION & SEDIMENT CONTROL DETAILS

SOLUTION BLUE PROJECT NO: 200503

C200

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:20 PM



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(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
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TOPOGRAPHIC CONTOUR	802	802
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FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	552
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	3
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	370

811 Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

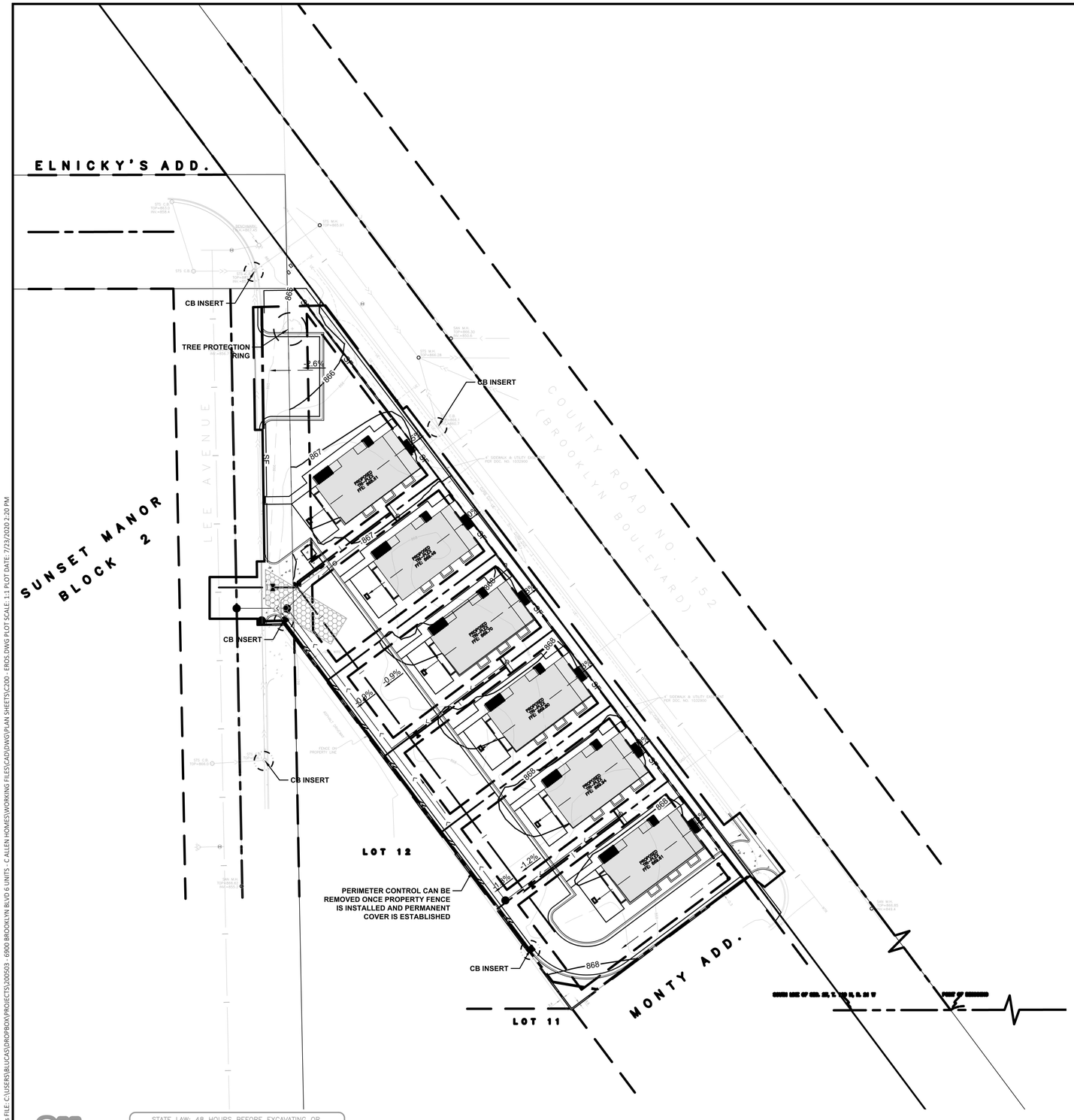
EROSION & SEDIMENT CONTROL - PHASE I

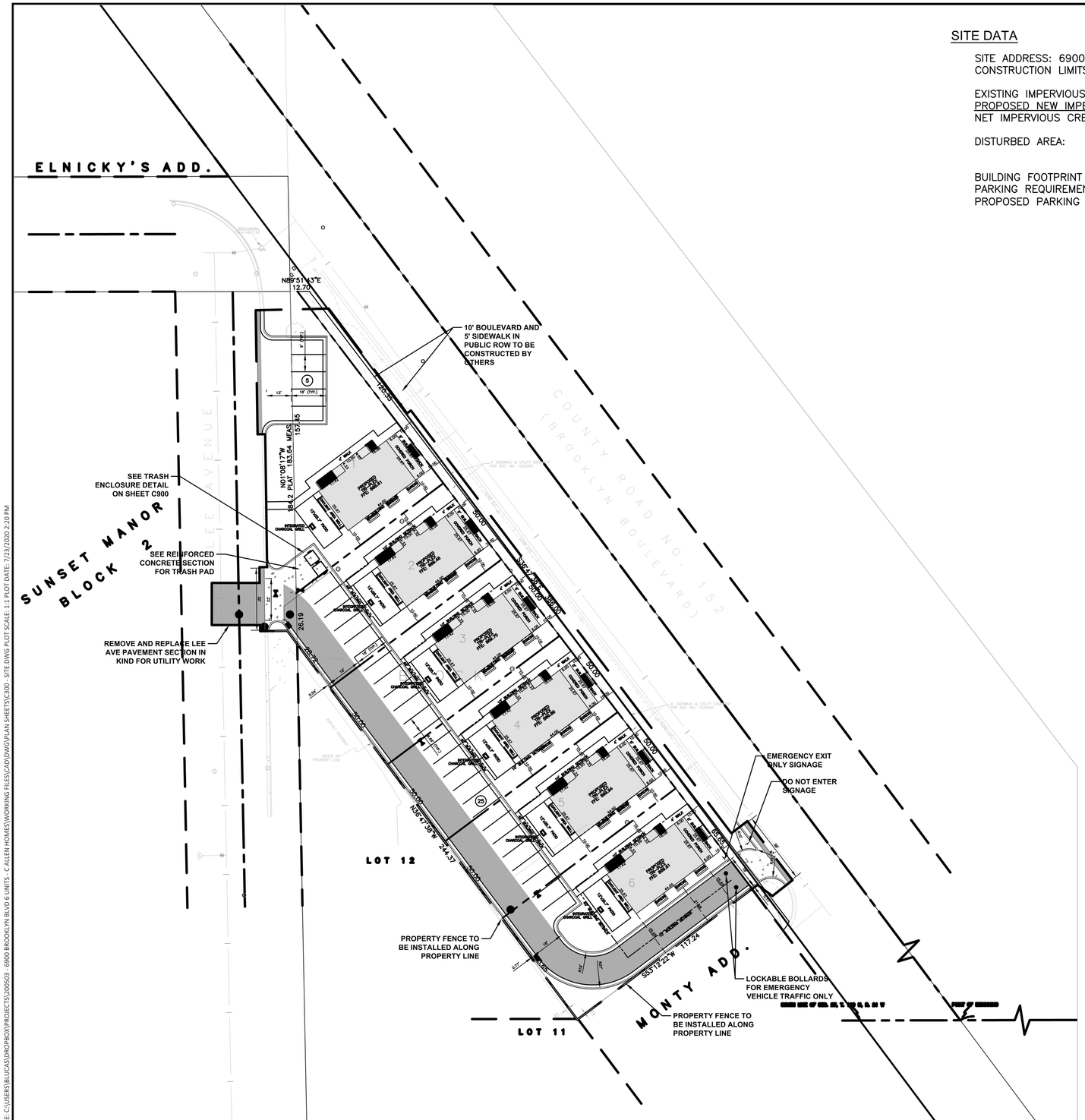
SOLUTION BLUE PROJECT NO: 200503

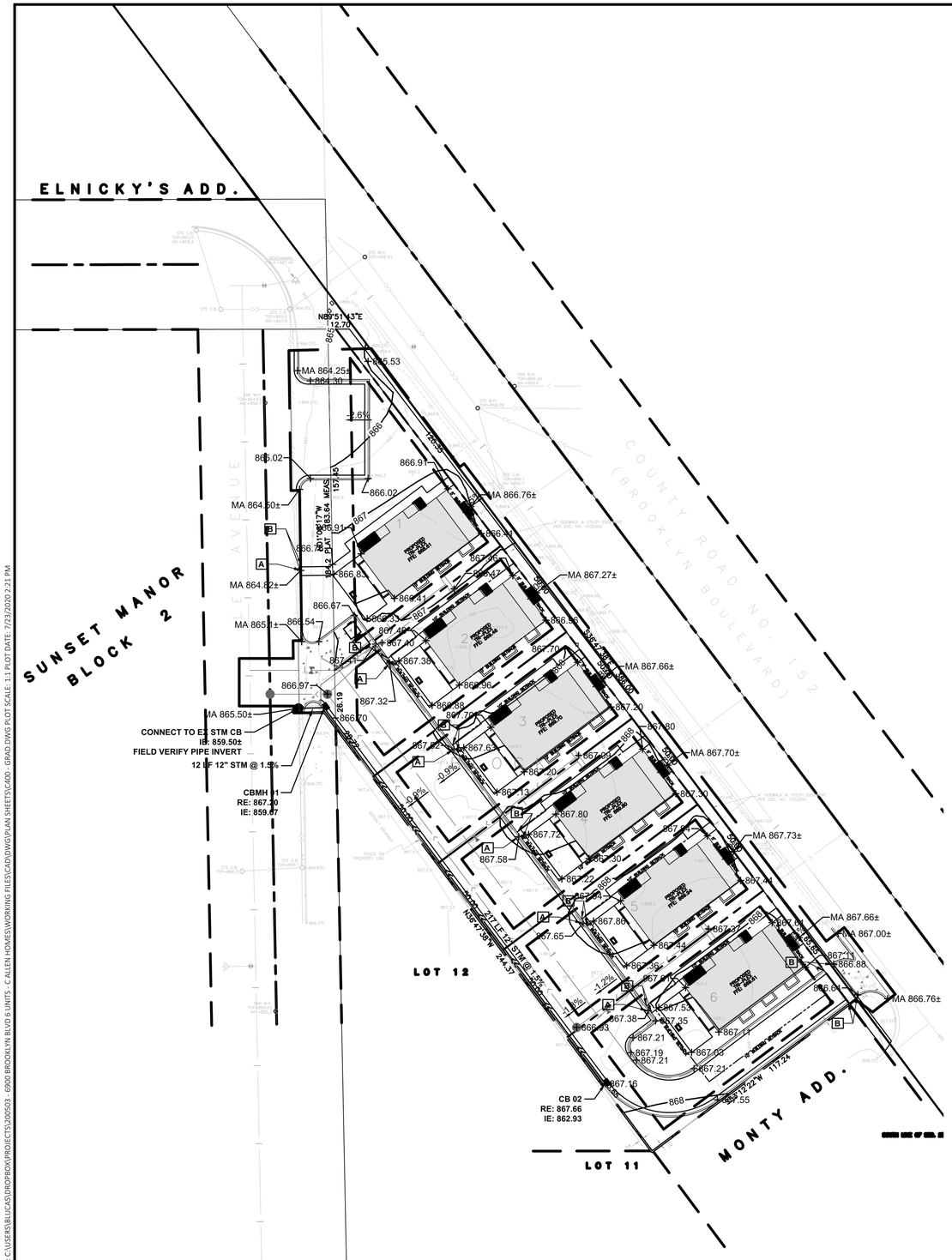
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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C200 - EROS DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:20 PM


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COUNTY ROAD NO. 152
(BROOKLYN BOULEVARD)
MONTY ADD.
LOT 12
LOT 11
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CB INSERT
TREE PROTECTION RING
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ELNICKY'S ADD.
SUNSET MANOR
BLOCK 2
LEE AVENUE
COUNTY ROAD NO. 152
(BROOKLYN BOULEVARD)
N89°51'43"E
12.70
10' BOULEVARD AND
5' SIDEWALK IN
PUBLIC ROW TO BE
CONSTRUCTED BY
OTHERS
SEE TRASH
ENCLOSURE DETAIL
ON SHEET C900
SEE REINFORCED
CONCRETE SECTION
FOR TRASH PAD
REMOVE AND REPLACE LEE
AVE PAVEMENT SECTION IN
KIND FOR UTILITY WORK
N01°08'17"W
84.2 PLAT 183.84 MEAS
157.45
N00°47'56"W 244.37
LOT 12
LOT 11
S55°12'22"W 117.24
MONTY ADD.
EMERGENCY EXIT
ONLY SIGNAGE
DO NOT ENTER
SIGNAGE
LOCKABLE BOLLARDS
FOR EMERGENCY
VEHICLE TRAFFIC ONLY
PROPERTY FENCE TO
BE INSTALLED ALONG
PROPERTY LINE
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BE INSTALLED ALONG
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2 BEDROOM
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5 BEDROOM
6 BEDROOM
UTILITY AREA
ENTRANCE AREA
BASEMENT ENTRANCE
BASEMENT WINDOW WELL
ACCESSIBLE ENTRANCE
ACCESSIBLE ROUTE
ACCESSIBLE PARKING
ACCESSIBLE AISLE
ACCESSIBLE RAMP
4" WALK
6" CURB & GUTTER
4" CONCRETE PATIO
4" CONCRETE WALK
4" SIDEWALK & UTILITY EASEMENT
PER DOC. NO. 1025000
50.00
50.00
50.00



GENERAL GRADING & DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
3. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMLPETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.
7. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
8. REPLACE ALL SUBGRADE SOIL DISTURBED DURING CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
11. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
12. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
13. SEE SITE PLAN SHEET C300 FOR SITE LAYOUT.
14. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
15. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE (LABELED WITH G AT CURB HEIGHT TRANSITIONS). SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOTS LABELED MA REFERS TO MATCH EXISTING GRADE, EOF REFERS TO EMERGENCY OVERFLOW ELEVATION.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
17. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
18. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
19. UNIFORMLY GRADED AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
20. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
21. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES TO BE FLUSH WITH FINAL GRADE.
22. THE CONTRACTOR SHALL CLEAN ALL SURFACE FLOW CHANNELS, PIPES AND STRUCTURES AFTER FINAL SURFACES ARE ESTABLISHED AND PRIOR TO PROJECT CLOSEOUT.
23. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS.

    23.1. ROOF DRAIN LEADERS SHALL BE PVC, SCHEDULE 40.
24. ALL SEWER CONSTRUCTION TO COMPLY WITH CITY ENGINEERING DESIGN STANDARDS.

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		ST
DRAINTILE		DT
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
DRAINAGE SLOPE	1.0%	
EMERGENCY OVERFLOW	EOF 800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
GUTTER OUT CURB		

KEY NOTES:

[A] PERPENDICULAR PEDESTRIAN RAMP. SEE DETAILS FROM MNDOT STANDARD PLAN 5-297.250 ON SHEET C900.

[B] TRANSITION FROM FLUSH CURB TO 6" CURB, SHEET C900 FOR DETAIL.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

811 Know what's below. Call before you dig.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

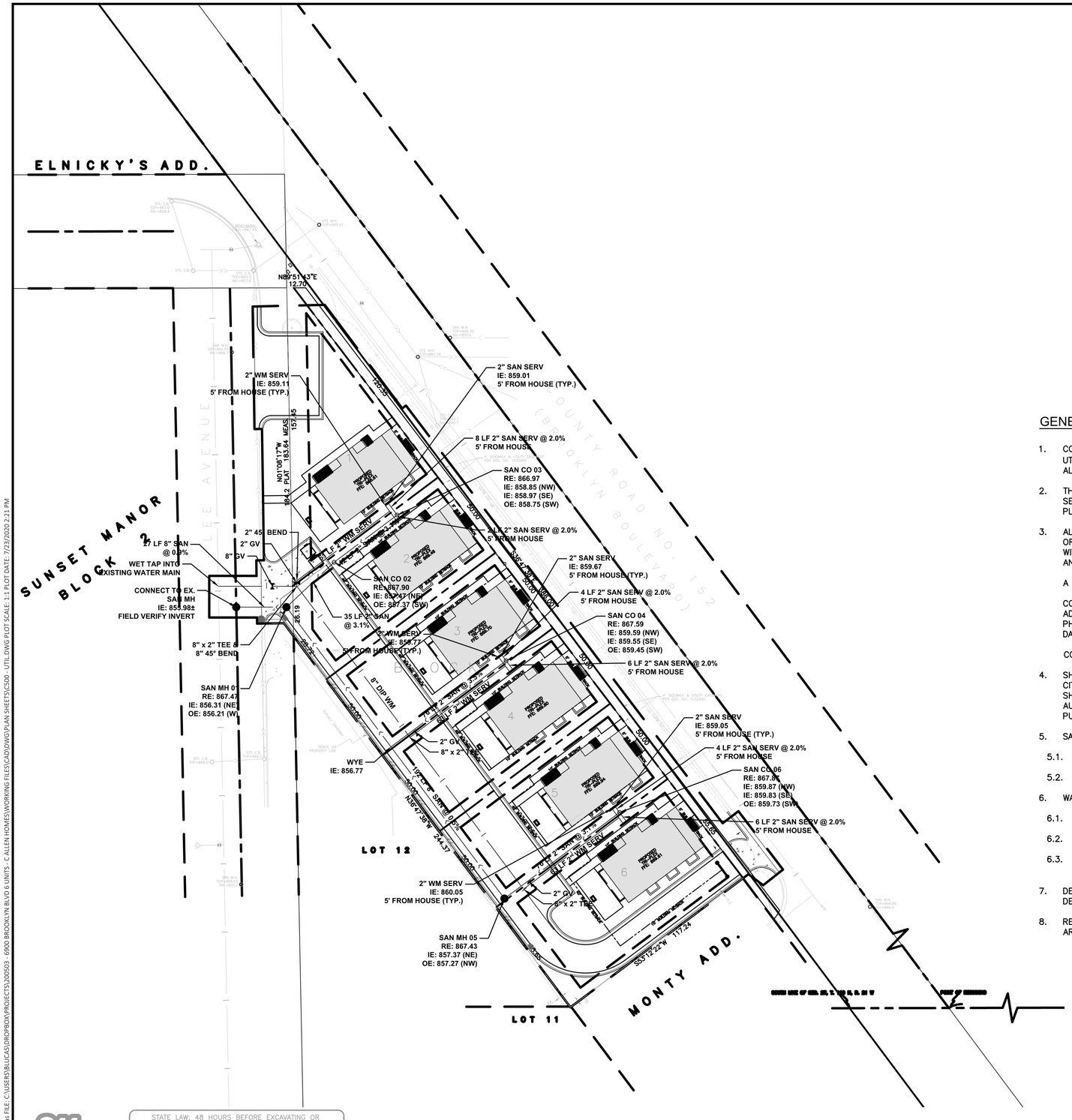
GRADING & DRAINAGE PLAN

SOLUTION BLUE PROJECT NO: 200503

C400

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C400 - GRAD.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM





GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		
GAS LINE	UG	UG
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE	UT	UT
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.

3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48–HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.

   5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

   5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.

6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.

   6.1. ALL WATERMAIN TO HAVE 7.5–FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.

   6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

   6.3. A MINIMUM VERTICAL SEPARATION OF 18–INCHES AND HORIZONTAL SEPARATION OF 10–FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.

7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

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REVIEWED: BJL
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NOT FOR CONSTRUCTION

BENJAMIN JUCAS
DATE: XX.XX.2020 REG. NO. 54265

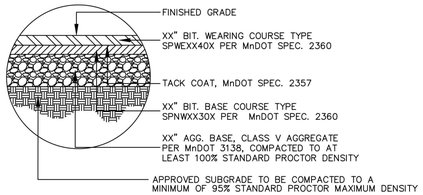
UTILITY PLAN

SOLUTION BLUE PROJECT NO: 200503

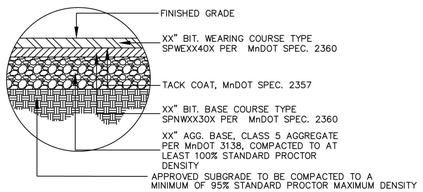
C500

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CADD\DWG\PLAN SHEETS\C500 - UTIL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM

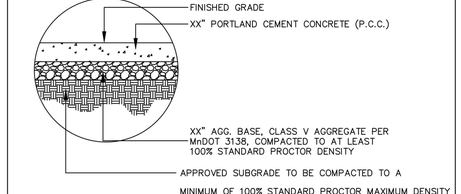


NORMAL DUTY

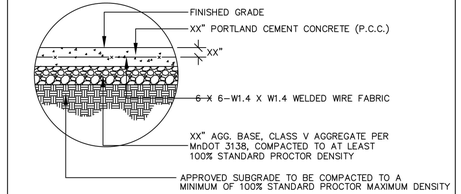


HEAVY DUTY (TRUCK ROUTE)

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

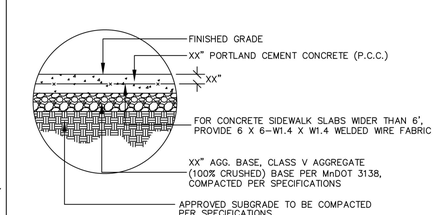


CONCRETE PAVEMENT



REINFORCED CONCRETE PAVEMENT

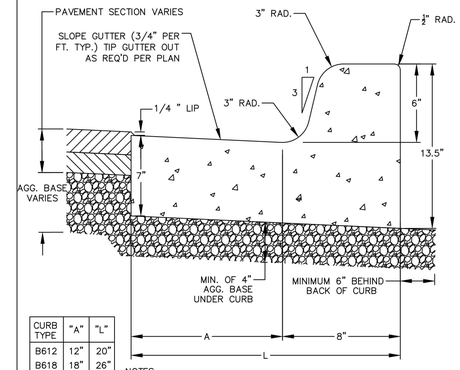
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

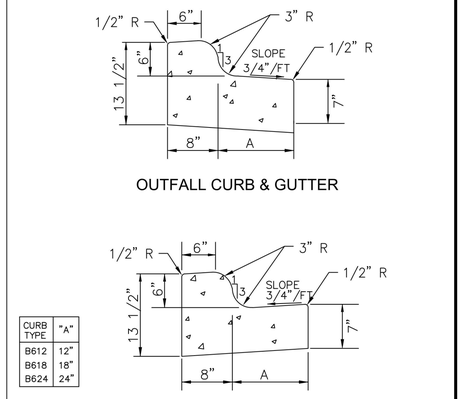


CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

NOTES:

1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE
2. PROVIDE TOOLED OR SAWN CONTRACTION JOINTS AT 10' SPACING, EXPANSION JOINTS AT 60' MAXIMUM SPACING
3. CONSTRUCT CURB AND GUTTER PER MNDOT 2531

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

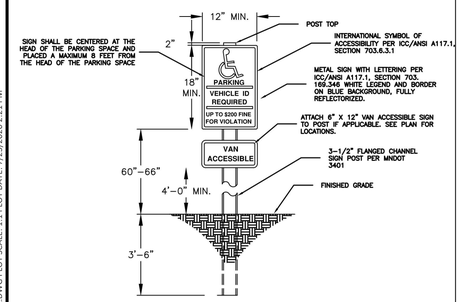


OUTFALL CURB & GUTTER

CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

INFALL CURB & GUTTER

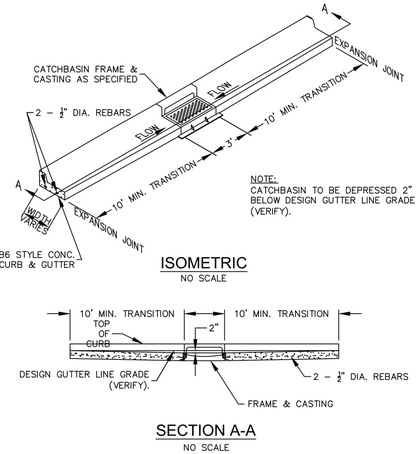
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

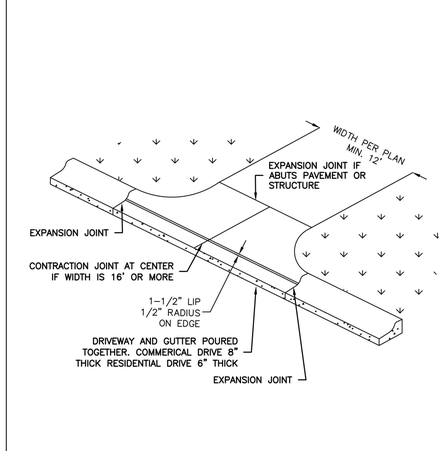


NOTE:
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE (VERIFY).

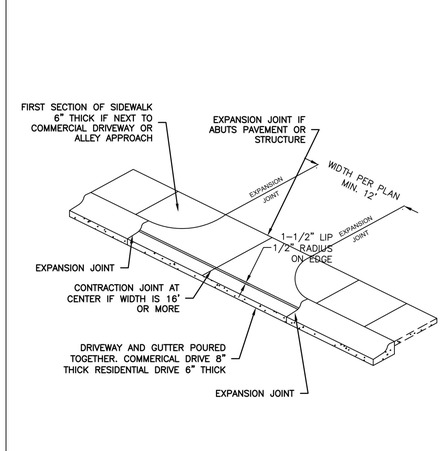
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

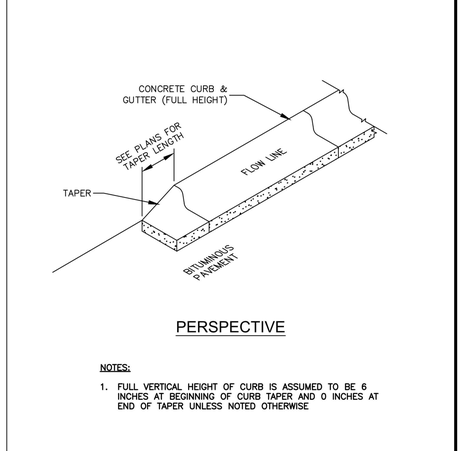
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

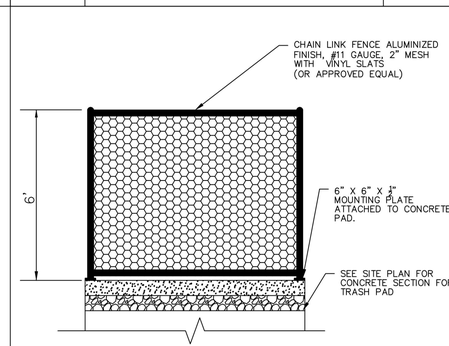


PERSPECTIVE

NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

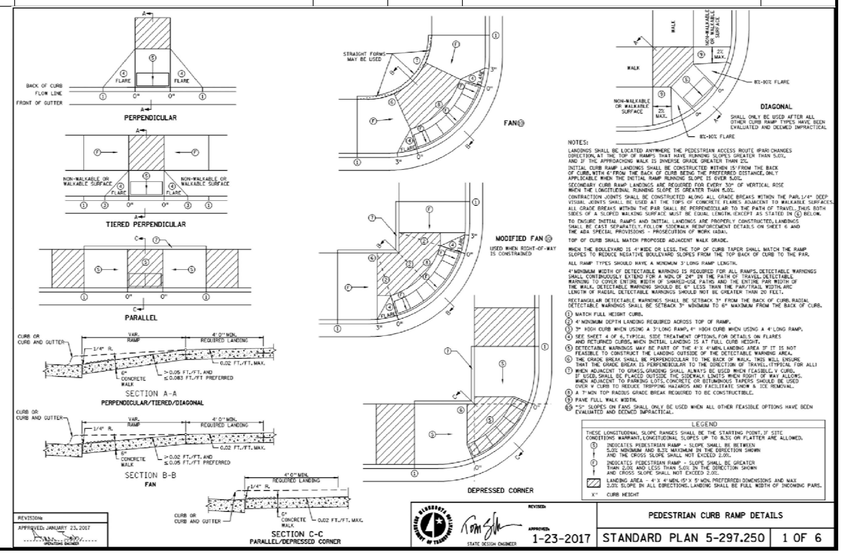
SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE DIAGONAL RUNS GREATER THAN 3.05m, AND AT THE APPROACHING WALK IS 2%WERSE GRADE GREATER THAN 2%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 1% FROM THE BACK OF CURB WITH A MIN. DEPTH OF 1.22m AND A MIN. WIDTH OF 1.22m (FLOW LINE GRADE AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%).
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 70" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP MINIMUM. JOINTS SHALL BE TOOLED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL THEN BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN (5) BELOW.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE POURED FIRST. SEE SHEET 4 OF 6 FOR CONSTRUCTION DETAILS ON SHEET 5 AND THE ADA SPECIAL PROVISIONS - PROTECTION OF WORK USING.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE ROLLEYARD IS 4'-WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE ROLLEYARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-LONG RAMP LENGTH.
A MINIMUM WIDTH OF DETECTABLE WARNINGS IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. WHERE DETECTABLE WARNINGS ARE REQUIRED ON CURVED RAMPS, THE RADIAL DIMENSION OF THE WALK DETECTABLE WARNING SHOULD BE 6" LESS THAN THE RAMP/TRAIL RADIUS AND LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 7" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
(1) MATCH FULL WIDTH CURB.
(2) 4" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3'-LONG RAMP, 6" HIGH CURB WHEN USING A 4'-LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4'-0 X 4'-0 MIN. LANDING AREA IF IT IS NOT IN THE PATH OF TRAVEL. SEE SHEET 4 OF 6 FOR DETECTABLE WARNING PLACEMENT.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE SIDE OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL/TYPICAL FOR ALL
(7) WHEN ADJACENT TO SPACE/GRADING SHALL ALWAYS BE SIDED WHEN FEASIBLE. 5' CURB, 8" SIDED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN POINT OF WAY ALLOWS.
(8) A 7" MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) 4%" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

REVISIONS	APPROVED: JANUARY 23, 2007	STATE DESIGN ENGINEER	1-23-2017	PEDESTRIAN CURB RAMP DETAILS
				STANDARD PLAN 5-297.250 | 1 OF 6

Solution Blue water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

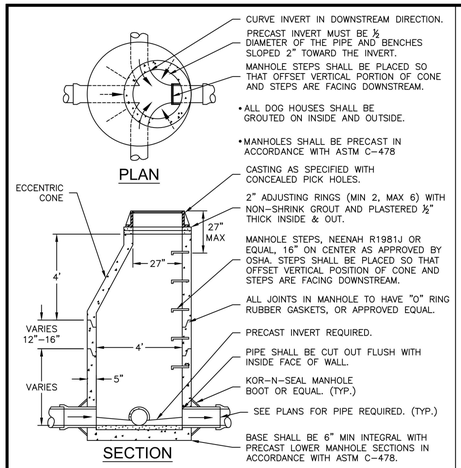
SITE DETAILS

SOLUTION BLUE PROJECT NO: 200503

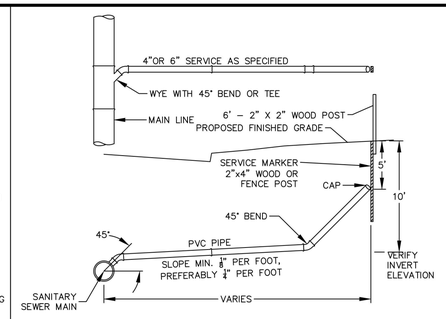
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SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

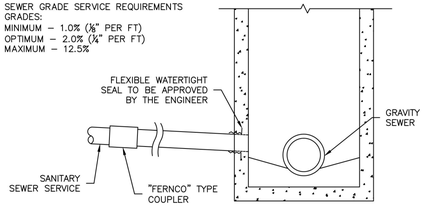


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

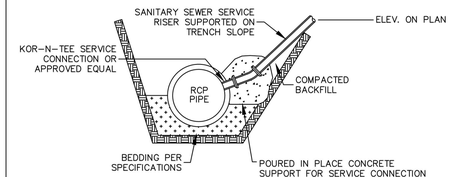
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM - 1.0% (⅛" PER FT)
OPTIMUM - 2.0% (¼" PER FT)
MAXIMUM - 12.5%



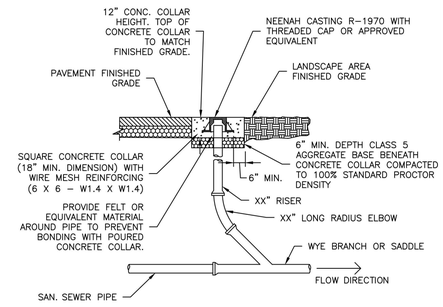
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

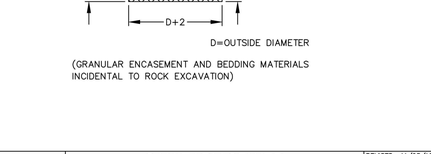
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

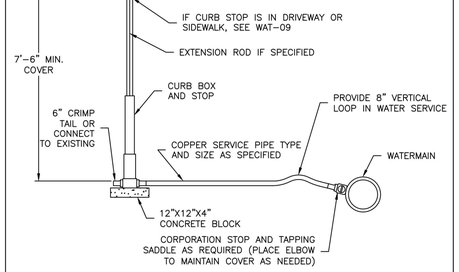


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

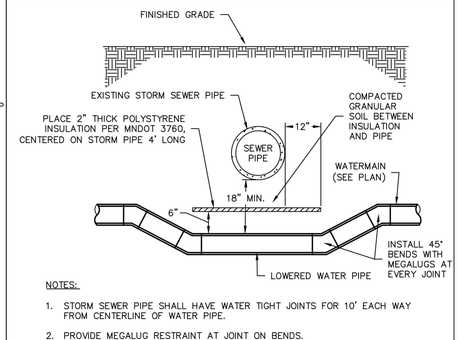


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

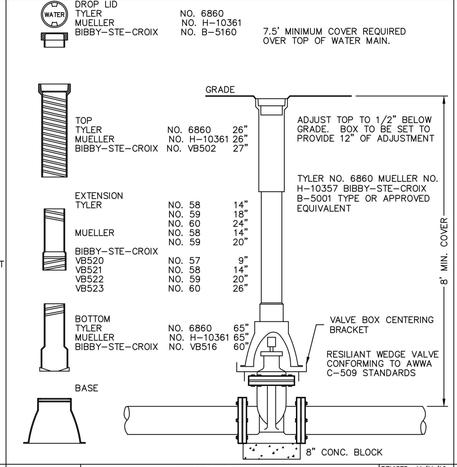


WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

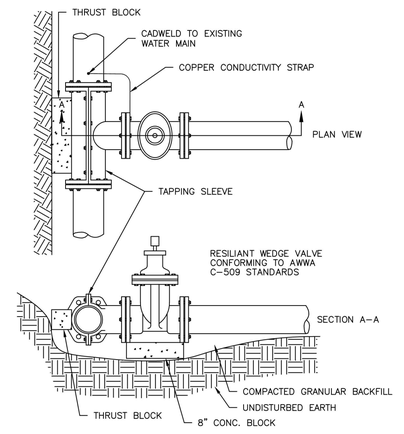


NOTES:
1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

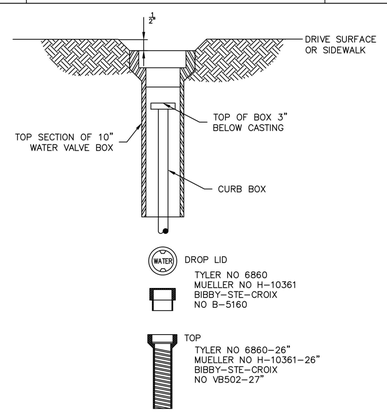
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

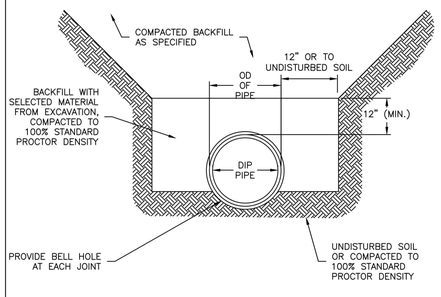


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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444 Cedar Street, Suite 1005 651-294-0038
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6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

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REVIEWED: BJL
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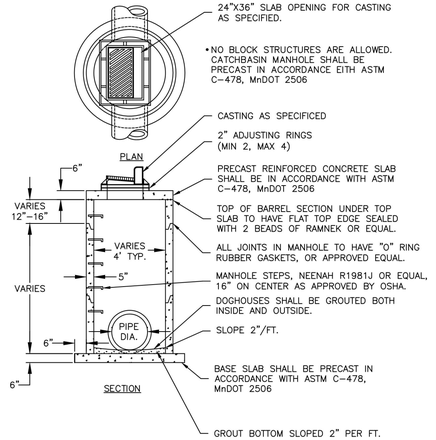
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

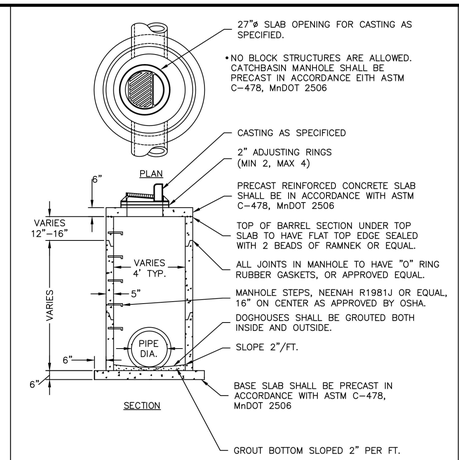
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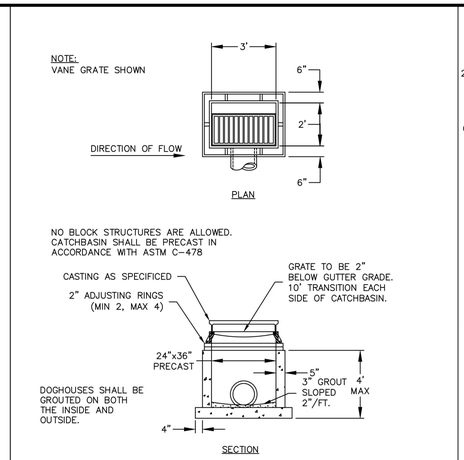
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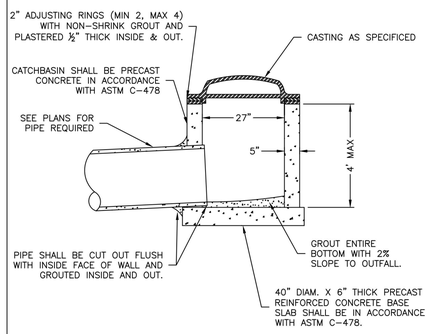
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



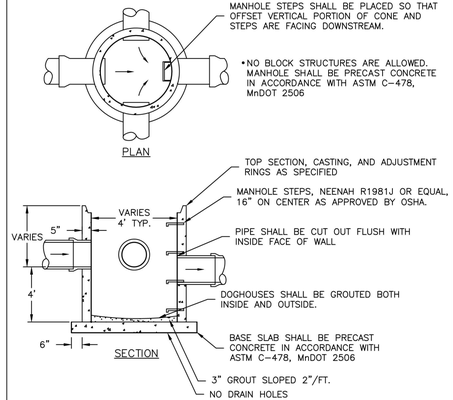
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

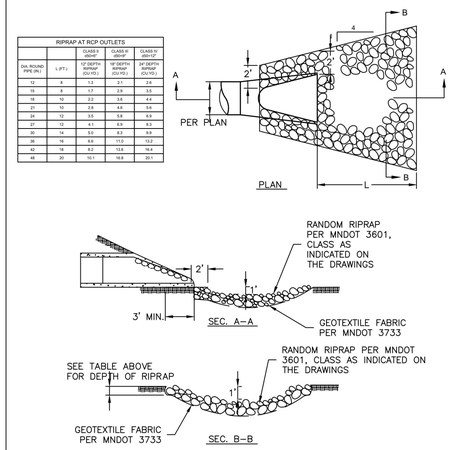


STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

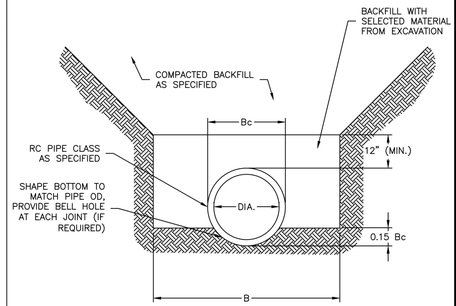


STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

RIPRAP AT RCP OUTLETS				
		CLASS II (D)=9'	CLASS III (D)=9'	CLASS IV (D)=12'
DIA. ROUND PIPE (IN.)	L (FT.)	12" DEPTH RIPRAP (CU YD.)	18" DEPTH RIPRAP (CU YD.)	24" DEPTH RIPRAP (CU YD.)
12	6	1.3	2.1	2.6
15	8	1.7	2.9	3.5
18	10	2.2	3.6	4.4
21	10	2.6	4.6	5.6
24	12	3.5	5.8	6.9
27	12	4.1	6.9	8.3
30	14	5.0	8.3	9.9
36	16	6.6	11.0	13.2
42	18	8.2	13.6	16.4
48	20	10.1	16.8	20.1



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

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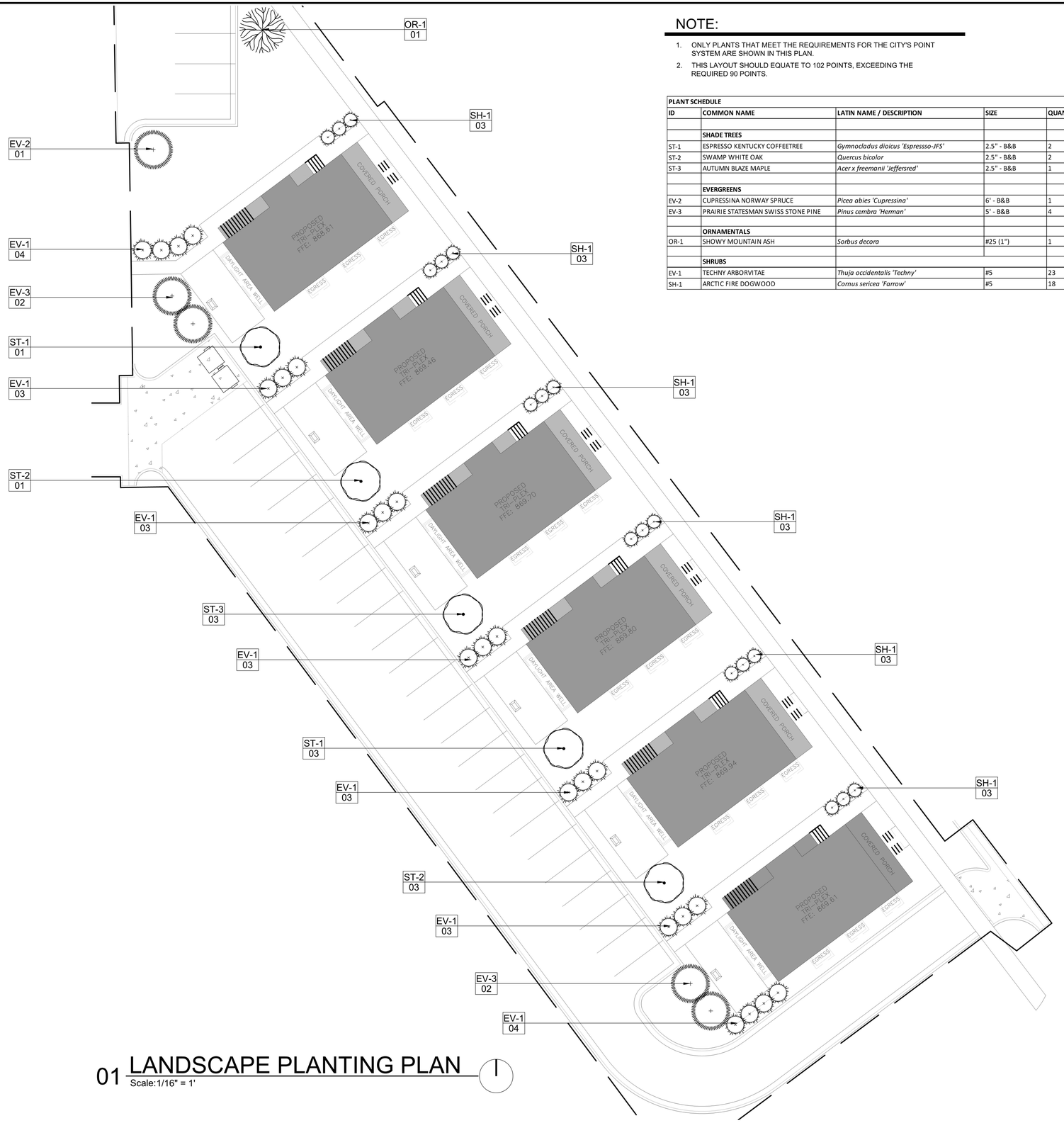
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

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NOTE:

1. ONLY PLANTS THAT MEET THE REQUIREMENTS FOR THE CITY'S POINT SYSTEM ARE SHOWN IN THIS PLAN.
2. THIS LAYOUT SHOULD EQUATE TO 102 POINTS, EXCEEDING THE REQUIRED 90 POINTS.

PLANT SCHEDULE

ID	COMMON NAME	LATIN NAME / DESCRIPTION	SIZE	QUANTITY
	SHADE TREES			
ST-1	ESPRESSO KENTUCKY COFFEETREE	*Gymnocladus dioicus 'Espressso-JFS'*	2.5" - B&B	2
ST-2	SWAMP WHITE OAK	*Quercus bicolor*	2.5" - B&B	2
ST-3	AUTUMN BLAZE MAPLE	*Acer x freemanii 'Jeffersred'*	2.5" - B&B	1
	EVERGREENS			
EV-2	CUPRESSINA NORWAY SPRUCE	*Picea abies 'Cupressina'*	6' - B&B	1
EV-3	PRAIRIE STATESMAN SWISS STONE PINE	*Pinus cembra 'Herman'*	5' - B&B	4
	ORNAMENTALS			
OR-1	SHOWY MOUNTAIN ASH	*Sorbus decora*	#25 (1")	1
	SHRUBS			
EV-1	TECHNY ARBORVITAE	*Thuja occidentalis 'Techny'*	#5	23
SH-1	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	#5	18

01 LANDSCAPE PLANTING PLAN
Scale: 1/16" = 1'

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

pebl.
PEBL DESIGN
3243 Winpark Drive
New Hope, MN 55427
t: 763.544.8002
www.pebl.design

6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: JB DRAWN: JB
REVIEWED: JB
PHASE: PRELIM INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
01	07/27/20	PRELIM LANDSCAPE

CERTIFICATION

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

NOT FOR CONSTRUCTION

JONATHAN BLASEG
DATE: 07.27.2020 REG. NO. 56714

PLANTING PLAN

PEBL PROJECT NO: 2023

L100

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITIES, EROSION CONTROL, HARDCOVER/PARKING LAYOUT, PROJECT EXTENTS/ BOUNDARIES AND DISTURBED SOIL RESTORATION AREAS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
4. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
5. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
6. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, WALKWAYS, TREES, LAWNS, AND OTHER SITE FEATURES DESIGNATED TO REMAIN DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATIONS OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
9. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
10. EXISTING CONTOURS, PAVEMENT, VEGETATION, UTILITIES AND OTHER FEATURES ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
11. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
12. ALL PLANTING BEDS NOT CONTAINED BY STRUCTURES, CURB OR PAVING MUST BE EDGED WITH COMMERCIAL GRADE STEEL EDGING (5" H x 3/16").
13. ALL EXISTING TREES TO BE SAVED AND PROTECTED (SEE L000) (EXISTING TREES ARE DRAWN AT NORMAL MATURE CROWN DIAMETER AND THIS DOES NOT REFLECT EXISTING CROWN SIZES, SEE SURVEY).

PLANTING NOTES

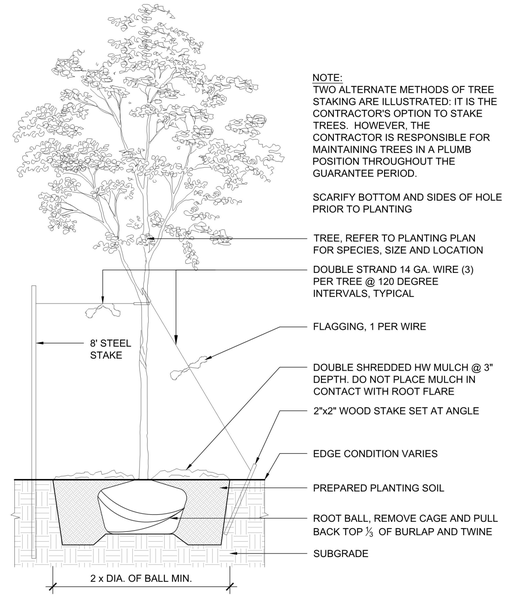
1. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGING BRANCHING NO LOWER THAN 6' FEET ABOVE FINISHED GRADE.
2. EXISTING BLVD TREES TO BE FENCED OFF AND PROTECTED DURING CONSTRUCTION
3. ALL PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER/ARCHITECT'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE ARCHITECT'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA
5. PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL FOR ALL TURF AND SEEDED AREAS. PROVIDE A MINIMUM OF 12 INCHES OF PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 SAND, AND 1/3 COMPOST IN ALL SHRUB AND PERENNIAL BEDS.
6. ALL PROPOSED PLANTS SHALL BE STAKED AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED IN THE FIELD BY THE ARCHITECT. THE ARCHITECT MUST APPROVE ALL STAKING LOCATIONS OF PLANT MATERIAL PRIOR TO ANY DIGGING.
7. ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
8. WRAP ALL DECIDUOUS TREES FROM THE GROUND TO THE FIRST BRANCH. WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1ST AND REMOVE ALL WRAPPING AFTER MAY 1ST.
9. ALL PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO THE ARCHITECT'S APPROVAL.
10. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQ) IN ALL PLANTING BEDS FOLLOWED BY 3" OF DOUBLE SHREDDED HARDWOOD MULCH TOPPING UNLESS OTHERWISE NOTED.
11. ALL SEEDED AREAS AND PLANTINGS WITHIN THE PROJECT SCOPE MUST BE IRRIGATED OR WATERED VIA TEMPORARY HOSE BIBS THROUGH THE ESTABLISHMENT PERIOD.

TURF/SOD NOTES

1. SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY AND GRADING UNLESS NOTED OTHERWISE
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. CONTRACTOR SHALL WATER SOD THOROUGHLY IMMEDIATELY AFTER INSTALLATION. THEN WATER SOD DAILY FOR THE FIRST 30 DAYS FOLLOWING INTALLATION.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUBS AND PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY. RAIN GARDENS NOT TO BE IRRIGATED.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
5. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
6. RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
7. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB. IRRIGATION SHALL NOT OVER SPRAY PUBLIC SIDEWALKS OR PAVED SURFACES.



NOTE:
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED: IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

TREE, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

DOUBLE STRAND 14 GA. WIRE (3) PER TREE @ 120 DEGREE INTERVALS, TYPICAL

FLAGGING, 1 PER WIRE

DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH ROOT FLARE

2"x2" WOOD STAKE SET AT ANGLE

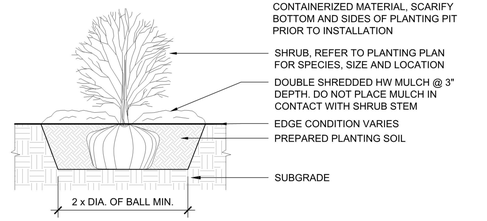
EDGE CONDITION VARIES

PREPARED PLANTING SOIL

ROOT BALL, REMOVE CAGE AND PULL BACK TOP 1/3 OF BURLAP AND TWINE

SUBGRADE

01 PLANTING DETAIL: TREE
Scale:NTS



NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION

SHRUB, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

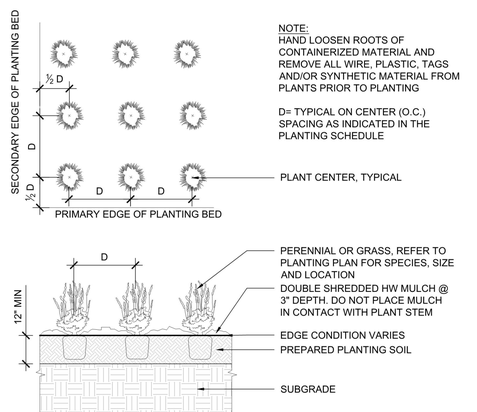
DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH SHRUB STEM

EDGE CONDITION VARIES

PREPARED PLANTING SOIL

SUBGRADE

02 PLANTING DETAIL: SHRUBS
Scale:NTS



NOTE:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL AND REMOVE ALL WIRE, PLASTIC, TAGS AND/OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING

D= TYPICAL ON CENTER (O.C.) SPACING AS INDICATED IN THE PLANTING SCHEDULE

PLANT CENTER, TYPICAL

PERENNIAL OR GRASS, REFER TO PLANTING PLAN FOR SPECIES, SIZE AND LOCATION

DOUBLE SHREDDED HW MULCH @ 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH PLANT STEM

EDGE CONDITION VARIES

PREPARED PLANTING SOIL

SUBGRADE

03 PLANTING DETAIL: FORB/GRS
Scale:NTS

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6000 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6000 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: JB DRAWN: JB
REVIEWED: JB
PHASE: PRELIM INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
01	07/27/20	PRELIM LANDSCAPE

CERTIFICATION

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NOT FOR CONSTRUCTION

JONATHAN BLASEG

DATE: 07.27.2020 REG. NO. 56714

PLANTING DETAILS

PEBL PROJECT NO: 2023

L200

Exhibit B

CITY OF BROOKLYN CENTER NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an on-line public hearing on Thursday, July 9, 2020, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6921, 6927, 6933, and 6939 Brooklyn Boulevard, Brooklyn Center, MN 55429

PROPERTY ID: 27-119-21-33-0014, 27-119-21-33-0013, 27-119-21-33-0012, and 27-119-21-33-0011

BRIEF STATEMENT OF CONTENTS OF PETITION: Consideration of requests that would allow for four EDA-owned lots to be developed into six triplexes and associated site improvements.

As City Hall is currently closed to the public due to the COVID-19 pandemic, we strongly encourage you to forward your comments and questions to gmcintosh@ci.brooklyn-center.mn.us up until noon on the day of the meeting, or contact Ginny McIntosh at (763) 569-3319. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate in the Planning Commission meeting via Webex at: logis.webex.com

Meeting Number (Access Code): 133 710 0749

Password: BCPC07092020

By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,
Ginny McIntosh
City Planner/Zoning Administrator

Published in the
Sun Post
June 25, 2020
1054922

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an **on-line public hearing** on **Thursday, August 13, 2020,** at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: https://www.cityofbrooklyncenter.org/index.aspx?NID=255. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items. This public hearing was originally scheduled for July 9, 2020; however, the public hearing was continued to allow additional time to address necessary easements along Brooklyn Boulevard and access off Brooklyn Boulevard.

TYPE OF REQUEST: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

PETITIONER: C Alan Homes

PROPERTY OWNER: Economic Development Authority of Brooklyn Center

PROPERTY ADDRESS: 6921, 6927, 6933, and 6939 Brooklyn Boulevard, Brooklyn Center, MN 55429

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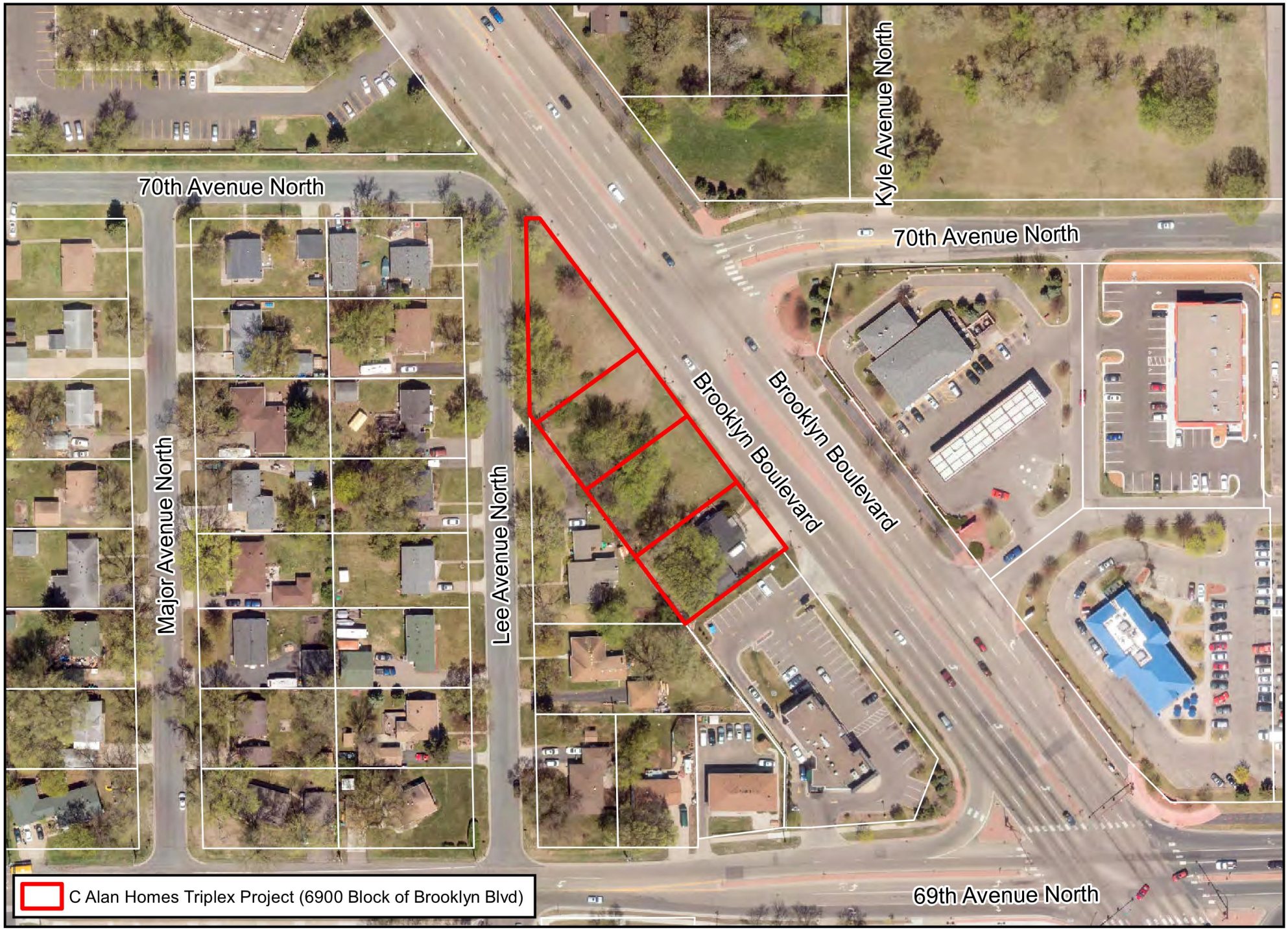
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Meeting Number (Access Code): 141 666 5172
Password: BCPC08132020Mtng
By Phone: 1 (312) 535-8110 (Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,

Ginny McIntosh
City Planner/Zoning Administrator



Applicant: C Alan Homes
Request: Establishment of a Planned Unit Development, Site and Building Plan, and Preliminary and Final Plat Approvals

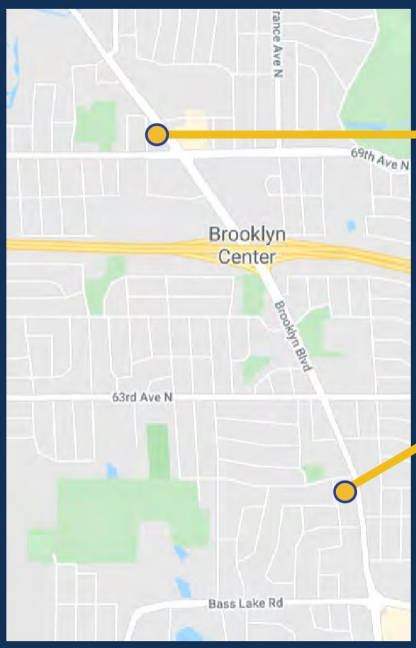


PROPOSED BROOKLYN BOULEVARD TRIPLEXES

A series of new triplexes along Brooklyn Boulevard are being proposed for construction by C. Alan Homes (https://www.c-alanhomes.com/), a Minnesota based home design and construction company. Triplexes in each of the two locations will be arranged in a row and face the Boulevard.

- Two locations totaling 39 new residential units, each proposed to have three bedrooms
- Pedestrian access directly onto Brooklyn Boulevard and parking in the rear
- Rents are estimated at $1850-$2200 per three-bedroom unit
- 20% of the units will be Section 8 eligible

PROJECT LOCATIONS



6900 Brooklyn Blvd
(north of Slim's)
- **.98 Acres**
- **6 buildings proposed**
- **18 total units**
- **Each unit approx 1295 sq ft**

6000 Brooklyn Blvd
(south of the Sanctuary at Brooklyn Center)
- **1.65 Acres**
- **7 buildings proposed**
- **21 total units**
- **Each unit approx 1295 sq ft**



Renderings courtesy of C. Alan Homes LLC





VIRTUAL PUBLIC HEARING

Brooklyn Center Planning Commission Meeting
Thursday, August 13th
7:00PM
Visit https://www.cityofbrooklyncenter.org/index.aspx?NID=255

CONTACT

Ginny McIntosh
City Planner and Zoning Administrator
City of Brooklyn Center
763.569.3319
gmcintosh@ci.brooklyn-center.mn.us

Exhibit C

July 7, 2020

C Alan Homes
Attn: Terry Robertson and Curt Brekke
5215 Terraceview Ln N
Plymouth, MN 55446

RE: City of Brooklyn Center, MN Planning Commission Application No. 2020-005
Request for Establishment of a Planned Unit Development, Site and Building Plan, Preliminary and Final Plat Approvals for the 6900 Block of Brooklyn Boulevard

Mr. Robertson and Mr. Brekke,

Pursuant to Minnesota Statutes Section 15.99, the City of Brooklyn Center is required to approve or deny a written request for certain land use actions within sixty (60) days from receipt of an application. Community Development Department records indicate the City received the above-referenced application and documentation on June 15, 2020, which means the City's 60-day time limit would expire on August 14, 2020.

By allowances granted under Minnesota Statutes Section 15.99, Subd. 3(f), the City of Brooklyn Center is hereby providing official notice that the review period has been extended an additional sixty (60) days to allow the time necessary for City staff to prepare a resolution, including proposed conditions of approval, for review and action by City Council. The new deadline for completing the review and final action on this application is now October 13, 2020.

As the public hearing has already been published in the Brooklyn Center *Sun Post* for the July 9, 2020 Planning Commission meeting, the intent is to table the public hearing to provide sufficient time for you, the Applicant, to reconcile any adjustments to the site plan as relating to the additional easements necessary and determine the ability for driveway access off Brooklyn Boulevard from Hennepin County.

If you have any questions or concerns, please feel free to call me at (763) 569-3319 or email gmcintosh@ci.brooklyn-center.mn.us.

Sincerely,

Ginny McIntosh
City Planner and Zoning Administrator

Exhibit D

M E M O R A N D U M

DATE: August 17, 2020

TO: Ginny McIntosh, City Planner/Zoning Administrator

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan & Plat Review –
Brooklyn Boulevard 6900 Brooklyn Blvd Tri-plexes **(Revised)**

Public Works staff reviewed the following documents submitted for review for the proposed 6900 Brooklyn Blvd Tri-plexes (Planning Commission Application No. 2020-005):

- Preliminary Plans and plat submitted 07/23/2020

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

C000 Title Sheet

1. No comments.

C100 Removals Plan

2. Right of Way along Brooklyn Blvd is owned by Hennepin County. Obtain necessary permits prior to work with in Hennepin County Right of Way.
3. Removal for utility connections in street shall extent curb to curb or to drive lane, no partial width removals.
4. Remove driveways and existing sidewalk adjacent to Brooklyn Blvd.
5. Protect existing bus stop sign along Brooklyn Blvd. Coordinate with Metro Transit to maintain bus service.
6. Remove existing service stubs to back of curb.
7. Missing existing street light in front of Lot 2, review/adjust location as required.

C200, 202 and 202 – SWPPP Plans

8. Silt fence line type is hidden under property line type.

C210 and 211 – Erosion Control Plans

9. No comments.

C300 – Site Plan

10. Overall some of the linetypes/thickness makes text hard to read.
11. Site triangles at entrance/exits of development shall be free and clear of any obstructions.
12. Use City Detail for City driveway aprons.
13. Developer to provide 10’ boulevard with a 5’sidewalk and maintenance strip, matching the properties to the north and south. Review site ensure grades and site feature still fit.
14. Install signage to discourage residents/guest from trying to access Brooklyn Blvd.
15. Verify clearance from curb to existing street light at south exit.
16. Provide parallel sidewalk along back side of new curb if possible
17. Add sidewalk to proposed parking stalls along Lee.
18. All utilities to be within a drainage & utility easement.
19. Add No Right Turn sign on Brooklyn Blvd for south emergency access.
20. Show location of ADA stalls & access routes.

21. Only 30 stalls shown on plans for 18 units (1.7/unit) – should provide 2.5 stalls per unit
22. 18' wide drive lane is inadequate for 2-way traffic or meeting fire code. Work with Fire Inspector and Planning to establish lane width. Minimum fire access lane width is 20' per code
23. Add bollards to west end of access lane and sign to prevent traffic from heading down dead end.

C400 – Grading and Drainage Plan

24. All city roadway embankment material installed within pavement patching areas of existing roadways shall be placed in lifts not to exceed 8-inches and compacted to a minimum of 100 percent of maximum density regardless of depth below the final pavement surface. The Engineer shall take a minimum of three (3) compaction tests at varying elevations within the pavement patch area.
25. Applicant will coordinate with Hennepin County for road embankment material installed within Brooklyn Blvd Right of Way.
26. Storm sewer to be privately owned & maintained.
27. Incorporate permanent water quality BMP's.
28. No catch basin manhole on Lee at location shown – install new catch basin manhole.
29. Can storm sewer be installed without encroaching on adjacent property?
30. Review SW corner of access drive for slopes & drainage.
31. Provide 1.0% minimum slope on bituminous pavement.
32. Add missing spot elevations.

C500 – Utility Plan

33. 8" watermain to be looped out to Brooklyn Blvd.
34. Provide separate service line to each bldg. or provide joint maintenance agreements for service lines.
35. They don't make 2" DIP, adjust notes accordingly.
36. Existing watermain on Lee Ave is 6", adjust wet tap note accordingly.
37. All on-site utility lines to be privately owned and maintained.
38. Verify water service sizes.
39. Provide on-site fire hydrant.
40. No sanitary sewer manhole on Lee at location shown – install new manhole.
41. Minimum sanitary sewer service pipe size to be 4".

C900, 901, 902 and 903 – Details

42. All work performed and materials used for construction of utilities must conform to the City standard specifications and details. The City's standard details must be included in the plan.
43. Update to use current City plates.

Preliminary Plat/Final

44. Drainage & Utility easements shall be adjusted to cover all shared/common utility lines (sanitary sewer, watermain, storm sewer) along with any storm water management features.
45. City & County will review permanent rights of way and easement needs along Brooklyn Blvd (Plats to be reviewed by Hennepin County Engineer).
46. Provide required separate cross access/cross parking easements.
47. Provide required separate trail & sidewalk easements.

48. Change Bloomington to Brooklyn Center in signature areas.
49. It appears that all property is Torrens, adjust Document block and signature blocks accordingly
50. Need working copy of the preliminary plat to show all vacated easements, proposed easements, existing and proposed utilities and provide all easement documents for the City for review. A 10' drainage and utility easement must be dedicated on the plat around the entire perimeter of the site. An additional utility easement must be dedicated on the plat for the private water main and sanitary to allow for maintenance access per the Developers Agreement.
51. Legal descriptions and easement vacation documents must be obtained for all existing easements. Existing public easements as determined by the City must be vacated, and proposed easements must be dedicated as part of the preliminary and final platting process. The formal vacation document must contain an easement vacation description and depiction exhibit signed by a professional surveyor.
52. An updated certified abstract of title or registered property report must be provided to the City Planner and City Attorney for review at the time of the preliminary plat application (within 30 days of preliminary plat application). Additionally, this will need to stay current and be updated through the approval process as required to maintain and be current within 30 days of the release of final plat.
53. The applicant is responsible for coordinating site development plans with Xcel Energy, CenterPoint Energy, Qwest Communications and other private utility companies. Any further easements necessary to provide utility service to the proposed site development shall be dedicated to the public for public use with the final plat.

Miscellaneous

54. See redlines for additional site plan comments.
55. Provide landscape and irrigation plan.
56. Upon project completion, the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
57. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision.(see attached template letter) The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).

58. The total disturbed area is less than one acre; an NPDES permit is not required. In addition, the total disturbed area is less than 1 acre, per Shingle Creek Watershed Management Commission rules, the applicant should incorporate water quality measures.

59. Provide traffic memo highlighting a review sight lines and site distances for exiting the site. Documenting the anticipated traffic generated by the proposed site and a discussion on the parking needs on a daily use and for guest parking for events and holidays.

60. The City has submitted the plans to Hennepin County for review. Applicant must meet requirements from Hennepin County's review.

Prior to issuance of a Land Alteration

61. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended by the City Engineer.

62. A letter of credit or a cash escrow in the amount of 100% of the estimated cost as determined by City staff shall be deposited with the City.

63. During construction of the site improvements, and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.

64. A construction management plan and agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting:

65. A City of Brooklyn Center Land Disturbance Permit is required.

66. Applicant to obtain required permits to work in County right-of-way.

67. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.

68. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.

69. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

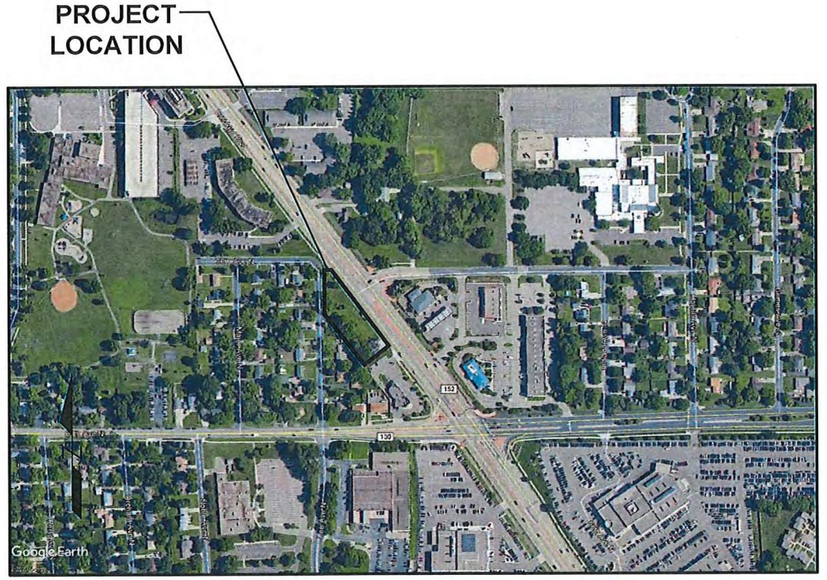
PRELIMINARY PLANS

FOR
SITE, GRADING, DRAINAGE, EROSION CONTROL,
AND UTILITIES
FOR

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
BROOKLYN CENTER, MN



VICINITY MAP



SHEET INDEX	
SHEET NO.	DESCRIPTION
C000	CIVIL COVER SHEET
C100	EXISTING CONDITIONS & REMOVALS
C200	EROSION & SEDIMENT CONTROL DETAILS
C210	EROSION & SEDIMENT CONTROL - PHASE I
C211	EROSION & SEDIMENT CONTROL - PHASE II
C300	CIVIL SITE PLAN
C400	GRADING & DRAINAGE PLAN
C500	UTILITY PLAN
C900	SITE DETAILS
C901	UTILITY DETAILS
C902	UTILITY DETAILS

GENERAL SITE WORK NOTES

1. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
2. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS FOR THE PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES FOR ADDITIONAL INFORMATION.
4. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
5. EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON A SITE SURVEY PERFORMED BY W BROWN LAND SURVEYING IN 2020.

GENERAL EARTHWORK NOTES

1. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
2. CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES NOT BEING MARKED FOR REMOVAL.
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF UNDERGROUND UTILITY WORK WITH OWNER.
4. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

SUBSURFACE UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THE DRAWINGS CONCERNING TYPE AND LOCATION OF UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL 'C'.
THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

PROJECT CONTACTS

OWNER
CURT BREKKE
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH
PLYMOUTH, MN 55446
(612) 282-7546 OFFICE

CIVIL ENGINEER
BENJAMIN LUCAS, PE
SOLUTION BLUE, INC.
444 Cedar Street
Saint Paul, MN 55101
(651)294-0038 OFFICE

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 651-294-0038
Saint Paul, MN 55101 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT
6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

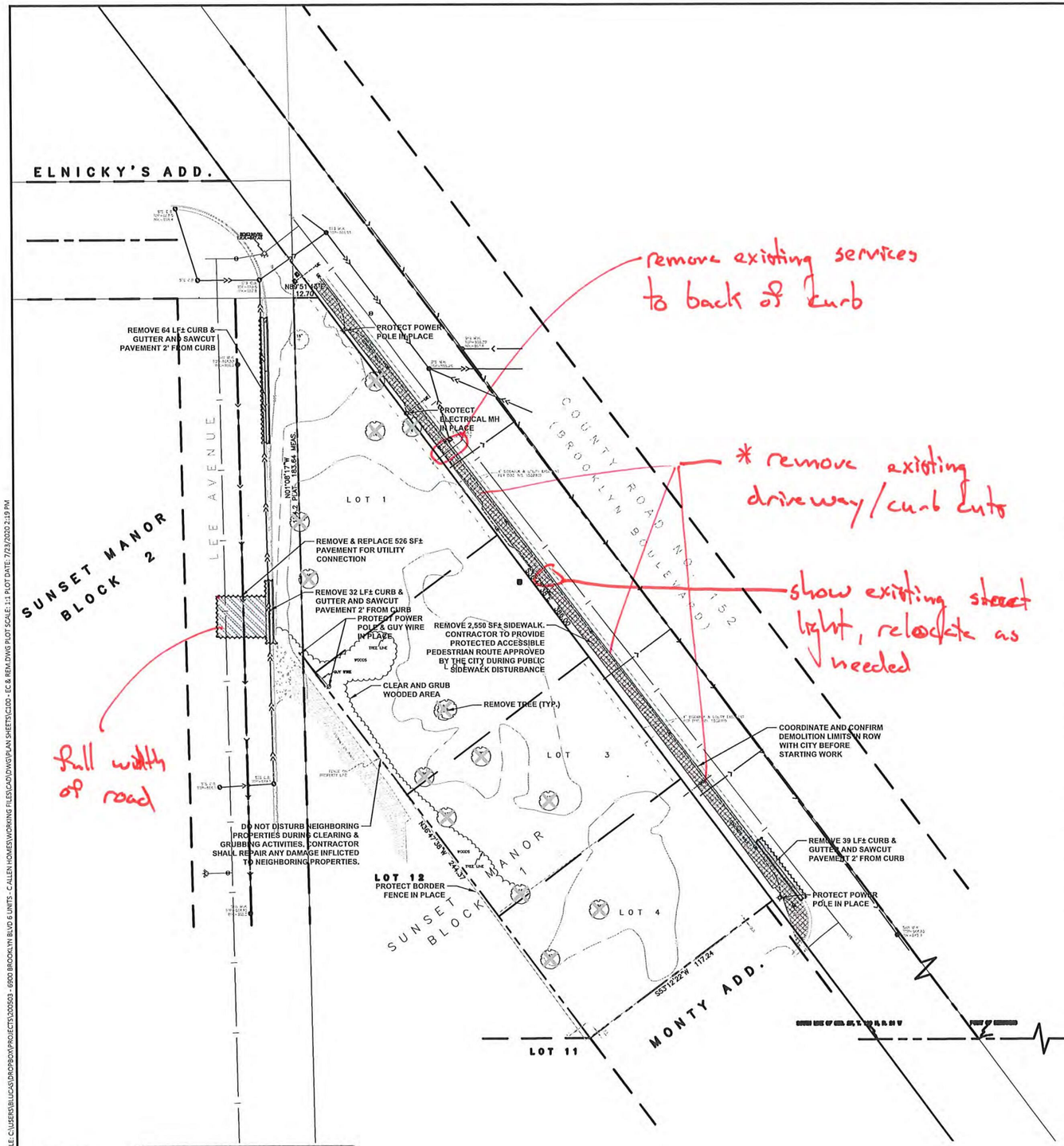
CIVIL COVER SHEET

SOLUTION BLUE PROJECT NO: 200503

C000

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C000 - COVR.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM



CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:19 PM

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

EXISTING		REMOVALS	
PROPERTY LINE		CURB AND GUTTER REMOVAL	
LIMITS OF CONSTRUCTION		REMOVE EXISTING	X
BUILDING		BUILDING REMOVAL	
TOPOGRAPHIC INDEX CONTOUR	800	BITUMINOUS PAVEMENT REMOVAL	
TOPOGRAPHIC CONTOUR	802	CONCRETE REMOVAL	
CURB & GUTTER		SAWCUT	
STORM SEWER		REMOVE PIPE	
SANITARY SEWER			
WATERMAIN		TREE PROTECTION	
DRAINTILE	DT		
GAS LINE	UG		
OVERHEAD ELECTRIC	OE		
UNDERGROUND ELECTRIC	UE		
TELEPHONE	UT		
SWALE			
SOIL BORINGS			
SPOT ELEVATION	+800.00		
FLARED END SECTION INLET			
FLARED END SECTION OUTLET			
RIP RAP			
SIGN & BOLLARD			
LIGHT POLE			
ADA PAVEMENT MARKING			
PARKING STALL COUNT	X		

GENERAL SITE DEMOLITION AND CLEARING NOTES:

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY W BROWN LAND SURVEYING ON 06/03/2020. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

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NOT FOR CONSTRUCTION

BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

EXISTING CONDITIONS & REMOVALS

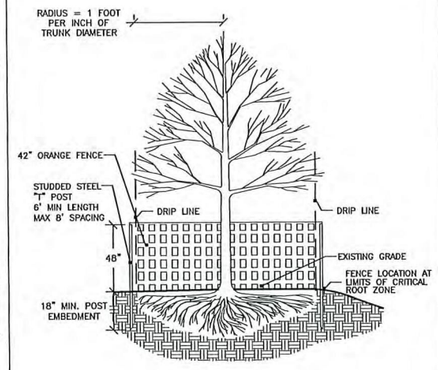
SOLUTION BLUE PROJECT NO: 200503

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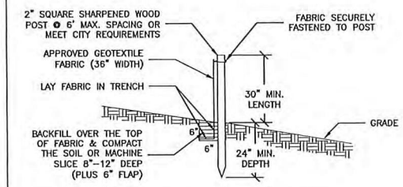
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GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR MUST NOTIFY CITY INSPECTOR PRIOR TO ANY LAND DISTURBANCES. FAILURE TO DO SO MAY RESULT IN FINES, THE REVOCATION OF PERMIT AND A STOP WORK ORDER BEING ISSUED.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF SEDIMENT & EROSION CONTROL PLAN PHASE I & II, THIS DRAWING (SEDIMENT AND EROSION CONTROL DETAILS), SWPPP NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY WHEN CONSTRUCTION ACTIVITY FOR THE PROJECT DISTURBS GREATER THAN 1 ACRE. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
5. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
6. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY MINNEAPOLIS INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
8. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
9. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
10. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
11. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SIDE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEE AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
12. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
13. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
14. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
15. STREET SWEEPING SHALL BE PERFORMED IF SEDIMENT COLLECTS ON STREETS.
16. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



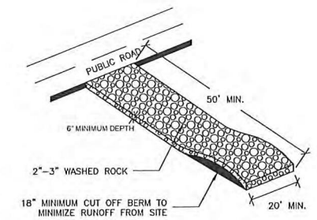
EROS-01	EROSION CONTROL	REVISED 10/24/19
	TREE PROTECTION FENCE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

EROS-02	EROSION CONTROL	REVISED 10/24/19
	SILT FENCE - STANDARD MACHINE SLICED	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

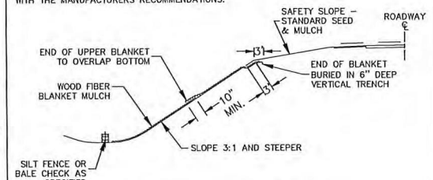


NOTES:

1. FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK
2. OTHER METHODS BESIDES ROCK (SLASH MULCH, RUMBLE PAD, ETC.) MAY BE USED FOR EXIT STABILIZATION WITH ENGINEER APPROVAL

EROS-06	EROSION CONTROL	REVISED 10/24/19
	ROCK CONSTRUCTION EXIT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
STAPLING OR STAKING OF BLANKET TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE (WHEN REQUIRED)

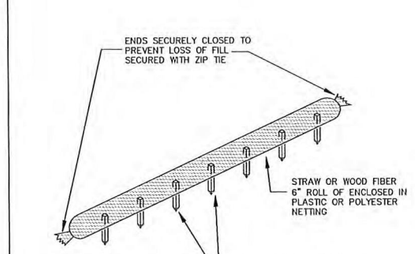
CATEGORY	SLOPE	VELOCITY
1	FLAT	-
2	3:1	< 5.0 fps
3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

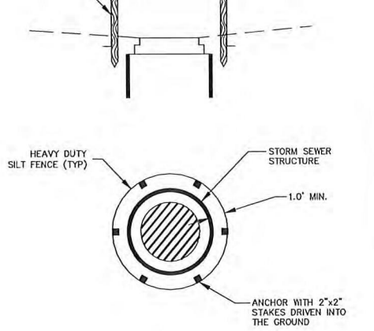
THE LETTERING DESIGNATON SHALL BE DEFINED AS FOLLOWS:

1S - NETTING ON ONE SIDE
RD - RAPIDLY DEGRADABLE
2S - NETTING ON TWO SIDES
HV - HIGH VELOCITY

EROS-07	EROSION CONTROL	REVISED 02/07/12
	EROSION CONTROL BLANKET	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-08	EROSION CONTROL	REVISED 06/21/13
	SEDIMENT CONTROL LOG	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



TEMPORARY BARRIER OF SILT FENCE TO PREVENT SEDIMENT-LADEN WATER FROM ENTERING THE STORM SEWER SYSTEM DURING CONSTRUCTION.

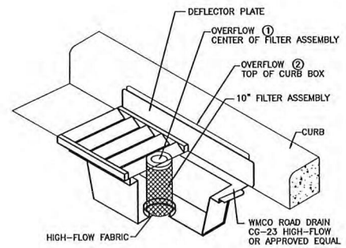
EROS-16	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - SILT FENCE	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.

SPECIFICATIONS AND STANDARDS

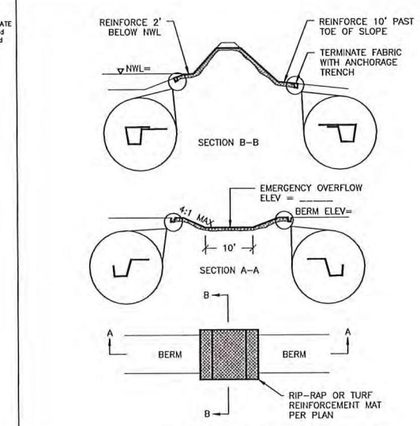
-AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
-AWS STRUCTURAL WELDING CODE - STEEL, D1.1-94.
-29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS.

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
(THROUGH TYPE FF FILTER)	WATER FLOW RATE
MAXIMUM OVERFLOW RATE	0.707 cfs @ 3" head 3.94 cfs @ 15" head



EROS-22	EROSION CONTROL	REVISED 12/28/06
	INLET PROTECTION - CATCH BASIN INSERT	DRAWN
		SCALE NTS
		SOULTION BLUE, INC.



EROS-29	EROSION CONTROL	REVISED 10/28/19
	EROSION CONTROL BLANKET AT POND EOF	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

6900 BROOKLYN BLVD

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY/INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

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BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

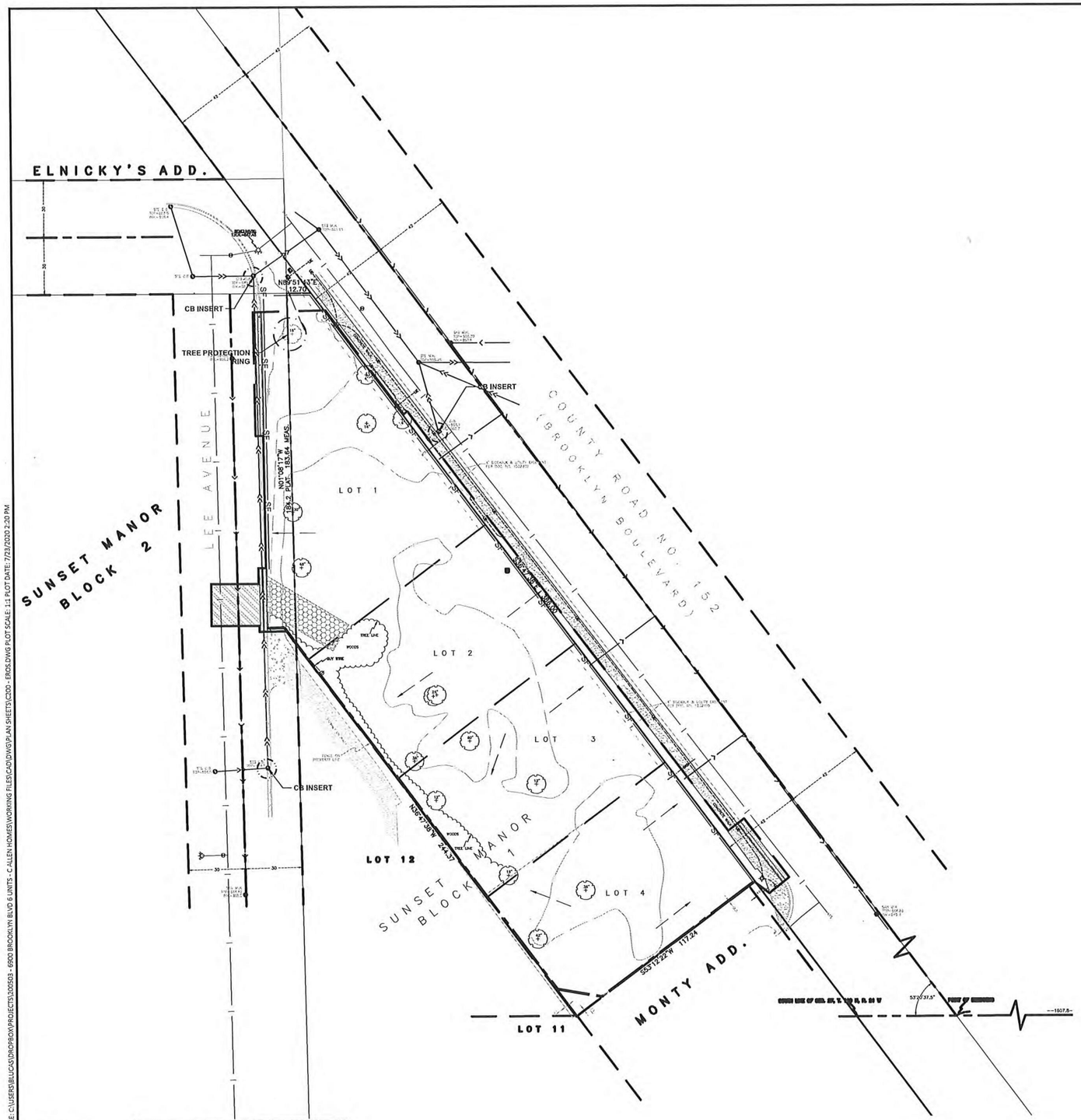
EROSION & SEDIMENT CONTROL DETAILS

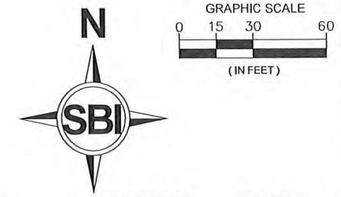
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LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE I EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	552
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	3
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	370

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BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue
water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038
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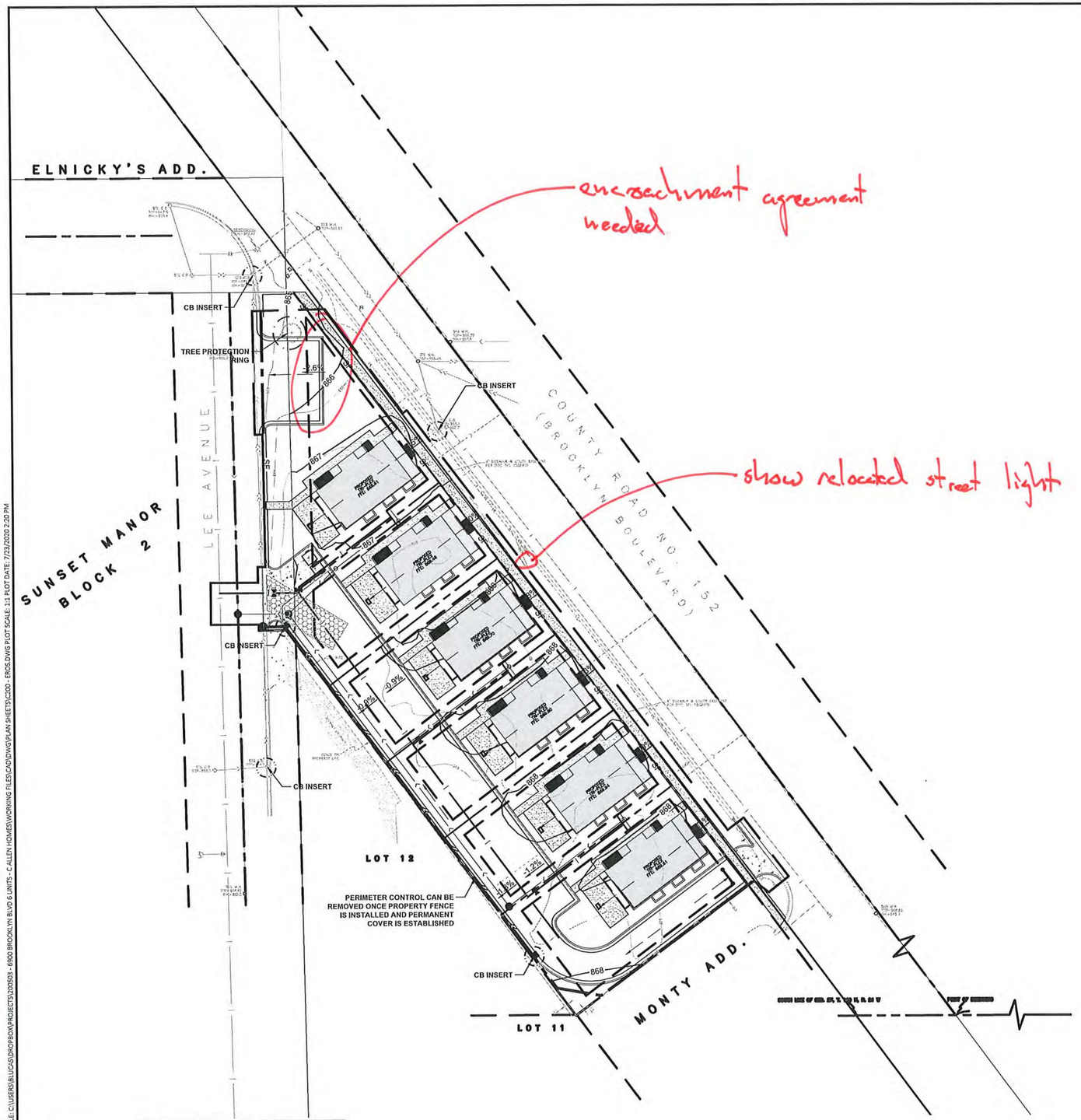
EROSION & SEDIMENT CONTROL - PHASE I

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N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
WETLAND		
SOIL BORINGS		
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
INLET PROTECTION		
GUTTER OUT CURB		
SILT FENCE	SF	
DIRECTION OF OVERLAND FLOW		
BIO-ROLL		

PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	450
EROSION CONTROL BLANKET	SQUARE FEET	XXX
CONSTRUCTION ROCK ENTRANCE	EACH	1
INLET PROTECTION DEVICE	EACH	5
TREE PROTECTION RING	EACH	1
BIO LOG	LINEAR FEET	480

AREA SUMMARY

PAVEMENT AREA	0.25 AC
BUILDING AREA	7,050 SF
SEEDING AREA	0.38 AC
PRE-CONSTRUCTION IMPERVIOUS	0.00 AC
POST-CONSTRUCTION IMPERVIOUS	0.55 AC
DISTURBED AREA	0.98 AC

BENCHMARKS (BM)

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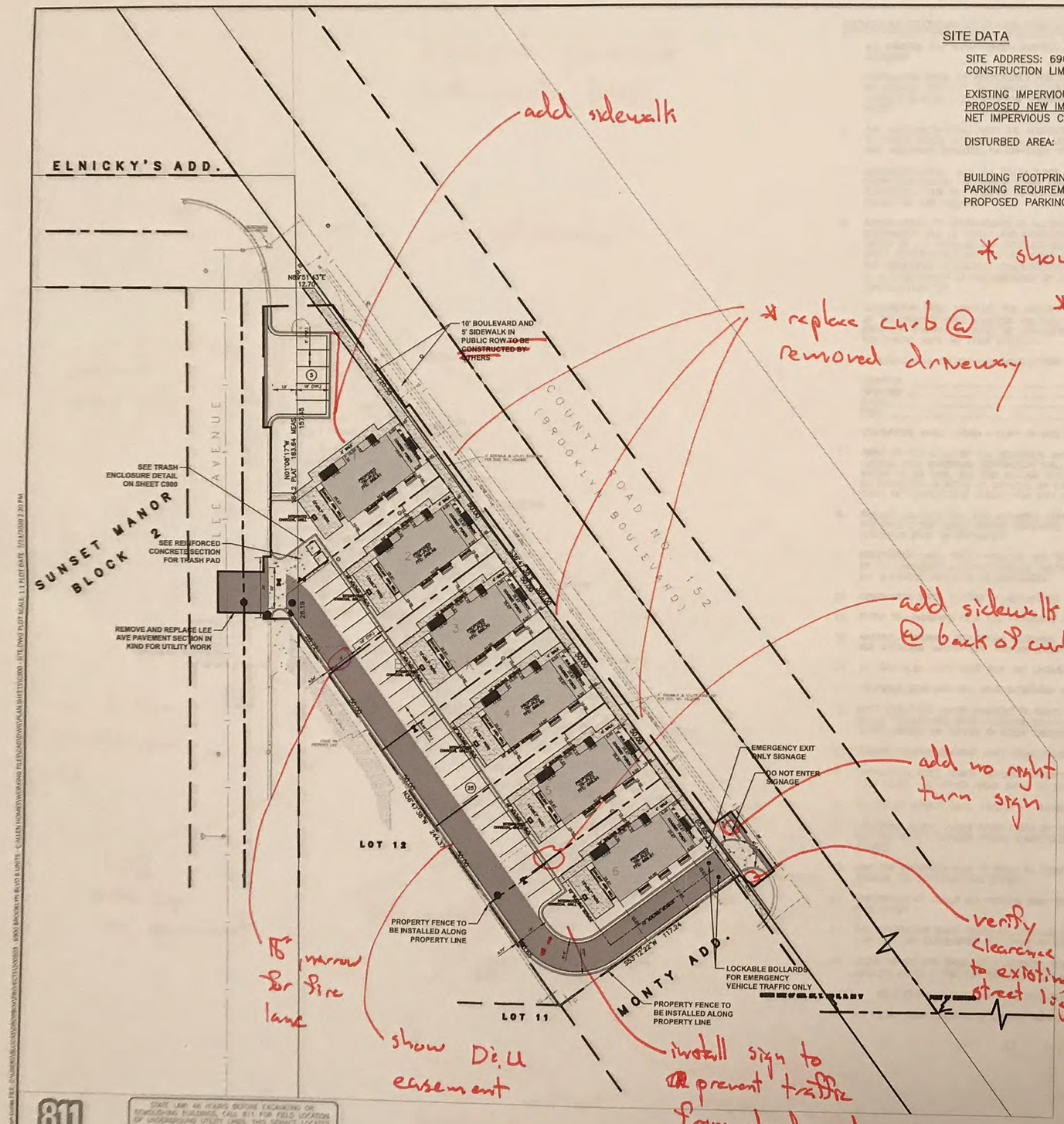
EROSION & SEDIMENT CONTROL - PHASE II

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SITE DATA

SITE ADDRESS: 6900 BROOKLYN BLVD	
CONSTRUCTION LIMITS AREA:	0.98 AC
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED NEW IMPERVIOUS AREA:	0.55 AC
NET IMPERVIOUS CREATED:	0.55 AC
DISTURBED AREA:	0.98 AC
BUILDING FOOTPRINT AREA:	1,175 SF
PARKING REQUIREMENT:	2 PER DWELLING UNIT
PROPOSED PARKING SPACES:	30 STALLS (INCL. X ADA)

* show ADA stalls

* cross access agreement

N

SBI

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
SWALE		
SOIL BORINGS		⌖
SIGN & BOLLARD	⊣	
LIGHT POLE	✲	✲
ADA PAVEMENT MARKING	♿	
PARKING STALL COUNT	ⓧ	
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE SIDEWALK		
CONCRETE PAVING		

GENERAL GEOMETRIC AND PAVING NOTES:

1. SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. PAVING SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR.
2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. THE FACE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB, ALL CURB & GUTTER TO BE B618 UNLESS OTHERWISE NOTED, SEE DETAIL SHEET C900.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SEE DETAIL SHEET C900.
5. FOR ALL PEDESTRIAN CURB RAMPS, SEE MNDOT STANDARD PLANS ON SHEET C900 FOR CONSTRUCTION DETAILS. SEE GRADING PLAN SHEET C400 FOR CURB TAPERS.
6. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
8. MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SAWCUT LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
9. ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
10. ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
11. SEE DETAIL SHEET C900 FOR BITUMINOUS & CONCRETE PAVEMENT SECTION DEPTHS AND SPECIFICATIONS.
12. PATTERNED CONCRETE PAVING AND PATIO AREAS AS DEFINED BY HATCHING SHALL MEET TEXTURE, COLOR AND PATTERN REQUIREMENTS AS SHOWN ON ARCHITECTURAL PLANS, BY OTHERS.
13. SEE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING, BY OTHERS.
14. SEE ARCHITECTURAL AND LANDSCAPE BY OTHERS PLANS FOR SIGNAGE AND FENCING INFORMATION.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MN MUTCD, CURRENT VERSION.
2. SEE REGULATORY SIGN DETAIL FOR SIGN AND POST DETAILS AND SIGN DESIGNATION AND SIZE INFORMATION.
3. ACCESSIBLE PARKING SIGNS SHALL BE PER MINNESOTA MUTCD SIGN R7-8M, SEE ACCESSIBLE SIGN AND POST DETAIL ON SHEET C900.
4. PROVIDE 4" WIDE SOLID WHITE STRIPING IN PARKING AREAS, UNLESS NOTED OTHERWISE.
5. PROVIDE PAVEMENT MARKINGS AND PAINT SYMBOLS AT ACCESSIBLE PARKING SPACES PER MN MUTCD, ADA AND LOCAL CODE.
6. PAVEMENT MARKINGS THAT EXIST PRIOR TO THE START OF THE PROJECT MUST BE REPLACED IN-KIND. IF IT IS LATEX OR EPOXY PAINT, ALL COSTS ASSOCIATED WITH PAVEMENT MARKING REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

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C. ALEN HOMES
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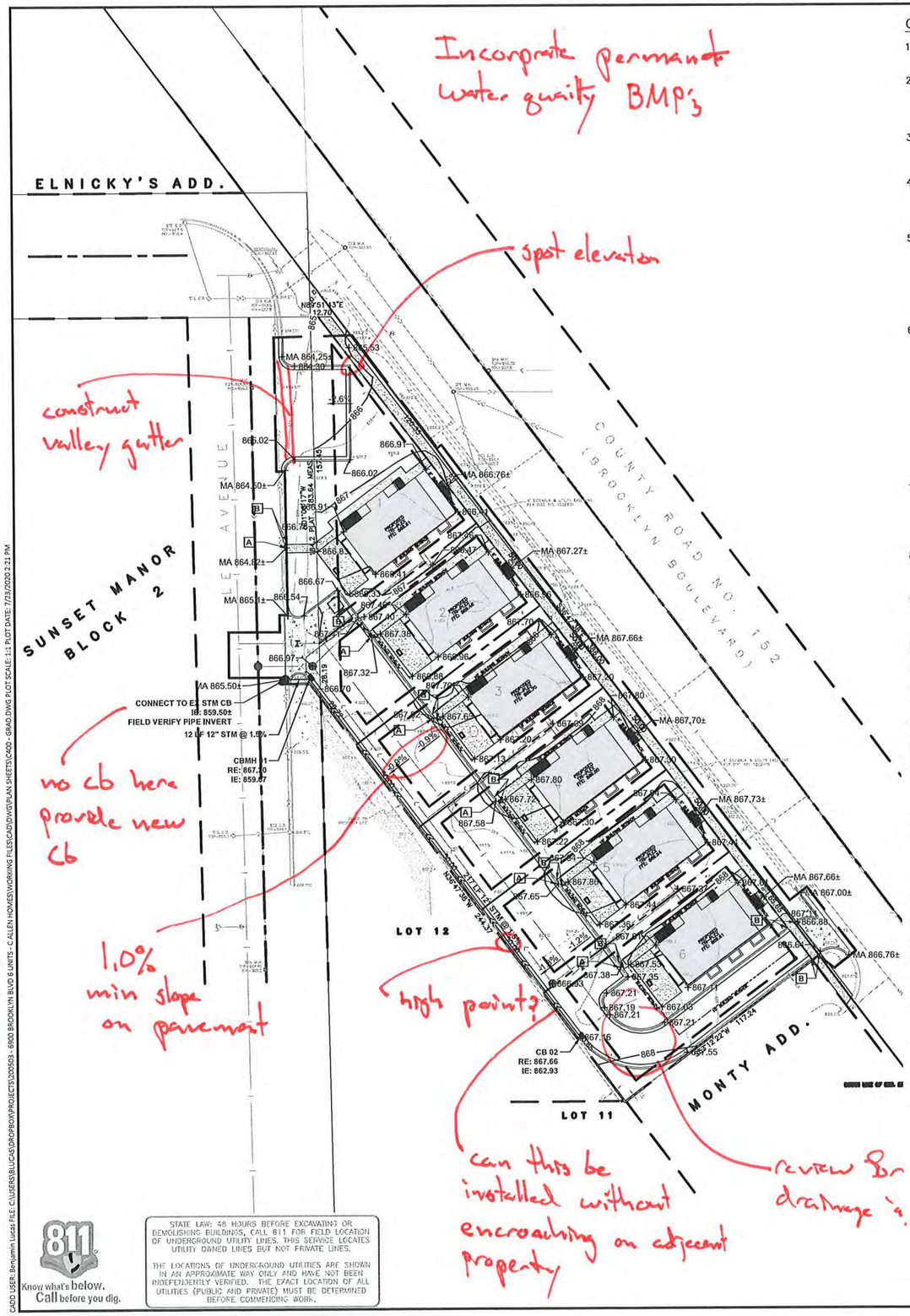
BENJAMIN JOCAS
DATE: XX.XX.2020 REG. NO. 54265

CIVIL SITE PLAN

SOLUTION BLUE PROJECT NO. 200503

C300

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GENERAL GRADING & DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
3. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMLPETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.
7. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
8. REPLACE ALL SUBGRADE SOIL DISTURBED DURING CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
11. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
12. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
13. SEE SITE PLAN SHEET C300 FOR SITE LAYOUT.
14. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
15. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE (LABELED WITH G AT CURB HEIGHT TRANSITIONS). SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOTS LABELED MA REFERS TO MATCH EXISTING GRADE, EOF REFERS TO EMERGENCY OVERFLOW ELEVATION.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
17. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
18. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
19. UNIFORMLY GRADED AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
20. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
21. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED CATCH BASINS AND MANHOLES TO BE FLUSH WITH FINAL GRADE.
22. THE CONTRACTOR SHALL CLEAN ALL SURFACE FLOW CHANNELS, PIPES AND STRUCTURES AFTER FINAL SURFACES ARE ESTABLISHED AND PRIOR TO PROJECT CLOSEOUT.
23. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS.

23.1. ROOF DRAIN LEADERS SHALL BE PVC, SCHEDULE 40.

24. ALL SEWER CONSTRUCTION TO COMPLY WITH CITY ENGINEERING DESIGN STANDARDS.

* all storm sewer & stormwater management feature to be privately owned & maintained

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		DT
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
DRAINAGE SLOPE	1.0%	
EMERGENCY OVERFLOW	EOF 800.00	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
GUTTER OUT CURB		

KEY NOTES:

[A] PERPENDICULAR PEDESTRIAN RAMP. SEE DETAILS FROM MNDOT STANDARD PLAN 5-297.250 ON SHEET C900.

[B] TRANSITION FROM FLUSH CURB TO 6" CURB, SHEET C900 FOR DETAIL.

BENCHMARKS (BM)

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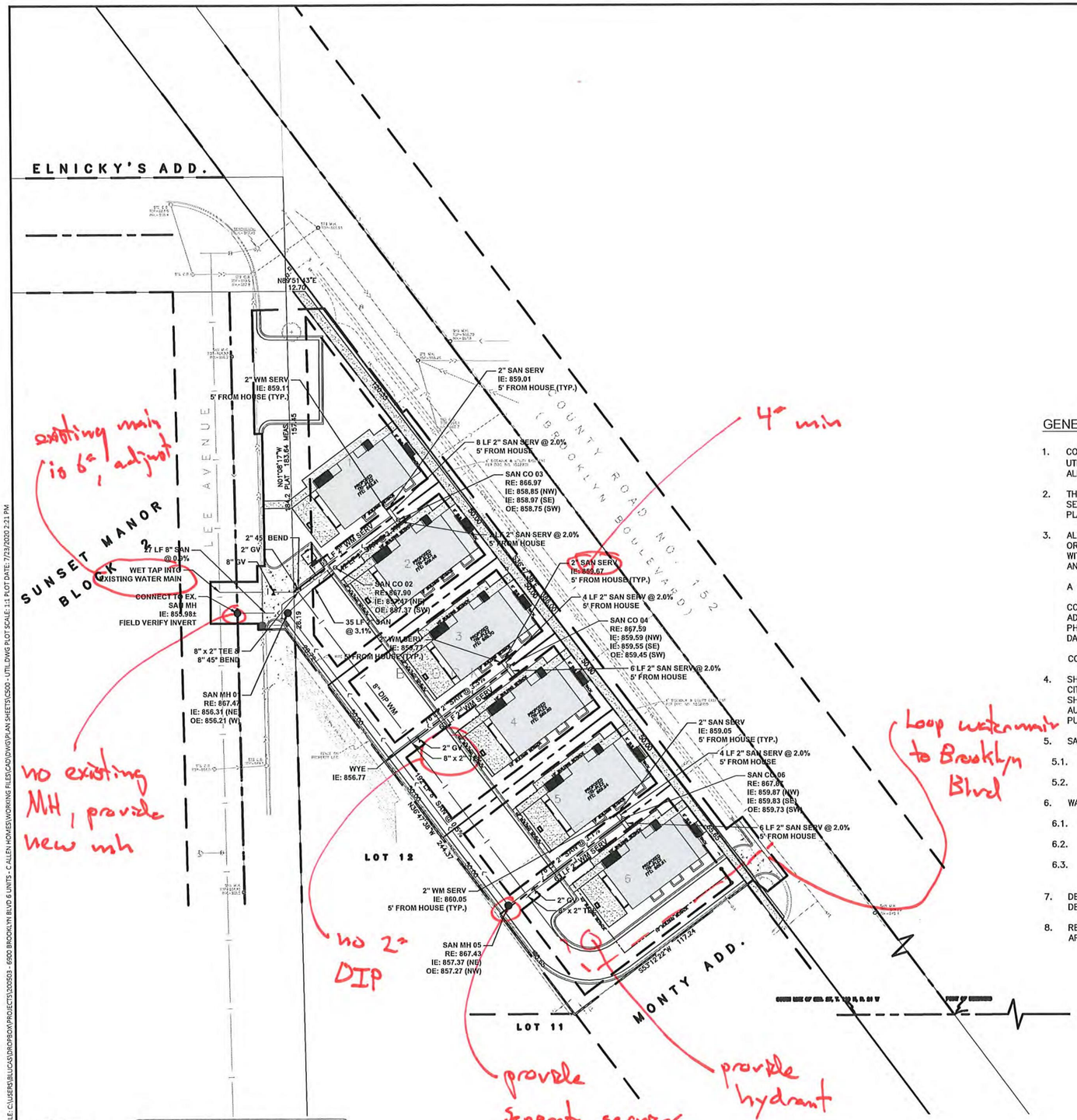
BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

GRADING & DRAINAGE PLAN

SOLUTION BLUE PROJECT NO: 200503

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CADD\DWG\PLAN SHEETS\C500 - UTILDWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM

Know what's below. Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF CONSTRUCTION		
BUILDING		
CURB & GUTTER		
STORM SEWER		
SANITARY SEWER		
WATERMAIN		
DRAINTILE		DT
GAS LINE	UG	UG
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE	UT	UT
SWALE		
SOIL BORINGS		
EMERGENCY OVERFLOW	EOF ELEV	
FLARED END SECTION INLET		
FLARED END SECTION OUTLET		
RIP RAP		
LIGHT POLE		

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE IMPROVEMENTS, INCLUDING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES. ALL PERMITS, APPLICATIONS, FEES AND CHARGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES FOR CONNECTION TO PUBLIC WATER, SANITARY SEWER AND STORM SEWER UTILITIES AND WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING PROVIDING AN APPROVED TRAFFIC CONTROL PLAN AS NECESSARY.

3. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: _____
   ADDRESS: _____
   PHONE: _____
   DATE: _____

   CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT.

4. SHALL OBTAIN ALL NECESSARY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. SANITARY SEWER PIPE SHALL BE PVC SDR 35, UNLESS OTHERWISE NOTED.

   5.1. SANITARY SERVICE CONNECTIONS TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.

   5.2. SANITARY SEWER CLEANOUTS SHALL BE PVC SCH 40, UNLESS OTHERWISE NOTED.

6. WATERMAIN PIPE SHALL BE DUCTILE IRON – CLASS 52, UNLESS OTHERWISE NOTED.

   6.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN MINIMUM.

   6.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.

   6.3. A MINIMUM VERTICAL SEPARATION OF 18-INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.

7. DEWATERING IS REQUIRED FOR ANY SANITARY SEWER OR WATER LINE CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.

8. REMOVE TEMPORARY SANITARY BYPASS AFTER EXISTING BUILDING HAS BEEN DEMOLISHED AND THE PROPOSED BUILDING SEWER SERVICES ARE BROUGHT ONLINE.

BENCHMARKS (BM)

BEARINGS SHOWN ARE ON HENNIPEN COUNTY COORDINATES
T.N.H AT N END OF SUBJECT PROPERTY
ELEVATION: 867.45 (NGVD 29 DATUM)

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN
C. ALEN HOMES
5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

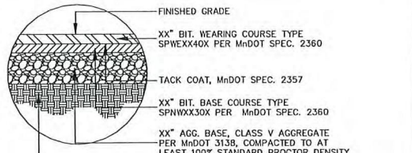
BENJAMIN LUCAS
DATE: XX.XX.2020 REG. NO. 54265

UTILITY PLAN

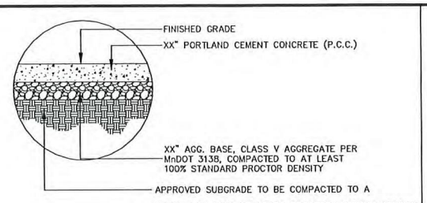
SOLUTION BLUE PROJECT NO: 200503

C500

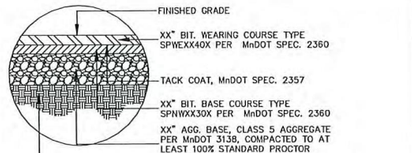
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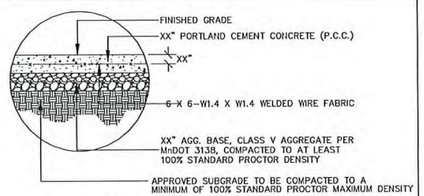
NORMAL DUTY



CONCRETE PAVEMENT



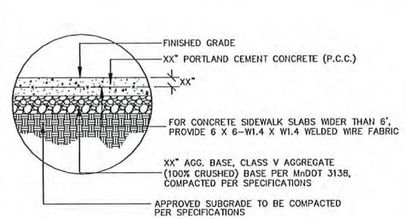
HEAVY DUTY (TRUCK ROUTE)



REINFORCED CONCRETE PAVEMENT

SITE-01	CIVIL SITE	REVISED 10/28/19
	TYPICAL BITUMINOUS PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

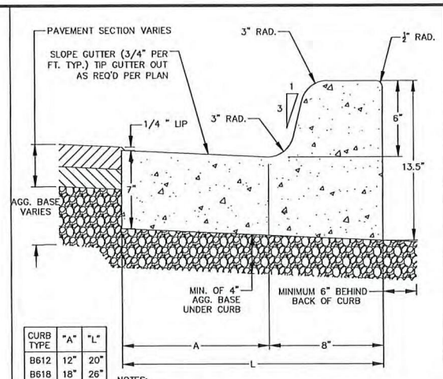
SITE-04	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE PAVEMENT SECTIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. REFER TO MnDOT SPECIFICATION 2521 FOR SIDEWALK CONSTRUCTION.
2. SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE UNLESS INDICATED OTHERWISE.
3. CONTRACTION JOINTS AT 5' SPACING, EXPANSION JOINTS EVERY 60' OR LESS.

SITE-05	CIVIL SITE	REVISED 10/29/19
	TYPICAL CONCRETE SIDEWALK SECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

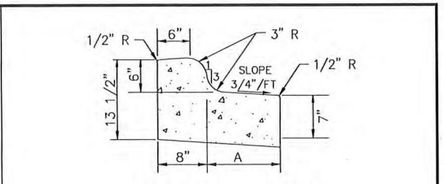


CURB TYPE	"A"	"L"
B612	12"	20"
B618	18"	26"
B624	24"	32"

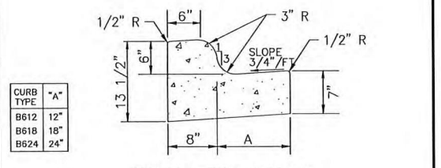
NOTES:

1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE
2. PROVIDE TOOLED OR SAWN CONTRACTION JOINTS AT 10' SPACING, EXPANSION JOINTS AT 60' MAXIMUM SPACING
3. CONSTRUCT CURB AND GUTTER PER MNDOT 2531

SITE-16	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CONCRETE CURB AND GUTTER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



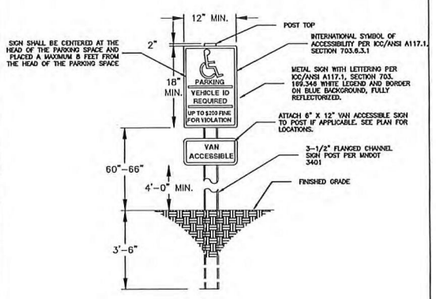
OUTFALL CURB & GUTTER



CURB TYPE	"A"
B612	12"
B618	18"
B624	24"

INFALL CURB & GUTTER

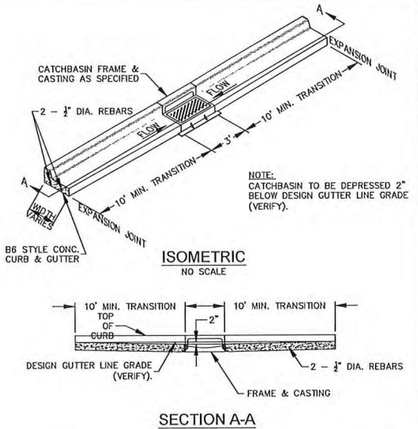
SITE-17	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB INFALL-OUTFALL	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH ALL CURRENT STATE AND LOCAL CODES AND REGULATIONS

ADA-06	ACCESSIBLITY	REVISED 11/04/19
	ACCESSIBLE SIGN AND CHANNEL POST	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

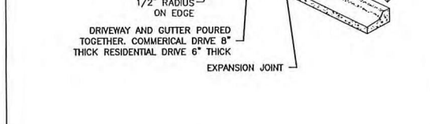


NOTE:
CATCHBASIN TO BE DEPRESSED 2" BELOW DESIGN GUTTER LINE GRADE (VERIFY).

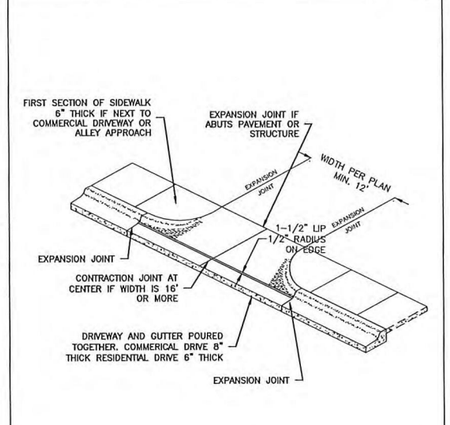
ISOMETRIC
NO SCALE

SECTION A-A
NO SCALE

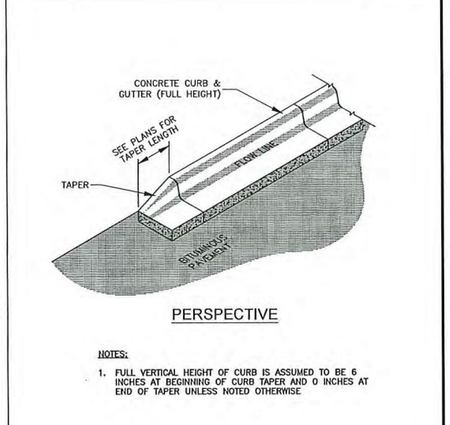
SITE-30	CIVIL SITE	REVISED 10/30/19
	B6 STYLE CURB & GUTTER CONSTRUCTION AT CATCH BASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-33	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON (NO SIDEWALK)	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



SITE-31	CIVIL SITE	REVISED 10/31/19
	CONCRETE DRIVEWAY APRON WITH SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PERSPECTIVE

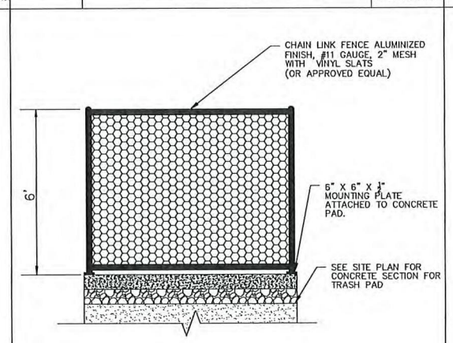
NOTES:

1. FULL VERTICAL HEIGHT OF CURB IS ASSUMED TO BE 6 INCHES AT BEGINNING OF CURB TAPER AND 0 INCHES AT END OF TAPER UNLESS NOTED OTHERWISE

SITE-37	CIVIL SITE	REVISED 10/30/19
	CURB TAPER	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

* use city details for Lee

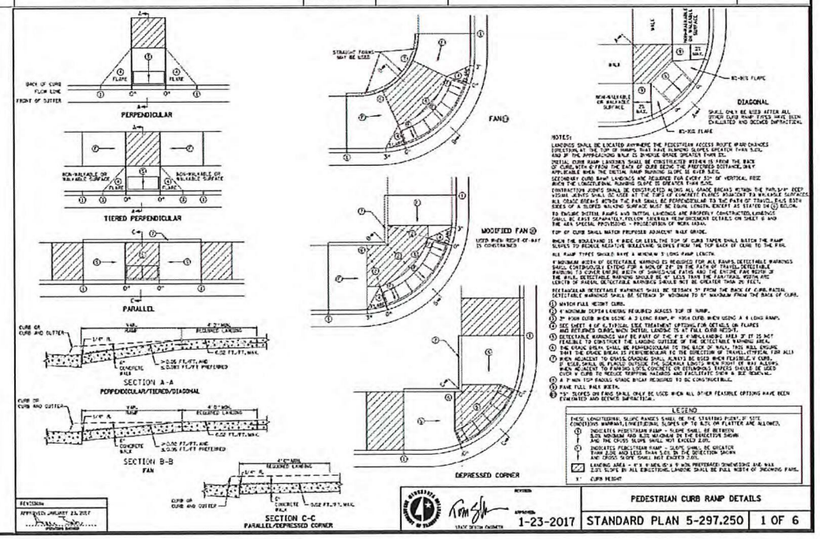
* County detail for curb on Brooklyn Blvd



NOTES:

1. SCREENING TO BE PLACED ON THREE SIDES OF TRASH ENCLOSURE (SEE PLANS FOR EXACT LOCATIONS).
2. SCREENING TO BE MOUNTED TO CONCRETE PADS.

SITE-51	CIVIL SITE	REVISED 07/23/20
	TRASH ENCLOSURE SCREENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PEDESTRIAN CURB RAMP DETAILS

1-23-2017 | STANDARD PLAN 5-297.250 | 1 OF 6

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-234-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

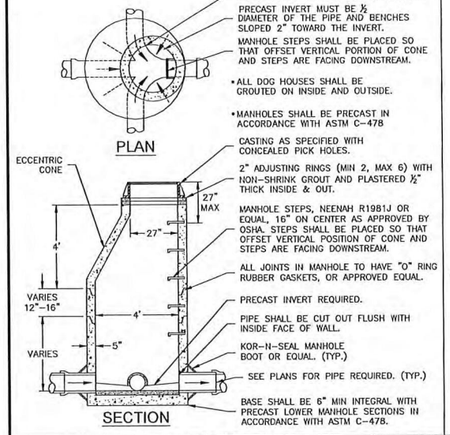
SITE DETAILS

SOLUTION BLUE PROJECT NO: 200503

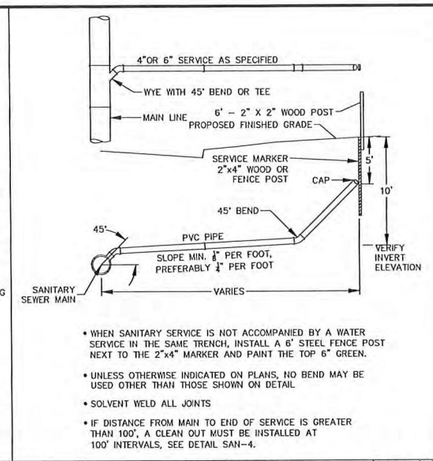
C900

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM



SAN-01	SANITARY SEWER	REVISED 11/05/19
	STANDARD MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

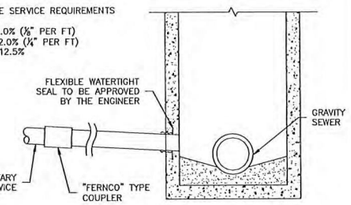


- WHEN SANITARY SERVICE IS NOT ACCOMPANIED BY A WATER SERVICE IN THE SAME TRENCH, INSTALL A 6' STEEL FENCE POST NEXT TO THE 2"x4" MARKER AND PAINT THE TOP 6" GREEN.
- UNLESS OTHERWISE INDICATED ON PLANS, NO BEND MAY BE USED OTHER THAN THOSE SHOWN ON DETAIL
- SOLVENT WELD ALL JOINTS
- IF DISTANCE FROM MAIN TO END OF SERVICE IS GREATER THAN 100', A CLEAN OUT MUST BE INSTALLED AT 100' INTERVALS, SEE DETAIL SAN-4.

SAN-09	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

NOTE:
WYES, BENDS AND PIPE SIZES AS REQUIRED BY PLANS AND SPECS

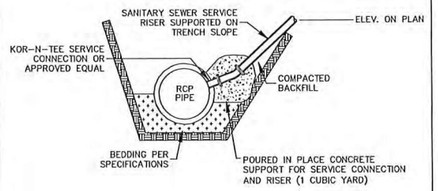
SEWER GRADE SERVICE REQUIREMENTS
GRADES:
MINIMUM – 1.0% (⅛" PER FT)
OPTIMUM – 2.0% (¼" PER FT)
MAXIMUM – 12.5%



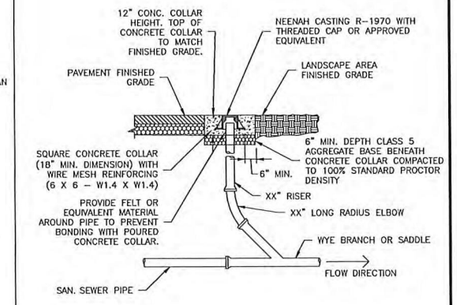
NOTE:
WHERE NO EXISTING SEWER IS IN PLACE, INSTALL PVC CAP AND MARK LOCATION WITH 4"X4"X6' TIMBER & ⅜"X4' STEEL ROD. BURY 6" BELOW FINISHED GRADE.

SAN-10	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

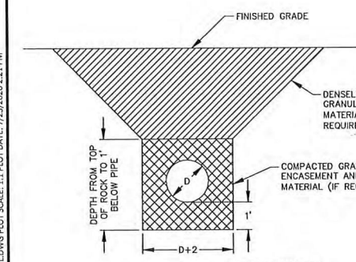
NOTE: SERVICE CONNECTIONS TO BE AT 2:00 OR 10:00



SAN-11	SANITARY SEWER	REVISED 11/05/19
	SERVICE CONNECTION TO RCP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

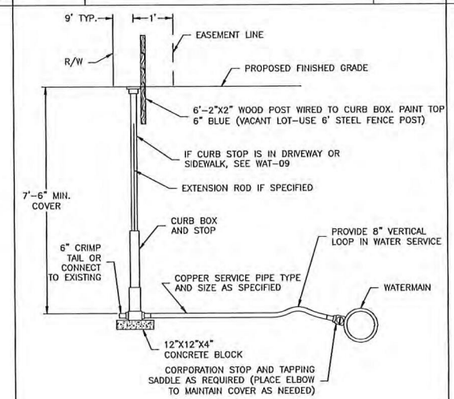


SAN-14	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER CLEAN OUT	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

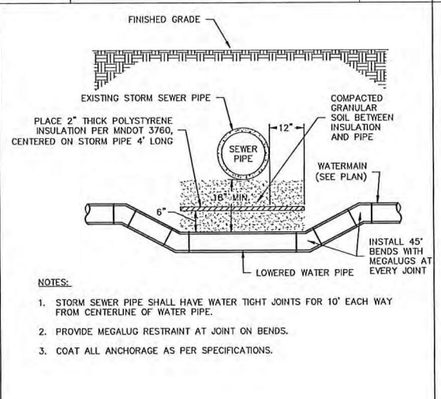


(GRANULAR ENCASEMENT AND BEDDING MATERIALS INCIDENTAL TO ROCK EXCAVATION)

SAN-16	SANITARY SEWER	REVISED 11/05/19
	SANITARY SEWER TRENCH ROCK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



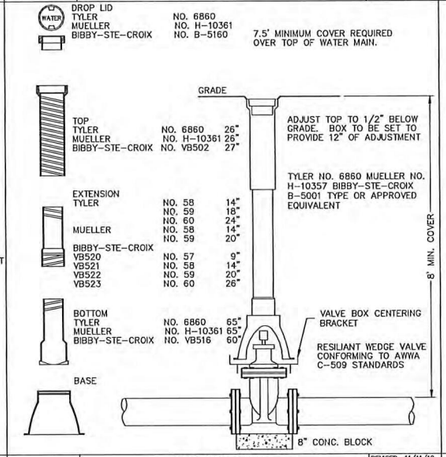
WAT-03	WATER MAIN	REVISED 11/11/19
	TYPICAL HYDRANT SPECIFICATIONS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



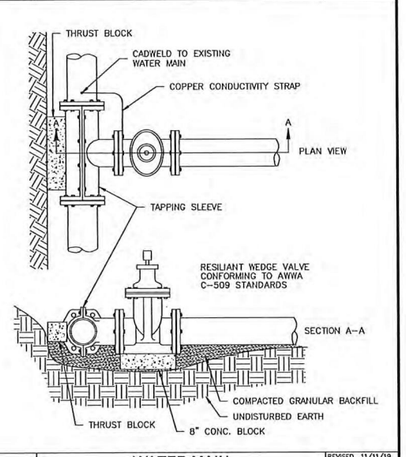
NOTES:

1. STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS FOR 10' EACH WAY FROM CENTERLINE OF WATER PIPE.
2. PROVIDE MEGALUG RESTRAINT AT JOINT ON BENDS.
3. COAT ALL ANCHORAGE AS PER SPECIFICATIONS.

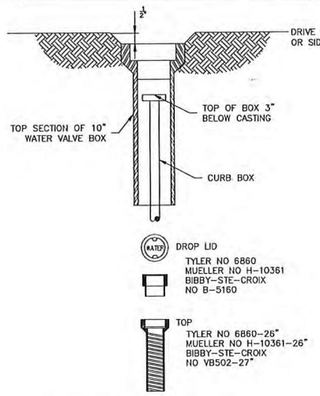
WAT-04	WATER MAIN	REVISED 11/11/19
	WATER PIPE/SEWER CROSSING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



WAT-05	WATER MAIN	REVISED 11/11/19
	GATE VALVE AND BOX	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

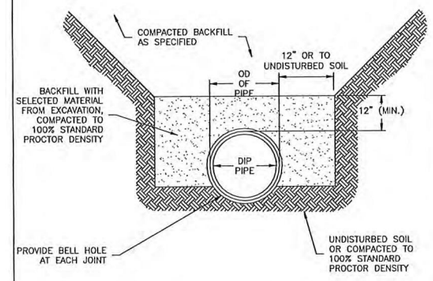


WAT-06	WATER MAIN	REVISED 11/11/19
	WET TAP	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



REQUIRED OVER THE CURB STOP & BOX WHERE THE BOX FALLS IN THE DRIVEWAY OR SIDEWALK.

WAT-09	WATER MAIN	REVISED 11/11/19
	CURB STOP AND BOX IN DRIVEWAY OR SIDEWALK	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



NOTE:
1. BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY IN LANDSCAPED AREAS, 100% IN PAVED AREAS OR WITHIN 5 FT OF STRUCTURE.

WAT-13	WATER MAIN	REVISED 11/11/19
	DUCTILE IRON PIPE WATER MAIN TRENCH	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

Solution Blue water matters
444 Cedar Street, Suite 1005 Saint Paul, MN 55101
651-294-0038 www.SolutionBlue.com

6900 BROOKLYN BLVD TRI-PLEX DEVELOPMENT

6900 BROOKLYN BLVD, BROOKLYN CENTER, MN

C. ALEN HOMES

5215 TERRACEVIEW LANE NORTH

6900

SUMMARY

DESIGNED: BJL DRAWN: BJL
REVIEWED: BJL
PHASE: PRELIMINARY INITIAL ISSUE: 07/23/20

REVISION HISTORY

#	DATE	DESCRIPTION
XX	XX/XX/2019	XXXX

CERTIFICATION

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

NOT FOR CONSTRUCTION

BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

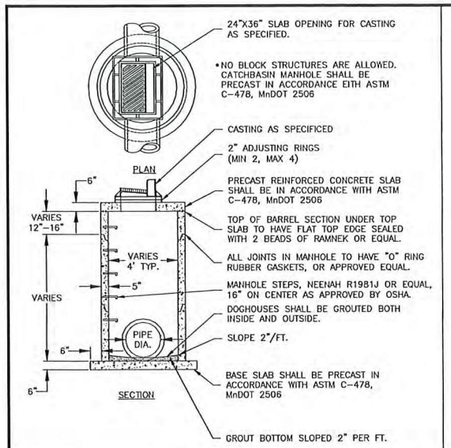
UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

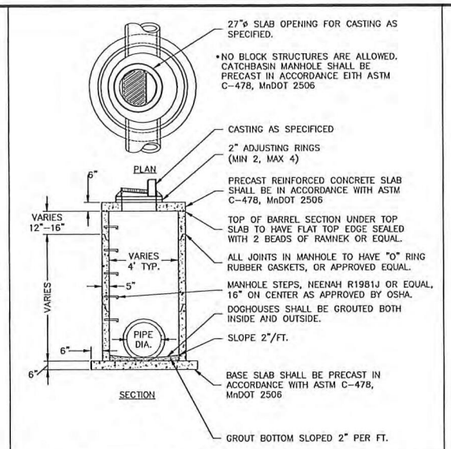
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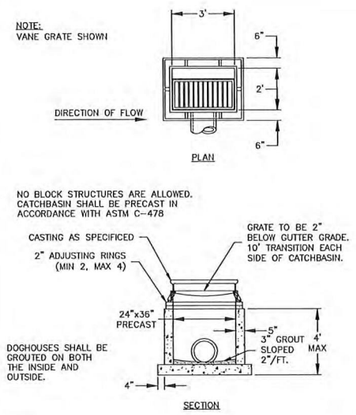
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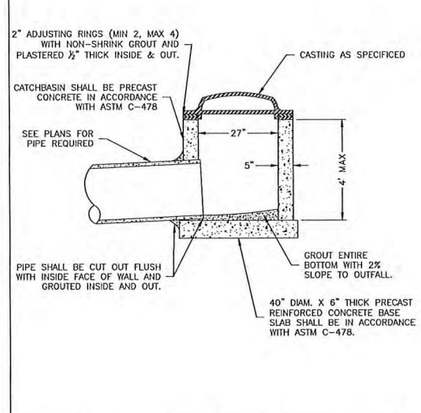
STM-03	STORM SEWER	REVISED 11/06/19
	CATCHBASIN MANHOLE WITH RECTANGULAR OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



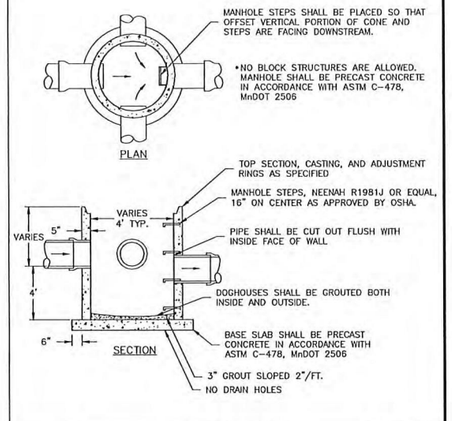
STM-04	STORM SEWER	REVISED 11/07/19
	CATCHBASIN MANHOLE WITH ROUND OPENING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



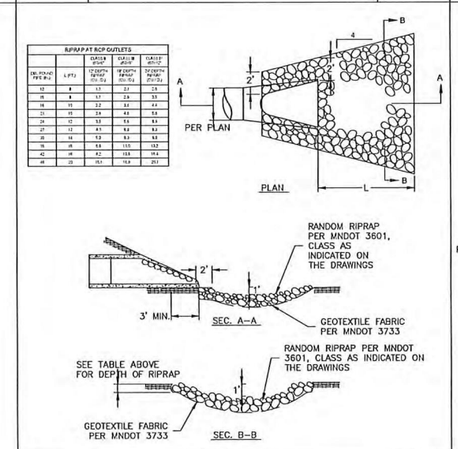
STM-05	STORM SEWER	REVISED 11/07/19
	2'X3' RECTANGULAR CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



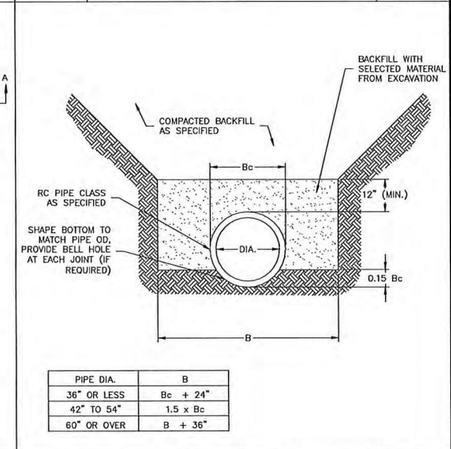
STM-08	STORM SEWER	REVISED 11/05/19
	PRECAST 27" SHALLOW CATCHBASIN	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-12	STORM SEWER	REVISED 11/07/19
	SUMP MANHOLE	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



STM-18	STORM SEWER	REVISED 11/07/19
	RIPRAP AT RCP OUTLETS	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.



PIPE DIA.	B
36" OR LESS	Bc + 24"
42" TO 54"	1.5 x Bc
60" OR OVER	B + 36"

STM-19	STORM SEWER	REVISED 11/07/19
	RC PIPE CLASS "C" BEDDING	DRAWN BL
		SCALE NTS
		SOULTION BLUE, INC.

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BENJAMIN LUCAS

DATE: XX.XX.2020 REG. NO. 54265

UTILITY DETAILS

SOLUTION BLUE PROJECT NO: 200503

C902

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CADD USER: Benjamin Lucas FILE: C:\USERS\BLUCAS\DROPBOX\PROJECTS\200503 - 6900 BROOKLYN BLVD 6 UNITS - C ALLEN HOMES\WORKING FILES\CAD\DWG\PLAN SHEETS\C900 - DETL.DWG PLOT SCALE: 1:1 PLOT DATE: 7/23/2020 2:21 PM

Exhibit E

Community Development
763-569-3330 Direct

August 4, 2020

C Alan Homes Development

Building/Fire comments

Upon review of documents provided for the development of multi-family dwelling units located at 6000 Brooklyn Blvd & 6900 Brooklyn Blvd. Items that are listed below need to be addressed:

1) A SAC determination shall be provided by MET Council with a determination letter presented to the Building Department prior to permit issuance.
2) City SAC /WAC fee is based on a determination of MET Council. If any MET Council SAC fee is applied to a structure. City SAC/WAC is applied on the Sewer and Water permit application as per Fee table located on back. Multi-family "Less than 5 acres" $4500 per multi-family structure in addition to state surcharge.
3) The buildings are considered a group R2. Per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.1. In Group R2 occupancies containing more than seven (7) dwelling units, at least 2 percent but not less than one of the units shall be a T*ype A* unit. All group R2 units within a contiguous parcel of land development, irrespective of lot lines and public rights-of-way within the development, shall be considered to determine the total number of units and the required number of *Type A* units.
    a. Each development shall be provided with (1) *Type A unit.*
    b. The remaining units are NOT required to be *Type B units* as there is not (4) four or more dwelling units in a single structure per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1107.6.2.2.2.
4) At least (1) one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalk to the accessible building entrance served Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 1104.1. An exterior accessible route with a slope not steeper than 1:20 that are part of an accessible route shall be (48") forty-eight inches minimum in width per Chapter 11 and ICC ANSI A117.1-2009 with MN Amendments 403.5.4.
    a. Both sites that are to be provided with an accessible *Type A unit* shall have an exterior accessible route be provided to the main entrance of the dwelling unit.

5) Accessible parking requirements and space for Group R2 occupancies shall be provided with not less than 1 accessible parking space and access aisle.
6) Buildings are NOT required to sprinklered per the Special Fire Protection systems subp. 2 adopted by the City of Brooklyn Center or by MNBC & MNFC 903.2.8 when a group R2 building area is less than 4,500 square feet.
7) Fire Department access roads that have a dead end shall not be in excess of (150') one hundred-fifty feet or shall be provided with an approved area for turning around per MNFC 503.2.5. Exception where a dead-end road serves a Group R building that are equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA, the maximum dead-end length distance is permitted to be increased up to (300') three hundred feet.
8) Fire hydrants shall be provided, *if not already existing and compliant* if a building within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road as measured by and approved route around the exterior of the facility or buildings. On site fire hydrants and mains shall be provide where required by the fire code official per MNFC 507.5.1.

Dan Grinsteinner
Building Official
City of Brooklyn Center
763-569-3313

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2020-005 FOR PRELIMINARY AND FINAL PLAT AND SITE AND BUILDING PLAN APPROVALS AND THE ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR THE SUBJECT PROPERTIES LOCATED IN THE 6900 BLOCK OF BROOKLYN BOULEVARD AND KNOWN AS 6921, 6927, 6933, AND 6939 BROOKLYN BOULEVARD

WHEREAS, Planning Commission Application No. 2020-005, submitted by C Alan Homes ("the Applicant"), requests review and consideration for approval of a preliminary plat, final plat, and site and building plan, and establishment of a Planned Unit Development (PUD) for four properties currently owned by the Economic Development Authority (EDA) of Brooklyn Center, Minnesota, located just north of 69th Avenue North and west of Brooklyn Boulevard, and known as 6921, 6927, 6933, and 6939 Brooklyn Boulevard ("the Subject Property"); and

WHEREAS, the Subject Property is currently zoned C1 (Service/Office) District under the City's Zoning Code; and

WHEREAS, the Applicant appeared before the City Council of Brooklyn Center, Minnesota on May 11, 2020 for a concept plan review of their proposed development of six (6) triplexes and related site improvements on the Subject Property, in conjunction with a second proposal from the Applicant to construct another seven (7) triplexes and related improvements to the south of the Subject Property at 6025, 6031, 6037, and 6045 Brooklyn Boulevard, and submitted for separate consideration under Planning Commission Application No. 2020-004; and

WHEREAS, on June 22, 2020, the City Council of Brooklyn Center, Minnesota approved a Preliminary Development Agreement with C Alan Homes, LLC for the two aforementioned sets of properties located along Brooklyn Boulevard to allow the Applicant time to review the properties, obtain financing, work through City land use approvals, and negotiate with the EDA on the purchase of the properties pending approval of the aforementioned Planning Commission Application No. 2020-005; and

WHEREAS, a public hearing for Planning Commission Application No. 2020-005 was initially scheduled for July 9, 2020; however, City staff exercised its rights under Minnesota Statutes Section 15.99, Subd. 3(f) to extend the review period for an additional sixty (60) days to allow the Applicant additional time to reconcile adjustments necessary to the site plan for additional easements and determine the ability for driveway access off Brooklyn Boulevard from Hennepin County; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of

Brooklyn Center, Minnesota received and reviewed a planning report on the proposed preliminary plat, final plat, site and building plan, and Planned Unit Development proposals for the proposed new construction of seven triplexes and related site improvements on the approximately 0.98 acre site; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on August 13, 2020, whereby a planning staff report was presented and public testimony regarding the proposal were received. Notice of such public hearing was published in the official newspaper and notices were mailed to adjacent property owners as required by City Code, and notification signage was installed on the Subject Property; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the requests in light of all testimony received, the guidelines and standards for evaluating the preliminary and final plat under Chapter 15 (*Platting*), site and building plans under Chapter 35 (*Zoning*) and specifically Section 35-230 (*Plan Approval*), and Planned Unit Developments as contained in Section 35-355 (*Planned Unit Development*) of the City's Zoning Code, including compliance with the guidelines for re-zoning properties, and the request complies with the general goals and objectives of the City's 2040 Comprehensive Plan; and

WHEREAS, the Subject Property would be re-zoned from C1 (Service/Office) District to PUD/N-MU (Planned Unit Development-Neighborhood/Mixed Use) District, which is consistent with the future land use designation and density outlined in the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2020-005, submitted by C Alan Homes, be approved based upon the findings of fact in the August 13, 2020 planning report and submitted plans, as amended by the following conditions of approval:

Anticipated Permitting

1. The Applicant shall apply for and receive a City Land Disturbance permit prior to commencing any grading or land clearance activities on the site.
2. The Applicant shall obtain any required permits from Hennepin County for work in the County right-of-way.
3. The Applicant shall meet all requirements of the Shingle Creek Watershed Commission, including incorporation of water quality measures, as specified by the City.
4. The Applicant shall apply for and receive all applicable City building permits prior to commencing construction of any work.
5. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
6. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
7. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

Plat Review

8. Approval of the preliminary and final plats are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated August 4, 2020.
    a. The Applicant shall complete the vacation of any identified easements and ensure notice of completion of vacation is recorded with Hennepin County prior to recording of final plat and mylar.
9. Final plat and mylar shall be subject to the provisions of Chapter 15 of the City Code of Ordinances (*Platting*).
10. Any comments and/or requirements as provided by Hennepin County.
11. Any comments and/or requirements from the City Attorney's office, and specifically regarding an updated certified abstract of title.
12. The successful recording of said plat (mylar) with Hennepin County.

PUD / Site Plan Review

13. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development as approved by the City Council.
14. The Applicant shall enter into a Purchase Agreement with the Economic Development Authority of Brooklyn Center prior to the execution of the Final Plat.
15. The Applicant shall enter into a PUD agreement with the City of Brooklyn Center prior to the execution of the Final Plat.
16. The Applicant shall distribute Section 8 units through each of the identified three floors of triplex buildings identified for Section 8 voucher holders so as to prevent designating a particular level for such units.
17. The Applicant shall enter into a Performance Agreement with supporting financial guarantee approved by the City shall be executed prior to the issuance of any permits.
18. The Applicant shall enter into a Construction Management Plan and Agreement and provide a separate deposit for any non-compliance.

Engineering Review

19. The Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memorandum, dated August 4, 2020.
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.

Fire Inspector/ Building Official Review

20. The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any plan approval, including installation of a minimum 20-foot wide drive aisle.
21. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
22. The Applicant shall apply for a SAC determination from the Metropolitan Council. Said determination shall be forwarded to the City and paid for upon issuance of any City permits.
23. The Applicant shall work with the Building Official to address all minimum requirements for accessibility as they relate to units, parking, accessible routes, etc.

August 24, 2020
Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the ____ day of _____, 2020, at 7:00 p.m. or as soon thereafter as part of the regular City Council meeting to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain lands located along Brooklyn Boulevard.

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF CERTAIN LANDS LOCATED ALONG BROOKLYN BOULEVARD

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning. Chapter 35, Section 35-1240 of the City Ordinances of the City of Brooklyn Center is hereby amended as follows:

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby established as being within a (PUD) Planned Unit Development District Zoning Classification:

12. The following properties are designated as PUD-N/MU (Neighborhood Mixed Use) District:

Robertson & Brekke's Brookyln Boulevard First Addition, Lots 1 through 7, Block 1.

Robertson & Brekke's Brookyln Boulevard Second Addition, Lots 1 through 6, Block 1.

Adopted this _____ day of _____, 2020.

_____
Mike Elliott, Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: ~~Strikeout~~ text indicates matter to be delete, double underline text indicates new matter.)

Council Regular Meeting

DATE: 8/24/2020

TO: City Council
FROM: Curt Boganey, City Manager
THROUGH: N/A
BY: Dr. Reggie Edwards

SUBJECT: Resolution Authorizing Staff to Proceed with the BC Beyond COVID Community Innovation Grant Program Pilot Project, with will be funded by the General Fund through the Use of Available Contingency Funds

Background:

On July 13, 2020 staff presented to the Council and EDA Commission the purpose, process and pilot projects for BC Beyond COVID Innovation Initiative.

The purpose of the initiative was:

- To work with residents and businesses, so that they may survive, rebuild and thrive in the era of COVID-19 Worldwide Pandemic.

The guiding principles for completing the initiative were:

- We will ensure opportunity for all residents and businesses to survive and thrive
- We will focus our efforts where the needs are greatest
- We will act in profound and unprecedented ways to match an unprecedented event
- We will embrace and shape the City's new normal
- We will commit City necessary resources (i.e. human, skills, and capital) to meet imminent needs of residents and businesses

The following framework was used in defining innovation:

- Creating an innovative organization
- New ideas and ways of doing business
- Looking for opportunities to create a break-through idea
- Solve unsolvable problems
- Exceeding citizen expectations

The process involved the following steps:

1. Identify the need (research actual and similar events, interview residents)
2. Research (Similar events and innovations/strategies)
3. Brainstorm strategies
4. Mockup projects efforts and internal scenario test

5. Pilot (resident capacity, city service, city operations)

Based on community research the following top needs were identified:

- Resources life essentials (i.e. food, rent/housing, etc.)
- Housing Stability
- Emotional and Mental Health Well-Being
- Financial Assistance to Business
- Communication on COVID-19 and Access to Resources
- High Speed Internet
- Job Creation

Staff identified over 70 innovative strategies to address those needs. Staff were asked to identify innovations that would best address all or as many of the needs as possible. One of the top innovations identified was "BC Community Innovation Grant Program".

During conception of this innovation staff proposed the following thought to themselves, "Imagine The Problems A Neighborhood Innovation Grant Can Help Solve". In thinking through that thought, the scope and needs to be addressed were identified.

SCOPE AND ISSUES

Due to the coronavirus pandemic, the Neighborhood Innovation Grant was designed to assist with the challenges individuals and neighborhood groups and/or businesses operating in Brooklyn Center were experiencing.

Needs:

- Financial assistance for business,
- High-speed internet and technology
- Emotional health and well-being
- Communication of health and safety resources available to residents
- Job creation

Often, the best ideas and solutions come from those within community. These grants are to fund problem-solving projects to assist in neighborhood improvement and beyond, through skill investment. This pilot would provide Neighborhood Innovation Grants to neighborhood-based groups, individuals and nonprofit organizations operating in Brooklyn Center to resolve a COVID related problem in the City. Projects would need to be completed within 90-days or unless time extension were to be granted.

Timeline

- Pilot would be up and running as of October 1, 2020
- Rolling grant application period with applications being reviewed quarterly.
- Review process will evaluate the application and the impact the proposed project would have on the community/business/etc.
- Applicants will be eligible to receive funds once per year. The program will continue annually as funds are budgeted.

Limited resources played a significant factor in the implementation of the four pilot projects. CARES ACT

Funding provides the opportunity to fund two of the four projects, which the BC Community Innovation Grant Program was not one of them. Because CARES ACT Funding and higher than expected tax collection this project can be funded through general fund emergency funds. Because, this project was not included initially in the budget and is an expenditure resulting from need to respond to the COVID-19 Pandemic general fund emergency dollars would be an appropriate use and adequate funding would be available ($50,000). Staff recommends moving forward with this pilot.

Is there a consensus of the Council directing staff to proceed with the BC Beyond COVID Community Innovation Grant Program with or without location modifications?

Budget Issues:

The total funding for this pilot is $50,000, which would be funded by the General Fund through the use of available contingency funds.

Strategic Priorities and Values:

Resident Economic Stability, Inclusive Community Engagement, Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Powerpoint	8/18/2020	Backup Material
resolution	8/20/2020	Resolution Letter

BC Beyond COVID

Brooklyn Center City Council Presentation

Monday, July 13, 2020

BC Beyond COVID

Purpose:

- To work with residents and businesses, so that they may survive, rebuild and thrive in the era of COVID-19 Worldwide Pandemic.

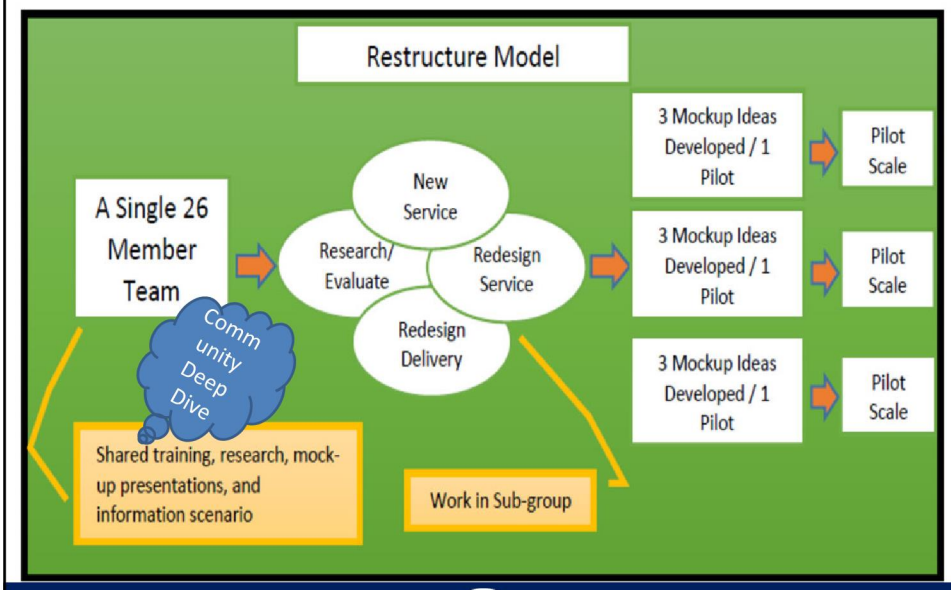
Principles:

- We will ensure opportunity for all residents and businesses to survive and thrive
- We will focus our efforts where the needs are greatest
- We will act in profound and unprecedented ways to match an unprecedented event
- We will embrace and shape the City's new normal
- We will commit City necessary resources (i.e. human, skills, and capital) to meet imminent needs of residents and businesses

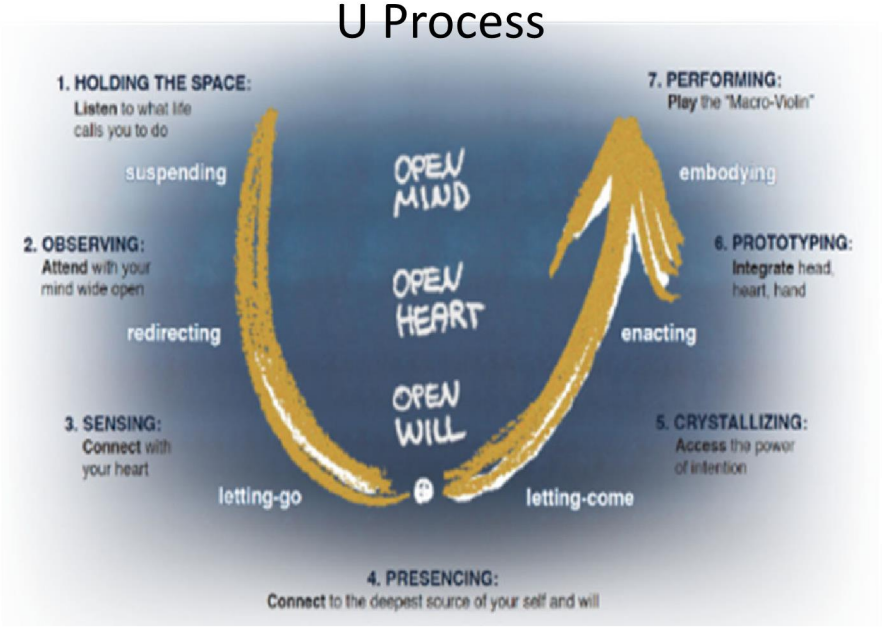
Defining Innovate

- Creating an innovative organization
- New ideas and ways of doing business
- Looking for opportunities to create a break-through idea
- Solve unsolvable problems
- Exceeding citizen expectations

BC Beyond COVID Framework



U Process



IDEO Innovation Process

1. Identify the need (research actual and similar events, interview residents)
2. Research (Similar events and innovations/strategies)
3. Brainstorm strategies
4. Mockup projects efforts and internal scenario test
5. Pilot (resident capacity, city service, city operations)

Community Deep Dive

Questions:

1. What has been your experience as a resident and/or business with the COVID-19 Pandemic?
2. What have you observed regarding how COVID-19 has affected residents and/or businesses? Can you share a story to illustrate the affect?
3. During the COVID-19 Pandemic, what were the more challenging issues experienced by residents and/or businesses? Can you share a story to illustrate the challenge?
4. During the COVID-19 Pandemic, what were some surprisingly positive events experienced by residents and/or businesses? Can you share a story to illustrate the event?
5. From your perspective, how do you believe the COVID-19 Pandemic will affect residents and/or businesses in the coming 3-6 months?
6. From your perspective, how do you believe the COVID-19 Pandemic will affect residents and/or businesses in the coming 12-18 months?

BC Beyond COVID – Community Needs Ranking

Conducting Ranking Feedback

- Comments of Experience:
- Difficulty
- Deal with multifaceted and dynamic problem
- Organizational innovative flexibility

Top Rankings

- Resources life essentials (i.e. food, rent/housing, etc.)
- Housing Stability
- Emotional and Mental Health Well-Being
- Financial Assistance to Business
- Communication on COVID-19 and Access to Resources
- High Speed Internet
- Job Creation



BC Beyond COVID-19 / Pilot Project #1

BROOKLYN CENTER SENIOR IPAD/TABLET PROGRAM

Pilot Project Vision and Goals

Vision

- To enhance connectivity and reduce the sense of isolation amongst the senior population in Brooklyn Center

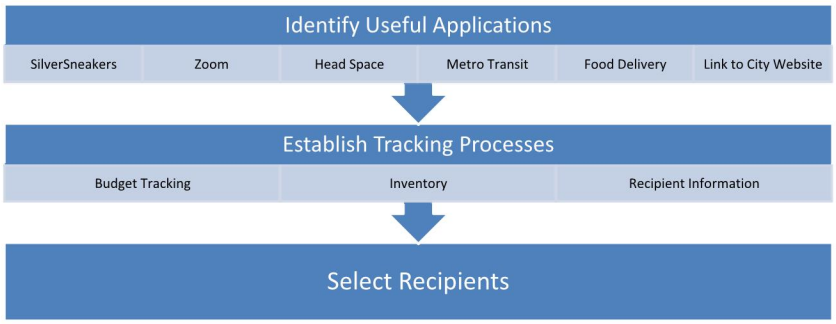
Goals

- Develop a sense of increased communal connectivity amongst Brooklyn Center seniors
- Reduced sense of emotional and physical isolation amongst Brooklyn Center seniors
- Increased participation in CARS programming amongst Brooklyn Center seniors
- Disseminate, at a minimum, 50 tablets to Brooklyn Center seniors.

Needs and Benefits

Needs	Benefits
• Technology • Mental and Emotional Health • Communications of Health Resources	• Telehealth • Recreation Programming • Family Connections • Mobility Services access • Essential Services access

Senior Tablet Action Items



POTENTIAL FUNDING SOURCES:

Walmart Save money. Live better. · TARGET · Luther · Hennepin · Google · Apple

PARTNERS:

Reimagine Aging Senior Community Services · CEAP · SANCTUARY RETIREMENT LIVING · MARANATHA



BC Beyond COVID-19 / Pilot Project #2

WiFi IN NEIGHBORHOOD PARKS



WiFi in Brooklyn Center Parks

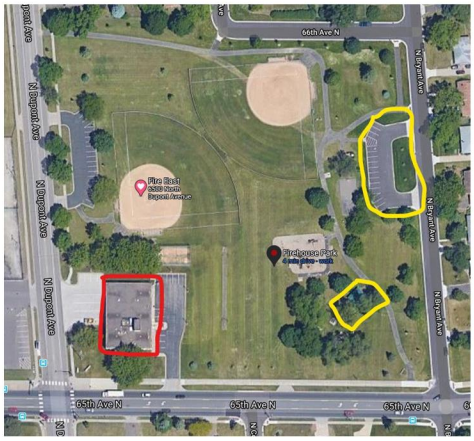
Outcomes

- Access internet during park hours (5am-10pm) 365 days a year
- Those without internet access can apply for jobs, complete school work or interact with others
- City departments hold educational opportunities and programs to engage community



WiFi in Brooklyn Center Parks

- Pilot Park: Firehouse Park
  - Close proximity to several apartment complexes
  - Picnic shelter with tables
  - Near BC Middle and High School
- Estimated up and running time
  - 30 days
- Pilot Length
  - 1 year





BC Beyond COVID-19 / Pilot Project #3

NEIGHBORHOOD INNOVATION GRANT PROGRAM

Imagine The Problems A Neighborhood Innovation Grant Can Help Solve



SCOPE AND ISSUES

Due to the coronavirus pandemic, the Neighborhood Innovation Grant was designed to assist with the challenges individuals and neighborhood groups and/or businesses operating in Brooklyn Center were experiencing.



Needs:

- Financial assistance for business,
- High-speed internet and technology
- Emotional health and well-being
- Communication of health and safety resources available to residents
- Job creation.

Often, the best ideas and solutions come from those within community. These grants are to fund problem-solving projects to assist in neighborhood improvement and beyond, through **skill investment**.



GEOGRAPHY / LOCATION
The **Neighborhood Innovation Grant** is available to neighborhood-based groups, individuals and nonprofit organizations operating in Brooklyn Center

DESIGN TO LEARN USEFUL LESSONS AND EXPAND
Projects must be completed within 90-days and funded applicants will be asked to complete a brief report (so we can learn from their work). Extended time may be requested and will be approved on case by case basis.

Timeline

- Pilot would be up and running as of October 1, 2020
- Rolling grant application period with applications being reviewed quarterly.
- Review process will evaluate the application and the impact the proposed project would have on the community/business/etc.
- Applicants will be eligible to receive funds once per year. The program will continue annually as funds are budgeted.
- Applicants who receive grants will be asked to complete a W-9 Form, which will be provided by the City.





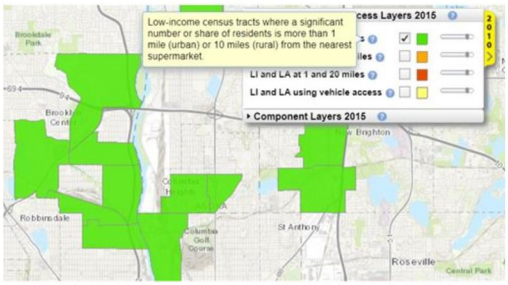
BC Beyond COVID-19 / Pilot Project #4

BC COMMUNITY FOOD COLLECTIVE

SUPPLYING HEALTHY FOOD ● EDUCATION ● JOBS

Scope and Issues

- Lack of access to affordable healthy food
- Interruptions in food supply chain
- Lack of knowledge about how to grow and cook with fresh produce



Pilot Project Description

- Deep Winter Greenhouse for year-round food production
  - Culturally-appropriate produce
- Job Opportunities
- Training for residents
- Tool library
- CSA style pay-what-you-can membership model
- Scalable and flexible program and design
- Urban agriculture



Deep Winter Greenhouse Design



Opportunities

- Classes and workshops on how to grow your own food, how to compost, build a raised garden, prepare and cook with fresh food, etc.
- Hire residents of various ages, experiences and backgrounds as onsite staff to provide classes, oversee planting and harvesting, organize garden clubs, etc.
- Hire residents to assist with the work for money or CSA shares

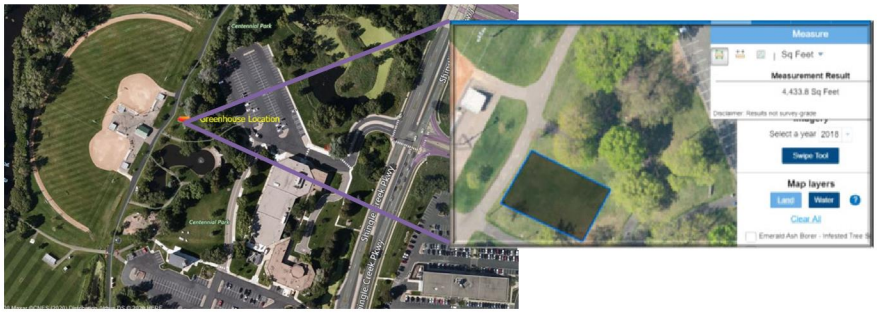


Opportunities

- Solar power to the greenhouse for the heating
- Utilize a cistern system to collect stormwater runoff to water the plants



Location



Location Advantages

- Access to utilities
- Access to parking
- Access to bus service
- Access to bathrooms/kitchen
- Captive audience – existing health and wellness programs



Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING STAFF TO PROCEED WITH THE BC BEYOND COVID COMMUNITY INNOVATION GRANT PROGRAM PILOT PROJECT, WHICH WILL BE FUNDED BY THE GENERAL FUND THROUGH THE USE OF AVAILABLE CONTINGENCY FUNDS.

WHEREAS, In July 2020, the City initiated the development of innovative actions to work with residents and businesses, so that they may survive, rebuild and thrive in the era of COVID-19 Worldwide Pandemic; and

WHEREAS, Based on community research the following top needs were identified: 1) Resources life essentials (i.e. food, rent/housing, etc.), 2) Housing Stability, 3) Emotional and Mental Health Well-Being, 4) Financial Assistance to Business, 5) Communication on COVID-19 and Access to Resources, 6) High Speed Internet and 7) Job Creation; and

WHEREAS, Staff identified over 70 innovative strategies to address those needs. However, the top innovative strategies were to address all or as many of the needs as possible. One of four top innovations identified was "BC Community Innovation Grant Program"; and

WHEREAS, The BC Community Innovation Grant Program qualifies as an appropriate expenditure and there are sufficient General Fund contingency funds to cover the $50,000 total cost to implement the pilot.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, authorize staff to proceed with the BC Beyond COVID Community Innovation Grant Program pilot project, which will be funded by the General Fund through available contingency funds.

August 24, 2020
Date

_____
President

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Council/EDA Work Session
VIRTUAL meeting being conducted by electronic means in accordance with Minnesota Statutes, section 13D.021 Public portion available for connection by calling 1-312-535-8110
Access Code: 133 316 6939
August 24, 2020

AGENDA

ACTIVE DISCUSSION ITEMS

1. BC Beyond COVID Wifi in the Park Pilot Project
2. TH 252/I-94 Update

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
   - Housing Policy - 9/2
   - City-wide Sewer Access Charge Policy - 9/14
   - Council Policy for City Charter requirement of Mayor's signature on all contracts - 9/14
   - Tobacco Regulations - 9/14
   - Beautification and Public Art
   - Strategic Plans for years 2018-2020 and 2021-2023
   - Council's Retreat Follow up
   - NOAH Preservation Program
   - Review Special Assessment Policy
   - Earle Brown name
   - Vehicle Tow Policy
   - Citizen's Review Committee
   - Organic Recycling

MEMORANDUM - COUNCIL WORK SESSION

DATE: 8/24/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Dr. Reggie Edwards, Deputy City Manager

SUBJECT: BC Beyond COVID Wifi in the Park Pilot Project

Recommendation:

- Staff recommends that the Council directs staff to proceed forward with the BC Beyond COVID Wifi in the Park Pilot Project

Background:

On July 13, 2020 staff presented to the Council the purpose, process and pilot projects for BC Beyond COVID Innovation Initiative.

The purpose of the initiative was:

- To work with residents and businesses, so that they may survive, rebuild and thrive in the era of COVID-19 Worldwide Pandemic.

The guiding principles for completing the initiative were:

- We will ensure opportunity for all residents and businesses to survive and thrive
- We will focus our efforts where the needs are greatest
- We will act in profound and unprecedented ways to match an unprecedented event
- We will embrace and shape the City's new normal
- We will commit City necessary resources (i.e. human, skills, and capital) to meet imminent needs of residents and businesses

The following framework was used in defining innovation:

- Creating an innovative organization
- New ideas and ways of doing business
- Looking for opportunities to create a break-through idea
- Solve unsolvable problems
- Exceeding citizen expectations

The process involved the following steps:

1. Identify the need (research actual and similar events, interview residents)
2. Research (Similar events and innovations/strategies)
3. Brainstorm strategies

4. Mockup projects efforts and internal scenario test
5. Pilot (resident capacity, city service, city operations)

Based on community research the following top needs were identified:

- Resources life essentials (i.e. food, rent/housing, etc.)
- Housing Stability
- Emotional and Mental Health Well-Being
- Financial Assistance to Business
- Communication on COVID-19 and Access to Resources
- High Speed Internet
- Job Creation

Staff identified over 70 innovative strategies to address those needs. Staff were asked to identify innovations that would best address all or as many of the needs as possible. One of the top innovations identified was "Wifi in the Park".

The desired outcomes from this initiative are:

- Those without internet access can apply for jobs, complete school work or interact with others
- Access internet during park hours (5am-10pm) 365 days a year
- City departments hold educational opportunities and programs to engage community
- The initiative was scheduled to be up and running within 30 days and be evaluated for one year (pilot duration time).

Staff presented piloting the initiative at the Firehouse Park, because of access to City public:

- Close proximity to several apartment complexes
- Picnic shelter with tables
- Near BC Middle and High School

Limited resources also played a significant factor in the selection of piloting at only one site. Following the initiation and presentation of the pilot CARES ACT Funding became available and permits a broader pilot to include five parks (e.g., Firehouse, Lions, Centennial, Northport and Willow Lane) strategically placed throughout the City. Staff believes the expanded pilot would provide a better assessment of the innovative strategy impacting the desired outcomes.

Following the Council presentation a resident presented opposition to the pilot. Attached is an copy of communication between the resident and staff, as well as, copy of an article by the National Recreation and Park Association, Drawing Kids to Nature Through Tech. Attached is a second article related to technology and parks specifically about the debate of technology in parks (Tom Dellner, May 1, 2017, Parks Using Technology to Engage and Inspire).

Policy Issues:

Is there a consensus of the Council directing staff to proceed with the BC Beyond COVID Pilot with or without location modifications?

Strategic Priorities and Values:

Resident Economic Stability, Inclusive Community Engagement, Safe, Secure, Stable Community, Customer Intimacy

ATTACHMENTS:

Description	Upload Date	Type

Email Communication with Ms. Joy on Wifi in Parks	8/18/2020	Cover Memo
Article Introducing Kids to Nature Through Tech	8/18/2020	Cover Memo
Parks Using Tech t Inspire and Engage (Debate on Tech in Parks)	8/18/2020	Cover Memo
Powerpoint	8/18/2020	Backup Material

From: Reggie Edwards
Sent: Monday, August 10, 2020 12:01 PM
To: 'Joy' <joypl@usfamily.net>
Subject: RE: Wifi in BC

Hello Ms. Anderson,

Thank you for your comments and suggestions to the Council regarding Wi-Fi in the parks. I was out on vacation much of last week and I am just getting a chance to respond to your email.

The City is looking to pilot the idea of Wi-Fi in the park for several reasons related to helping residents survive, rebuild and thrive in the COVID era. Some of the needs this pilot would meet include:

- Access to internet services for youth and families who are unable to access it,
- Access for job and/or training purposes (Resident Economic Stability),
- Access for distant learning (Students),
- Providing of positive and safe socialization to overcome increased social isolation during COVID and mental health
- Increase use of parks/trails by residents and the experience of green space/outdoors

The City does recognize your concern regarding the benefit of enjoying the natural environment and the natural energy that flows from it. The City would wholeheartedly agree with you on the benefits of experiencing the natural environment and the positive impact in has on the quality of life of people.

The City shall seek to balance the various benefits of the parks and trails with the various needs of all residents. Please be assured that the City has heard you and will take into account at every step how we preserve the experience of nature in the parks and on the trails.

Thanks again for raising your voice, concerns and sharing your wisdom.

Respectfully Yours,

Reggie Edwards,
Deputy City Manager

From: Joy <joypl@usfamily.net>
Sent: Thursday, August 6, 2020 3:21 PM
To: Reggie Edwards <redwards@ci.brooklyn-center.mn.us>
Subject: Wifi in BC

Hi Reggie,
I spoke during the open forum section on 7/27 /20 objecting to Wifi in our city parks and city wide. Did you hear about it or listen to what I said? I would like to make sure this has stopped and will not happen.

Please update me.
Thanks,

Joy

Joy Anderson
30 year Brooklyn Center resident
joypl@usfamily.net
763-566-9785

_____

Email Confidentiality Statement: This message and all attachments transmitted with it may contain legally privileged and/or confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please delete the message and all copies and backups thereof.

July

Park Pulse: Bridging Technology and Nature Connects Children to Parks

July 6, 2018, Department, by National Recreation and Park Association

- Research

Each month, through a poll of Americans that is focused on park and recreation issues, NRPA Park Pulse will help to tell the park and recreation story. Questions span from the serious to the more lighthearted, and with this month's poll, we asked Americans:

How strongly do you agree or disagree with the following statement: merging tech and nature will increase children's desire to go to parks? For example, having free Wi-Fi, interactive digital displays and games, or map-based apps for parks.

Nearly 70 percent of Americans agree that merging technology and nature will increase children's desire to go to parks.

This includes having free Wi-Fi, interactive digital displays and games, or map-based apps for parks.

Tech-savvy millennials are even more likely than Gen Xers and baby boomers to feel this way.

Millennials 77%
Gen Xers 71%
Baby Boomers 61%

The National Recreation and Park Association Survey was conducted by Wakefield Research (www.wakefieldresearch.com) among 1,000 adult Americans, ages 18+, between May 21st and May 25th, 2018, using an email invitation and an online survey. Quotas have been set to ensure reliable and accurate representation of the U.S. adult population 18 and older.

NRPA Park Pulse

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www.nrpa.org/Park-Pulse

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Parks Using Technology to Engage and Inspire

May 1, 2017, Department, by Tom Dellner

- Technology

Imagine a citywide system of smart parks. Visitors entering parks from their residences or urban work spaces, remaining seamlessly connected by Wi-Fi to their devices and, by extension, their families and work responsibilities, as they enjoy some sunshine and fresh air. Park users learning about, and registering for, park events and activities from smartphone apps or interactive digital displays. Children playing longer and more vigorously on smart playgrounds linked to gaming apps on their parents' phones, which have been fully charged on a solar-powered park bench. Other kids of all ages using Pokemon GO-like apps to engage with, learn about and develop a connection with the outdoors, all while developing a lifelong love of parks and nature as they play.

It's anything but a futuristic vision. All these capabilities, and many more, exist today, and they may be more affordable and easily implemented than you might think.

But first, does technology even belong in a park?

The Great Tech Debate

There remains a contingent of purists among park professionals — those who believe that technology has no place in a park, which should be a refuge, a place to escape from the fast pace of our tech-driven lives. Edward Krafcik, director of partnerships and business development at SOOFA, makers of a solar-powered phone-charging bench, encounters the tech naysayers fairly regularly, but he believes they comprise an ever-diminishing minority. "Many others are starting to question what happens if we refuse to provide services that are expected or demanded by the connected generation. Do we miss out on engaging an entire generation with our parks?" he asks.

Mark Saferstein, of American Park Network, which provides Oh,Ranger! Wi-Fi services to parks, agrees. "I think the conversation about parks and technology is much like those we've all had each time a new technology emerges," he says. "At first, there's typically resistance to change, followed by a begrudging acceptance and then, ultimately, everyone wonders how we got along without this great new advancement."

A.P. Diaz, executive officer and chief of staff for the Los Angeles Department of Recreation and Parks, says, "Parks simply can't afford to stand pat and expect to remain relevant and competitive in today's fast-paced, technology-driven world. In L.A., we are quickly moving forward on technology and helping our visitors be more connected and engaged, and perhaps, we're challenging traditional definitions of recreation in what we offer. But, I think as long as we are mindful of not inappropriately crossing the line so that a park is no longer recognizable as a

park, we'll be able to maintain the right balance and convert many of the naysayers by demonstrating that technology is a tool that can enhance the park experience."

Advantages — Obvious and Less So

Today's most common tech-based services come with fairly obvious advantages. Wi-Fi allows the always-connected consumer to maintain their online lifestyle inside the boundaries of a park, engaging with media — social and otherwise — and staying in touch with work and family. Charging benches are welcomed amenities that keep those smart devices up and running. Proprietary, park-designed apps can educate visitors about activities in a particular park, as well as others in the system that the visitor wasn't even aware of, and give them the opportunity to register for events or reserve space. A new app that has been proven to be successful in Los Angeles allows park visitors to alert staff to areas of the park that require immediate maintenance or cleaning. This helps the parks more efficiently handle these issues and demonstrates to visitors the responsiveness and dedication of the park maintenance staff.

A less obvious benefit of technology is the vast amount of data that many of these services can provide park agencies. Sensors on the SOOFA charging benches track smartphone hotspot searches, which can yield valuable attendance and usage data. The data can be used to establish baseline usage patterns, which can then be compared to data from special events or when new capital improvements are added. "Now, you can begin to ask whether a newly installed dog park or playground is getting the anticipated use," says Krafcik. "'Are they successful?' 'Should we make changes?' Now we have a data-driven framework to begin to answer these questions."

Wi-Fi networks can deliver extremely valuable information about how people are using the network. This can give park staff important demographic data regarding their visitors or reveal potential new marketing channels based on the visitors' online activity. Camera vision technology on light poles along paths can document and distinguish between walkers, runners and cyclists, which is data agencies couldn't easily access before. Even traditional information-gathering tools, like surveys, can be made much more effective and generate a far greater response rate when attached to an app or interactive digital platform.

Social media provides a wealth of benefits all its own. It can serve as its very own marketing and promotion channel. As visitors share their photos and comments about the great time they are having, they motivate their friends and followers to join in on the fun. Even if someone is unable to drop what they are doing and head to the park, the seed of a future park-goer has been planted. The unique Flying Shard art exhibit in Pershing Square in downtown Los Angeles is a great example. The spectacular, massive, moving sculpture went viral on social media. Photos and comments drove thousands to attend the exhibit and to visit Pershing Square during and after the exhibit. People drove in from the suburbs and workers in adjoining office buildings visited the park for the very first time because of the social media coverage.

Larger parks are even using social media as "crowd-sourced, data-gathering tools" to help track the movement of wildlife throughout the park or to document the effects of climate change on vegetation patterns.

Technology is also a wonderful way to bring social equity to the park system. Computer banks in youth or senior centers can teach valuable skills to underserved populations. Wi-Fi in neighborhood parks can provide free internet connection in parts of the community where it is

otherwise scarce. App-based gaming systems, like the ones described below, are being made available in multiple languages and are being refined to put physically or emotionally challenged children at the center of play.

Engaged Kids

Of course, kids are thrilled to be able to use their beloved devices in a park. Indeed, it may often be what is required to get them to willingly go to a park in the first place. Several innovative companies are already using those screens in parks for more noble purposes. For example, in St. Petersburg, Florida, the parks and recreation department is working on a virtual application that will link all of its archeological parks together.

"The ultimate goal of this project is that when a patron visits one of our archeological parks, they will be able to use their smart device to open an application that will allow them to see the site in real time, with an artist's rendition of what that site would have looked like during the time Indians inhabited the area," says Bryan Eichler, parks and recreation manager for St. Petersburg Parks and Recreation.

Along with the visual component, the app will pull up information, articles and pictures of artifacts associated with the particular site, as well as locations of additional sites of interest (click here for an example of this technology). "We hope to work with local schools so they can use this resource as a teaching tool through our website and then actually visit the sites for an up-close experience," Eichler adds.

In the past three years, augmented reality games have also come to local playgrounds. More than 200 "smart playgrounds" that use app-based games in conjunction with playground equipment have been deployed across the United States by a company called Play Biba. Whether children are playing on Biba-powered equipment or equipment that has been converted into a smart playground, their parents simply have to open up an app that allows the children to play age-appropriate, interactive, imagination-fueled games. Other app-based games, such as Discovery Agents' "Mission Maker," promote getting kids out in nature and learning, and allow park staff to customize "missions" based on the features of the park. These missions use geo-triggered content, and challenges may center on the geographic landscape of a particular park.

"We work with local schools to create grade-specific missions that are aligned with the schools' curriculum," says Ed Mastro, exhibit director at L.A.'s Cabrillo Beach. "Our park becomes an extension of the classroom. I've seen the 'a-ha' moments as the kids work through the game and solve challenges. It's not tied to a teacher or a classroom; it's tied to nature. And, you can see them getting distracted by the birds and flowers and other aspects of the outdoors, before getting back to the game. That's all part of the magic."

Research has shown that these interactive games are not only a marvelously effective learning tool, but also cause kids to play longer, harder and more often. In addition, parents can access a dashboard showing their children's physical activity profile, and parks are provided with a wealth of data, including usage patterns, distance walked, and challenges engaged with and solved.

Challenges of Implementation

The experts offer a number of best practices for implementing technology-based programs. Perhaps the most universal is not to think the project's complete once it's operational. "These are

not ‘set it and forget it’ endeavors,” says Saferstein. “They must be properly maintained, and should evolve to suit the changing needs of both parks and visitors. The worst thing you can do is offer a needed service and then let it wane or take it away. Also,when you implement new technology, the best results will come from collaboration. This means an open, on-going dialogue about how a digital portal in parks can help educate visitors, support operations and ’market’ the parks.”

Krafcik agrees. “Don’t deem something a success just because it’s been implemented. Gather some data, analyze it and follow it through to an outcome — maybe something as simple as assessing the success of a special event,” he says. “But when you do that, you’re integrating the new system into your workflow and really bringing the innovation to life.”

Perhaps the greatest obstacle is overcoming the resistance to change.

“Any new endeavor seems daunting at the beginning,” says Diaz. “Technology especially can be overwhelming. So for us, the first step is always gaining knowledge, which is one of the reasons it’s so important for park agencies to be in communication with one another. Then we set attainable goals.

“But it really comes down to not being afraid to try something. In L.A., our motto has always been to just try it. If it doesn’t work, what’s the worst thing that happens? You just pull it back. But it might be fantastic and engage park users and make parks more fun, interesting and relevant, and that’s what we’re here to do.”

Tom Dellner *is a Freelance Writer, based in Dana Point, California.*

BC Beyond COVID

Brooklyn Center City Council Presentation

Monday, July 13, 2020

BC Beyond COVID

Purpose:

- To work with residents and businesses, so that they may survive, rebuild and thrive in the era of COVID-19 Worldwide Pandemic.

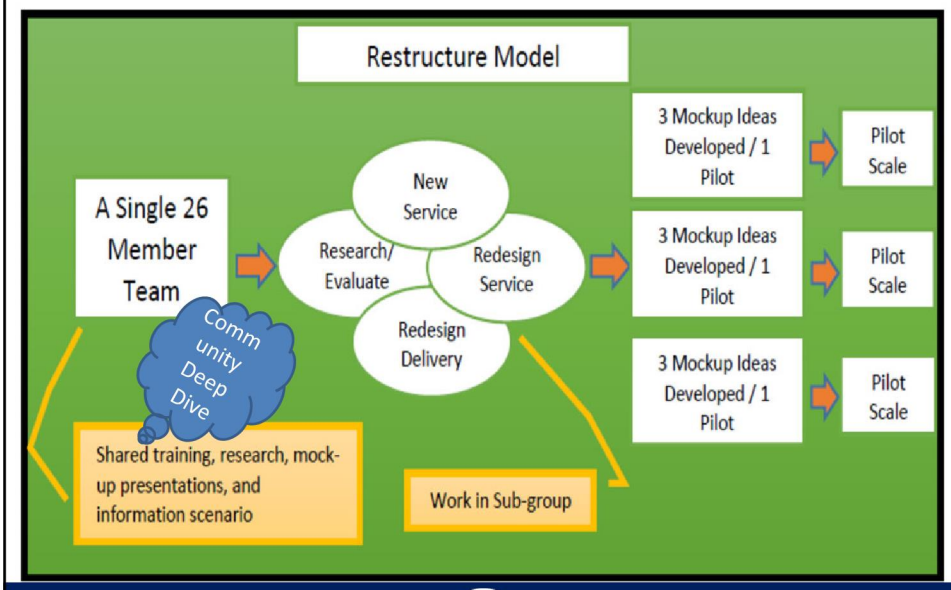
Principles:

- We will ensure opportunity for all residents and businesses to survive and thrive
- We will focus our efforts where the needs are greatest
- We will act in profound and unprecedented ways to match an unprecedented event
- We will embrace and shape the City's new normal
- We will commit City necessary resources (i.e. human, skills, and capital) to meet imminent needs of residents and businesses

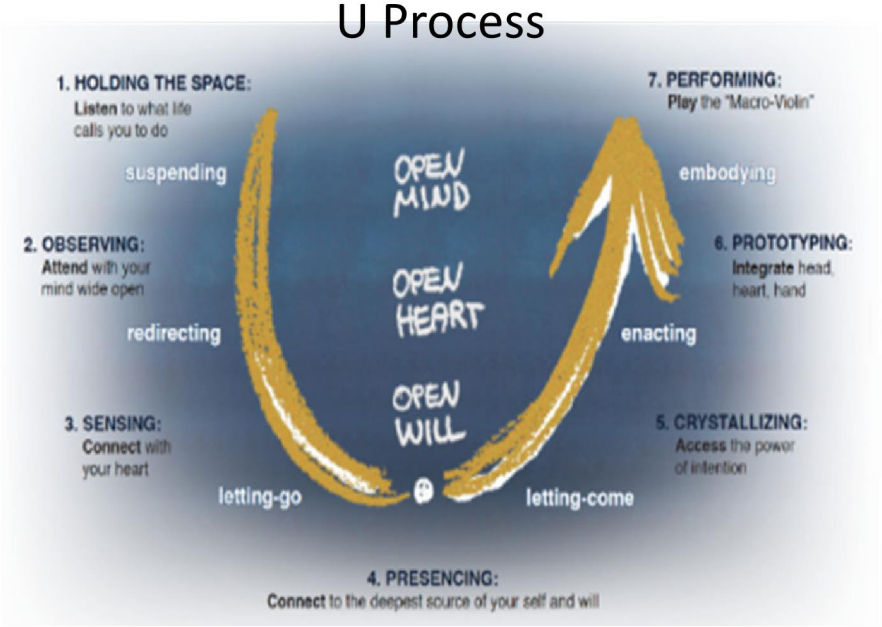
Defining Innovate

- Creating an innovative organization
- New ideas and ways of doing business
- Looking for opportunities to create a break-through idea
- Solve unsolvable problems
- Exceeding citizen expectations

BC Beyond COVID Framework



U Process



IDEO Innovation Process

1. Identify the need (research actual and similar events, interview residents)
2. Research (Similar events and innovations/strategies)
3. Brainstorm strategies
4. Mockup projects efforts and internal scenario test
5. Pilot (resident capacity, city service, city operations)

Community Deep Dive

Questions:

1. What has been your experience as a resident and/or business with the COVID-19 Pandemic?
2. What have you observed regarding how COVID-19 has affected residents and/or businesses? Can you share a story to illustrate the affect?
3. During the COVID-19 Pandemic, what were the more challenging issues experienced by residents and/or businesses? Can you share a story to illustrate the challenge?
4. During the COVID-19 Pandemic, what were some surprisingly positive events experienced by residents and/or businesses? Can you share a story to illustrate the event?
5. From your perspective, how do you believe the COVID-19 Pandemic will affect residents and/or businesses in the coming 3-6 months?
6. From your perspective, how do you believe the COVID-19 Pandemic will affect residents and/or businesses in the coming 12-18 months?

BC Beyond COVID – Community Needs Ranking

Conducting Ranking Feedback

- Comments of Experience:
- Difficulty
- Deal with multifaceted and dynamic problem
- Organizational innovative flexibility

Top Rankings

- Resources life essentials (i.e. food, rent/housing, etc.)
- Housing Stability
- Emotional and Mental Health Well-Being
- Financial Assistance to Business
- Communication on COVID-19 and Access to Resources
- High Speed Internet
- Job Creation



BC Beyond COVID-19 / Pilot Project #1

BROOKLYN CENTER SENIOR IPAD/TABLET PROGRAM

Pilot Project Vision and Goals

Vision

- To enhance connectivity and reduce the sense of isolation amongst the senior population in Brooklyn Center

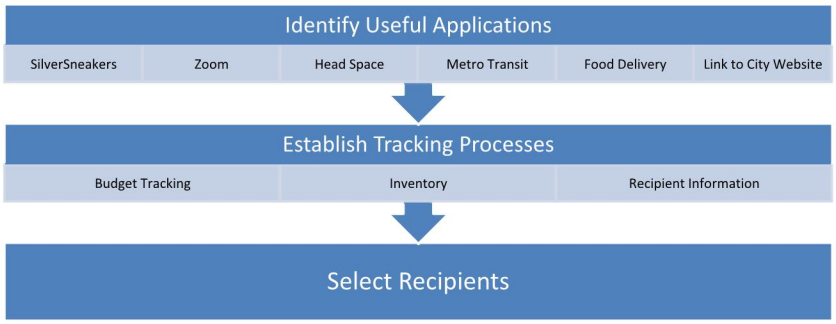
Goals

- Develop a sense of increased communal connectivity amongst Brooklyn Center seniors
- Reduced sense of emotional and physical isolation amongst Brooklyn Center seniors
- Increased participation in CARS programming amongst Brooklyn Center seniors
- Disseminate, at a minimum, 50 tablets to Brooklyn Center seniors.

Needs and Benefits

Needs	Benefits
• Technology • Mental and Emotional Health • Communications of Health Resources	• Telehealth • Recreation Programming • Family Connections • Mobility Services access • Essential Services access

Senior Tablet Action Items



POTENTIAL FUNDING SOURCES:

Walmart Save money. Live better. · TARGET · Luther · Hennepin · Google · Apple

PARTNERS:

Reimagine Aging Senior Community Services · CEAP · SANCTUARY RETIREMENT LIVING · MARANATHA



BC Beyond COVID-19 / Pilot Project #2

WiFi IN NEIGHBORHOOD PARKS



WiFi in Brooklyn Center Parks

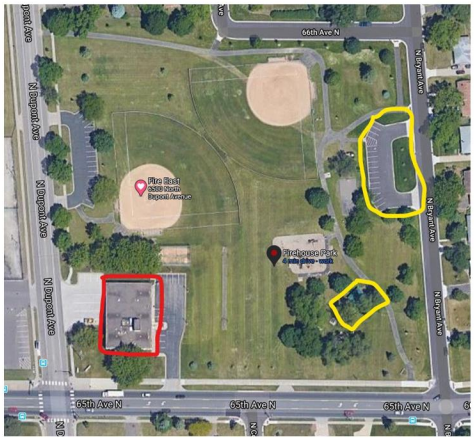
Outcomes

- Access internet during park hours (5am-10pm) 365 days a year
- Those without internet access can apply for jobs, complete school work or interact with others
- City departments hold educational opportunities and programs to engage community



WiFi in Brooklyn Center Parks

- Pilot Park: Firehouse Park
  - Close proximity to several apartment complexes
  - Picnic shelter with tables
  - Near BC Middle and High School
- Estimated up and running time
  - 30 days
- Pilot Length
  - 1 year





BC Beyond COVID-19 / Pilot Project #3

NEIGHBORHOOD INNOVATION GRANT PROGRAM

Imagine The Problems A Neighborhood Innovation Grant Can Help Solve



SCOPE AND ISSUES

Due to the coronavirus pandemic, the Neighborhood Innovation Grant was designed to assist with the challenges individuals and neighborhood groups and/or businesses operating in Brooklyn Center were experiencing.



Needs:

- Financial assistance for business,
- High-speed internet and technology
- Emotional health and well-being
- Communication of health and safety resources available to residents
- Job creation.

Often, the best ideas and solutions come from those within community. These grants are to fund problem-solving projects to assist in neighborhood improvement and beyond, through **skill investment**.



GEOGRAPHY / LOCATION
The **Neighborhood Innovation Grant** is available to neighborhood-based groups, individuals and nonprofit organizations operating in Brooklyn Center

DESIGN TO LEARN USEFUL LESSONS AND EXPAND
Projects must be completed within 90-days and funded applicants will be asked to complete a brief report (so we can learn from their work). Extended time may be requested and will be approved on case by case basis.

Timeline

- Pilot would be up and running as of October 1, 2020
- Rolling grant application period with applications being reviewed quarterly.
- Review process will evaluate the application and the impact the proposed project would have on the community/business/etc.
- Applicants will be eligible to receive funds once per year. The program will continue annually as funds are budgeted.
- Applicants who receive grants will be asked to complete a W-9 Form, which will be provided by the City.





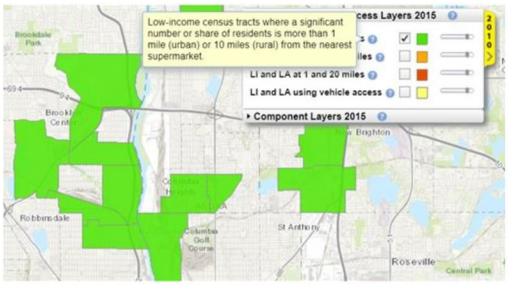
BC Beyond COVID-19 / Pilot Project #4

BC COMMUNITY FOOD COLLECTIVE

SUPPLYING HEALTHY FOOD ● EDUCATION ● JOBS

Scope and Issues

- Lack of access to affordable healthy food
- Interruptions in food supply chain
- Lack of knowledge about how to grow and cook with fresh produce



Pilot Project Description

- Deep Winter Greenhouse for year-round food production
  - Culturally-appropriate produce
- Job Opportunities
- Training for residents
- Tool library
- CSA style pay-what-you-can membership model
- Scalable and flexible program and design
- Urban agriculture



Deep Winter Greenhouse Design



Opportunities

- Classes and workshops on how to grow your own food, how to compost, build a raised garden, prepare and cook with fresh food, etc.
- Hire residents of various ages, experiences and backgrounds as onsite staff to provide classes, oversee planting and harvesting, organize garden clubs, etc.
- Hire residents to assist with the work for money or CSA shares

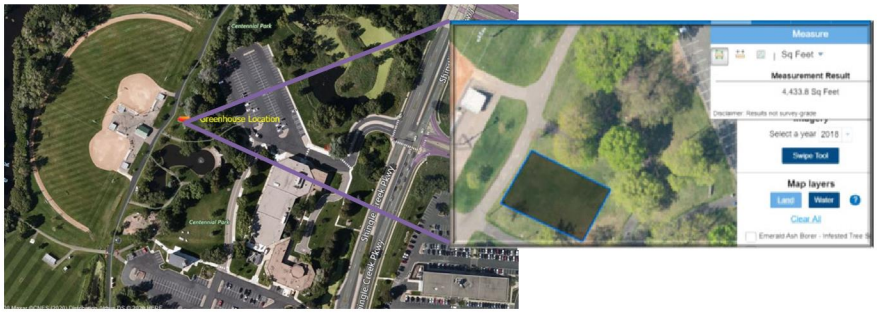


Opportunities

- Solar power to the greenhouse for the heating
- Utilize a cistern system to collect stormwater runoff to water the plants



Location



Location Advantages

- Access to utilities
- Access to parking
- Access to bus service
- Access to bathrooms/kitchen
- Captive audience – existing health and wellness programs



MEMORANDUM - COUNCIL WORK SESSION

DATE: 8/24/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Doran Cote, Public Works Director

SUBJECT: TH 252/I-94 Update

Recommendation:

- *Receive report from MnDOT regarding the TH 252/I-94 Freeway Conversion update.*

Background:

Staff from MnDOT will be present to discuss with the City Council the current status of the TH 252/I-94 Freeway Conversion, the transition from an Environmental Assessment (EA) to an Environmental Impact Statement (EIS), a schedule update, the project goals and anticipated or desired engagement efforts.

Policy Issues:

Are the project goals the correct goals?

What engagement efforts does the Council desire MnDOT to include in the process?

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

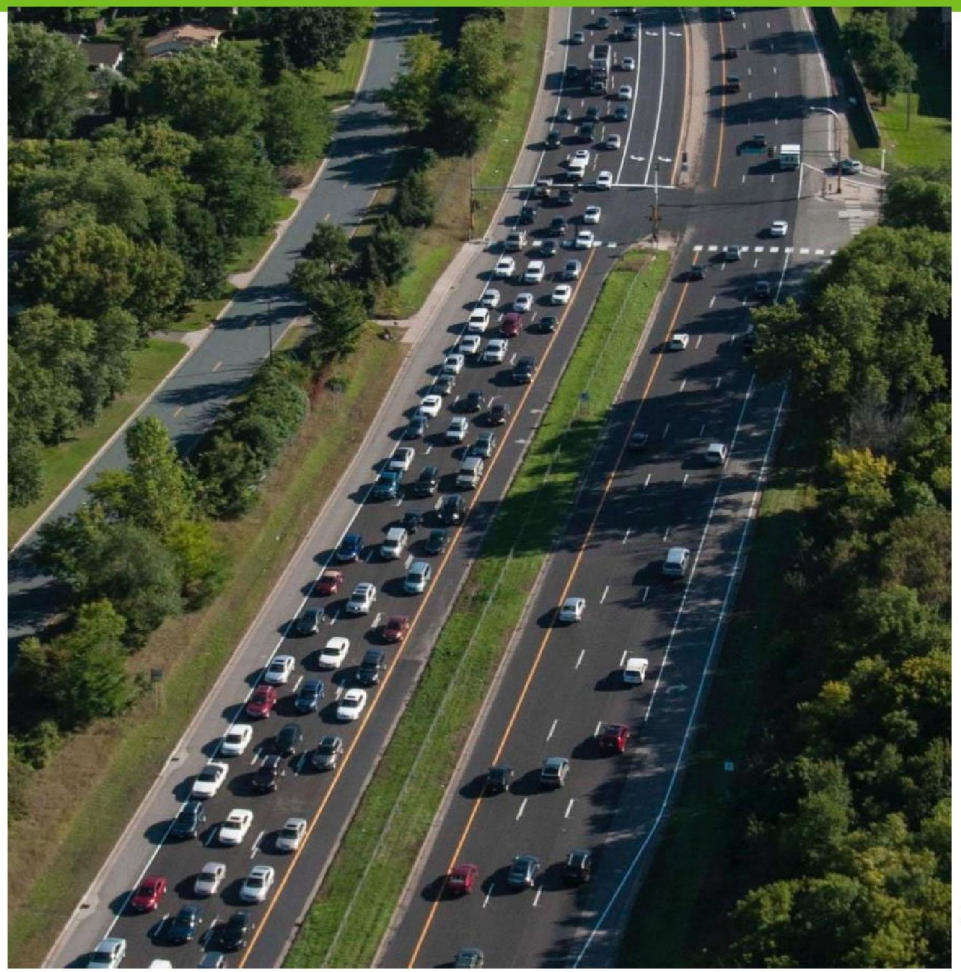
Description	Upload Date	Type
Powerpoint	8/21/2020	Presentation

Highway 252/I-94 Environmental Review

Brooklyn Center City Council work session
August 24, 2020

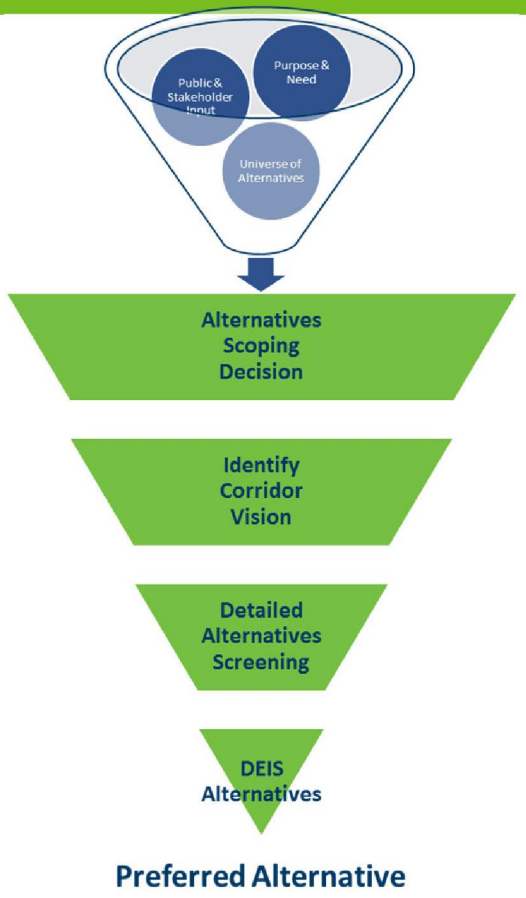
Agenda

- Project update
  - Environmental Impact Statement (EIS) Process & Schedule
  - Project Goals
  - Purpose & Need overview
  - TAC Meetings & Council updates
- Are the Project Goals correct?
- What engagement efforts is the Council interested in?

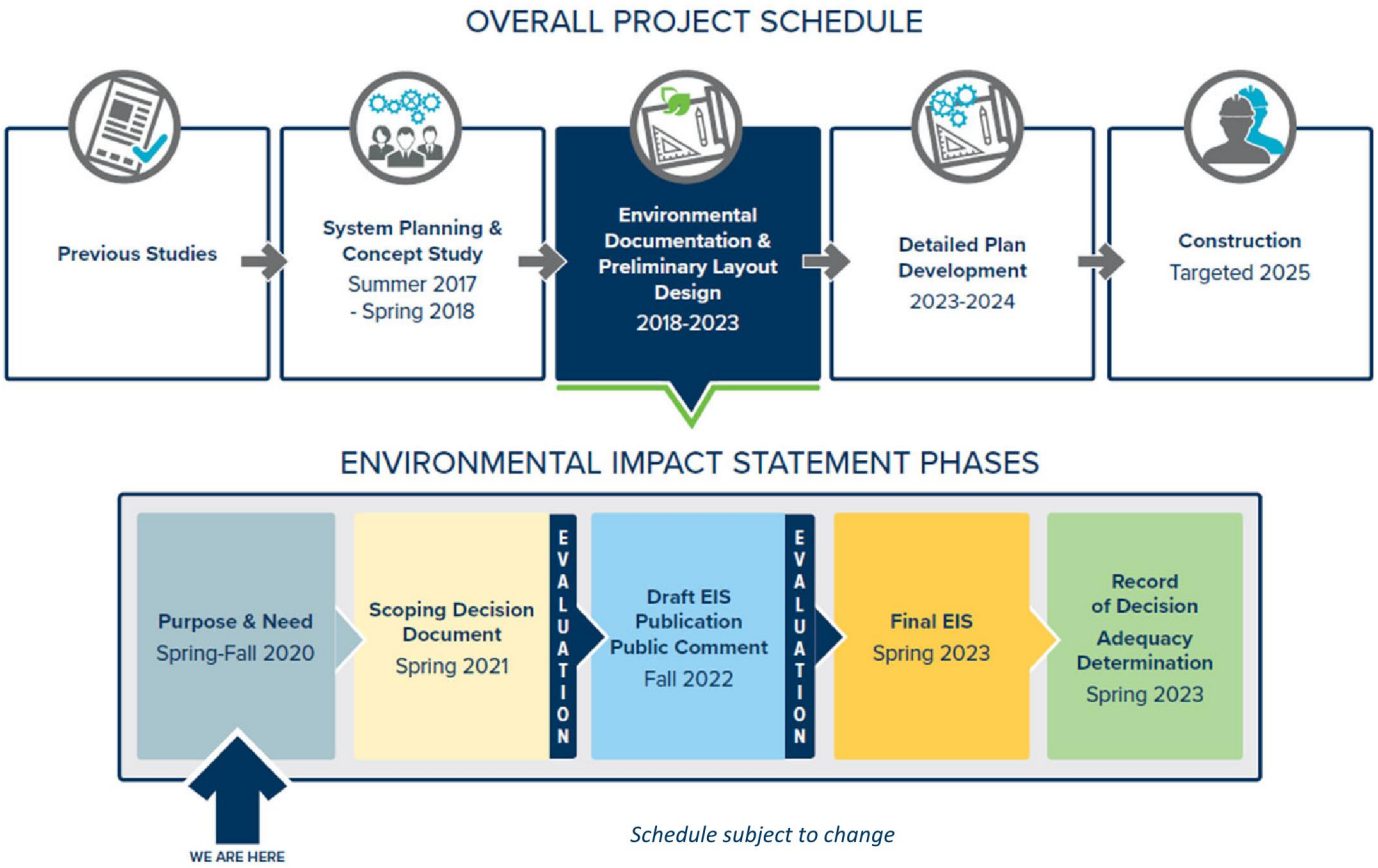


EIS Process

1. Establish purpose of the project & needs to be addressed
2. Scoping Decision Document
3. Draft Environmental Impact Statement
4. Final Environmental Impact Statement/Record of Decision



Current Schedule



Schedule subject to change

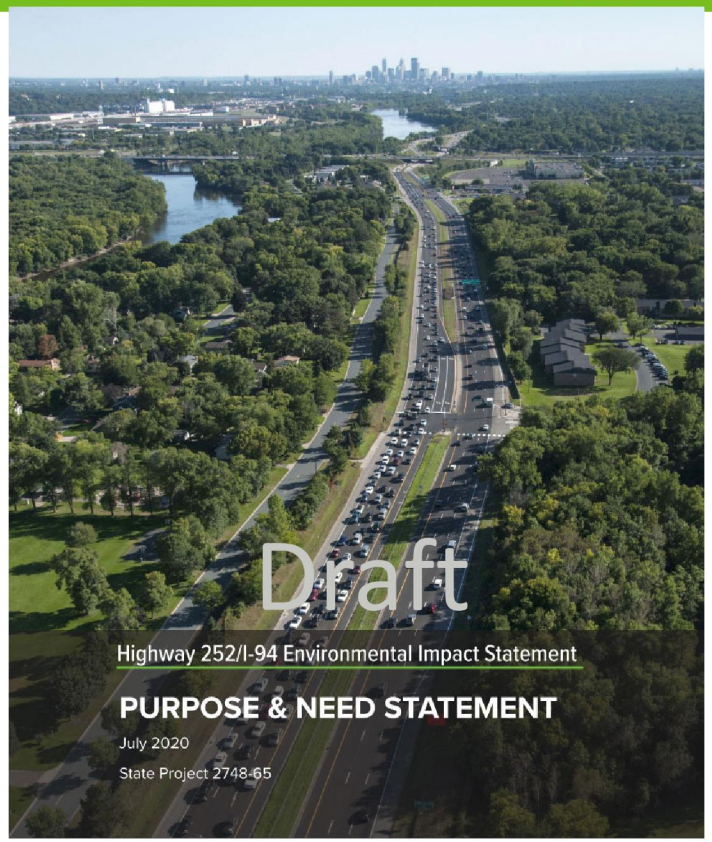
Draft Goals

- Improve safety, mobility, and bikeability/walkability on & across Hwys 252 & 94
- Ensure solutions are consistent with local planning & compatible with the existing roadway network
- Minimize the need to acquire additional property
- Minimize social, environmental, and economic impacts
- Ensure impacts are balanced



Purpose & Need Statement – Overview

- Explains **why** an agency or agencies are **undertaking** a project and the **main objectives** of the project.
  - The **"need"** describes the transportation **problems** to be addressed by the project.
  - The **"purpose"** is a broad statement of the **intended transportation results** of the project.
- Helps **decide** where a project will **begin and end** by defining the "who, what, where, when and why" of the transportation needs.



Purpose & Need Statement – Project Purpose

- "The purpose of the Highway 252/I-94 Project is to improve vehicle safety on Highway 252 between Highway 610 and I-694; improve vehicle mobility on Highway 252 and I-94 between Highway 610 and downtown Minneapolis; improve pedestrian and bicycle mobility across Highway 252; and address ADA deficiencies within MnDOT right of way along I-94." (2019 EA)

Draft Project Needs

Driver safety

611 recorded crashes on **Highway 252** between 2011 and 2015. More than half of these crashes occurred at the **85th Avenue** and **66th Avenue** intersections.

★★★★★★

5 of the 6 intersections on **Highway 252** are in the **top 100 statewide for crash costs.**

Many of the crashes at **Highway 252** intersections are **rear-end crashes.** Rear-end crashes are often associated with areas of **congestion.**

Vehicle mobility

Traffic volumes on **Highway 252** and **I-94** are projected to **increase by 8,000 to 12,000** vehicles per day by year 2040.

Transit ridership is projected to **increase by 1,850** riders per day on **Highway 252** and **increase by 5,100 riders** per day on **I-94** by year 2040.

Highway 252 experiences **congestion and delays** during the morning and afternoon peak periods. **Westbound I-94** south of **Highway 252** also experiences **poor operations and congestion** during the afternoon peak period.

The average travel time from Brooklyn Park to downtown Minneapolis is projected to increase by **5 minutes** during the morning peak period and **11 minutes** during the afternoon peak period by year 2040.

Travel times on **Highway 252** are also projected to **become less reliable** in the future, requiring travelers to increase their planning time to account for potential delays.

Walkability/bikeability

Highway 252 can be **challenging to cross** for pedestrians and bicyclists due to the number of lanes and crossing distances.

Pedestrians and bicyclists experience **nearly 2 minutes of delay** when waiting to cross **Highway 252**. This delay is because most of the traffic signal "green time" is allocated to Highway 252.

Walkability/bikeability along **I-94 is being evaluated** and will be incorporated into the project needs where appropriate.

**Based on existing roadway configurations*

TAC Meetings & Council Updates

TAC Meeting	Anticipated Agenda	City Council Updates
August 2020	P&N and logical termini presented to TAC	
September 2020	TAC provide comments to P & N & Logical Termini	Attend City Council mtgs to request input on P&N and logical termini public engagement
October 2020	Present final P&N and logical termini	Attend City council mtgs to present P&N and logical termini
November 2020	First TAC SDD meeting. Review alternatives considered under EA. Solicit additional alternatives from TAC	
December 2020	Second SDD meeting. TAC explains additional alternatives to be developed	Present previously developed alternatives and solicit additional alternatives for evaluation

Are the Project Goals the correct goals?

- Improve safety, mobility, and bikeability/walkability on & across Hwys 252 & 94
- Ensure solutions are consistent with local planning & compatible with the existing roadway network
- Minimize the need to acquire additional property
- Minimize social, environmental, and economic impacts
- Ensure impacts are balanced



Anticipated Public Engagement Efforts

Phases	Ongoing Engagement	Pop-up/ Community Picnics	Print and Social Media	Website Updates	Online Survey	Community Meetings	Council Meetings
Purpose and Need Spring-Fall 2020	✓		✓	✓			✓
Scoping Spring 2021	✓	✓	✓	✓	✓	✓	✓
Draft EIS Fall 2022	✓	✓	✓	✓	✓	✓	✓
Final EIS Spring 2023	✓		✓	✓			
Record of Decision Spring 2023	✓		✓	✓			✓

Schedule subject to change

Additional Discussion?

MEMORANDUM - COUNCIL WORK SESSION

DATE: 8/24/2020

TO: City Council

FROM: Curt Boganey, City Manager

THROUGH: N/A

BY: Curt Boganey, City Manager

SUBJECT: Pending Items

Recommendation:

- Housing Policy - 9/2
- City-wide Sewer Access Charge Policy - 9/14
- Council Policy for City Charter requirement of Mayor's signature on all contracts - 9/14
- Tobacco Regulations - 9/14
- Beautification and Public Art
- Strategic Plans for years 2018-2020 and 2021-2023
- Council's Retreat Follow up
- NOAH Preservation Program
- Review Special Assessment Policy
- Earle Brown name
- Vehicle Tow Policy
- Citizen's Review Committee
- Organic Recycling

Background: