



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, OCTOBER 3, 2022

6:00 PM

1. Call to Order/Approve Agenda
2. Approval of the Minutes of September 19, 2022 Planning Commission Meeting
3. Public Hearings
 - A. Conditional Use Permit Request for a Residential Care Facility at 1910 Cardinal Lane
4. Boards and Commission Reports, Announcements and Project Updates
5. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



PLANNING COMMISSION MEETING MINUTES

COUNCIL CHAMBERS

TUESDAY, SEPTEMBER 19,
2022

6:00 PM

1. Call to Order/Approve Agenda

Vice Chair Campbell called the meeting to order at 6:00. Present were Commissioner Albers, Commissioner Jackson, Commissioner Temple.

Absent: Commissioner White and Chair Ackman.

2. Approval of the Minutes September 6, 2022 Meeting

Commissioner Temple made a motion to approve the September 6, 2022 meeting minutes, seconded by Commissioner Albers. Motion carried on a 4/0 vote.

Commissioner Temple inquired about approving the agenda. Vice Chair Campbell then requested a motion to approve the agenda. Commissioner Temple made the motion, seconded by Commissioner Jackson. Motion carried on a 4/0 vote.

3. Public Hearings

A. Application for Variance from the Required Setbacks from Property Lines for the Outdoor Storage Area Proposed for Malecha Auto Body Shop at 2005 2nd Avenue NW, also known as 190 2nd street NW.

Before the presentation Commissioner Jackson commented that we should refer to the project as the new Malecha Auto Body as previously referenced.

Waldock then began the presentation stating that the property owner and applicant, William Malecha, is seeking approval of setback variances for the outside storage area in the northeast corner of his site at 2005 2nd Avenue NW (also known as 190 20th Street NW). Last month the Planning Commission and City Council approved conditional use permits for major auto repair and shoreland district development, preliminary and final plat approval for MAB Addition and approved the vacation of and easement that crossed the development area on site. Since the time of the prior approvals, they have determined that the eastern tree line adjoining their site encroaches further into the property than they thought. They are now seeking setback variances for the storage area in order to shift the fencing and storage lot surface to the west to better avoid clearing the natural tree line on the east side of the site. The City is planning a trail on adjoining property to the east and the variance will allow the applicants to better preserve this natural growth of trees and better screen their storage area from the trail.

Vice Chair Campbell then opened up discussion. Commissioner Albers then asked who came up with this recommendation. Waldock stated that the applicant did and wanted to

preserve more trees.

Vice Chair Campbell opened up the public hearing at 6:09 p.m. Dennis Rothstein of 2029 2nd Ave NW then came forward and wondered if this was changing his property line. Vice Chair Campbell explained to him that its actually extending the setback another 5' to 10' instead of the 5' to allow them to try to keep the trees by shifting the buffer zone. No one else came forward and Vice Chair Campbell then closed the public hearing at 6:11 p.m.

As for further discussion, Commissioner Temple stated that this request is fairly straightforward and we've already recommended other approvals for this matter and seems to be a common-sense measure.

A motion was made by Commissioner Temple, seconded by Commissioner Albers to recommend that the City Council approve the applicant's Variance from the Required Setbacks from Property Lines for the Outdoor Storage Area Proposed for Malecha Auto Body Shop at 2005 2nd Avenue NW, also known as 190 20th Street NW subject to the required findings and conditions as presented. Motion carried on a 4/0 vote.

B. Application for a Conditional Use Permit for a Residential Garage of 1080 Square Feet in Area located at 2700 Western Avenue

Waldock began his presentation stating that Kenneth Lake home owner/applicant is seeking to construct a 1080 SF detached garage on his 9-acre homestead site in the R-3 Medium Density Residential District at 2700 Western Avenue. The property is within the Shoreland Overlay District. Mr. Lake needs storage for some collector cars he owns. His property includes a 1240 SF ranch style home with a full walkout basement. The home has a large (720 SF) attached garage which is to be attached to the home by a new breezeway under construction at this time. The plan includes extending the asphalt driveway to serve the new garage north of the home on site. The DRC had no major issues.

Vice Chair Campbell opened the public hearing at 6:20 p.m. The contractor, Orland Anderka, came forward and thanked everyone for working this matter out. Public hearing was then closed at 6:21 p.m.

A motion was made by Commissioner Jackson, seconded by Commissioner Temple to recommend approval of a Conditional Use Permit for the 1080 SF residential garage with paved driveway extension, subject to the condition that the garage plan be revised to meet the 150' minimum setback from the water line of the lake as presented. The motion carried on a 4/0 vote.

4. Boards and Commissions Reports, Announcements and Project Updates

Vice Chair Campbell announced that the EDA approved some micro grants in the downtown as well as approving some TIF with some projects.

5. Adjournment

A motion was made by Commissioner Albers, seconded by Commissioner Jackson to adjourn 6:43. Motion carried on a 4/0 vote.

By: _____



Request for Planning Commission

TO: Planning Commission
THROUGH: Deanna Kuennen, Community & Economic Development Director
FROM: David Wanberg, City Planner
MEETING DATE: October 3, 2022
SUBJECT: Conditional Use Permit Request for a Residential Care Facility at 1910 Cardinal Lane

Background:

Midwest Campus, LLC (the "Owner") requests approval of a conditional use permit for a residential care facility associated with a proposed drug and alcohol treatment facility at 1910 Cardinal Lane (the "Property"). The first phase of the development includes a two-story building with outpatient treatment on the first floor and supervised living facilities on the second floor. The second phase of the development is essentially a "detox" facility with high-intensity residential services and 15 withdrawal management beds for men and women (see the attached application from the Owner).

Rice County and City Staff have expressed a strong need for a residential care facility with drug and alcohol treatment. Currently, law enforcement must transport people in need of treatment elsewhere in the state, which takes time and money. A local treatment center benefits the community. The City's police chief notes that the proposed facility is in a good location. It is bounded on two sides by a wetland and a highway.

City Staff has met with Owner multiple times to review the concept plans for the site. The proposed development is consistent with the City's ordinance and functions appropriately. The private utilities serving the Greater Minnesota Gas office building at 1900 Cardinal Lane are on the 1910 Cardinal Lane Property. Therefore, the Owner and adjacent owner will need to cooperate with the City to provide easements for the utilities.

The City's Development Review recommended approval of the requested

conditional use permit. See the attached application from the Owner for additional information.

Recommendation:

Recommend that the City Council approve the attached resolution approving a conditional use permit for a residential care facility at 1910 Cardinal Lane based on the findings and conditions included in the resolution.

Attachments:

1. 2022-xxx Approve a Conditional Use Permit for a Residential Care Facility at 1910 Cardinal Lane
2. Application -- Midwest Recovery
3. Midwest Recovery_CUP Drawing Package

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2022-XXX

APPROVE A CONDITIONAL USE PERMIT FOR A RESIDENTIAL CARE FACILITY AT 1910 CARDINAL LANE

WHEREAS, Midwest Campus, LLC (the "Owner") requested a conditional use permit for a residential care facility associated with a proposed drug and alcohol treatment center at 1910 Cardinal Lane, legally described in Exhibit A (the "Property"); and

WHEREAS, the subject property is in the C-2, Highway Commercial zoning district, which requires a conditional use permit for a residential care facility serving 17 or more persons; and

WHEREAS, the proposed residential care facility will include 24 beds in the first phase of the development and withdrawal management beds in the second phase of the development, as generally illustrated in Exhibit B; and

WHEREAS, the Property exceeds the minimum lot area requirements outlined in Chapter 7, Sec. 7-30, of the City's Unified Development Code related to the proposed residential care facility; and

WHEREAS, the Planning Commission held a public hearing regarding the Applicant's request on May 2, 2022, following proper notice of the public hearing; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's conditional use permit request based on the following written findings:

- 1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

Expanded Finding: The proposed residential care facility is a conditional use in the C-2, Highway Commercial zoning district. The facility provides appropriate staffing and controls to protect the public's health, safety, comfort, convenience, and general welfare.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Expanded Finding: The proposed residential care facility is adjacent to Interstate Highway 35, a wetland, and existing development. Therefore, it will not impede further development in the area. The proposed development is consistent with all applicable zoning requirements.

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

Expanded Finding: The proposed residential care facility includes quality materials and landscaping to enhance the surrounding area.

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

Expanded Finding: The proposed residential care facility is consistent with zoning requirements. It is appropriately buffered from the existing surrounding uses.

- 5. The conditional use will not substantially diminish the value of neighboring properties.**

Expanded Finding: The proposed residential care facility is a quality facility consistent with zoning requirements. It will not substantially diminish the value of neighboring properties. Nearby motels and restaurants may benefit from the staff and visitors associated with the residential care facility.

- 6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.**

Expanded Finding: Public sewer, water, and all other applicable municipal services serve the Property.

- 7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.**

Expanded Finding: The residential care facility will not create new demands for facilities and services at public cost. The proposed facility will reduce the public's costs associated with transporting those in need of drug and alcohol treatment to a treatment and detox center.

- 8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate onsite circulation of traffic.**

Expanded Finding: The proposed residential care facility is in a commercial area. The existing public streets can accommodate the traffic associated with the facility. The development provides adequate onsite circulation for passenger vehicles, delivery trucks, and emergency services vehicles adequate.

- 9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.**

Expanded Finding: The proposed residential care facility is on an undeveloped commercial parcel with no significant features. The facility will not adversely affect the adjacent wetland area.

10. The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.

Expanded Finding: The City's Journey to 2040 Comprehensive Plan guides the Property for commercial/residential mix, consistent with the proposed residential care facility.

11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

Expanded Finding: The proposed residential care facility is consistent with the setback requirements and all other applicable City Code requirements.

WHEREAS, the Planning Commission further finds that the proposed residential care facility is compatible with the scale, materials, and character of the surrounding properties; and

WHEREAS, the layout of the proposed residential care facility provides an appropriate landscaped buffer between adjacent properties; and

WHEREAS, the City Council held a public meeting on _____ 2022, to consider the Applicant's conditional use permit request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council concurs with the Planning Commission's written findings and hereby makes identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1: Approval of the requested conditional use permit. The City Council hereby approves the Applicant's conditional use permit request to develop a residential care facility associated with a proposed drug and alcohol treatment center at the Property legal described in Exhibit A.

Section 2: Conditions attached to the approval of the conditional use permit. The conditional use permit includes the following conditions:

1. The Owner must construct the proposed addition and related site work in substantial conformance (as determined by the City's Development Review Committee) with the concept plans shown in Exhibit B of this resolution.

2. The Owner must submit all required applications and plans for Phase 2 of the proposed development before the City will issue construction permits for Phase 2 work.
3. The City shall not require an amendment to this conditional use permit for the proposed Phase 2 development provided that the City's Development Review Committee determines that the Phase 2 plans are substantially consistent with the concept plans shown in Exhibit B of this resolution.
4. The Owner must receive all required permits and approvals from the City and all other applicable regulatory authorities before starting construction on the proposed development. More specifically, per the requirements of Chapter 4 of the City's Unified Development Code, the City's Development Review Committee must approve the final site plan associated with the proposed development before the City will issue construction permits.
5. The Owner must provide drainage and utility easements on the Property as directed by the City Engineer.
6. The Owner must cooperate with the City Engineer and the adjacent property owner of 1900 Cardinal Lane (Greater Minnesota Gas, Incorporated) to address Greater Minnesota Gas' private utilities on the Midwest Campus Property.
7. The Owner must obtain all necessary permits from applicable agencies related to the residential care facility for drug and alcohol treatment.
8. This conditional use permit will automatically be voided if the proposed construction has not taken place within one (1) year of the approval of the conditional use permit unless the City Council has granted a petition for a time extension. The Owner must submit a written request for extension at least thirty (30) days before the expiration of the conditional use permit and must state facts showing a good faith effort to complete the work permitted under the original approval.
9. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.

10. The City may inspect the Property at all reasonable times to ensure compliance with the conditions of this permit.
11. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.
12. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in the revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.
13. This permit and its conditions are binding on the parties and their successors and assigns. This permit runs with the Property and does not affect the subsequent sale, lease, or change from current ownership. The Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the Property.
14. Use of the Property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.

Section 3. Findings and incorporation of recitals and exhibits. Where applicable, the recitals and exhibits incorporated in this resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 4. Authorization to take additional steps. The City Council authorizes the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

Section 5. Effective Date. This resolution is effective immediately upon its passage and without publication.

Date Adopted: _____, 2022

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Exhibit A

Legal Description

Beginning at the most southerly corner of said Lot 1 (for purposes of this description bearings are assumed and based on the plat of said NORTHGATE ADDITION); thence westerly, along the southerly line of said Lot 1, on a curve, concave southerly (curve data: delta angle = $28^{\circ}05'29''$; radius = 60.00 feet; chord bearing and distance = North $49^{\circ}17'09''$ West, 29.12 feet), an arc distance of 29.42 feet; thence northerly, along a non-tangential curve, concave westerly (curve data: delta angle = $31^{\circ}47'56''$; radius = 44.34 feet; chord bearing and distance = North $10^{\circ}55'36''$ West, 24.29 feet), an arc distance of 24.61 feet; thence North $26^{\circ}49'34''$ West, tangent to said curve, 95.10 feet; thence northerly, along a tangential curve, concave easterly (curve data: delta angle = $51^{\circ}06'13''$; radius = 50.00 feet; chord bearing and distance = North $1^{\circ}16'27''$ West, 43.13 feet), an arc distance of 44.60 feet; thence North $24^{\circ}16'40''$ East, 188.94 feet; thence South $65^{\circ}27'17''$ East, 105.00 feet to a point in the easterly line of said Lot 1; thence South $3^{\circ}00'00''$ West, along said easterly line, 175.00 feet; thence continue along said easterly line, South $36^{\circ}51'38''$ West, 155.84 feet to said point of beginning.

Exhibit B

Concept Plans for Proposed Residential Care Facility at 1910 Cardinal Lane



OUTPATIENT AND LODGING FACILITY

CONDITIONAL USE PERMIT APPLICATION



SHEET NUMBER	SHEET NAME
01	COVER
02	GENERAL NOTES
03	FOUNDATION PLAN
04	FLOOR PLAN
05	ROOF PLAN
06	SECTION 1
07	SECTION 2
08	SECTION 3
09	SECTION 4
10	SECTION 5
11	SECTION 6
12	SECTION 7
13	SECTION 8
14	SECTION 9
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100	SECTION 95




COVER

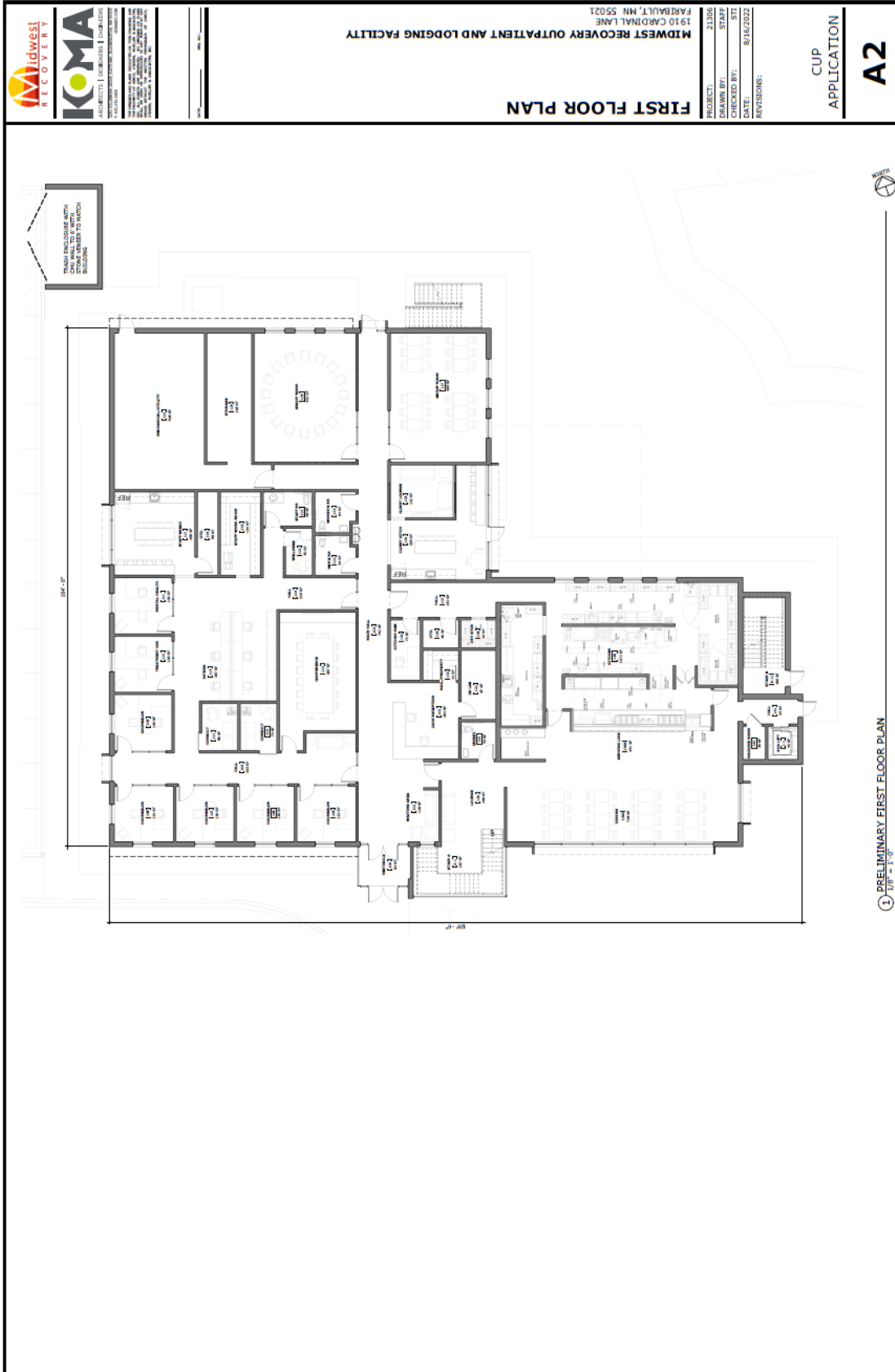
MIDWEST RECOVERY OUTPATIENT AND LODGING FACILITY

PROJECT: 21006
 1910 CARDINAL LANE
 FARIBAULT, MN 55021

DRAWN BY: STAFF
 CHECKED BY: STAFF
 DATE: 8/16/2022
 REVISIONS:

CUP APPLICATION

A1



CUP APPLICATION



EXTERIOR KEYNOTES

EXTERIOR ELEVATION	metal panels		stone		glass		TOTAL AREA
	sf	%	sf	%	sf	%	
EAST	1,550	46%	1,120	33%	710	21%	3,380
WEST	1,300	40%	1,530	44%	545	16%	3,455
NORTH	2,125	57%	1,280	35%	295	8%	3,700
SOUTH	1,516	41%	955	26%	1,190	33%	3,661

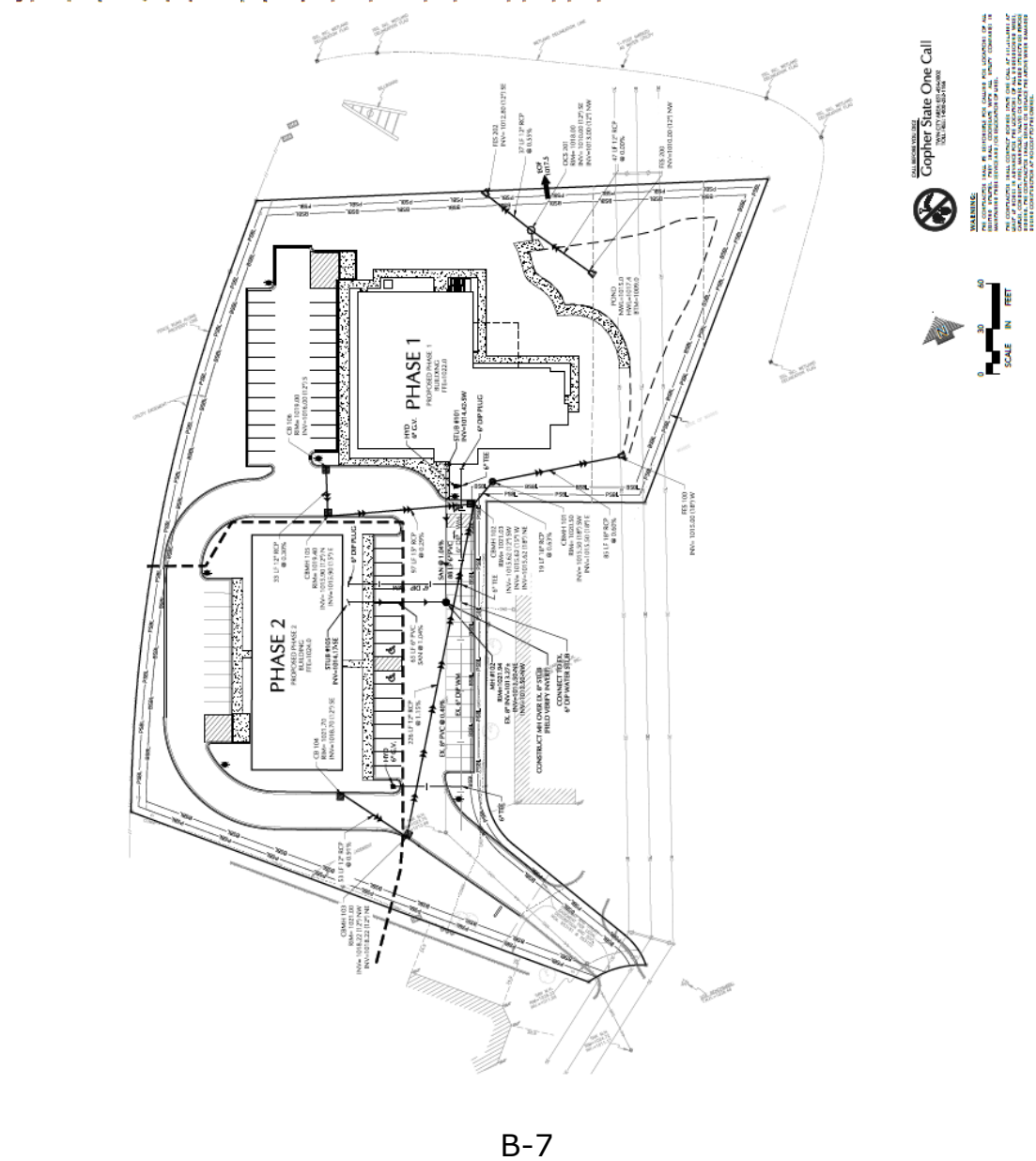


1 **EXTERIOR**
 $3/16" = 1'-0"$

[illegible][illegible]

 1/2" NPT
 1/4" NPT
 1/8" NPT
 1/16" NPT
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GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS, CURBLES, TRENCHES, AND ALL OTHER EXISTING UTILITIES AND STRUCTURES FROM ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION, MATERIALS INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GANNETT CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CURBS, TRENCHES, TRENCHES, CURB CUTS AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY THE OWNER. CONTRACTOR SHALL VERIFY ANY AND ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERNS.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRENCHES AND EXISTING UTILITIES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ANY CHANGES OR MODIFICATIONS TO THE PROPOSED WALKS, TRENCHES AND EXISTING UTILITIES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

LANDSCAPE REQUIREMENTS	
TOTAL SITE AREA: 131,145.5 SF / 3.02 ACRES	
IMPERVIOUS SURFACING: 60,481.4 SF / 53%	
BASE PLANTINGS REQUIRED: 8 PLANTINGS PER ACRE	24
TWO - STORY BUILDING INCREASE IN BASE PLANTINGS: +25%	6
TOTAL PLANTINGS REQUIRED	30

SEVEN (7) PLANTINGS A MINIMUM OF 1/2 OF THE REQUIRED PLANTINGS SHALL BE TREES.

PROPOSED PLANT MATERIAL	
CONIFEROUS TREES, 1/2" CAL	6
DECIDUOUS TREES, 1/2" CAL	10
ORNAMENTAL TREES, 1/2" CAL	4
SHRUBS	300
PERENNIALS / GRASSES	200

PROPOSED GROUND COVER

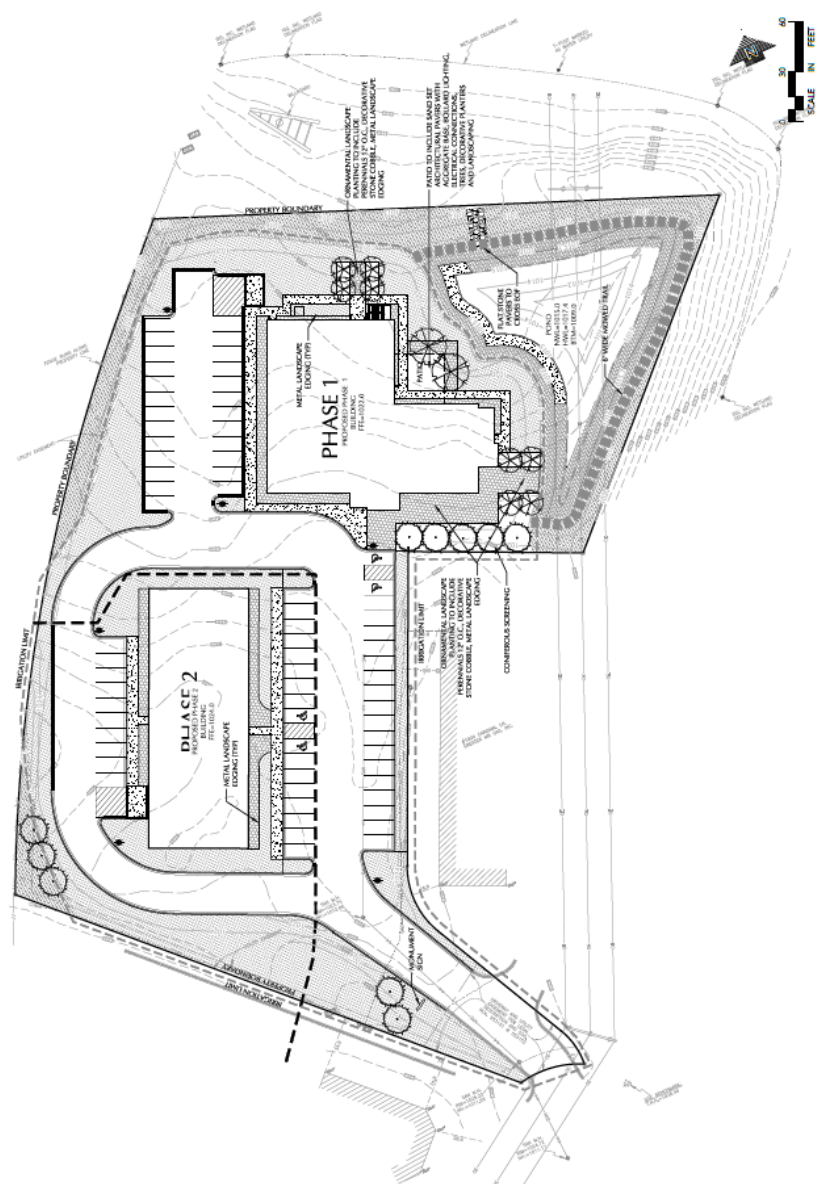
	PLANTING BEDS • 1,657 SF INCLUDES PLANTING SOIL, DARK BROWN WOOD MULCH, PERENNIALS 1" O.D. AND 9" H. (5 SP. O.D.)
	SOIL • 1,017 SF
	NATIVE SEED MIX • MIXED • 1,388 SF
	NATIVE SEED MIX • POND EDGE • 571 SF

 **Gopher State One Call**
CALL BEFORE YOU DIG
IOWA CITY AREA 800-664-0022
TOLL FREE 1-800-702-1158

WARNING:

THE COMPACTOR TRAILER IS DESIGNED FOR LOADS AND LOCATIONS OF ALL DIFFERENT TYPES. PAY TRAIL COMPACTORS MUST BE SPECIFICALLY DESIGNED FOR EACH TYPE OF SERVICE AND/OR LOCATION OF USE.

THE COMPACTOR TRAIL COMPANY SUGGESTS THAT YOU CALL AT 1-800-441-4441 AN HOUR BEFORE YOU ATTEMPT TO USE THE LOCATIONS OF ALL DIFFERENCES WITHIN THE TRAIL. THE COMPACTOR TRAIL MUST BE USED IN PLACES THAT ARE NOT MARKED BY ANY CONSTRUCTION OR NO-CODE FOR THE OWNER.



LANDSCAPE PLAN ■



RECEIVED

AUG 15 2022

City of Faribault
Community Development

APPLICATION FOR REQUESTED ACTION
Conditional Use Permit

Planning Case # _____
Filing Fee _____
Hearing Date _____

SITE ADDRESS 1910 Cardinal Lane, Faribault, MN 55021

APPLICANT Midwest Campus E-MAIL Michael@midwestmn.com

PHONE _____ (H) 612-584-4858 (W) 612-444-3292 (FAX) _____

ADDRESS 2626 East 82nd Street, Suite #305 Bloomington MN 55425

DEVELOPER (if other than applicant) _____

PHONE _____ (H) _____ (W) _____ (FAX) _____

ADDRESS _____

LEGAL DESCRIPTION See Attachment

ACREAGE/SIZE OF PROPERTY 3 Acres

CURRENT ZONING C-2

EXISTING USE OF PROPERTY Vacant Land

PROPOSED USE OF PROPERTY Drug and Alcohol Treatment Facility
(Including number of units per acre and types of uses if mixed use)

IDENTIFY ALL ADJACENT LAND USES Hotel, Office, Apartment (See Attached)

SIGNATURE OF OWNER [Signature] DATE 8/15/2022

SIGNATURE OF APPLICANT _____ DATE _____
(Must submit proof of property control)

PLEASE PROVIDE ALL INFORMATION REQUESTED ON THIS FORM
AND THE ATTACHED CHECKLIST.

Revised 8/26/2016

CONDITIONAL USE PERMIT
Required Submittals

◆ **Site plan**

- ☐ Drawn to scale, with scale noted
- ☐ Date and North arrow
- ☐ Boundaries and dimensions shown graphically
- ☐ Location of any streets, public trails, railroads, or waterways
- ☐ Present and proposed topography of the site and adjacent areas within 50 feet by contour lines at an interval of not more than 5 feet, and by use of directional arrows, the proposed flow of storm water runoff from the site
- ☐ Location of existing and proposed structures (height and gross floor area noted), with distance from property lines noted
- ☐ Location and dimensions of existing and proposed off-street parking and loading spaces, curb cuts, aisles, and walkways, with distance from property lines noted
- ☐ Location, height, and material for screening walls and fences
- ☐ Type of surfacing and base course proposed for all parking area, loading areas, and walkways
- ☐ Location of all existing and proposed water lines, hydrants, sanitary sewer lines and storm drainage systems
- ☐ Existing and proposed public streets or rights-of-way, easements, or other reservations of land on the site
- ☐ Location and method of screening of outdoor trash storage areas
- ☐ Location and size of all proposed signage
- ☐ Location and height of proposed lighting facilities
- ☐ Elevation views of all proposed buildings or structures, with building materials and proposed colors noted
- ☐ Indicate the ultimate development of the site and proposed development phases when a site is to be developed in stages
- ☐ Landscaping plan

◆ **Required supplemental information**

- ☐ Describe the project in detail (Include: Size of all structures existing and proposed and any modifications to existing, type of business and associated storage/display, type of clientele, hours of operation, number of employees, number of customer seats if food service related, handling of deliveries, unique site characteristics, proposed modifications to topography and/or drainage, development schedule, etc.)
- ☐ Written summary explaining how the proposed use is compatible with the neighborhood
- ☐ Written summary explaining if and how the proposed development will impact traffic
- ☐ Written statement as to why you feel the conditional use permit should be approved
- ☐ Other information as required

◆ **Filing fee**

SIGNATURE OF APPLICANT _____

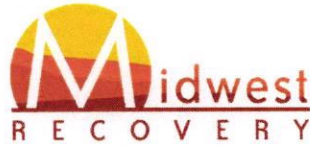
DATE 8/15/2022

Planning case # _____



Property Legal Description

Beginning at the most southerly corner of said Lot 1 (for purposes of this description bearings are assumed and based on the plat of said NORTHGATE ADDITION); thence westerly, along the southerly line of said Lot 1, on a curve, concave southerly (curve data: delta angle = $28^{\circ}05'29''$; radius = 60.00 feet; chord bearing and distance = North $49^{\circ}17'09''$ West, 29.12 feet), an arc distance of 29.42 feet; thence northerly, along a non-tangential curve, concave westerly (curve data: delta angle = $31^{\circ}47'56''$; radius = 44.34 feet; chord bearing and distance = North $10^{\circ}55'36''$ West, 24.29 feet), an arc distance of 24.61 feet; thence North $26^{\circ}49'34''$ West, tangent to said curve, 95.10 feet; thence northerly, along a tangential curve, concave easterly (curve data: delta angle = $51^{\circ}06'13''$; radius = 50.00 feet; chord bearing and distance = North $1^{\circ}16'27''$ West, 43.13 feet), an arc distance of 44.60 feet; thence North $24^{\circ}16'40''$ East, 188.94 feet; thence South $65^{\circ}27'17''$ East, 105.00 feet to a point in the easterly line of said Lot 1; thence South $3^{\circ}00'00''$ West, along said easterly line, 175.00 feet; thence continue along said easterly line, South $36^{\circ}51'38''$ West, 155.84 feet to said point of beginning.



TO: The City of Faribault

RE: Conditional Use Permit – Midwest Campus

Narrative

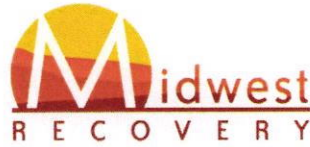
Midwest Recovery is a drug and alcohol treatment company with facilities in Faribault, Northfield, Red Wing, Bloomington and Brooklyn Center. We have been providing services for over ten years and through our Northfield Residential facility and our Faribault Outpatient facility we are currently working in the community and are well known for providing exceptional services in Rice County. Faribault, Northfield, Rice County and surrounding counties have very few resources for drug and alcohol treatment and this project will begin to address some of the needs in the community.

We believe a conditional use permit should be approved for this project as it offers a wide variety of services in one site. The services provided at Midwest Campus will address most needs of clients along the continuum of care from withdrawal management to outpatient with short term housing and all levels of care in between.

Project Detail

The proposed new development will be located at 1910 Cardinal Lane, Faribault MN 55421 and will consist of two buildings each approximately 18,000 square feet and will provide drug and alcohol treatment services to adults. The project will likely be built in two phases and will be licensed by the Minnesota Department of Human Services to provide the following services.

- Outpatient Drug and Alcohol Treatment
- Outpatient Mental Health Therapy
- 24 Supervised Living Facility (Class A) beds for men
- High intensity Residential Services for men
- 15 Withdrawal Management beds for men and women
- Urinalysis lab



The project will be staffed 24 hours per day and 7 days per week including Holidays and employ approximately 33 Full Time Equivalents (FTEs). Midwest Companies is an equal opportunity employer and offers a competitive wage as well as medical and retirement benefits to our staff.

The site is located next to a wetland and have designed the site with a retention pond which will receive stormwater of the site. The development schedule is very dependent on the supply chain of construction materials and construction worker availability which may affect the proposed development timeline. We plan to break ground on the first phase in the Spring of 2023 with a completion date approximately the end of 2023 and begin offering services by January of 2024.

Surrounding Neighborhood

The site was chosen for its proximity to Highway 35 to the west as well as the type of use of the surrounding properties. There are no single-family dwellings adjacent to the proposed site. To the north of the property there is a wetland. The immediate neighbor to the east is Greater Minnesota Gas and to the south is a Days Inn. There is also a new apartment building near the site as well as another proposed 24-unit apartment building on a vacant lot adjacent to the wetland just to the east of Greater Minnesota Gas. Midwest Recovery takes pride in being a respectful neighbor and is in consistent communication with its neighbors at other facilities. Our facility will be staffed 24 hours per day by team members who have been extensively trained in working with individuals with substance use issues and, along with our building safety and security measures, will ensure our residents are respectful of their surroundings. There is substance abuse in most communities across country and we provide a safe place for people to begin and maintain their recovery.

Traffic Impact

The traffic for Midwest Campus impact for Outpatient and Residential Treatment will be similar to that of a small office building as residents will not be allowed to drive and vehicle traffic will be limited to staff and clients not living on the property. We expect there will be intermittent law enforcement traffic for drop off at the facility for Withdrawal Management. We have planned the site for traffic flows that we have experienced at our other facilities and anticipate a very limited impact on overall traffic in the area. We have designed the site to accommodate deliveries, including food service and general deliveries, to both buildings during the phased development. The site will receive a weekly raw food delivery by US Foods which will be delivered by a 42-foot truck and will be the largest vehicle entering the site. We have calculated onsite parking based on the proposed use of both phase 1 and phase 2 of the project.



Midwest Recovery Campus - Parking Requirements					
Outpatient and Lodging (Phase 1)					
	SF	less 10%	ratio	parking count	rounded up
Office and Outpatient	7100	6390	1 per 300sf GSA	21.3	22
Residential Care (Lodging)	24	residents	1 per employee	0	0
			1 per 6 residents	4.00	4
			1 per 2 residents add'l	12.00	12
Total Parking					38
Inpatient Treatment (Phase 2)					
	SF	less 10%	ratio	parking count	rounded up
Office	7100	6390	1 per 300sf GSA	21.3	22
In Patient	32	residents	visitor	10	10
			1 per 6 residents	*	0
			1 per 2 residents add'l	*	0
Total Parking					32
TOTAL FOR FULL SITE					70



OUTPATIENT AND LODGING FACILITY

CONDITIONAL USE PERMIT APPLICATION



SHEET SCHEDULE	
SHEET NUMBER	SHEET NAME
A1	COVER
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
C1-1	EXISTING CONDITIONS
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS



KOMA

ARCHITECTS | DESIGNERS | ENGINEERS

2051 KILLBREW DRIVE, SUITE 680, BLOOMINGTON, MN 55425
P. 651.451.4605 KOMA.MN.COM

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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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Stephen T. Iaria

DATE: _____ REG. NO.: _____46705

COVER

MIDWEST RECOVERY OUTPATIENT AND LODGING FACILITY
1910 CARDINAL LANE
FARIBAULT, MN 55021

PROJECT: 21306

DRAWN BY: STAFF

CHECKED BY: STI

DATE: 8/16/2022

REVISIONS:

CUP APPLICATION

A1

Page 29 of 46



TRASH ENCLOSURE WITH
CMU WALL TO 6' WITH
STONE VENEER TO MATCH
BUILDING

DATE: _____ REG. NO.: _____

FIRST FLOOR PLAN

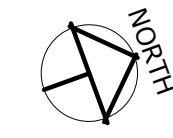
MIDWEST RECOVERY OUTPATIENT AND LODGING FACILITY
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FARIBAULT, MN 55021

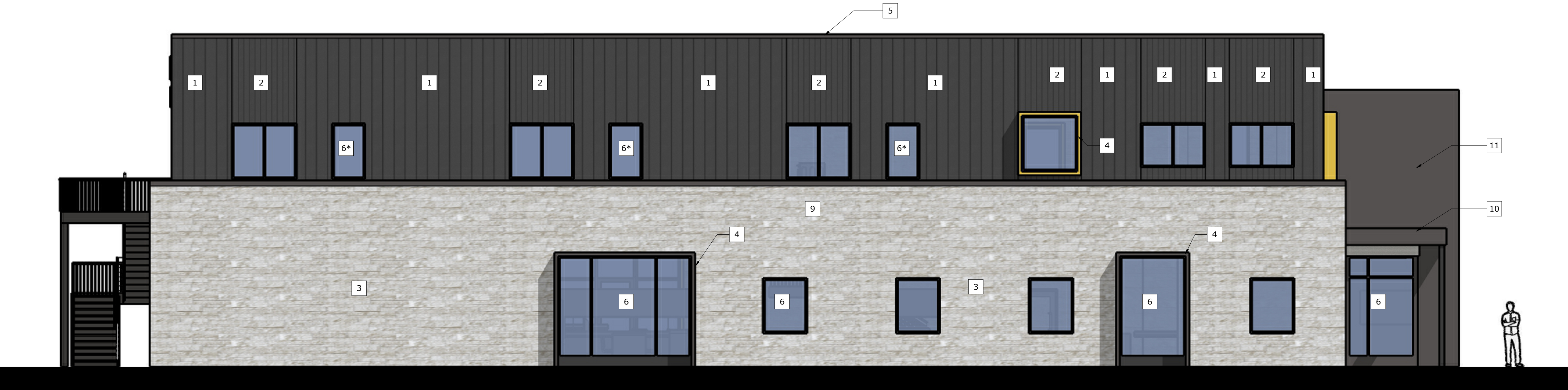
PROJECT: 21306
DRAWN BY: STAFF
CHECKED BY: STI
DATE: 8/16/2022
REVISIONS:

CUP
APPLICATION

A2

① PRELIMINARY FIRST FLOOR PLAN
1/8" = 1'-0"





WEST ELEVATION

EXTERIOR ELEVATION	metal panels		stone		glass		TOTAL AREA
	sf	%	sf	%	sf	%	
EAST	1,550	46%	1,120	33%	710	21%	3,380
WEST	1,380	40%	1,530	44%	545	16%	3,455
NORTH	2,125	57%	1,280	35%	295	8%	3,700
SOUTH	1,516	41%	955	26%	1,190	33%	3,661

EXTERIOR KEYNOTES

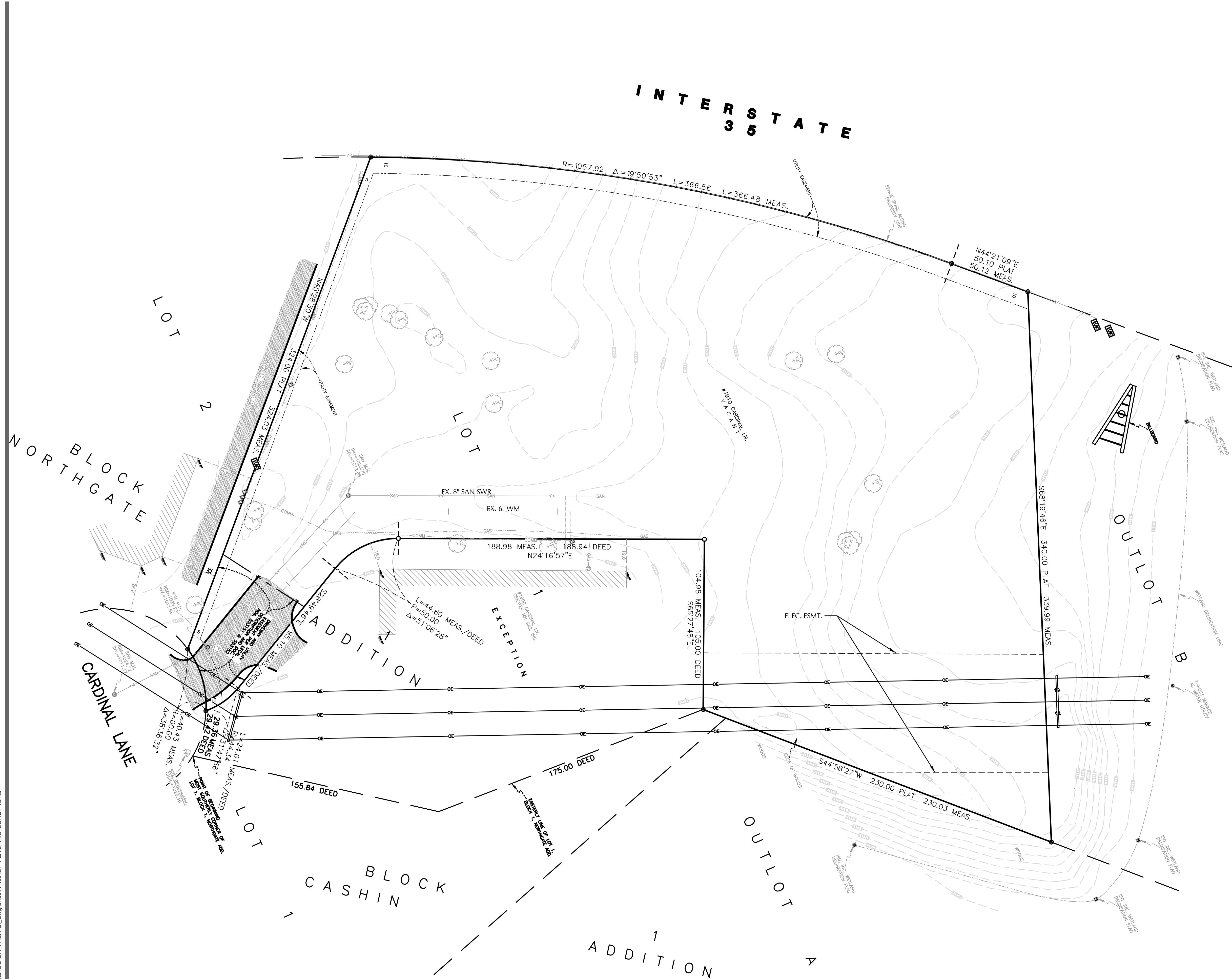
- 1 PRE-FINISHED ARCHITECTURAL METAL PANEL TYPE 1 (BASED ON CENTRIA CC-610)
- 2 PRE-FINISHED ARCHITECTURAL METAL PANEL TYPE 2 (BASED ON CENTRIA CC-623)
- 3 THIN STONE VENEER (BASED ON ARRISCRAFT ICE-STACK), PROVIDE SILL BLOCKS AT ALL PUNCHED WINDOW OPENINGS
- 4 WINDOW "PORTAL" APPROX 16" DEEP, PREFINISHED FLAT METAL PANEL WRAPPED METAL STUD FRAMING AT WINDOW PORTAL
- 5 PRE-FINISHED METAL COPING
- 6 THERMALLY BROKEN ALUMINUM STOREFRONT FRAME AND INSULATED GLAZING, *INDICATES OPERABLE
- 7 THERMALLY BROKEN ALUMINUM CURTAIN WALL FRAMING AND INSULATED GLAZING
- 8 THERMALLY BROKEND ALUMINUN FRAME WITH DOOR INSULATED GLAZING
- 9 STEEL DECK STRUCTURE WITH STEEL GUARDRAIL AND HANDRAIL SYSTEM. PROVIDE COMPOSITE DECKING ON STAIRS AND DECK
- 10 CANPOPY WITH PREFINISHED FLAT METAL PANEL WRAPPED IN METAL STUD FRAMING
- 11 STAIR FEATURE WITH PREFINISHED FLAT METAL PANEL WRAPPED IN METAL STUD FRAMING
- 12 INTERNALLY ILLUMINATED CHANNEL LETTER SIGNAGE



SOUTH ELEVATION

1 EXTERIOR ELEVATIONS - 2
3/16" = 1'-0"

Plotted: 08/15/2022 12:32 PM W:\2021\21795\CADD\DATA\CIVIL_dwg\Sheet Files\C1-1 EXISTING CONDITIONS



LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- ▨ CATCH BASIN
- ⊙ STORM MANHOLE
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ GATE VALVE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- GUY WIRE
- ⊕ HAND HOLE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE
- ⊕ TELEPHONE PEDESTAL
- ⊕ SIGN
- ② PARKING STALL COUNT
- ⊕ DISABLED PARKING STALL
- ① SCHEDULE B II ITEM
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- S SANITARY SEWER SERVICE
- W WATER SERVICE
- ELE UNDERGROUND ELECTRIC
- FO UNDERGROUND FIBER OPTIC
- GAS UNDERGROUND GAS
- TEL UNDERGROUND TELEPHONE
- OH OVERHEAD UTILITY
- O—O CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- CONTOUR
- SPOT ELEVATION
- TREE LINE
- CONIFEROUS TREE
- PI PINE
- DECIDUOUS TREE
- ASH
- MA MAPLE
- TR TREE (GEN)

SURVEY FROM W. BROWN LAND SURVEYING INC.
EXISTING CONDITIONS SURVEY DATED 01/21/22



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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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Faribault, MN 55021

KOMA
2051 Killebrew Dr., Suite 680
Bloomington, MN 55425

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SUBMITTAL/REVISIONS	
08/01/22	PRICING SET
08/16/22	CUP APPLICATION

PROFESSIONAL SIGNATURE
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.

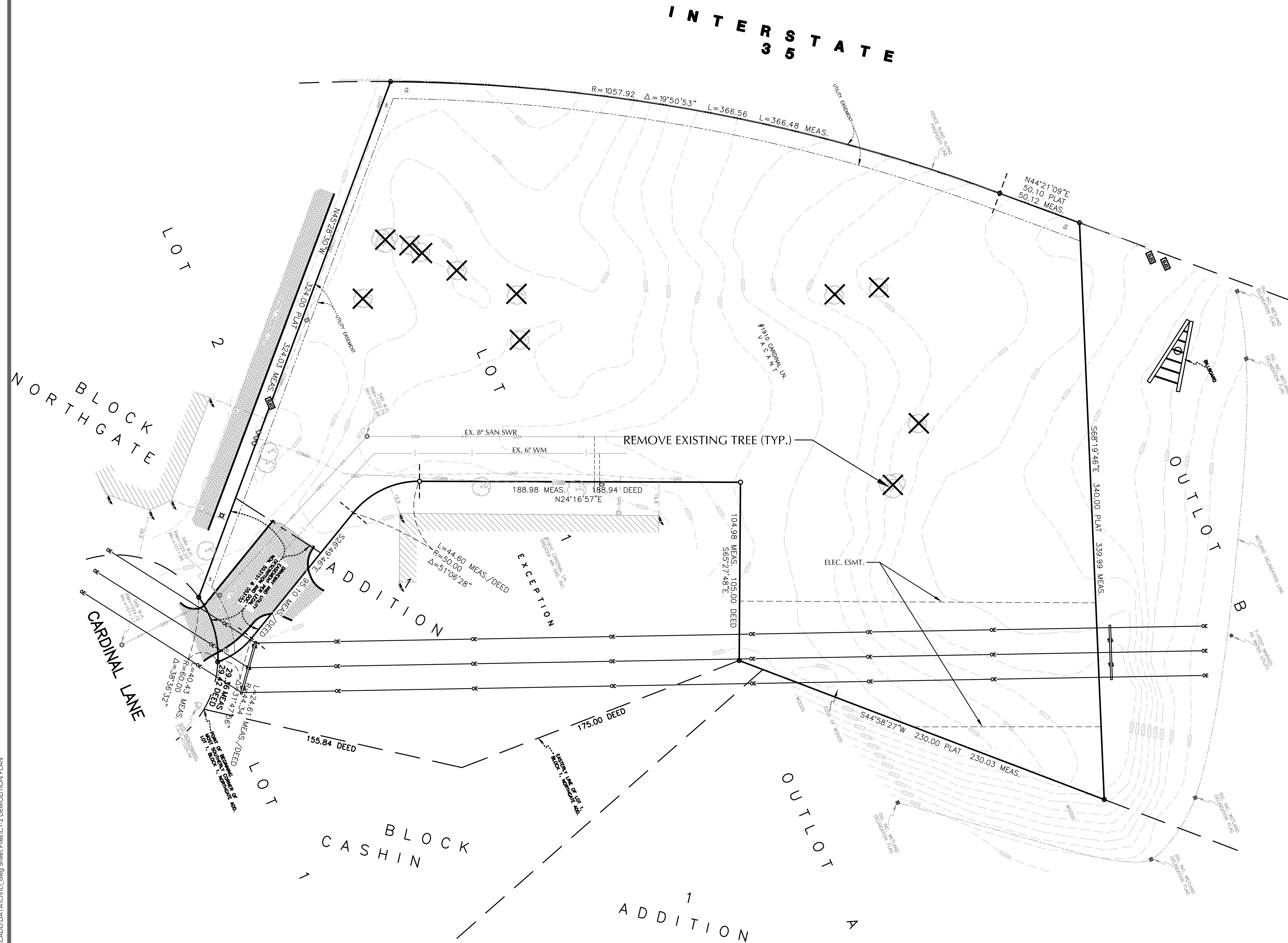
Rod W. McLouth - PE
License No. 20383
Date

QUALITY CONTROL	
Loucks Project No.	21795.00
Project Lead	TWM
Drawn By	HW
Checked By	TWM
Review Date	

SHEET INDEX	
C1-1	EXISTING CONDITIONS
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C8-1 to C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

EXISTING CONDITIONS
C1-1

Plotted: 08/15/2022 12:32 PM W:\2021\21795\CADD\DATA\CIVIL_dwg\Sheet Files\C1-2 DEMOLITION PLAN



LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>—> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	—>—> SANITARY SEWER
⊞ CATCH BASIN	— I — WATERMAIN
⊞ STORM MANHOLE	— S — SANITARY SEWER SERVICE
○ SANITARY MANHOLE	— W — WATER SERVICE
⊞ HYDRANT	— ELE — UNDERGROUND ELECTRIC
⊞ GATE VALVE	— FO — UNDERGROUND FIBER OPTIC
⊞ ELECTRIC TRANSFORMER	— GAS — UNDERGROUND GAS
⊞ ELECTRIC METER	— TEL — UNDERGROUND TELEPHONE
⊞ GAS METER	— OH — OVERHEAD UTILITY
— GUY WIRE	— O — CHAIN LINK FENCE
⊞ HAND HOLE	— CON — CONCRETE CURB
⊞ LIGHT POLE	— RET — RETAINING WALL
⊞ POWER POLE	— NO — NO PARKING
⊞ TELEPHONE PEDESTAL	— EX — EXISTING BUILDING
— SIGN	— CON — CONTOUR
② PARKING STALL COUNT	— 872.5 — SPOT ELEVATION
⊞ DISABLED PARKING STALL	— TREE — TREE LINE
① SCHEDULE B II ITEM	— PI — PINE
	— AS — ASH
	— MA — MAPLE
	— TR — TREE (GEN)

DEMOLITION LEGEND:

— GRAVEL —	REMOVE EXISTING GRAVEL
— BITUMINOUS —	REMOVE EXISTING BITUMINOUS PAVING
— CURB & GUTTER —	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
— UTILITIES —	REMOVE EXISTING UTILITIES
— MANHOLES, POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC. —	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.

SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND EROSION CONTROL PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE GRADING AND EROSION CONTROL PLAN.
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.



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TOLL FREE: 1-800-252-1166

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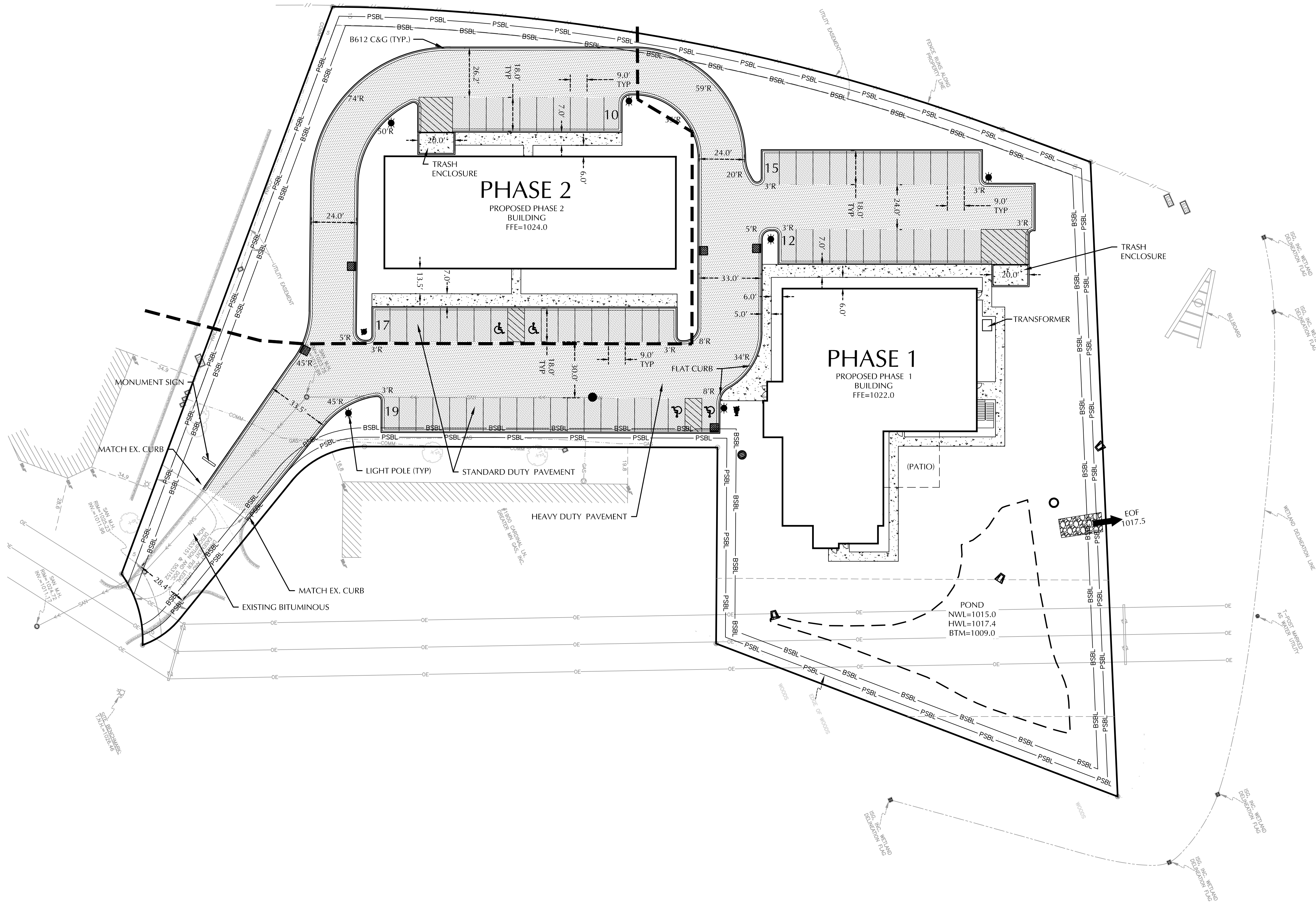
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C8-1 to C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

DEMOLITION PLAN
C1-2



SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

SITE DATA

CURRENT ZONING: C2 HIGHWAY COMMERCIAL
PROPOSED ZONING: C2 HIGHWAY COMMERCIAL

PROPERTY AREA: 3.01 +/- AC
DISTURBED AREA: 3.0 AC
EXISTING IMPERVIOUS AREA: 0.0 AC (0%)
PROPOSED IMPERVIOUS AREA: 1.48 AC
PROPOSED WET POND AREA: 0.16 AC
TOTAL IMPERVIOUS AREA: 1.64 AC

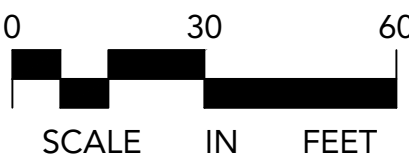
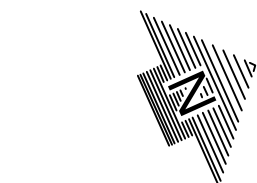
TOTAL PARKING: 71 STALLS PROVIDED

PAVEMENT LEGEND

- DENOTES LIGHT DUTY BITUMINOUS PAVEMENT
- DENOTES HEAVY DUTY BITUMINOUS PAVEMENT
- DENOTES CONCRETE PAVEMENT

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE NO PARKING	
	BUILDING CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	



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SUBMITTAL/REVISIONS

08/01/22 PRICING SET
08/16/22 CUP APPLICATION

PROFESSIONAL SIGNATURE

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

License No. Todd W. McLouth - PE 20383
Date

QUALITY CONTROL

Loucks Project No. 21795.00
Project Lead TWB
Drawn By HW
Checked By TWB
Review Date

SHEET INDEX

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SITE PLAN

C2-1

Plotted: 08/15/2022 12:32 PM V:\2021\21795\CADD\DATA\CIVIL_dwg\Sheet Files\C3-1 GRADING PLAN

GRADING & DRAINAGE NOTES

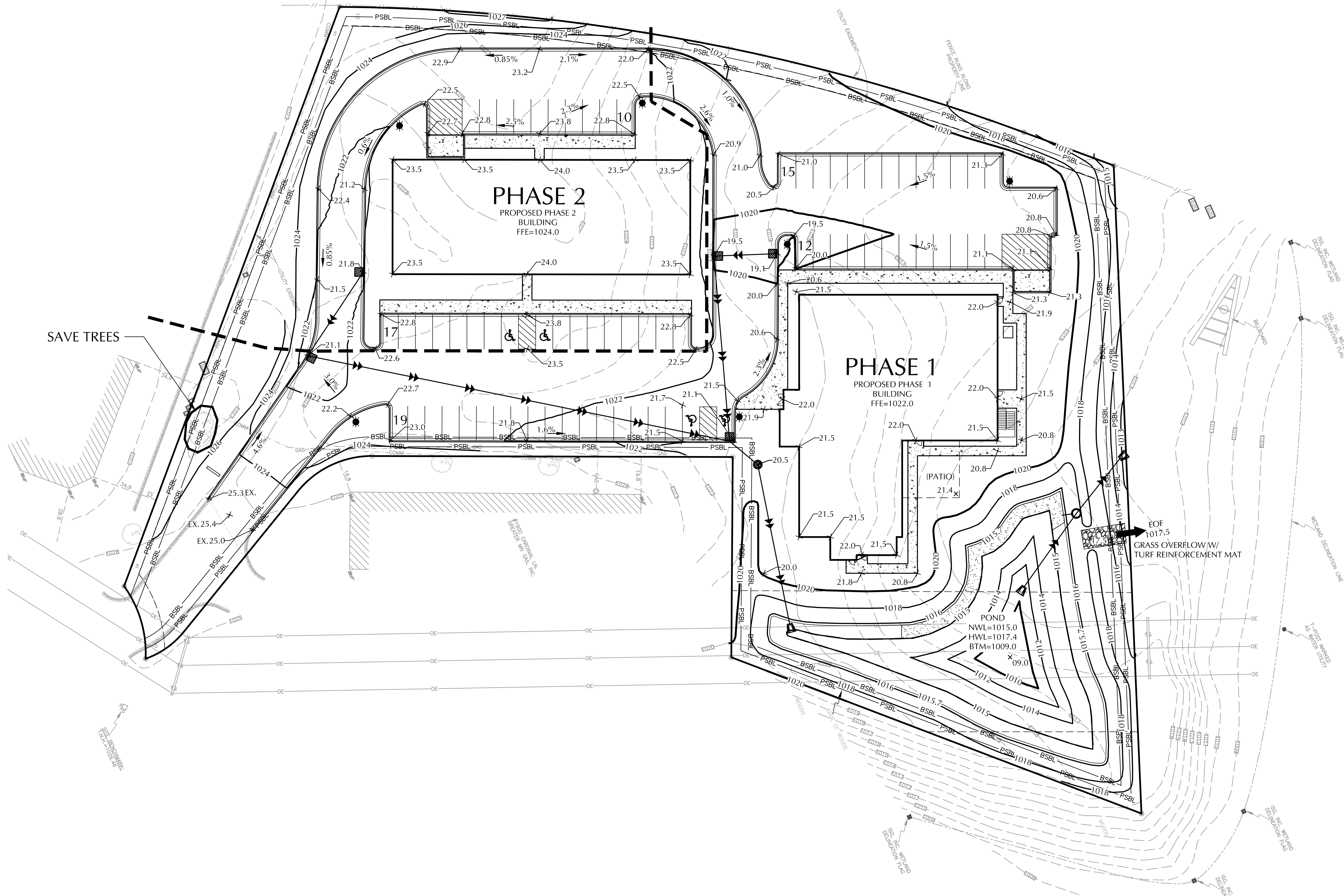
SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE-TOP OF BITUMINOUS OR GROUND ELEVATION UNLESS NOTED OTHERWISE.

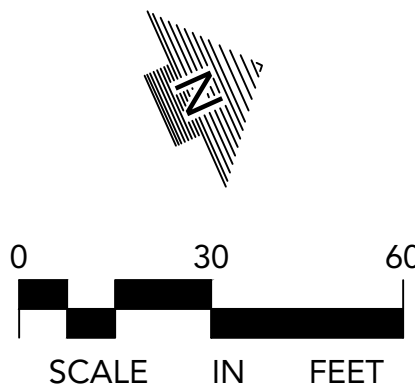
GRADING, DRAINAGE & EROSION CONTROL SPECIFICATIONS

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW, DATED 06/30/22 AS PREPARED BY AMERICAN ENGINEERING TESTING, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEEPED.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
- GRADES SHOWN ARE FINISHED GRADES.
- FINAL GRADING TOLERANCES ARE +/-0.1 FEET TO FINISH GRADES.
- UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BELOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
- WORKING HOURS ARE 7:00 AM - 10:00 PM, MONDAY - SATURDAY. A 48 HOUR NOTICED IS REQUIRED FOR SATURDAY WORK.
- THE CONTRACTOR MUST HAVE A CITY LICENSE.
- A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
- TURF REINFORCEMENT MAT (TRM) SHALL BE LANDLOK 450, AS MANUFACTURED BY PROPEX GEOSOLUTIONS, OR APPROVED EQUAL. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
- STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.



LEGEND

EXISTING	PROPOSED



CALL BEFORE YOU DIG!

Gopher State One Call

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

WARNING:

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

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

MIDWEST RECOVERY CAMPUS

1910 Cardinal Lane
Faribault, MN 55021

KOMA

2051 Killebrew Dr., Suite 680
Bloomington, MN 55425



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CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
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7200 Hemlock Lane, Suite 300
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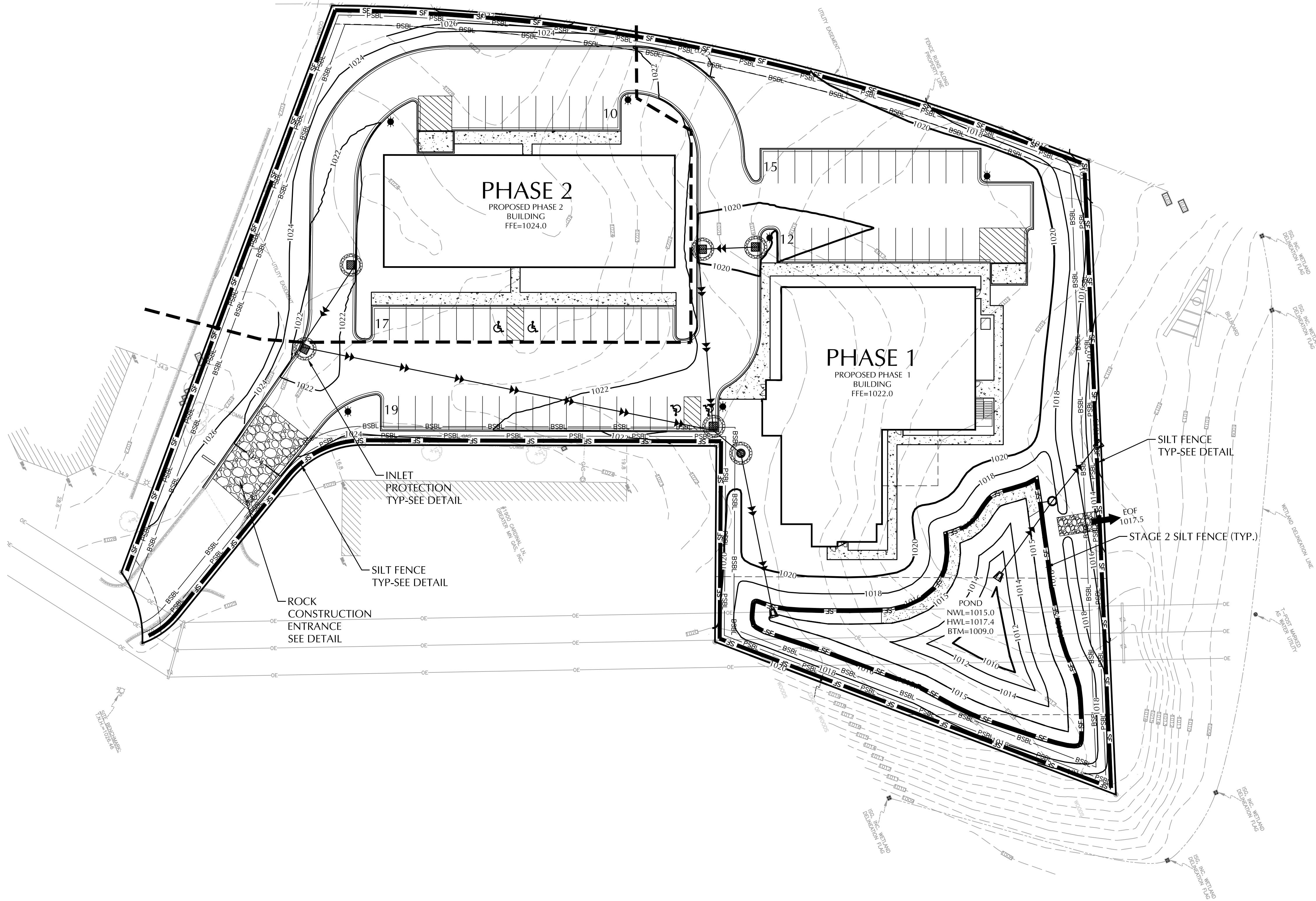
Loucks Project No.	21795.00
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Drawn By	HW
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GRADING PLAN

C3-1



LEGEND	
EXISTING	PROPOSED

GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES

SWPPP LEGEND	
	SILT FENCE
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

CALL BEFORE YOU DIG!

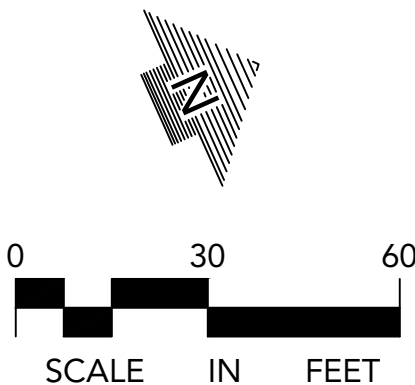
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NO FOR CONSTRUCTION

Rod W. McLouth - PE

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SWPPP PLAN

C3-2

THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A TWO-STORY COMMERCIAL BUILDING & THE ASSOCIATED PARKING, UTILITIES, & STORM WATER TREATMENT AREAS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL SILT FENCE AROUND SITE
3. INSTALL PROTECTIVE FENCE AROUND FILTRATION AREAS
4. CLEAR AND GRUB SITE
5. STRIP AND STOCKPILE TOPSOIL
6. REMOVE PAVEMENTS AND UTILITIES
7. CONSTRUCT STORMWATER MANAGEMENT BASINS
8. INSTALL SILT FENCE AROUND BASINS
9. ROUGH GRADE SITE
10. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
11. INSTALL UTILITIES
12. INSTALL BUILDING FOUNDATIONS
13. INSTALL CURB AND GUTTER
14. INSTALL PAVEMENTS AND WALKS
15. FINAL GRADE SITE
16. REMOVE ACCUMULATED SEDIMENT FROM BASINS
17. CONSTRUCT FILTRATION TRENCHES
18. SEED AND MULCH
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

AREA OF DISTURBANCE:	3.2± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.6 AC

GENERAL SOIL TYPE: SC - SANDY SILT
CL - LEAN CLAY

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

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

 DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

12. NO ENGINE DEGREASING IS ALLOWED ON SITE.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR ALL APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN SECTIONS 3, 4, 6-24 OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

- A. FINAL STABILIZATION, PER NPDES PERMIT SECTION 13 HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
15. INSPECTIONS
- A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
 - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
16. MINIMUM MAINTENANCE
- A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
 - B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
 - C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
 - D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
 - E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
19. SWPPP MUST BE AMENDED WHEN:
 - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGE OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
20. CONCRETE WASHOUT AREA
 - A. CONCRETE WASH-OUT IS NOT ALLOWED ON-SITE.

21. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
22. PIPE OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
23. FINAL STABILIZATION
FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

24. TEMPORARY SEDIMENTATION BASINS
- A. THE TEMPORARY SEDIMENTATION BASINS SHALL BE CONSTRUCTED AND MAINTAINED TO PREVENT EROSION AND TO PREVENT OPERATIONAL PRIORITY TO DISTURBANCE OF 10 OR MORE ACRES DRAINING TO A COMMON LOCATION.
- B. TEMPORARY SEDIMENTATION BASINS ARE REQUIRED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHEN 10 OR MORE ACRES OF DISTURBED SOILS DRAIN TO A COMMON LOCATION. THE BASIN MUST PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PER ACRE OF DISTURBED SOIL. CALCULATIONS ARE AVAILABLE. THE TEMPORARY SEDIMENTATION BASIN MUST PROVIDE A STORAGE VOLUME EQUIVALENT TO

THE 2-YEAR, 24-HOUR STORM, BUT IN NO CASE LESS THAN 1800 CUBIC FEET PER ACRE DRAINED. THE TEMPORARY SEDIMENTATION BASIN MUST BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE UP GRADIENT OF THE POND. THE TEMPORARY SEDIMENTATION BASIN SHALL BE DESIGNED TO PREVENT SHORT-TERM OVERFLOW OF THE OUTFALL SHALL BE DESIGNED TO REMOVE FLOATABLE DEBRIS, ALLOW FOR COMPLETE DRAWDOWN OF THE POND FOR MAINTENANCE ACTIVITIES, AND HAVE ENERGY DISSIPATION. THE EMERGENCY SPILLWAY SHALL BE STABILIZED.

TEMPORARY SEDIMENTATION BASINS SHALL BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY REQUIRED BUFFER ZONE, AND MUST BE DESIGNED TO AVOID DRAINING WETLANDS, UNLESS THE IMPACT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.

EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED WILL NOT BE PERMITTED TO DISCHARGE FROM SITE.

25. DEWATERING AND BASIN DRAINING
- A. TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE TEMPORARY OR PERMANENT BASIN MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED. THE BASIN AND THAT THE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND PROPER VELOCITY DISSIPATION PROVIDED.
- B. ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN THE RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- C. IF FILTERS WITH BACKWASH WATERS ARE USED, THE BACKWASH WATER SHALL BE SHUT AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATED INTO SITE IN A MANNER THAT DOES NOT CAUSE EROSION. BACKWASH WATER MAY BE DISCHARGED TO SANITARY SEWER IF PERMISSION IS GRANTED BY THE SANITARY SEWER AUTHORITY.

26. **POLLUTION PREVENTION**
- A. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO PREVENT DISCHARGE OR PROTECTED BY AN EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
 - B. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER.
 - C. HAZARDOUS MATERIALS AND TOXIC WASTE MUST BE PROTECTED TO PREVENT VANDALISM.
 - D. SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN COMPLIANCE WITH MINN. R. CH 7035.
 - E. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH 7041.
 - F. DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED SHALL BE PREVENTED USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.

27. DESIGN CALCULATIONS
TEMPORARY & PERMANENT STORMWATER TREATMENT ARE DESIGNED TO MEET MPC GENERAL & SPECIAL WATER REQUIREMENTS. CALCULATIONS ARE PART OF THE HYDROLOGY REPORT, WHICH IS TO BE CONSIDERED PART OF THE SWPP DOCUMENTS. SEE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.

28. GENERAL STORMWATER DISCHARGE REQUIREMENTS
ALL REQUIREMENTS LISTED IN SECTIONS 5-7, 14, 16-19, 21, 24 OF THE PERMIT FOR DESIGN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM AND DISCHARGE HAVE BEEN INCLUDED IN THE PREPARATION OF THIS SWPP. THESE INCLUDE BUT ARE NOT LIMITED TO:
- A. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION.
 - B. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE.
 - C. PEAK FLOW RATES AND STORMWATER VOLUMES TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNEL AND STREAM BANK EROSION.
 - D. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.

29. CONSTRUCTION OF FILTRATION BASINS
- A. NO HEAVY TRAFFIC ON FILTRATION AREAS. CONSTRUCTION TO BE DONE WITH MINIMAL COMPACTION TO FILTRATION AREAS. IF COMPACTION IS ENCOUNTERED, BASIN SOILS FOR THE FIRST & MUST BE REMOVED & RELAID.
- B. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAD BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS

ARE PROVIDED(SECTION 16.4).

- C. WHEN AN INFILTRATION SYSTEM IS EXCAVATED TO FINAL GRADE (OR WITHIN THREE (3) FEET OF FINAL GRADE), THE PERMITTEE(S) MUST EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RILY AWAY FROM THE INFILTRATION AREA. THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION VEHICLES OR EQUIPMENT WILL NOT COMPACT THE SOIL IN THE PROPOSED INFILTRATION AREA.
- D. TO PREVENT CLOGGING OF THE INFILTRATION OR FILTRATION SYSTEM, THE PERMITTEE(S) MUST INSTALL A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, SMALL SEDIMENTATION BASIN, OR WATER QUALITY INLET (WITH GRIT CHAMBER) TO SETTLE PARTICULATES BEFORE THE STORMWATER DISCHARGES INTO THE INFILTRATION OF FILTRATION SYSTEM.

30. POST CONSTRUCTION
THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN SECTION 15 SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE SECTION 15. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

31. RESPONSIBILITIES
- A. THE OWNER MUST IDENTIFY A CONTRACTOR WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
- B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

32. TRAINING REQUEMENTS
THE PERMITTEE(S) SHALL ENSURE THE FOLLOWING INDIVIDUALS IDENTIFIED IN THIS PART HAVE BEEN TRIANED IN ACCORDANCE WITH THIS PERMIT'S TRAINING REQUIREMENTS.

1. WHO MUST BE TRAINED:
- A. INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT
 - B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING, AND/OR AMENDING THE SWPPP AND INDIVIDUAL(S) PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
 - C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BSES. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

2. TRAINING CONTENT:
- THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT FOR THE PROJECT. AT LEAST ONE INDIVIDUAL PRESENT ON THE PERMITTED PROJECT SITE (OR AVAILABLE TO THE PROJECT SITE IN 72 HOURS) MUST BE TRAINED IN THE JOB DUTIES DESCRIBED IN SECTION 21.2B AND SECTION 21.2C.

33. THE PERMITEE(S) SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT. AN UPDATE REFRESHER-TRAINING MUST BE ATTENDED EVERY THREE (3) YEARS STARTING THREE (3) YEARS FROM THE ISSUANCE DATE OF THIS PERMIT.

- ### 33. LIST OF CONTACTS

TITLE	NAME	COMPANY	PHONE NUMBER
OWNER	MICHAEL MCHUGH	MIDWEST RECOVERY	612-584-4858
PROJECT MANAGER	TODD MCLOUTH	LOUCKS	763-496-6742
ENGINEER SWPPP	ZACH WEBBER	LOUCKS	763-496-6753
CONTRACTOR	PENDING		
SITE MANGER			

* MPCA 24HR. HAZARDOUS SPILL HOTLINE: 651-649-5457 OF 80420798

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMAIRED WATER	TYPE OF SPECIAL WATER
ADJACENT WETLAND	WETLAND			

**MIDWEST
RECOVERY
CAMPUS**

1910 Cardinal Lane
Faribault, MN 55021

2051 Killebrew Dr., Suite 680
Bloomington, MN 55425



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DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	2,284
EROSION CONTROL BLANKET	SY	NA
INLET PROTECTION	EA	6
SEEDING	AC	NA

PERMANENT POND VOLUME = X.XX AF
WATER QUALITY VOLUME REQUIRED = $1.0^{\text{th}} \times \text{X.XX} \times 1/12 = \text{X.XX AF}$
WATER QUALITY VOLUME PROVIDED = X.XX AF (TOTAL LIVE STORAGE)

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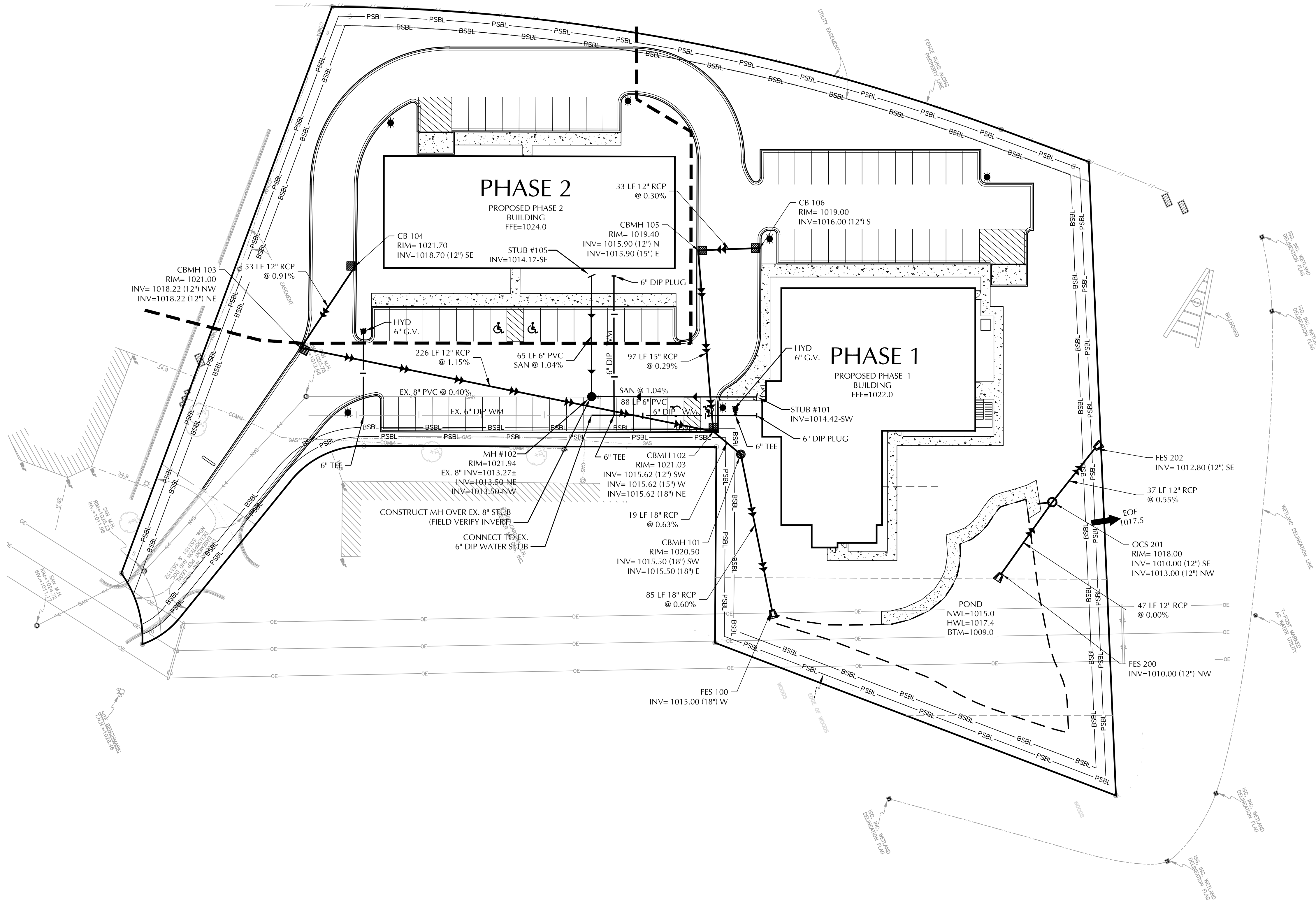
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 20383
Date

Loucks Project No.	21795.00
Project Lead	TWM
Drawn By	HW
Checked By	TWM
Review Date	

C1-1	EXISTING CONDITIONS
C1-2	DEMOLITION PLAN
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C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1 to C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

Plotted: 08/15 / 2022 12:33 PM V:\2021\21795\CADD\DATA\CIVIL_dwg\Sheet Files\C4-1 UTILITY PLAN



UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	SCH 40	6" TO 8" DIAMETER
STORM SEWER	RCP CLASS 5	12" TO 15" DIAMETER
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - a. PIPES 4-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOINT.
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.

LEGEND

EXISTING	PROPOSED



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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

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

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08/01/22	PRICING SET
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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
NO FOR CONSTRUCTION

License No. 1000 W. McLouth - PE 20383
Date

QUALITY CONTROL

Loucks Project No.	21795.00
Project Lead	TWM
Drawn By	HW
Checked By	TWM
Review Date	

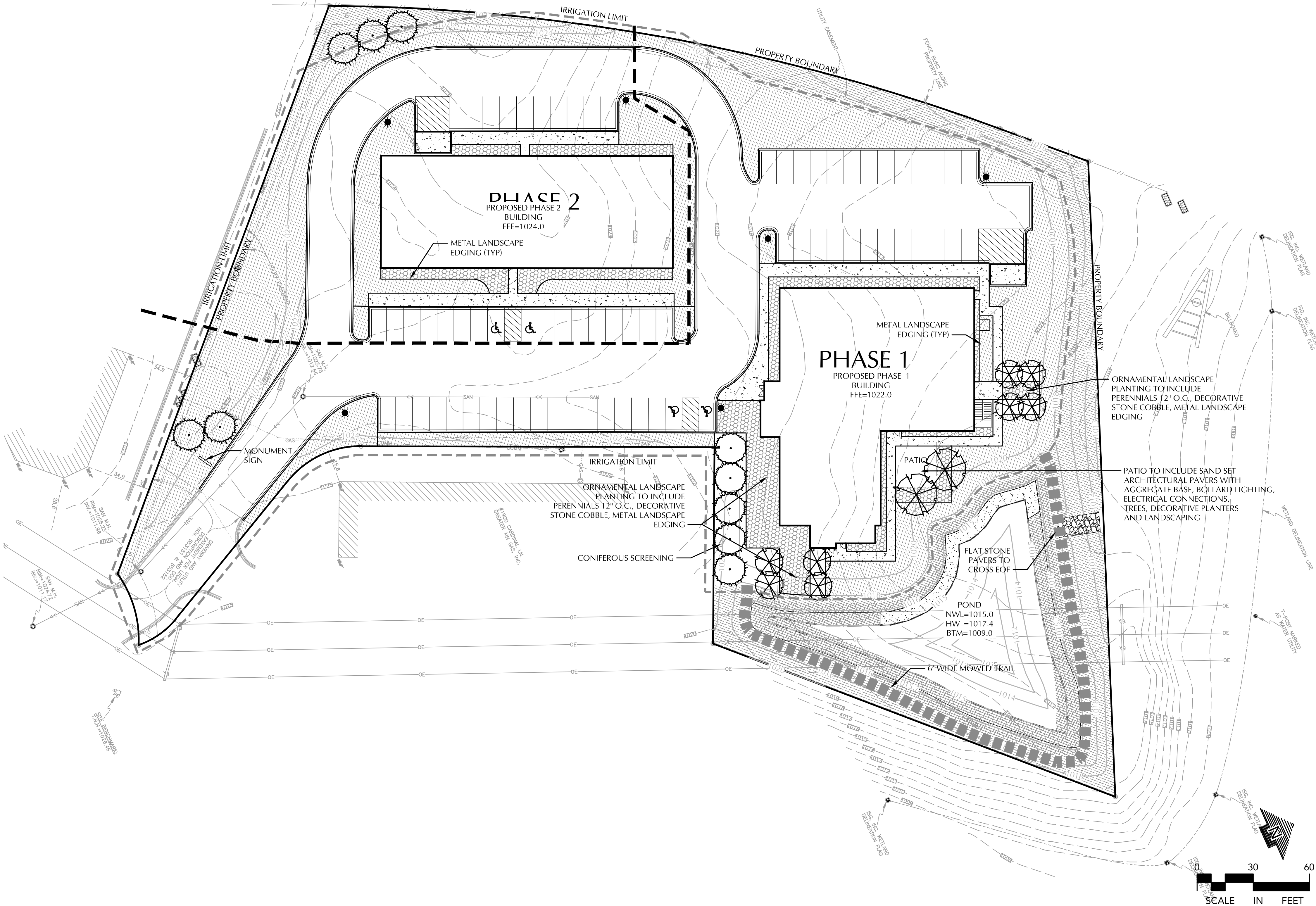
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C8-1 to C8-2	CIVIL DETAILS
L1-1	LANDSCAPE PLANS
L2-1	LANDSCAPE DETAILS

UTILITY PLAN

C4-1

Plotted: 08/15/2022 12:42 PM W:\2021\21795\CADD\DATA\LANDSCAPE.dwg Sheet File:L2-1 LANDSCAPE PLAN



LANDSCAPE PLAN

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 131,156.5 SF / 3 ACRES	
IMPERVIOUS SURFACING: 69,481.6 SF / 53%	
BASE PLANTINGS REQUIRED: 8 PLANTINGS PER ACRE	24
TWO - STORY BUILDING INCREASE IN BASE PLANTINGS: +25%	6
TOTAL PLANTINGS REQUIRED	30

NO MORE THAN FIFTY (50) PERCENT OF THE REQUIRED NUMBER OF TREES OR SHRUBS MAY BE COMPROMISED OF ANY ONE (1) SPECIES.

EVERGREEN PLANTINGS: A MINIMUM OF 1/3 OF THE REQUIRED PLANTINGS SHALL BE EVERGREEN.

PLANTING LOCATIONS: A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED BASE PLANTINGS SHALL BE LOCATED WITHIN THE REQUIRED FRONT BUILDING SETBACK AREA.

SCREENING:
THE SCREENING SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT

THE SCREENING SHALL HAVE A MINIMUM OF NINETY (90) PERCENT OPACITY LEVEL WITHIN TWO (2) YEARS

SCREENING SHALL BE REQUIRED WHEN THE AREA IS VISIBLE FROM INTERSTATE 35

PROPOSED PLANT MATERIAL

OVERSTORY TREES - 2-1/2" CAL	6
EVERGREEN TREES - 6' HT	10
ORNAMENTAL TREES - 1-1/2" CAL	4
SHRUBS	300
PERENNIALS / GRASSES	300

PROPOSED GROUND COVER

PLANTING BEDS - 6,037 SF INCLUDES 24" PLANTING SOIL, DARK BROWN WOOD MULCH, PERENNIALS (18" O.C.) AND SHRUBS (36" O.C.)	
SOD - 3,037 SY	
NATIVE SEED MIX - MESIC - 1,598 SY	
NATIVE SEED MIX - POND EDGE - 573 SY	



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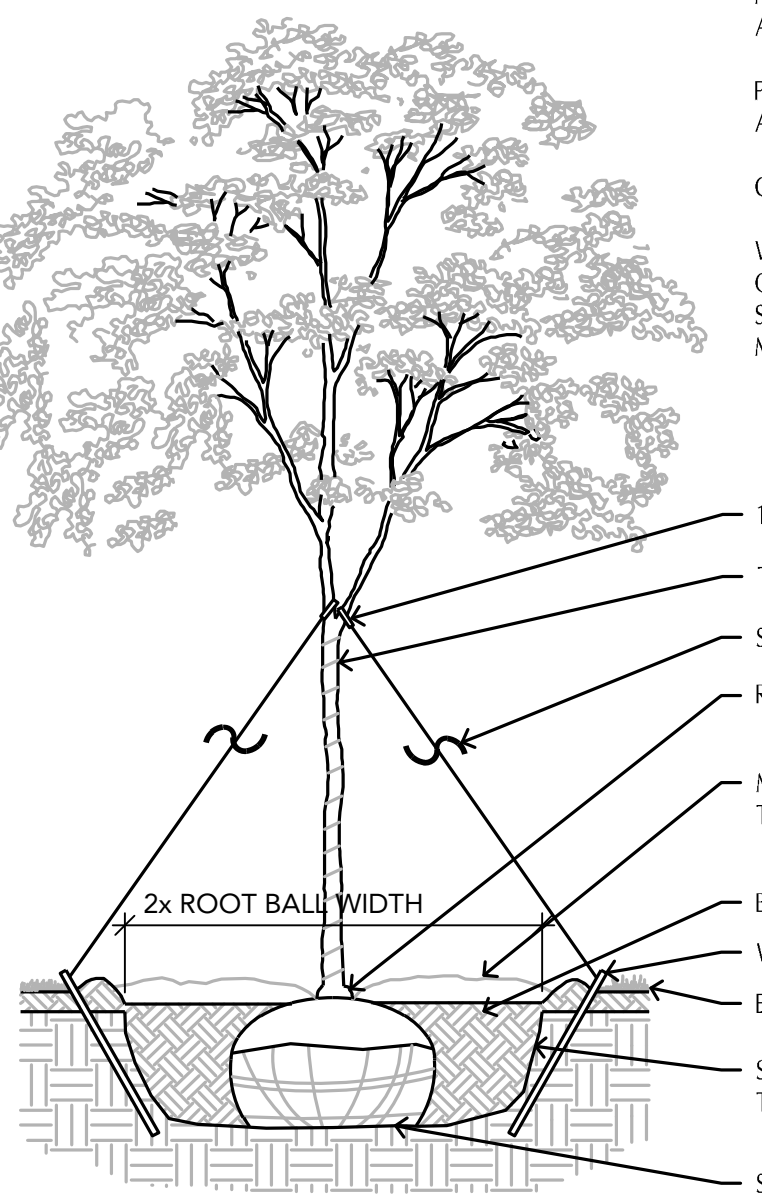
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Project Lead TW
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L2-1 LANDSCAPE DETAILS

LANDSCAPE
PLAN

L1-1



NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

TREE WRAP TO FIRST BRANCH

SAFETY FLAGGING - ONE PER WIRE

ROOT FLARE EVEN WITH OR JUST ABOVE GRADE

MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE

EDGE VARIES

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

SET PLANT ON UNDISTURBED NATIVE SOIL

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

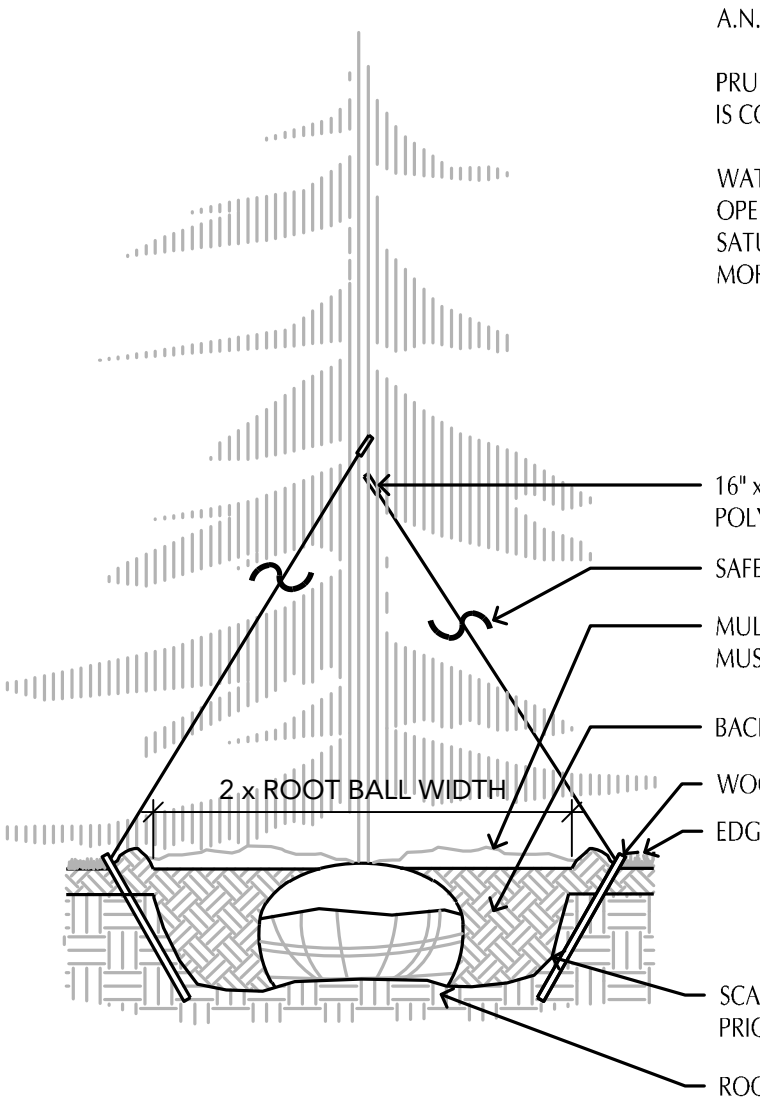
1

DECIDUOUS TREE PLANTING

SCALE: 1/2" = 1'-0"

LOUCKS

Deciduous Tree Planting.dwg



NOTES:
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PRUNE ANY DAMAGED BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

16"x2" POLYPROPYLENE OR POLYETHYLENE STRAP

SAFETY FLAGGING - ONE PER WIRE

MULCH - 4" DEEP - SEE NOTES OR SPECS. MULCH MUST NOT BE IN CONTACT WITH TRUNK.

BACKFILL WITH IN SITU TOPSOIL

WOOD STAKE (OPTIONAL)

EDGE VARIES - SEE PLAN

2 x ROOT BALL WIDTH

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

ROOT BALL SET ON UNDISTURBED SUBGRADE

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

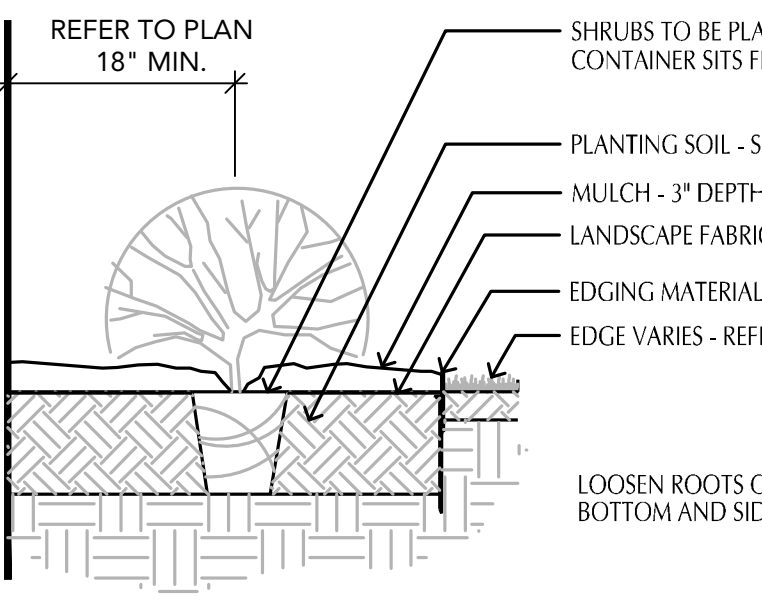
2

CONIFEROUS TREE PLANTING

SCALE: 1/2" = 1'-0"

LOUCKS

Coniferous Tree Planting.dwg



REFER TO PLAN 18" MIN.

SHRUBS TO BE PLACED SO THAT TOP OF CONTAINER SITS FLUSH WITH PROPOSED GRADE

PLANTING SOIL - SEE NOTES OR SPEC.

MULCH - 3" DEPTH - SEE NOTES OR SPEC.

LANDSCAPE FABRIC - SEE NOTES OR SPEC.

EDGING MATERIAL - SEE NOTES OR SPEC.

EDGE VARIES - REFER TO PLAN

LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

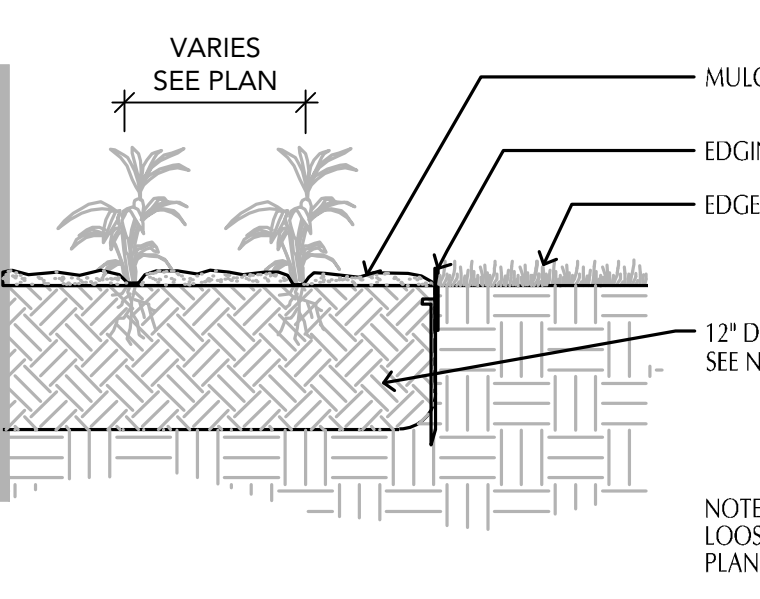
3

SHRUB PLANTING

SCALE: 3/4" = 1'-0"

LOUCKS

Shrub Planting.dwg



VARIES SEE PLAN

MULCH - 3" MIN. DEPTH - SEE NOTES

EDGING MATERIAL - SEE NOTES

EDGE VARIES - REFER TO PLAN

12" DEPTH (MIN) LOAM PLANTING SOIL SEE NOTES

NOTE:
LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

4

PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"

LOUCKS

Perennial Planting.dwg

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUND COVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MINDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A 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 CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

MIDWEST RECOVERY CAMPUS

1910 Cardinal Lane
Faribault, MN 55021

KOMA

2051 Killebrew Dr., Suite 680
Bloomington, MN 55425

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksa inc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional service for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/01/22 PRICING SET
08/16/22 CUP APPLICATION

PROFESSIONAL SIGNATURE

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 in the State of Minnesota. I am not providing engineering services to the State of Minnesota under the laws of the State of Minnesota.

License No. 190343 W. McLouth - PE 20383
Date

QUALITY CONTROL

Locks Project No. 21795.00
Project Lead TWB
Drawn By HW
Checked By TWB
Review Date

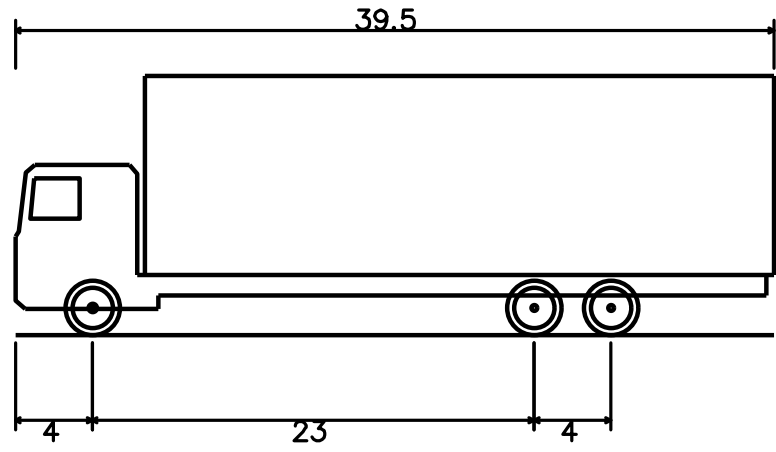
SHEET INDEX

C1-1 EXISTING CONDITIONS
C1-2 DEMOLITION PLAN
C2-1 SITE PLAN
C3-1 GRADING PLAN
C3-2 SWPPP PLAN
C3-3 SWPPP NOTES
C4-1 UTILITY PLAN
C8-1 to C8-2 CIVIL DETAILS
L1-1 LANDSCAPE PLANS
L2-1 LANDSCAPE DETAILS

LANDSCAPE DETAILS

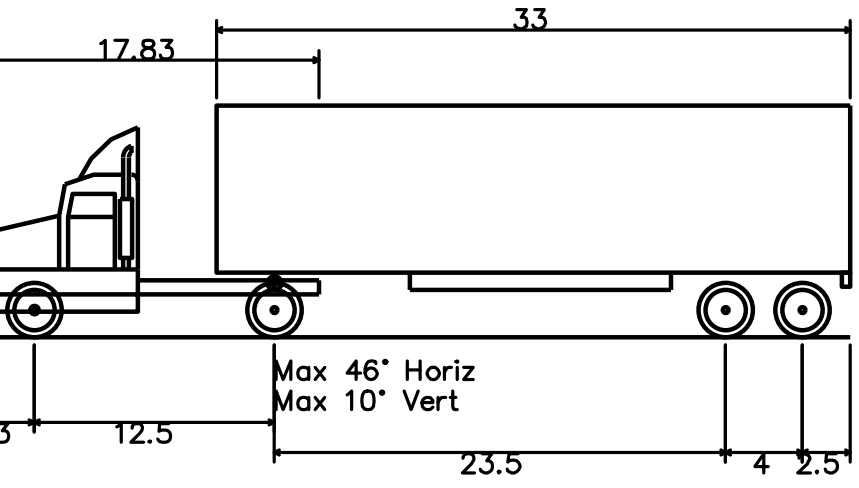
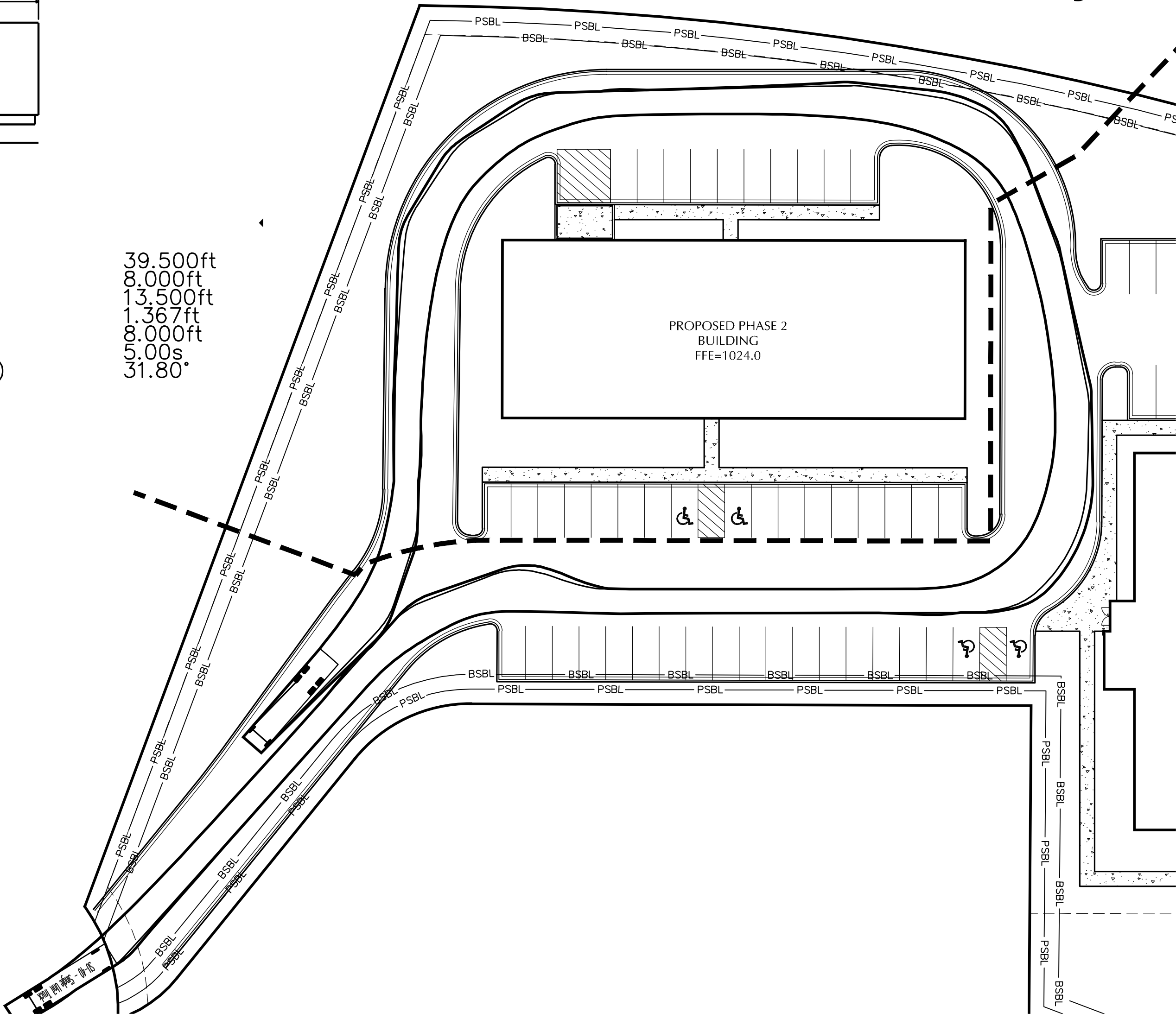
L2-1

Midwest Recovery - Truck Turning Exhibit



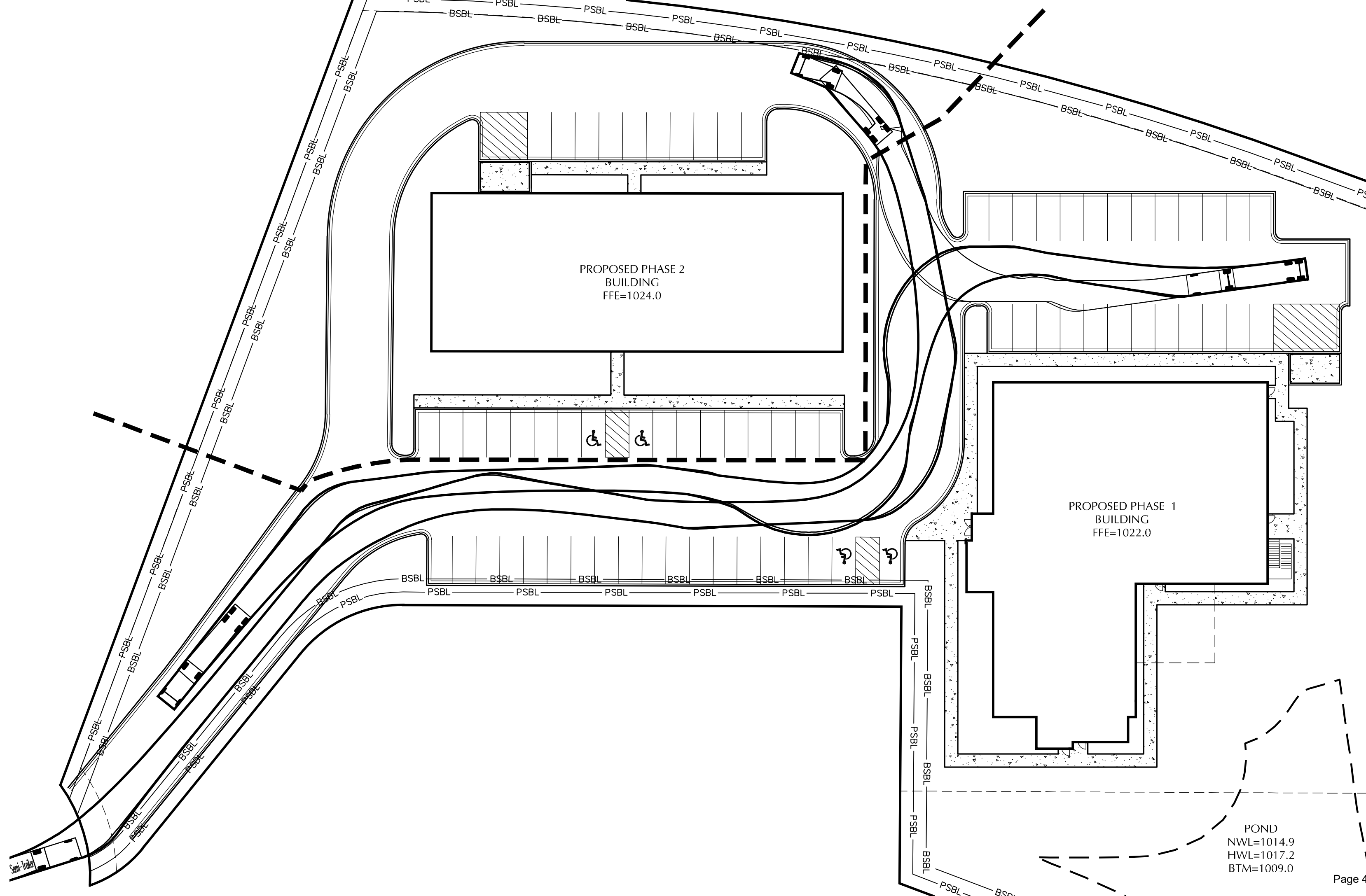
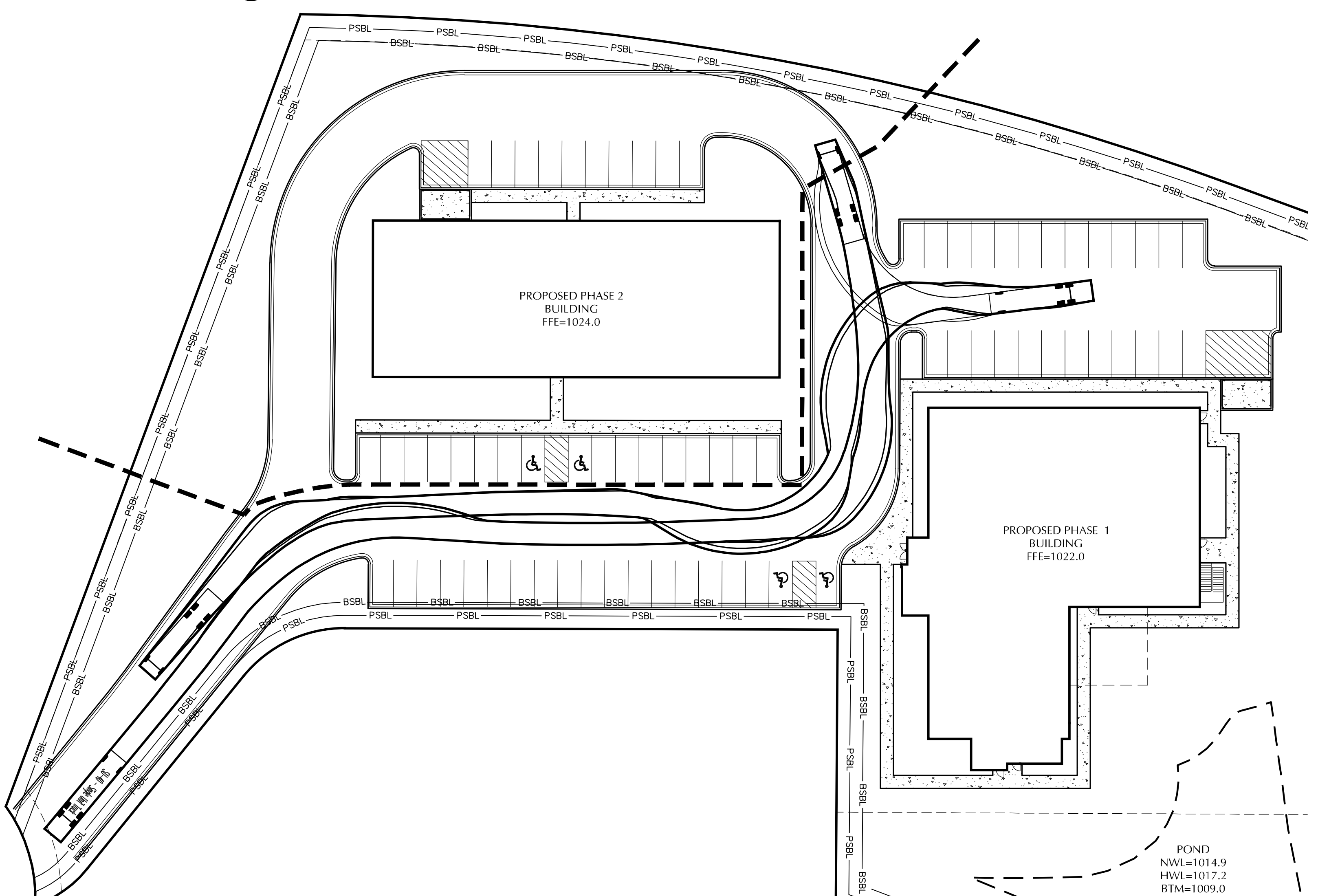
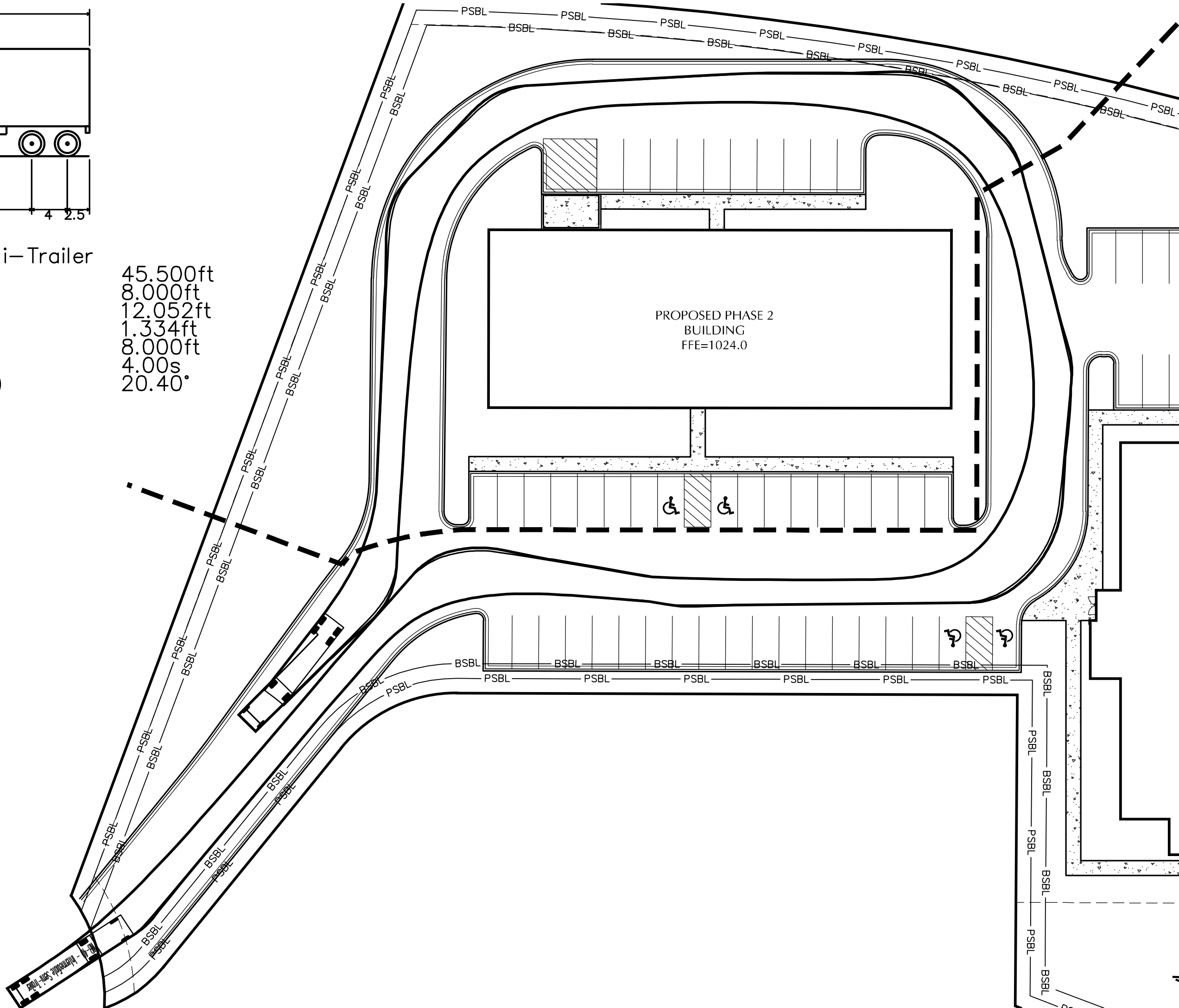
SU-40 – Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

39.500ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°



WB-40 – Intermediate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

45.500ft
8.000ft
12.052ft
1.334ft
8.000ft
4.00s
20.40°





Request for Planning Commission

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: October 3, 2022
SUBJECT: Boards and Commission Reports, Announcements
and Project Updates

Background:

Recommendation:

Attachments: