

REGULAR CITY COUNCIL MEETING – AGENDA #15

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Para asistencia, 763-424-8000; Yog xav tau kev pab, 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

Our Brooklyn Park 2025 Goals:

• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for the public to address the Council on items which are not on the agenda. Public Comment will be limited to 15 minutes (*if no one is in attendance for Public Comment, the regular meeting may begin*), and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Individuals should limit their comments to three minutes. Council Members will not enter into a dialogue with residents. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for hearing the residents for informational purposes only.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Council Member.)

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Introduction of New Employees

3B.2 Recognition of Service by Commissioners

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT (All items listed under Consent, unless removed from Consent in agenda item 3A, shall be approved by one council motion.) Consent Agenda consists of items delegated to city management or a commission but requires council action by State law, City Charter or city code. These items must conform to a council approved policy, plan, capital improvement project, ordinance or contract. In addition, meeting minutes shall be included.

4.1 Adopt a Resolution Appointing Election Judges for the May 9, 2023 City Special Primary Election

A. RESOLUTION

B. EXHIBIT A

4.2 Approve a Temporary On-Sale Liquor License for Brooklyn Park Lions for their Smelt Fry to be Held April 26-28, 2023 at the Armory Gymnasium, 5500 85th Avenue North

4.3 Resolution Approving the Participation of the Hennepin County Housing and Redevelopment Authority in an Affordable Housing Project

A. RESOLUTION

4.4 Accept Bids and Award Contract to Park Construction Company of Spring Lake Park, Minnesota for 2023 Municipal State Aid (MSA) Boone Avenue Mill and Overlay, CIP 4002-23

A. RESOLUTION

B. LOCATION MAP

- 4.5 Approve the Purchase of a Light Duty Dump Truck with Lift Bucket
 - A. RESOLUTION
 - B. ABM EQUIPMENT QUOTE
 - C. SOURCEWELL QUOTE
- 4.6 Approve the Purchase of Two K9 Vehicles
 - A. RESOLUTION
- 4.7 Request by Mayor Hollies Winston to Attend the United States Conference of Mayors 91st Annual Mayors Meeting
- 4.8 2023 Budget Amendments
 - A. RESOLUTION

The following items relate to the City Council's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the City Clerk. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the council table for action.)

5. PUBLIC HEARINGS

None.

6. LAND USE ACTIONS

- 6.1 610 Corridor Development Study Scope
 - A. 610 CORRIDOR DEVELOPMENT STUDY SCOPE
- 6.2 Decatur North and South Apartments – An Application by Real Estate Equities for a Zoning Text and Map Amendment, a Preliminary Plat, a Conditional Use Permit, and Site Plan at the Northeast Quadrant of Jefferson Highway North and Decatur Drive North
 - A. ORDINANCE
 - B. RESOLUTION – PRELIMINARY PLAT
 - C. RESOLUTION – CONDITIONAL USE PERMIT
 - D. RESOLUTION – SITE PLAN REVIEW
 - E. PLANNING COMMISSION MINUTES
 - F. TRANSPORTATION ENGINEER MEMO
 - G. LOCATION MAP
 - H. SITE DEVELOPMENT PLANS

7. GENERAL ACTION ITEMS

- 7.1 Brooklyn Park Development Corporation (BPDC) Appointments

III. DISCUSSION – These items will be discussion items but the City Council may act upon them during the course of the meeting.

8. DISCUSSION ITEMS

None.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

- 9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS
- 9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from city staff and appointed commissions, and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.1	Meeting Date:	April 10, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Katrina Doshier, Program Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Department Directors/Managers
Item:	Introduction of New Employees		

City Manager's Proposed Action:

Introduction of the City of Brooklyn Park's new employees.

Overview:

<u>Employee</u>	<u>Start Date</u>	<u>Title</u>
<i>Community Development</i> Seng Moua	March 27, 2023	Program Assistant III and EDA Secretary
<i>Finance</i> Grant Halonen	April 3, 2023	Commercial Appraiser II
<i>Police</i> Alison Arneson	April 10, 2023	Program Assistant II, Front Counter Clerk
<i>Recreation and Parks</i> Michelle Chang	January 11, 2023	Community Events Specialist

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	3B.2	Meeting Date:	April 10, 2023
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Katrina Doshier, Program Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Mayor Hollies Winston
Item:	Recognition of Service by Commissioners		

City Manager's Proposed Action:

Recognize outgoing Commissioners for their years of service on the commissions.

Overview:

The purpose of this agenda item is to publicly recognize and thank outgoing commissioners for their contributions to the City of Brooklyn Park.

Plaques will be mailed to the commissioners who are unable to attend tonight's meeting.

On November 11, 1996, the City Council adopted a policy for recognition of outgoing members to city boards and commissions. Under the policy, commissioners who serve at least three years on a commission receive a plaque, while commissioners who serve less than that receive a certificate or letter.

Commissioners being recognized:

Name	Boards/Commissions	Years of Service
Syed Husain	Planning Commission	4-1-17 to 4-1-23
Monica Dillenburg	Recreation and Parks Advisory Commission	7-27-15 to 4-1-23
(Not attending City Council Meeting. Please read names.)		
Maggie Borer	Recreation and Parks Advisory Commission	4-1-20 to 4-1-23
Christy Sandberg	Recreation and Parks Advisory Commission	4-1-17 to 4-1-23

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	4.1	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Administration
Resolution:	X	Prepared By:	Devin Montero, City Clerk
Ordinance:	N/A		
Attachments:	2	Presented By:	Jay Stroebel, City Manager
Item:	Adopt a Resolution Appointing Election Judges for the May 9, 2023 City Special Primary Election		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPOINTING ELECTION JUDGES FOR THE MAY 9, 2023 CITY SPECIAL PRIMARY ELECTION.

Overview:

Minnesota State Statute, 204B.21, Subdivision 2, requires election judges for precincts in a municipality to be appointed by the governing body of the municipality at least 25 days before the election at which the election judges will serve. Attached is the list of election judges assigned to the City Special Election on May 9, 2023.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

- 4.1A RESOLUTION
- 4.1B EXHIBIT A

RESOLUTION #2023-

RESOLUTION APPOINTING ELECTION JUDGES
FOR THE MAY 9, 2023, CITY SPECIAL PRIMARY ELECTION

WHEREAS, Minnesota State Statute, 204B.21, Subdivision 2, requires election judges for precincts in a municipality to be appointed by the governing body of the municipality at least 25 days before the election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, that the election judges for the May 9, 2023 City Special Primary Election be appointed as presented by the City Clerk, per Exhibit A attached hereto and made a part hereof and further authorizing the City Clerk to appoint additional judges if and where needed.

EXHIBIT A

Sunday Alabi
Lori Anderson
Nancy Anderson
Elizabeth Baker
Angela Batzlaff
Linda Browning
Pamela Chandler
Joanne Coller
Jennifer Dean
Julie Deuth
Wayne Doe
Rhonna Douglas-West
Celeste Erickson
Benjamin Fugate
Diane Gambrel
Kim Gerou
Michael Goebel
Lillie Harris
Dezra Helgeson
Vicki Herald
Pamela Holland
Marian Hutchens
Robert Janson Kelley
Dave Johnson
Laura G Johnson
Rachel G Johnson
Courage Kai
Linda Kelly-Allen
Steven Kircher
Dorothy Knuckey
Dawn Kramer
Joe Levens
Susan Mabera
Teri Maggi
Joanne Mann
David Mantini
Patricia McDonald
John McLain

Elizabeth Meyers
Sarah Moore
Walter Munsterman
Karen Norberg
Tammy Otten
Patricia Patterson
Susan Petersen
Edward Pheifer
John Plante
Karen Provo
Debra Redepenning
Chad Reickard
Kristin Reickard
Teshinda Richardson
Jill Schuerman
Ebun Thorpe
Neal Todd
Christine Tommerdahl
Moses Vankpanah
Alexander Vasquez
Richard Vosika
Teresa M Ward
Peggy Warren
Stanley Weese
Robert Welde
Koffi Michel Yigan-Kohoe
Donna Zeman

City of Brooklyn Park Request for Council Action

Agenda Item:	4.2	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Community Development, Rental and Business Licensing
Resolution:	N/A	Prepared By:	Megan Bookey, Program Assistant III
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve a Temporary On-Sale Liquor License for Brooklyn Park Lions for their Smelt Fry to be Held April 26-28, 2023 at the Armory Gymnasium, 5500 85 th Avenue North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE A TEMPORARY ON-SALE LIQUOR LICENSE FOR BROOKLYN PARK LIONS FOR THEIR SMELT FRY TO BE HELD APRIL 26-28, 2023, AT THE ARMORY GYMNASIUM, 5500 85TH AVENUE NORTH.

Overview:

The annual Smelt Fry put on the BP Lions is scheduled for April 26-28, 5:00-8:00 p.m., at the Armory at 5500 85th Avenue North. The Smelt Fry started back in 1962 as a unique way to raise funds for the Lions. Their tradition continues as their most successful fundraiser and is promoted as the World's Largest Smelt Fry. More information can be found at www.brooklynparklions.org

The background investigation of the applicant has been completed and the application has been approved. There are no current code violations at the property and staff recommends approval of this temporary liquor license. The license must be approved by the State of Minnesota, Alcohol and Gambling Enforcement Division once the City of Brooklyn Park has approved the license.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	4.3	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Community Development
Resolution:	X	Prepared By:	Sarah Abe, Development Project Coordinator
Ordinance:	N/A		
Attachments:	1	Presented By:	Sarah Abe
Item:	Resolution Approving the Participation of the Hennepin County Housing and Redevelopment Authority in an Affordable Housing Project		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING THE PARTICIPATION OF THE HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY IN AN AFFORDABLE HOUSING PROJECT

Overview:

Duffy Development has received funding for its 71-unit mixed-income housing project at 6900 85th Ave N from Hennepin County's Affordable Housing Incentive Fund (AHIF) (\$925,000) and Accelerator Grant (\$700,000), among other sources. In order to utilize this funding in the city, Hennepin County requires this resolution approving the Hennepin County Housing and Redevelopment Authority to participate in an affordable housing project in Brooklyn Park.

The Brooklyn Park EDA has been working with Duffy Development and North Hennepin Community College (NHCC) for several years on the financing, sale, and development of a two-phased proposal. The first phase of this project is a 71-unit apartment building serving a mix of incomes. Rents will be held at 30%-50% of the Area Median Income (AMI) with eight market rate units. The land use approvals for this project were approved by both the Planning Commission and the City Council in October 2022. The EDA approved a TIF Plan and TIF Development Agreement on March 20 and the City Council approved the TIF Plan and TIF District creation on March 27, 2023.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.3A RESOLUTION

RESOLUTION #2023-

RESOLUTION APPROVING THE PARTICIPATION OF THE HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY IN AN AFFORDABLE HOUSING PROJECT

WHEREAS, pursuant to Minnesota Statutes, Section 383B.77, as amended (the "Hennepin County Act"), the Hennepin County Housing and Redevelopment Authority (the "HCHRA") has all the powers and duties of a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 to 469.047, as amended (the "HRA Act"); and

WHEREAS, the HCHRA has allocated funds from its Pandemic Recovery Fund and its Affordable Housing Incentive Fund to assist Tessman Ridge of Brooklyn Park Limited Partnership with the development of Tessman Ridge Apartments (the "Project") in the City of Brooklyn Park, Minnesota (the "City"); and

WHEREAS, the Project meets the definition of a housing or redevelopment project under the HRA Act; and

WHEREAS, proposed housing or redevelopment projects undertaken by the HCRA pursuant to authority established at Minnesota Statutes, Section 383B.77, subdivision 3 ("Statute") require approval of the local governing body where the project(s) will be located; and

NOW, THEREFORE, BE IT RESOLVED that the City of Brooklyn Park, Minnesota hereby grants its approval of the Project under the Statute.

BE IT FURTHER RESOLVED that nothing in this resolution shall obligate the City to assist the Project, nor shall the City be in any way responsible for any obligation or agreement of the HCHRA with respect to its provision of assistance to the Project.

BE IT FURTHER RESOLVED this resolution shall neither serve to endorse the Project nor operate as a substitute for any other City approvals required for the Project.

City of Brooklyn Park Request for Council Action

Agenda Item:	4.4	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Operations and Maintenance, Engineering Services Division
Resolution:	X	Prepared By:	Craig Runnakko, Construction Engineer
Ordinance:	N/A		
Attachments:	2	Presented By:	Jesse Stuve, City Engineer
Item:	Accept Bids and Award Contract to Park Construction Company of Spring Lake Park, Minnesota for 2023 Municipal State Aid (MSA) Boone Avenue Mill and Overlay, CIP 4002-23		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____, ACCEPTING BIDS AND AWARDING CONTRACT IN THE AMOUNT OF \$1,408,805.61 TO PARK CONSTRUCTION COMPANY OF SPRING LAKE PARK, MINNESOTA FOR 2023 MUNICIPAL STATE AID (MSA) BOONE AVE MILL AND OVERLAY, CIP 4002-23.

Overview:

Project CIP 4002-23 includes a mill and overlay on Boone Ave between 62nd Ave and Northland Circle. The City's Pedestrian and Bike Plan recommends improved bike connections along Boone Ave in this area. To accomplish the goals of the Pedestrian and Bike Plan, the project will narrow a portion of Boone Ave between 63rd Avenue and Bass Creek Park to allow for the extension of the existing off street bike trail along the west side of Boone Avenue from Bass Creek Park to 63rd Avenue. Reducing the driving width will require restriping to a three-lane roadway between Modern Road and 63rd Ave. The project will include restriping Boone Ave between 62nd Avenue and North Brook Avenue to a three-lane roadway with bikeable shoulders. Curb and watermain work, storm sewer catch basin repairs with new installations to meet current rainfall predictions, pedestrian ramp replacements and repaving of the existing trail between Bass Creek Park and Northland Drive are part of the work that will be accomplished on this project. Boone Avenue N is part of the city's municipal state aid (MSA) system.

Bids were electronically opened on March 23, 2023 with seven bids received. Bids ranged from \$1,408,805.61 to a high of \$1,737,288.88. The lowest responsible bidder is Park Construction Company. They have been a prime contractor and subcontractor on several projects within the City of Brooklyn Park, most recently on CIP 4002-22 Regent Ave MSA Reconstruction and Rehabilitation as well as the current CIP 4001-23 Neighborhood Overlays project.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The project is included in the adopted 2023-2027 Capital Improvement Plan (CIP) for a scheduled 2023 completion as project CIP No. 4002-23 with an estimated cost of \$3,000,000.00. In accordance with City policies, the City is proposing to pay for the project with MSA funds, Water Utility Funds and Storm Sewer Utility Funds.

Attachments:

- 4.4A RESOLUTION
- 4.4B LOCATION MAP

RESOLUTION #2023-

RESOLUTION TO ACCEPT BIDS AND AWARD CONTRACT
 TO PARK CONSTRUCTION COMPANY OF SPRING LAKE PARK, MINNESOTA
 FOR 2023 MUNICIPAL STATE AID (MSA) BOONE AVE N MILL AND OVERLAY, CIP 4002-23

WHEREAS, the City Engineer has prepared plans and specifications for the following improvements to wit:

CIP 4002-23: Mill and Overlay on Boone Ave N from 62nd Ave N to Northland Circle. The project will include curb and gutter replacement, pedestrian curb ramp upgrades (to meet current ADA standards), sidewalk connections, bituminous trail construction, water system and storm sewer rehabilitation, bituminous mill and overlay; and

WHEREAS, bids were received, opened, and tabulated according to law and the following bids were received complying with the advertisement:

<u>BIDDER</u>	<u>TOTAL AMOUNT OF BID</u>
PARK CONSTRUCTION COMPANY	\$1,408,805.61
GMH ASPHALT CORPORATION	\$1,479,995.56
VALLEY PAVING, INC.	\$1,480,793.62
NORTHWEST	\$1,538,789.71
NORTH VALLEY, INC.	\$1,584,541.44
ASPHALT SURFACE TECHNOLOGIES, INC	\$1,735,952.09
C.S.MCCROSSAN CONSTRUCTION, INC.	\$1,737,288.88
Engineer's Estimate	\$1,702,093.53

and;

WHEREAS, the City Manager recommends award of contract to Park Construction Company of Spring Lake Park, MN as the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park.

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Park Construction Company of Spring Lake Park, MN in the name of the City of Brooklyn Park for the improvements aforesaid according to the plans and specifications thereof approved by the Council and on file in the office of the Clerk.

CityView map
9/30/2022

CIP 4002-23 2023 MSA Mill & Overlay
Boone Avenue (62nd Ave - Northland Dr/Cir)

Brooklyn Park
Unique.
Unifed.
Undiscovered.



Map Scale = 1: 9,600

800 ft  1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

City of Brooklyn Park Request for Council Action

Agenda Item:	4.5	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Operations and Maintenance
Resolution:	X	Prepared By:	Dolly Lee, Assistant Finance Director Dan Ruiz, O&M Director
Ordinance:	N/A		
Attachments:	3	Presented By:	Dan Ruiz
Item:	Approve the Purchase of a Light Duty Dump Truck with Lift Bucket		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ TO AUTHORIZE STAFF TO ENTER INTO A PURCHASE AGREEMENT WITH ABM EQUIPMENT FOR A LIGHT DUTY DUMP TRUCK WITH LIFT BUCKET IN THE AMOUNT OF \$196,475 AND TO AMEND THE 2023 CENTRAL GARAGE EQUIPMENT REPLACEMENT BUDGET AND 2023-27 CAPITAL EQUIPMENT PLAN TO MAKE THE PURCHASE.

Overview:

The replacement of the light duty dump truck with lift bucket, was included in the 2023-2027 Capital Equipment Plan (CEP) as item #5720 and budgeted for \$138,000. The standard truck with a lift bucket comes with two (2) outriggers used for securing the truck to the ground when the lift bucket is extended to do work such as tree trimming. The recommended replacement truck with a lift bucket now has four (4) outriggers for improved safety and stability. Staff had previously expressed safety concerns with some designs of trucks with a lift bucket and only two (2) outriggers.

Upon working with potential vendors, there have been significant price increases and limited supply of these trucks. We found pricing for the truck on the Sourcewell cooperative purchasing contract in the amount of \$200,700. We also received a quote for the truck from ABM Equipment (ABM) for \$196,475. The price from ABM was not on a competitively bid contract, but it was less than the competitively bid Sourcewell contract (N-23729).

Staff consulted with City Attorney Jim Thomson to see if we could accept the price from ABM and he agreed that it was okay to accept the price from ABM because it was less than the Sourcewell contract.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The price of the recommended light duty dump truck with lift bucket is \$196,475. The cost of the truck can be accommodated in the amended 2023 Central Garage Equipment Replacement Fund.

Attachments:

- 4.5A RESOLUTION
- 4.5B ABM EQUIPMENT QUOTE
- 4.5C SOURCEWELL QUOTE

RESOLUTION #2023-

RESOLUTION TO APPROVE THE PURCHASE
OF A LIGHT DUTY DUMP TRUCK WITH LIFT BUCKET

WHEREAS, a light duty dump truck with lift bucket was shown in the 2023-2027 CEP as item #5720 and budgeted for \$138,000.00; and

WHEREAS, the replacement of the vehicles is necessary for operations and improved safety; and

WHEREAS, there has been significant price increases and supply challenges for vehicles and equipment; and

WHEREAS, we received a price quote for the truck from ABM Equipment in the amount of \$196,475 which is less than the Sourcewell contract price of \$200,700; and

WHEREAS, the \$196,475 can be accommodated by the amended 2023 Central Garage Equipment Replacement Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to authorize staff to enter into a purchase agreement with ABM Equipment for a light duty dump truck with lift bucket in the amount of \$196,475 and to amend the 2023 Central Garage Equipment Replacement Budget and 2023-2027 Capital Equipment Plan to make the purchase.

Amendment to the 2023 Budget					
Financing Changes					
Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
Central Garage	Use of Fund Balance	Light Duty Dump Truck CEP#5720	\$ 2,500,406.00	\$ 58,475.00	\$ 2,558,881.00
					\$ -
		Total	\$ 2,500,406.00	\$ 58,475.00	\$ 2,558,881.00
Spending Changes					
Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
Central Garage	Capital Outlay	Light Duty Dump Truck CEP#5720	\$ 3,201,300.00	\$ 58,475.00	\$ 3,259,775.00
					\$ -
		Total	\$ 3,201,300.00	\$ 58,475.00	\$ 3,259,775.00
Amendment to the 2023 - 2027 CEP					
Financing Changes					
Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
CEP5720	S.L.U. - Street/Signal Light Utility	Light Duty Dump Truck CEP#5720	\$ 138,000.00	\$ 58,475.00	\$ 196,475.00
					\$ -
		Total	\$ 138,000.00	\$ 58,475.00	\$ 196,475.00
Spending Changes					
Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
CEP5720	Capital Equipment	Light Duty Dump Truck CEP#5720	\$ 138,000.00	\$ 58,475.00	\$ 196,475.00
					\$ -
		Total	\$ 138,000.00	\$ 58,475.00	\$ 196,475.00



333 2nd Street NE
 Hopkins, MN 55343
 952-938-5451
 800-229-5451
 Fax 952-938-0159
www.abmequip.com

Custom Truck Equipment for the Utility, Construction, Municipal and Refuse Industries

We are pleased to quote a Versalift VST-47-MHI 47' insulated articulating/telescopic aerial platform lift, Brand FX 84DLS service body to be installed on a 2023 RAM 5550 4x4 Regular Cab Diesel 84" C/A chassis to include the following items:

One (1) Versalift Model VST-47-MHI insulated telescopic/articulated aerial platform lift, items listed include:

- 47' to the bottom of the basket.
- 52' working height - 54' with platform elevator.
- 30' horizontal reach at 16' elevation.
- TruGuard™ dielectric isolating system with Right-hand single stick control. All control handles are isolated and tested per ANSI A92.2.
- Heavy duty platform rotator (180°) and platform support.
- Platform elevator (reduces platform capacity by 100 lbs.) The elevator lifts the platform 24" vertically.
- 46 ¼" tall pedestal – 6" shorter pedestal than standard.
- Full pressure turret mounted lower controls with override.
- Engine start/stop from the platform and lower controls.
- Continuous rotation 360° including one pass slip ring for a start/stop.
- Outer/inner boom articulation from -25° to +85°
- Lower boom articulation of -0° to +87°
- Man lift platform capacity of 500 lbs.
- One (1) set of hydraulic tool outlets at the platform with an adjustable pressure limit. The valve can be adjusted from 1,000 – 2,200 psi. One (1) set of HTMA couplers is included.
- Heavy-duty closed 24" x 30" x 42" fiberglass platform with one step to curbside.
- Poly bucket liner 24" x 30" x 42" with step.
- Platform cover, nylon/vinyl, 24" x 30" with short side controls.
- Hydraulic dual arm articulating jib pole and winch package for up to 1,000 lbs. Includes insulated jib pole that ANSI requires for live line lifting.

- Auto boom latch for mounting on VST-47 outer boom ELECTROGARD. The rotary auto boom latch works off the lift pressure to open/close.
- Fiberglass inner boom and ELECTROGARD provide insulation gap (52") fully retracted, meeting ANSI A92.2 for Category C, 46 kV and below.
- ELECTROGARD and inner boom finished with white urethane paint over a white gel coat.
- Side-mount telescopic upper boom for the low-stowed platform. Fiberglass inner boom and ELECTROGARD provide insulation gap fully retracted, meeting ANSI A92.2 for Category C, 46 kV and below.
- Chassis insulating system (lower boom insert) providing a 12" insulating gap in all positions **(required for 2022 ANSI)**.
- Non-lube bearings are used throughout.
- Integral hydraulic oil reservoir with dual sight gauges and 17-gallon capacity. Bottom suction with a gate valve is provided. Two-needle valves (F-400S) included.
- Six (6) GPM open-center hydraulic system operates at 3,000 psi.
- Master/slave hydraulic leveling with upper control to tilt for cleanout or rescue.
- 2 SPD Cummins/CAT Throttle Control (Auto Trans.).
- Lift throttle insulated (required with 2 SPD).
- Start/stop, lift start/stop 12 VDC (requires one slip ring).
- Backup pump 12VDC chassis (requires one slip ring). Includes 20' battery cable.
- Collector ring, 5-pass.
- Mounting hardware (with subframe).
- RAM 19,500 GVW chassis mounting hardware for outriggers inside the body.
- Modified A-frame 30"-35" frame height. Main outriggers.
- Independent narrow modified A-frame 10° 30"-35" frame height. Auxiliary outriggers.
- 12VDC Outrigger/Boom interlock switch kit.
- Outrigger switch kit for main outriggers.
- Outrigger switch kit for auxiliary outriggers.
- Outrigger valves with integral micro switches – dual set.
- Full body harness and lanyard (XL) ARC Flash rated.
- Unit painted Universal White Urethane.
- Two (2) operators and two (2) service manuals.
- ANSI A92.2 data plate.

- One (1) spring-loaded bucket rest.
- Two (2) slope indicators with decals – street side and curbside.
- Standard installation of aerial and body.
- Provide eight (8) GPM hydraulic pump and close coupled hot shift PTO.

One (1) Brand FX Model BFXB-84DLS Service Body to include these standard features:

- 132” long x 42” high x 94” wide, with 20” deep compartments.
- Side packs constructed of a molded core mat and klegecell reinforced polyester resin.
- Doors constructed of molded, klegecell reinforced, polyester resin and vacuum molded one-piece construction.
- Flow-through ventilation.
- Type 304 Stainless steel rotary latches (keyed alike).
- Heavy duty automotive grade bubble gasket closed-cell weather stripping.
- Removable wheel well panels.
- Type 304 Stainless steel heavy-duty hinges.
- Type 304 Stainless steel bolts, lock nuts, and washers throughout.
- Matching color non-skid surface incorporated with compartment tops.
- Vinyl-covered S/S cable door stops for vertical doors.
- Over center door checks – street side and curbside vertical doors, five (5) total.
- Removable cable stops for horizontal doors.
- Rubber bumpers for horizontal doors.
- Flexglo compartment lighting – top and sides of the door.
- Recessed LED mounted stop/tail/turn/marker and backup lights (mounted in tail shelf).
- Recessed LED shock-mounted clearance lights.
- License plate light with license plate mounting studs.
- Black plastic fuel bezel - Diesel.
- 3/16” aluminum tread plate non-skid floor with 3” H kick panels on cargo walls.
- 5” structural steel sub-frame (longitudinal and cross members meshed integrally).
- 3/16” smooth aluminum bulkhead.
- Aluminum rock guards – front of body street side and curbside.
- All steel is metal etched, primed, and painted.
- Permanent Bright “Max Guard” (high performance) Gelcoat (standard white).

- Protective loom for wiring. Light adaptor for specified chassis.
- 3/16" aluminum nonskid tread plate tail shelf 30" long x 94" wide - full side skirting.
- Full-width ICC Bumper with 20" Gripstrut steps on each side to aid access to the tail shelf.
- Class III receiver hitch (2") with combo pintle/ ball hitch and plate.
- Two (2) safety chain rings and a breakaway ring.
- One (1) Berg 7-spade RV-style trailer socket and boot.
- One (1) Box switch at the rear of the tail shelf for 2 SPD/Start-Stop functions – curbside tail shelf.
- Two (2) Aluminum pool-style grab rails (30") are mounted on each side of the tail shelf.
- Two (2) Stainless steel grab handles (18") mounted at side access.
- Two (2) Wheel chock holders in curbside fender panel.
- Two (2) rubber Sure-grip wheel chocks with handles and teeth.
- Four (4) aluminum jack pad holders – ship loose.
- Four (4) poly Highway jack pads (orange).
- ABM Equipment rear mud flaps (set).
- One (1) Jib-A-Dib (ABM-1251) with wire holder (C400-1669).
- Six (2) ECCO model ED3703A directional LED strobe lights – two (2) mounted in the grill, two (2) on the back of the service body, and two (2) in the tail shelf. Wired to OEM cab switch wired battery hot.
- Two (2) ECCO model 3945A 4" round directional LED strobe lights– mounted in the tail shelf. Wired to OEM cab switch.
- One (1) ECCO model E92013 LED work light – is mounted on the rear of the pedestal.
- One (1) Go-Light model 30064ST LED remote spotlight with wireless remote–mount curbside front of the hood.
- All electrical functions are mounted on a common switch panel in the cab with labels and circuit breakers. IE. Master/pump/strobe.
- One (1) ECCO DF532 backup alarm – dual-tone.
- One (1) grounding kit – mounted under the tail shelf.
- One (1) Triangle/flare kit – (ship loose).
- One (1) 5 lbs. ABC Fire Extinguisher with bracket – (ship loose).
- One (1) Tiger Tough seat covers with the ABM logo.
- Extend the exhaust to the edge of the body.
- Mount OEM backup camera in the rear of the tail shelf.

INDIVIDUALIZED COMPARTMENTATION

- C1- Two (2) adjustable shelves with removable dividers (2 sets) – 4” centers. Includes outrigger housing with a vertical divider wall.
- C2- Walk up with access steps (aluminum) – side entry grip strut steps with under-step storage compartment and removable composite side gate.
- C3- One (1) adjustable shelf and one (1) compartment bottom tray.
- C4- Five (5) locking swivel hooks (1-3-1).
- S1- Five (5) locking swivel hooks (0-3-2). Includes outrigger housing with a vertical divider wall.
- S2- Two (2) adjustable shelves with removable dividers (2 sets) – 4” centers.
- S3- Open.
- S4- Five (5) locking swivel hooks (1-3-1).

Chassis:

2023 Dodge 5500 (4x4) Regular Cab 84” C/A – 168.5” W/B (DPL0L64

- Customer preferred package (2YA)
- Engine 6.7L I6 Cummins turbo diesel (ETN)
- 6-speed Aisin AS69RC HD auto transmission with PTO prep (left side) (DF2)
- Bright White Clear Coat (PW7)
- Monotone Paint (APA)
- HD vinyl 40/20/40 split bench seat with center armrest (CBE)
- Black/Diesel Gray (-X8)
- Electrical Accessory Group (ADH)
- Max Tow Package (AHQ)
- Chrome Appearance Group (AMP)
- Tradesman Level 1 Equipment Group (A61)
- 115V Auxiliary Power Outlet (JKV)
- Power 2-way Driver Lumbar Adjust (JPE)
- Power Take Off Prep (LBN)
- Chrome Tubular Side Steps (MRT)

- Full Size Spare (TBB)
- Uconnect 5 W 8.4" Display (UBD)
- 19.5" x 6.0" Forged Aluminum Polished Wheels (WP4)
- Six (6) radial tires – all traction type (225/70R19.5 BSW)
- Parkview Rear backup camera (XAC)
- Manual DPF regeneration (XNR)
- Cold Weather Group m(ADE)

TOTAL PRICE AS DESCRIBED F.O.B. HOPKINS, MN.

\$196,475.00

THE ABOVE PRICES DO NOT INCLUDE ANY APPLICABLE TAXES

Thank you for considering ABM Equipment. Should you have any questions or need further information, please do not hesitate to contact Rick Loosbrock at 612.590.4788.

Best regards,

Rick Heimark

Sales Manager – Utility

Terms and Conditions

Estimated Completion Date: August 2023 (subject to availability)

Validity of Quote: 30 Days

Payment: Payment terms are Net 30 days.

Taxes: This quote does not include applicable local, state, or (F.E.T.) federal taxes.

Delivery: Unless noted on this quotation, equipment is sold F.O.B. point of shipment, and ABM Equipment, LLC's responsibility shall cease upon delivering the equipment in good order to the carrier.

ABM Equipment, LLC shall not be responsible for delays in delivery due to reasons beyond its control, including labor disputes and supply chain issues.

Warranty: Warranty coverage shall be per the warranty terms of the manufacturer. The warranty does not include travel charges. Warranty work is to be performed at ABM Equipment, LLC.

Cancellation: It is understood that any order on this quotation and accepted by the seller shall be a firm in as much as ABM Equipment, LLC, in turn, must place firm orders for the equipment and the parts thereof. No cancellations may be made except on terms agreed to by ABM Equipment, LLC in writing.

Liability: ABM Equipment, LLC assumes no liability for damage due to theft, vandalism, fire, weather, or damage due to gradual deterioration or inherent defects in such property. In addition, we assume no liability for damage of any kind during the storage of your chassis or parts on our premises while awaiting modification or installation. The storage location of the property shall be determined by ABM Equipment, LLC, at its discretion.

Entire Agreement: This quotation sets forth the full terms and conditions applicable to the equipment described herein and may not be modified without ABM Equipment, LLC written consent. The terms and conditions of this quotation shall prevail over those of any other writing concerning this equipment in case of any inconsistency between them.

Confidentiality: The information contained in this quote; and all supporting documentation is confidential and may only be used by ABM Equipment, LLC, and the customer listed on this quote.

Please sign below indicating your intent to purchase the above equipment at the price and terms quoted; or with modifications as stated below. Proposed change of materials to be supplied, terms of sale, or pricing are contingent upon acceptance by ABM Equipment, LLC.

Accepted: _____

Print Name: _____

Date: _____

Company: _____

P.O. #: _____

Versalift
7601 Imperial Drive
Waco, Texas 76712-6608
254.399.2100



QUOTATION

SOURCEWELL N-23729

Customer: City of Brooklyn Park
Attn: Mark Becker
Email: Mark.becker@brooklynpark.org
Address: 8300 Noble Ave.
Brooklyn Park, MN. 55443

Date: 3/30/2023
Model: VST-47-MHI

**VERSALIFT SOURCEWELL
CONTRACT #110421-TIM**

<u>Model</u>	<u>Description</u>	<u>Sourcewell Base Price</u>
VST-40-I	Insulated 40 ft. telescopic aerial platform lift, 45 ft. working height including the following standard feature items:	\$128,462.00

STANDARD SOURCEWELL FEATURES:

- 19,500 GVWR, 84" Ford F550 4X2 chassis with automatic transmission, 6.7L diesel engine, and air conditioning.
- 132" steel service body with standard compartments treadplate tops and 24" tailshelf.
- Standard platform capacity of 500 lbs. (204 kg).
- Standard 46-1/4" pedestal.
- Hydraulic pump.
- TruGuard™ 2.0 dielectric isolating system with Right Hand single stick control. All control handles are isolated and Tested per ANSI 92.2. The high resistive dielectric system is protected from direct environmental and job related contamination. TruGuard™ 2.0 technology incorporates the use of full hydraulic controls with durable metal handles and linkages
- Main A-frame outriggers.
- Full pressure turret mounted lower controls with override.
- Engine start/stop from platform and lower controls.
- Continuous rotation including one pass slip ring for start/stop system.
- Chassis insulating system.
- Six gpm (22.7 lpm) open center hydraulic system at 2500 psi (175 kg/cm²).
- Side mounted telescopic upper boom for low stowed platform.
- Fiberglass inner boom and patented ELECTROGARD provide insulation gap fully retracted meeting ANSI A92.2-2015 requirements for Category C, 46 KV and below.
- Insulation gap and including accommodations to bridge insulation gap for testing per ANSI A92.2
- ELECTROGARD and inner boom furnished with white urethane paint over a white gel coat.
- Non-lube bearings used throughout.
- One set hydraulic tools at platform.
- Integral hydraulic oil reservoir with dual sight gauges and 17 gallon (64.4 l) capacity.
- Closed 24 in. X 24 in. X 42 in. (0.61m X 0.61m X 1.07m) fiberglass platform with one curbside step (in end hung position)
- Master/slave hydraulic leveling with upper control to tilt for cleanout or rescue.
- Upper boom storage cradle with ratchet type tie down strap and tubular rubber platform support
- PTO power source.
- Hydraulic oil.
- Mounting hardware.
- Two operator's manuals and two service manuals.
- ANSI A92.2 data plate.

OPEN MARKET OPTION:

- Options shown below in addition or in lieu of the Sourcewell standard features and base price shown above _____ \$72,238.00
 - VST471 aerial lift in lieu of the above VST401 aerial lift
 - 132" fiberglass body with 30" tailshelf with skirts and grab handle, ICC bumper, LED light package, Flexglo compartment lights, outrigger and wheel chock holders, and curbside access at 2nd vertical in lieu of the above steel service body.
 - Auxiliary narrow A-frame outriggers with interlock and valve
 - Hydraulic dual arm jib pole and winch for up to 1,000 lb. capacity
 - 24" x 30" x 42" closed platform with liner and cover
 - Platform elevator which lifts the platform 24". (Reduces platform capacity by 100 lbs)
 - Full body harness with lanyard
 - 12V back up power
 - Two speed lift throttle
 - Auto boom latch mounted on outer boom
 - Combo pintle hitch with safety chain eyes and 7-prong trailer receptacle
 - Jib-A-Dib with wire holder
 - Dual tone back up alarm
 - Grounding kit mounted under tailshelf
 - One (1) tiger Tough seat covers with ABM logo
 - Four (4) outrigger pads and two (2) wheel chocks
 - Electric brake controller
 - Six (6) unit strobe lights, two (2) at front and four (4) at rear body/tailshelf area
 - Two (2) 4" round directional LED strobe lights mounted in tailshelf
 - One (1) LED worklight mounted on rear of pedestal
 - One (1) GoLight LED remote spotlight at curbside front hood with wireless remote
 - 2023 Ram 5500 4x4 chassis with 6.7 L diesel engine, auto transmission, 84" CA, Tradesman Level 1 equipment group, chrome tubular side steps, Uconnect 5 W 8.4" display, back up camera, cold weather group, manual DPF regeneration, and full size spare in lieu of the above Ford F550 4x2 chassis

Price Summary**COMPLETE TOTAL PRICE F.O.B. HOPKINS, MN:****\$200,700.00****TERMS:** Net 30 days.**SHIPMENT:** Approximately 150 days after receipt of order.**NOTE:** This is a stock unit and is subject to availability.

Best Regards,

STAN TOMCHESSON

Government Contracts Sales Coordinator

Phone: (254) 399-2167

Email: StanTomchesson@versalift.com

City of Brooklyn Park Request for Council Action

Agenda Item:	4.6	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Operations and Maintenance (O&M)
Resolution:	X	Prepared By:	Dolly Lee, Assistant Finance Director Dan Ruiz, O&M Director
Ordinance:	N/A		
Attachments:	1	Presented By:	Dan Ruiz
Item:	Approve the Purchase of Two K9 Vehicles		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ TO AUTHORIZE STAFF TO ENTER INTO A PURCHASE AGREEMENT WITH TENVOORDE FORD AND GUARDIAN FLEET SAFETY FOR TWO (2) K9 VEHICLES AND BUILD UP EQUIPMENT AND TO AMEND THE 2023 CENTRAL GARAGE EQUIPMENT REPLACEMENT BUDGET AND 2023-27 CAPITAL EQUIPMENT PLAN IN THE AMOUNT NOT TO EXCEED \$134,000 TO COMPLETE THE PURCHASES.

Overview:

The replacement of two (2) K9 vehicles was originally scheduled for 2022 and was included in the 2022-2026 Capital Equipment Plan (CEP) as item #5002 and budgeted for \$90,000 (\$45,000 each). The life of the vehicles was extended an additional year and the \$90,000 should have been carried forward to 2023.

The police received new pricing for the vehicles and build up of the vehicles at \$134,000 (\$67,000 each). Replacement of these vehicles is necessary to continue police operations.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The price of the K9 vehicles and build up is \$67,000 each for a total of \$134,000. The cost can be funded in the amended 2023 Central Garage Equipment Replacement (ER) budget.

Attachments:

4.6A RESOLUTION

RESOLUTION #2023-
RESOLUTION TO APPROVE THE PURCHASE
OF A TWO K9 VEHICLES

WHEREAS, two K9 vehicles were shown in the 2022-2026 CEP as item #5002 and budgeted for \$90,000.00; and

WHEREAS, the replacement of the vehicles was extended to 2023; and

WHEREAS, new pricing for the vehicles in 2023 was quoted at \$134,000 (\$67,000 each); and

WHEREAS, the \$134,000 can be accommodated by the amended 2023 Central Garage Equipment Replacement Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to authorize staff to enter into a purchase agreement with Tenvoorde Ford and Guardian Fleet Safety for two (2) K9 vehicles and build up equipment and to amend the 2023 Central Garage Equipment Replacement Budget and 2023-2027 Capital Equipment Plan in the amount not to exceed \$134,000 to complete the purchases.

Amendment to the 2023 Budget					
Financing Changes					
Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
Central Garage	Use of Fund Balance	Two K9 Vehicles	\$ 2,500,406.00	\$ 134,000.00	\$ 2,634,406.00
					\$ -
		Total	\$ 2,500,406.00	\$ 134,000.00	\$ 2,634,406.00
Spending Changes					
Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
Central Garage	Capital Outlay	Two K9 Vehicles	\$ 3,201,300.00	\$ 134,000.00	\$ 3,335,300.00
					\$ -
		Total	\$ 3,201,300.00	\$ 134,000.00	\$ 3,335,300.00
Amendment to the 2023 - 2027 CEP					
Financing Changes					
Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
CEP5002	E.R. - Equipment Replacement	Two K9 Vehicles	\$ -	\$ 134,000.00	\$ 134,000.00
					\$ -
		Total	\$ -	\$ 134,000.00	\$ 134,000.00
Spending Changes					
Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
CEP5002	Capital Equipment	Two K9 Vehicles	\$ -	\$ 134,000.00	\$ 134,000.00
					\$ -
		Total	\$ -	\$ 134,000.00	\$ 134,000.00

City of Brooklyn Park Request for Council Action

Agenda Item:	4.7	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Administration
Resolution:	N/A	Prepared By:	Katrina Doshier, Administrative Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Jay Stroebe, City Manager
Item:	Request by Mayor Hollies Winston to Attend the United States Conference of Mayors 91st Annual Mayors Meeting		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE MAYOR HOLLIES WINSTON TO ATTEND THE UNITED STATES CONFERENCE OF MAYORS 91ST ANNUAL MAYOR'S MEETING.

Overview:

Mayor Hollies Winston has requested to attend the United States Conference of Mayors 91st Annual Mayors Meeting, which takes place on June 2-5, 2023, at Hilton Columbus Downtown.

The agenda and details for the event can be found on the link below:

<https://www.usmayors.org/meetings/>

Estimated Costs, Thursday, June 1 to Monday, June 5, 2023:

\$1500 registration fee

\$50 supplemental income per day, if requested.

Airfare (Delta): \$300

Hotel (Hilton Columbus Downtown): \$1077

Rental Car: \$325

This expenditure would be covered under 2023 budgeted resources in the Mayor and Council travel expense line. Resources are still available in that expense line to cover these expenses.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

City Travel Policy for Elected Official Travel (Out-of-State Travel):

The Mayor/Mayor Pro Tem and three Council Members (alternating) have the opportunity to travel out-of-state (domestically) one time annually, pending Council's approval. This approach would allow for the Mayor/Mayor Pro Tem to travel up to four times per term and Council Members to travel two times per term. If necessary, and if approved by Council, additional out-of-state travel could be approved for the Mayor/Mayor Pro Tem or Council members using unused Council travel budget resources or other funding resources (e.g. EDA, Administration budget, etc.) Expenses for out-of-state travel are encouraged to not exceed \$2500.

Prior Travel in 2023:

Mayor Winston was invited to attend a Summit put on by the Project Equity organization in Oakland, California February 7-9, 2023. Project Equity covered the cost of the conference. The cost to the City was approximately \$700 for airfare, any local transportation costs, and any food not covered by Project Equity. The expenditure was covered under existing 2023 travel and conference budgeted resources for the Mayor and Council.

Attachments: N/A

City of Brooklyn Park Request for Council Action

Agenda Item:	4.8	Meeting Date:	April 10, 2023
Agenda Section:	Consent	Originating Department:	Operations and Maintenance (O&M)
Resolution:	X	Prepared By:	Dolly Lee, Assistant Finance Director Dan Ruiz, O&M Director
Ordinance:	N/A		
Attachments:	1	Presented By:	Dan Ruiz, O&M Director
Item:	Approve 2023 Budget Amendments		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ TO APPROVE 2023 BUDGET AMENDMENTS AS OUTLINED.

Overview:

On January 30, 2023 and February 13, 2023, the city council approved amendments to the Capital Improvement Plan (CIP) and Capital Equipment Plan (CEP). These changes also should have included a 2023 budget amendment. The budget table, as part of the proposed resolution, outlines the 2023 budget amendments needed to align with the already approved CIP and CEP changes.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The budget amendments are necessary to complete the Capital Improvement Plan and Capital Equipment Plan amendments approved by the city council on January 30, 2023 and February 13, 2023.

All of the amendments to the 2023 budget can be funded by a combination of the Construction Fund, Heritage Fund, MSA Fund, Equipment Replacement Fund and Utility Funds (Water, Sanitary, Storm, Street Light) as outlined in the resolution.

Attachments:

4.8A RESOLUTION

RESOLUTION #2023-

RESOLUTION TO APPROVE 2023 BUDGET AMENDMENTS

WHEREAS, the Capital Improvement Plan (CIP) and Capital Equipment Plan (CEP) are flexible plans for project and equipment procurement; and

WHEREAS, some CIP projects are not completed in one calendar year and funds need to be carried forward to the following year for project completion; and

WHEREAS, an additional CIP project received grant funding in 2023 and needs some matching funds in the 2023 budget; and

WHEREAS, volatility in supply chains, and other factors have delayed projects and equipment orders; and

WHEREAS, severe inflation has driven up the cost for many equipment orders above and beyond original budgets; and

WHEREAS, it is necessary to amend the CIP and CEP to properly fund the completion of projects and procurement of equipment; and

WHEREAS, CIP and CEP amendments were approved by the city council on January 30, 2023 and February 13, 2023; and

WHEREAS, 2023 budget amendments are necessary to fund the approved CIP and CEP amendments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to approve 2023 budget amendments as outlined.

Amendment to the 2023 Budget					
Financing Changes					
Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
Heritage Infrastructure	Use of Fund Balance	Various CIP & CEP Projects (1 - 6 below)	\$ 2,654,983.00	\$ 397,719.00	\$ 3,052,702.00
OSLAD	Transfers In	1. Historical Farm East House Painting	\$ 1,090,000.00	\$ 5,000.00	\$ 1,095,000.00
Municipal Buildings & Additions	Transfers In	2. \$25K Sewer Repairs Building A & 3. Match Funds \$35K for Exhaust Fire Grant	\$ 675,000.00	\$ 60,000.00	\$ 735,000.00
Central Building	Transfers In	4. Water Heaters and Boilers Equipment Replacement	\$ 2,500,406.00	\$ 1,735.00	\$ 2,502,141.00
Street & Signal Light Utility	Transfers In	5. \$20K High Tech Traffic Devices & 6. \$310,984 Sewer Front End Loader and Accessories	\$ -	\$ 330,984.00	\$ 330,984.00
Street & Signal Light Utility	Use of Fund Balance	7. \$50K Traffic Signals	\$ 44,760.00	\$ 50,000.00	\$ 94,760.00
Construction Fund	State Grants	8. \$50K Zane Ave Trail Grant Match Community Project Funding, 16. \$469K 109th Ave	\$ 770,446.00	\$ 519,000.00	\$ 1,289,446.00
Central Garage	Use of Fund Balance	9. \$7,168 Refuse Truck, 10. \$3,549 Fire Sedans, 11. \$377,063 Unit #2114 (Engine 4), & 12. \$26,321 Trailers	\$ 2,500,406.00	\$ 414,101.00	\$ 2,914,507.00
Construction Fund	Use of Fund Balance	13. \$200K Regent Ave MSA Rehab, 14. \$225K River Park Neighborhood Recon, 15. \$39K Watermain Rehab	\$ 198,006.00	\$ 464,000.00	\$ 662,006.00
				Total	\$ 2,242,539.00
Spending Changes					
Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
Heritage Infrastructure	Transfers Outs	Various CIP & CEP Projects (1 - 6 below)	\$ 1,145,000.00	\$ 397,719.00	\$ 1,542,719.00
OSLAD	Capital Outlay	1. Historical Farm East House Painting	\$ 4,575,000.00	\$ 5,000.00	\$ 4,580,000.00
Municipal Buildings & Additions	Capital Outlay	2. \$25K Sewer Repairs Building A & 3. Match Funds \$35K for Exhaust Fire Grant	\$ 435,000.00	\$ 60,000.00	\$ 495,000.00
Central Building	Capital Outlay	4. Water Heaters and Boilers Equipment Replacement	\$ -	\$ 1,735.00	\$ 1,735.00
Street & Signal Light Utility	Capital Outlay	5. \$20K High Tech Traffic Devices, 6. \$310,984 Sewer Front End Loader and Accessories			
Street & Signal Light Utility	Capital Outlay	7. \$50K Traffic Signals	\$ 170,000.00	\$ 380,984.00	\$ 550,984.00
Construction Fund	Capital Outlay	8. \$50K Zane Ave Trail Grant Match Community Project Funding, 13. \$200K Regent Ave MSA Rehab, 14. \$225K River Park Neighborhood Recon, 15. \$39K Watermain Rehab, 16. \$469K 109th Ave	\$ 10,590,000.00	\$ 983,000.00	\$ 11,573,000.00
Central Garage	Capital Outlay	9. \$7,168 Refuse Truck, 10. \$3,549 Fire Sedans, 11. \$377,063 Unit #2114 (Engine 4), & 12. \$26,321 Trailers	\$ 3,201,300.00	\$ 414,101.00	\$ 3,615,401.00
				Total	\$ 2,242,539.00

City of Brooklyn Park Request for Council Action

Agenda Item:	6.1	Meeting Date:	April 10, 2023
Agenda Section:	Land Use Actions	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Paul Mogush, Planning Director
Ordinance:	N/A		
Attachments:	1	Presented By:	Paul Mogush
Item:	610 Corridor Development Study Scope		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE SCOPE FOR THE 610 CORRIDOR DEVELOPMENT STUDY AND TO DIRECT STAFF TO CONDUCT THE STUDY.

Overview:

On March 27, 2023, the City Council adopted an interim ordinance establishing a development moratorium in the northwest portion of the city. The purpose of the moratorium is to conduct a study to consider the types of developments and land uses that would be appropriate to maximize the City's tax base. This may include changes to the City's official land use controls, including but not limited to the City's Zoning Ordinance and Comprehensive Plan to accomplish that goal.

Staff have prepared the attached scope for Council consideration and will commence work on the study immediately following approval. Portions of the study will be conducted by a planning consultant, as indicated in the scope.

Primary Issues/Alternatives to Consider:

1. Approve the scope as drafted by staff.
2. Approve the scope with modifications.
3. Decline to approve the scope.

Budgetary/Fiscal Issues:

Consulting fees are expected to be between \$30,000 and \$50,000, using funds already budgeted for professional services.

Attachments:

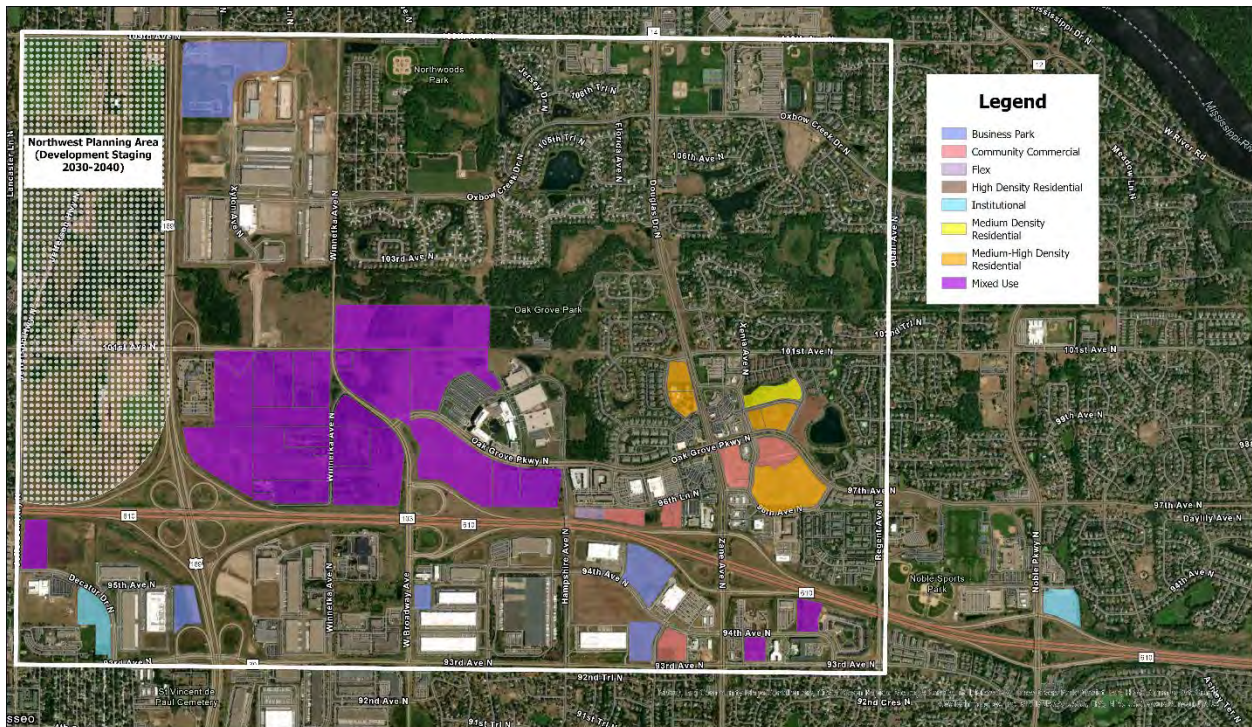
- 6.1A 610 CORRIDOR DEVELOPMENT STUDY SCOPE

610 Corridor Development Study Scope

April 10, 2023

Overview

On March 27, 2023, the Brooklyn Park City Council adopted an interim ordinance establishing a development moratorium in the northwest portion of the city. The purpose of the moratorium is to conduct a study to consider the types of developments and land uses that would maximize the City's tax base. This study may result in changes to the City's official land use controls, including but not limited to the City's Zoning Ordinance and Comprehensive Plan to accomplish that goal.



**Moratorium area with 2040 Future Land Use
March 2023**

Study Scope

Information-Gathering

- Finalize baseline material used at March 6 Council work session and post on web site
 - Map: Future Land Use of Developable Land
 - Map: Developable Land with New Businesses
 - List of Development Projects
 - Housing Information
 - Value per Acre spreadsheet for example properties
 - Add cost of services per acre (low, medium, high) and City taxes paid

6.1A 610 CORRIDOR DEVELOPMENT STUDY SCOPE

- Council/Planning Commission Development Tour
 - High-value office/industry in Brooklyn Park (such as Design Ready Controls, Biomerics)
 - High-density mixed-use development in a suburban setting (Bloomington or similar)

Geographic Focus Areas

North of 610 and West of 169



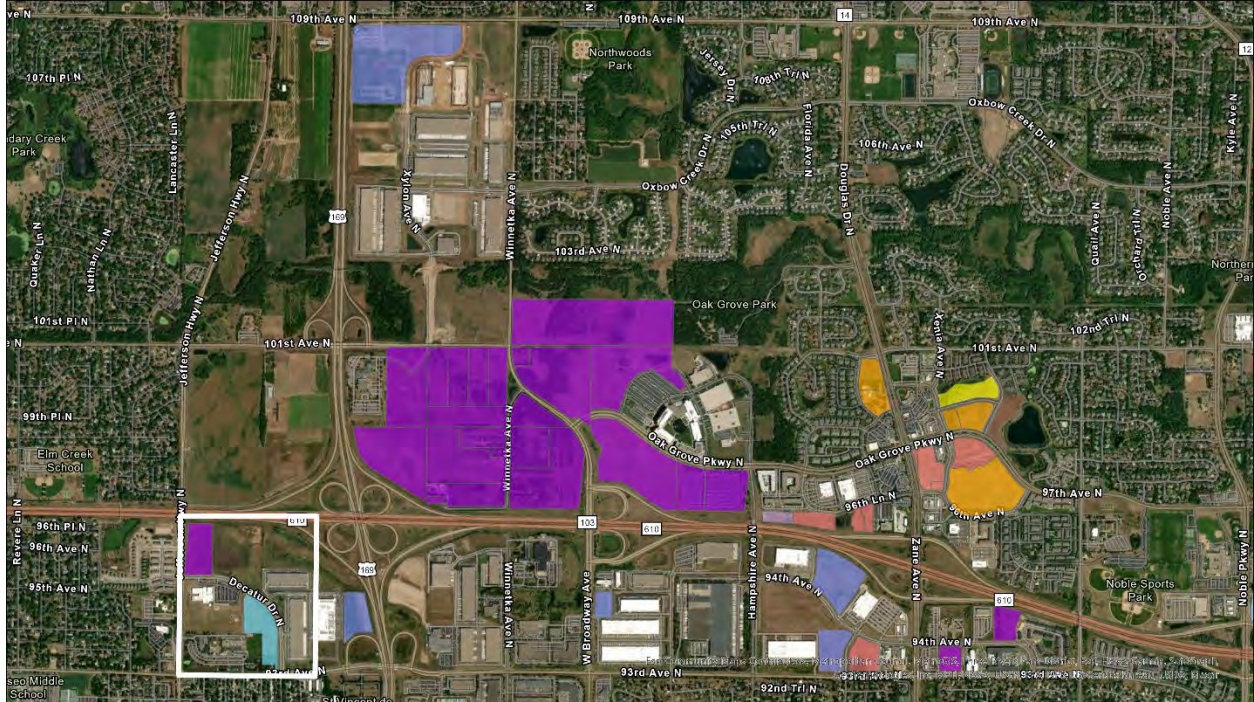
Issues and Opportunities

This area is not yet ready for development. The 2040 Comprehensive Plan states that this area will develop between 2030 and 2040, once water supply and other infrastructure are available.

610 Corridor Development Study Tasks

Planning for this area will commence after expiration of the interim ordinance and completion of the 610 Corridor Development Study. Planning for this area will be informed by the results of the 610 Corridor Development Study.

Gateway Area (Southwest of 169/610)



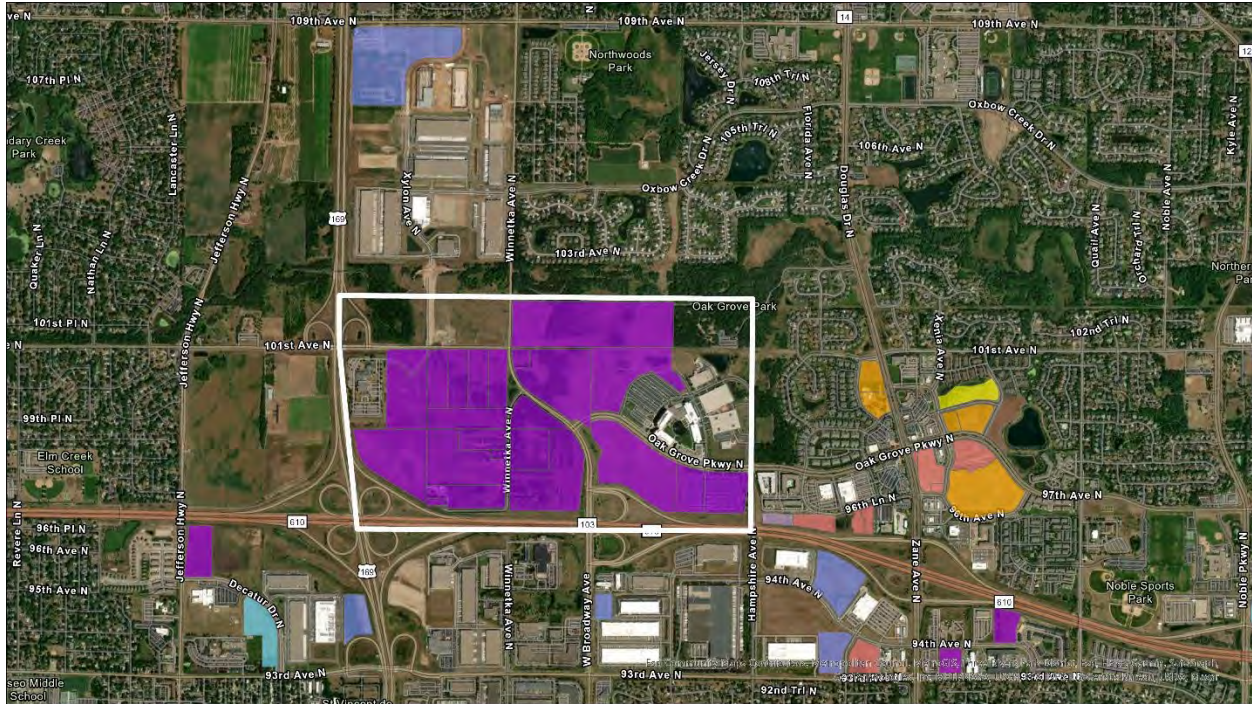
Issues and Opportunities

There are only two properties left to develop in this area. Real Estate Equities is moving forward with two affordable multifamily buildings at Jefferson/Decatur, subject to City approvals and securing project financing. St. Vincent DePaul Catholic Church owns the vacant property next to their facility, which is guided Public Institution in the 2040 Comprehensive Plan. There has been past interest in developing this land as multifamily housing.

610 Corridor Development Study Tasks

- Continue working with Real Estate Equities on their multifamily housing proposal.
- Engage with St. Vincent DePaul Catholic Church on their future development plans.

Oak Grove Station Area



Issues and Opportunities

This area has been the subject of extensive planning and zoning work to prepare for the planned Oak Grove Station on the METRO Blue Line extension. The Oak Grove Station Area Plan envisions high-density mixed-use development, and the Transit Oriented Development (TOD) zoning that is already in the code only allows intense, higher-value development.

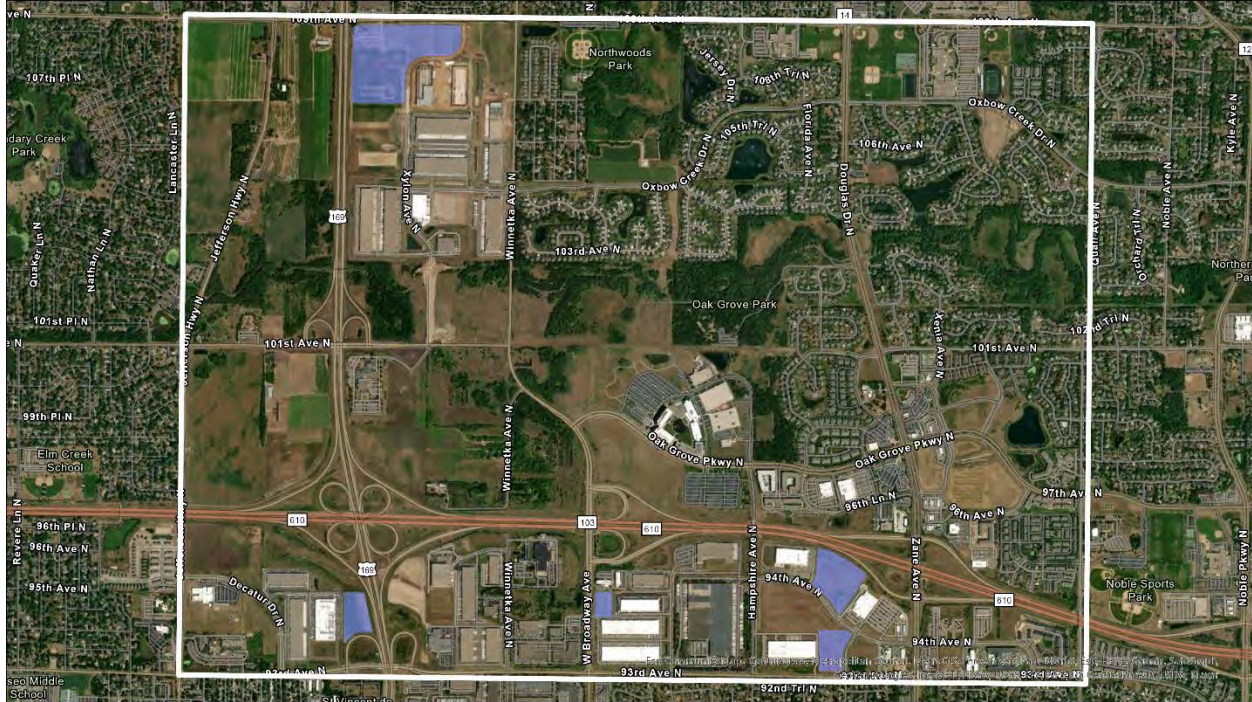
Most of the land in this area is owned by Target Corporation, with a portion owned by the EDA.

610 Corridor Development Study Tasks

- Re-engage with Target Corporation on their commitment to future high-density development.
- Encourage Target to complete their district stormwater study and submit to the watershed district.
- Learn from the existing TOD zoning districts for potential application of that regulatory approach in other parts of the moratorium area.
- Clarify extent of future TOD area in 2040 Comprehensive Plan Future Land Use Map.



Business Park Properties



Issues and Opportunities

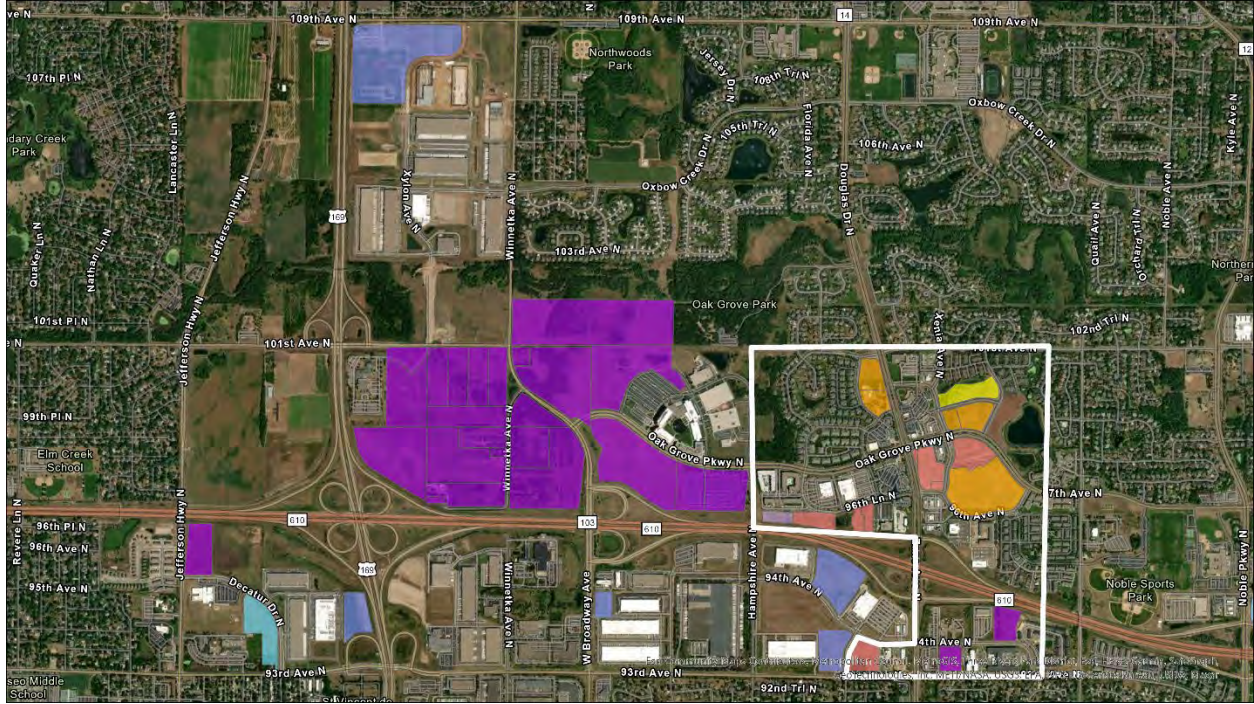
While a substantial proportion of recent development in Brooklyn Park has been light industrial office/warehouse buildings, very little land guided for that type of development remains available. This type of development generally contributes more to the City's tax base than retail and other commercial uses, but less than high-density housing. It also tends to be a light user of City services.

For the remaining Business Park land, the goal is to ensure that the land is being developed as efficiently as possible.

610 Corridor Development Study Tasks (To be completed by consultant)

- Analyze recent light industrial office/warehouse development projects in Brooklyn Park along with the requirements of the Business Park zoning district.
- Recommend changes to the Business Park zoning district requirements aimed at increasing the achievable floor area ratio and value of development. Strategies may include changes to allowed uses, setbacks, parking requirements, impervious surface maximums, etc.

610-Zane



Issues and Opportunities

Within the area covered by the interim ordinance, the 610-Zane area holds the greatest opportunity to raise the bar for the value of development above current expectations. While multifamily housing, education, and medical development have relatively high property value, much of the retail development that has been occurring in this area has a relatively low property value per acre.

In 2017 the City completed the Zane/Oak Grove small area plan, which formed the basis for the current approach to guiding and regulating development in this area. The existing Town Center zoning district, which covers most of this area, includes design guidelines intended to achieve high-value development in a walkable environment, but it lacks the regulatory “teeth” to enforce.



610 Corridor Development Study Tasks (To be completed by consultant)

- Develop three development scenarios for the remaining developable land within the 610-Zane area, with a focus on increasing the resultant land and building value beyond what was envisioned in the 2017 plan. Scenarios should include a market-feasible combination of housing, retail, and other commercial uses in the form of vertical and horizontal mixed-use development. Each concept plan should have a different level of density and adherence to traditional urban

6.1A 610 CORRIDOR DEVELOPMENT STUDY SCOPE

form to illustrate the trade-offs associated with built form, market feasibility, and resultant property value.

- Develop illustrations to accompany the three conceptual site plans.
- Conduct a high level financial feasibility analysis of each concept, including potential public subsidy.
- Estimate the resultant property value and tax base of each concept.
- Conduct one community engagement session to solicit feedback on the tradeoffs associated with the three options.
- Recommend a preferred option following community engagement.
- Develop design principles consistent with the preferred conceptual site plan.
- Recommend changes to the Comprehensive Plan map and text.
- Analyze the existing Town Center zoning district design requirements, with recommendations for revisions consistent with the new design principles.

Timeline

April 10	Council consideration of 610 Corridor Development Study Scope (this document)
April 24	Execute contract with planning consultant for Business Park and 610-Zane tasks
May	Council/Planning Commission development tour
Mid June	Work session on 610 Zane development scenarios
Late June	Community engagement session on 610 Zane development scenarios
July	Council action on preferred option for 610 Zane and associated Comprehensive Plan changes. Submit Comprehensive Plan amendment to Metropolitan Council (Standard review time is 60 days; potentially takes up to 120 days).
August	Work session on Business Park zoning code text changes. Staff prepares full package of zoning changes for 610-Zane and Business Park to include in citywide zoning code update.
October	Planning Commission and City Council action on Zoning Code update, pending approval of July Comprehensive Plan amendment.
November	Interim Ordinance Expires

Community Engagement

- Communication/Awareness
 - Webpage with study scope and documents
 - Article in Park Pages (May/June), CCX story, social media posts creating awareness and directing to website
- Input Opportunities
 - 610-Zane – one meeting (hybrid) as outlined above
 - Ability for community members to send in emails or respond to questions online, with video and materials from meeting.

City of Brooklyn Park Request for Council Action

Agenda Item:	6.2	Meeting Date:	April 4, 2023
Agenda Section:	Land Use Actions	Originating Department:	Community Development
Resolution:	XXX	Prepared By:	Amber Turnquest, Principal Planner
Ordinance:	FIRST READING		
Attachments:	8	Presented By:	Paul Mogush, Planning Director
Item:	Decatur North and South Apartments – An Application by Real Estate Equities for a Zoning Text and Map Amendment, a Preliminary Plat, a Conditional Use Permit, and Site Plan at the Northeast Quadrant of Jefferson Highway North and Decatur Drive North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING ORDINANCE #2017-1226 FOR ZONING TEXT AND MAP AMENDMENT FOR PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A PRELIMINARY PLAT FOR "GATEWAY 7TH ADDITION" AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A CONDITIONAL USE PERMIT ALLOWING RESIDENTIAL USES AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE RESOLUTION.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A SITE PLAN FOR TWO MULTIPLE FAMILY DWELLINGS AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE RESOLUTION.

Overview:

Planning Commission

At the March 8, 2023 Planning Commission regular meeting, the commission unanimously (6-0) recommended approval of the zoning text and map amendment, preliminary plat, conditional use permit, and site plan. No members of the public were present to speak at the public hearing. The Commission requested a memorandum from the Transportation Engineer detailing the impact of the site. The memo is attached.

Summary

The applicant, Real Estate Equities, has applied for four land use applications on Lot 1, Block 1, Gateway 6th Addition: a zoning ordinance text and map amendment (rezoning), a conditional use permit, a preliminary plat, and a site plan review.

Lot 1, Block 1, of Gateway 6th Addition is currently zoned General Business District (B-3). The B-3 zoning district permits residential only when there is a commercial component, however the density is restricted to 25 units per acre. The applicant has requested to rezone the parcel to the Town Center (TC) District. The TC district allows residential uses with a conditional use permit at densities which conform to the Comprehensive Plan. The

Comprehensive Plan became effective on March 30, 2020 and guides the future land use of this parcel as Mixed Use, which allows medium- to high-density residential (12-50 units per acre).

The preliminary plat is the third land use application for this project. The applicant proposes to subdivide the 7.8-acre lot, to create Lots 1 and 2, Block 1, Gateway 7th Addition.

A site plan review is required prior to the construction of buildings. The proposal is for two multifamily dwellings on the lots created through approval of the preliminary plat. The project will have 350 units for a density of 45 units per acre which is in conformance with the Comprehensive Plan. This development is in compliance with the City of Brooklyn Parks Mixed Income Housing Policy.

Planning and Zoning Information		
	Current	Proposed
Land Use Plan	Mixed Use	Mixed Use
Current Zoning	General Business District (B-3)	Town Center District (TC)
Site Area	7.8 acres	Lot 1- 3.81 acres; Lot 2- 3.99 acres
Neighborhood	Future 3	Future 3
Conforms to:		
Land Use Plan	Yes	
Zoning Code	No, rezoning is requested	
Notification	Notices were mailed to 8 properties within 500 feet. Legal notice was published in the Sun Post on February 23, 2023	
Timeline (MN §15.99)		
60-day	April 23, 2023	
120-day	June 22, 2023	

Land Use/Zoning and Overlay

The site is zoned B-3 and is within the Future 3 neighborhood. The future land use for the property is Mixed Use. Highway 610 abuts the property to the north, property to the east is zoned Business Park (BP), Decatur Drive North abuts the property to the south, and Jefferson Highway abuts the property to the west with the City of Maple Grove beyond.

Zoning Ordinance Text and Map Amendment

In 2017, Outlot A, which became 610 Junction West, was rezoned from Neighborhood Retail Business District with Planned Development Overlay (B2/PD) to General Business District with Planned Development Overlay (B3/PD). Development project 22-112 rezoned Lots 2 and 3, Block 1, Gateway 6th Addition. For this project, the applicant is requesting that the adjacent 7.8-acre parcel be rezoned to Town Center with the same requirements from that ordinance "2017-1226." The attached ordinance has been amended to reflect the legal description of the proposed subdivision.

Park Land Dedication

Park dedication determinations are made at the time of preliminary plat. In every plat allowing development, a portion of such land and/or cash must be set aside as open space for park and playground purposes, public open space for park and playground purposes, public open space or public ponds, except where adjustment to lot lines do not create additional lots. The proposed plat creates two new, buildable lots for a residential use.

The current rate is \$8,000.00 per acre. The money collected is deposited into the Open Space Land Acquisition and Development (OSLAD) fund which is only used for purchase of new parkland and the development of the parks. The nearest neighborhood park is Brooklyn Acres Park.

Roadways

Access to the site is from a private drive, which connects to Decatur Drive North. This access from Decatur Drive also serves the businesses in the planned commercial building to the east of the proposed lots.

Pedestrian Connections

Internal to the site, there are adequate and appropriate pedestrian connections on site. These connections include from building entrances to the surface parking lots and from the building entrances to the proposed commercial building to the east. Residents will all be able to access the tot lot, dog run, and other resident amenities located between the buildings. A connection to Decatur Drive North is proposed. However, the applicant should consider a direct north/south connect from the south building to that street that crosses the entrance of the interior parking. This would allow a pedestrian to cross only one driveway to get to Decatur Drive North rather than a cross two drive aisles to get to the sidewalk.

There is 10-foot trail along the western side of the entire property. After much collaboration with the Fire Department, the applicant will construct an additional trail that will accommodate the width and weight of a fire truck so that there will be adequate emergency access to the west side of the buildings. The roadway and parking areas along the eastern side of the buildings will be revised to ensure compliance with the Fire Department information work sheet for proper apparatus maneuvering.

Conditional Use Permit/Site Plan

The TC district allows residential uses with a conditional use permit. Conditional uses must be reviewed against the standards of the Code (§ 152.035) and are evaluated below:

(D) Review Standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to affect the intent of this chapter.

(1) Comprehensive Plan. Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Mixed Use. While the Mixed Use district requires that housing be an “integral component of the overall development” this district permits a mix of uses. However, when residential is the only proposed use, that mix is not required. Residential-only development is consistent with the Comprehensive Plan. The TC district is an appropriate zoning district for the land use type and the conditional use permit must be approved after rezoning for the remaining land use applications to proceed. The residential use is consistent with the Comprehensive Plan.

(2) Traffic. The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.

Vehicular access to the site will be from a private drive which connected to Decatur Drive North. The 350 units and the traffic generated from the project is in line with what is anticipated and there were no concerns raised about traffic generation. A cross access easement will allow traffic to circulate throughout the entire site.

(3) Parking. The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.

Parking provided on site includes surface parking, one level of underground parking, and one level of at grade parking. The project requires 630 parking stalls and is providing 659 stalls.

- (4) City services. The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.**

City services, including water and sanitary, are provided to the site.

- (5) Screening and landscaping. The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.**

The rezoning of the property to the TC district requires applying the landscaping standards of the B-3 district. The applicant proposes 294 overstory trees, 33 ornamental trees and 340 shrubs located throughout the site. The landscaping calculations need to be recalculated based on 152.373(A)(3)(d). Revisions to bring the plans into compliance prior to building permitting.

- (6) Architectural standards. The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.**

The buildings materials include cement fiber board (CFB) siding, concrete masonry, and rockface CMU. Each apartment building will contain five levels of housing above one level of at grade parking (six stories total above grade) and one level of underground parking. The at grade parking is enclosed and incorporates windows, a variety of colors, materials, and articulation that provides architectural variety rather than a blank wall.

- (7) Other sections of the city code. The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.**

The application is in conformance with the city code.

The required findings of § 152.035 have been addressed and staff recommends approval of the CUP.

Budgetary/Fiscal Issues:

Park dedication will be collected with the final plat.

Alternatives to consider:

1. Approve the rezoning, plat, conditional use permit, and site plan as presented.
2. Approve the rezoning, plat, conditional use permit, and site plan with modifications.
3. Deny the requests based on certain findings.

Attachments:

- 6.2A ORDINANCE
- 6.2B RESOLUTION – PRELIMINARY PLAT
- 6.2C RESOLUTION – CONDITIONAL USE PERMIT
- 6.2D RESOLUTION – SITE PLAN REVIEW
- 6.2E PLANNING COMMISSION MINUTES
- 6.2F TRANSPORTATION ENGINEER MEMO
- 6.2G LOCATION MAP
- 6.2H SITE DEVELOPMENT PLANS

ORDINANCE #2023-

ORDINANCE AMENDING ORDINANCE #2017-1226 FOR ZONING TEXT AND MAP AMENDMENT FOR
PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND
DECATUR DRIVE NORTH

~~Text with strikeouts is proposed for deletion.~~
Text with underline is proposed for insertion.

The City of Brooklyn Park does Ordain that Ordinance 2017-1226 is amended as follows:

Section 1. The following described properties are hereby zoned Business Park with Planned Development Overlay (BP/PD):

Lots 2 and 3, Block 1, Gateway 6th Addition and Outlots B and D, Gateway 3rd Addition, Hennepin County, Minnesota; and Unplatted Minnesota Department of Transportation property at the southwest corner of Highways 169 and 610

The Planned Development Overlay has the following requirements for Outlots B and D, Gateway 3rd Addition and Unplatted Minnesota Department of Transportation property at the southwest corner of Highways 169 and 610 as described below and depicted in the "610 Junction" development plan dated 9/20/2017:

1. Uses on the property shall promote a strong full-time employment base with high quality and landmark buildings consistent with the Comprehensive Plan:
 - a. Office
 - b. Manufacturing, processing, or research.
 - c. Ancillary warehousing to the above uses must be used primarily for goods or materials that have been or will be manufactured or processed on the property.
 - d. Warehousing and distribution centers as primary uses are prohibited.
 - e. Outdoor storage is prohibited.
2. The Site Plan (page A1) dated 9/20/2017 showing the general location of the following items:
 - a. Shared driveways, access, truck courts, and parking lots.
 - b. Building placement, especially narrower building sides fronting 93rd Avenue.
 - c. Shared stormwater management basins.
3. The following items must be included in site plans for individual buildings and sites:
 - a. Connected internal walkways between building entrances and Decatur Drive.
 - b. Shared monument or area identification signs.
4. A private shared access easement must be in place with the property to the east including both vehicular (cars and trucks) and pedestrian access (sidewalk).
5. The minimum standards of development for all buildings and sites shall include:
 - a. A uniform style of parking lot lighting.
 - b. High-quality building materials.
 - c. An office or professional appearance of building design as opposed to a warehouse appearance.
 - d. The appearance of the north and east buildings visible to Highway 610 must be that of a two-story building.
6. A site plan review or conditional use permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
7. Other provisions of the City Code not modified here shall apply.
8. Curb cuts on Decatur Drive shall be finalized with each site's site plan review.
9. Sewer service shall be extended to gain access to the St. Vincent de Paul property west of Decatur Drive.

Section 2. The following described properties are rezoned from ~~Neighborhood Retail- General Business~~ District with Planned Development Overlay (~~B2 B3~~/PD) to ~~General Business~~ Town Center with Planned Development Overlay (~~B3~~ TC/PD):

Lot 1, Block 1, Gateway 6th Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements for the “610 Junction” development plan shown on Site Plan dated 9/20/2017:

1. Uses on the site shall conform to those listed on the Site Plan or a similar use allowed in the ~~B3~~ TC Zoning District.
2. The following uses are prohibited on the site:
 - a. Auto Repair
 - b. Car Washes
 - c. Currency Exchanges
 - d. Pawn Shops
 - e. Sexually-oriented Businesses
 - f. Outdoor Storage
 - g. Transient Sales
3. At least one building adjacent to Highway 610 must have a four-story component, and other buildings on sites adjacent to Highway 610 must have at least two stories.
4. Any self-storage facility must be integrated into adjacent development in design and construction.
5. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
6. Site plans for individual users must include pedestrian connections to adjacent roadways.

RESOLUTION #2023-
RESOLUTION APPROVING A PRELIMINARY PLAT FOR “GATEWAY 7TH ADDITION” AT THE
NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH

Planning Commission File #23-102

WHEREAS, Scannell Properties has filed an application for preliminary and final plat for “Gateway 7th Addition” at the northwest intersection of Jefferson Highway North and Decatur Drive North, legally described as:

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #23-102 “Gateway 7th Addition” shall be approved subject to the following conditions:

- A. Title review by the City Attorney and all conditions therein, attached as Exhibit _____. All title issues must be resolved prior to plat recording.
- B. Adequate drainage and utility easements shall be provided with review and acceptance by the City Engineer.
- C. Payment of park dedication is required and will be determined at the time of the final plat.
- D. Submission of a CAD copy of the plat.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the subdivider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2023-

RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING RESIDENTIAL USES AT THE
NORTHEAST QUADRANT OF JEFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH

Planning Commission File #23-102

WHEREAS, Real Estate Equities, has made an application for a Conditional Use Permit (CUP) for a multifamily dwellings in the Town Center zoning district on property legally described as:

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

WHEREAS, the Town Center Zoning District requires a Conditional Use Permit for all residential uses in conformance with the Comprehensive Plan; and

WHEREAS, the use of the property as multifamily dwellings is consistent with the mixed-use designation of the 2040 Comprehensive Plan; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions in the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK that the Conditional Use Permit for multifamily dwellings is hereby granted subject to the following conditions:

1.00 GENERAL CONDITIONS

- 1.01 The rezoning ordinance must be adopted prior to approval of the conditional use permit resolution.
- 1.02 The conditional use permit remains with the property as long as the property and use are in compliance with the conditions contained herein. The permit expires if the use has been discontinued for more than 364 consecutive days from the date that the use ceased, or the business owner fails to meet the certification requirements of the conditional use permit.
- 1.03 If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may include revocation of the permit in accordance with § 152.035(H)(1) of the Municipal Code.
- 1.04 This resolution must be recorded with the Hennepin County Recorder's office prior to issuance of building permits.

If the petitioner needs additional time to satisfy the requirements listed in this Conditional Use Permit, then a one-year time extension must be requested. Time extension requests are subject to the conditions found in the Zoning Code (Section 152.031(H)). The failure on the part of the petitioner to meet all conditions stated above by December 31, 2023 shall deem the Conditional Use Permit approval to be null and void.

RESOLUTION #2023-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR TWO MULTIPLE FAMILY DWELLINGS AT THE
NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH

Planning Commission File #23-102

WHEREAS, an application has been made by Real Estate Equities for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Town Center/Planned Development Overlay, TC/PD –in which multifamily dwellings are allowed uses with a conditional use permit; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on March 8, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

- 1.01 Site, utility, and grading plans on file in the City Clerk's office are approved, subject to conditions listed below.
- 1.02 Building elevations, which are undated are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

- 2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of \$_____.00, a cash bond in the amount of \$_____.00, and a developer's escrow in the amount of \$_____.00 as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

- 4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.
- 4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.
- 4.03 No burying of construction debris shall be permitted on the site.
- 4.04 Dust control and erosion measures must be in place to prevent dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.
- 4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

- 5.01. Final plat "Gateway 7th Addition" must be approved prior to Site Plan approval.
- 5.02 Provide revised calculations for landscape requirements and any revisions to plans prior to City Council consideration.

UNAPPROVED MINUTES**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION****Regular Meeting – March 8, 2023****1. CALL TO ORDER**

The meeting was called to order at 7:01 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Fraser, Husain, Gaye-Bai, Turnham, and Udomah, and Xiong; Council Liaison West-Hafner; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: None

Those not present were: Commissioner Kiekow (with prior notice).

3. EXPLANATION BY CHAIR**4. APPROVAL OF AGENDA**

MOTION FRASER, SECOND UDOMAH TO APPROVE THE MARCH 8, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA**A. Minutes – February 8, 2023**

MOTION TURNHAM, SECOND UDOMAH TO APPROVE THE MARCH 8, 2023 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING**B. Decatur North and South Apartments – Zoning text and map amendment, a preliminary plat, a conditional use permit, and site plan at the northeast quadrant of Jefferson Highway North and Decatur Drive North.**

Principal Planner Turnquest introduced the application for Decatur North and South Apartments, noting the four land use applications that would be required. She reviewed details on the subject property and adjacent properties including the current zoning. She stated that staff finds that rezoning the property to TC would be consistent with the Comprehensive Plan. She stated that the plat would divide the property into two lots, noting that each lot would have a residential building with the same number of residential units. She provided details on trails, fire access, parking, landscaping, and architectural details. She stated that staff recommends approval of the requests subject to the noted conditions.

Commission Chair Husain opened the public hearing.

Seeing no one approach the podium, Commission Chair Husain closed the public hearing.

Commissioner Udomah stated that although this seems to be a good development, he has a concern that the community is saturated with this type of apartment development. He asked if the City is pursuing this type of development.

Planning Manager Mogush commented that the proposal is consistent with the Comprehensive Plan, noting that in the places where housing is designated there are also allowed density ranges. He stated that for the green areas left to be developed, the density range goes up to 50 units per acre for housing. He stated that density is based on a review completed a few years ago which would allow the City to provide the necessary housing on the land it has left for development. He believed that as development continues, they will see a range of housing types, not just apartments.

Commissioner Udomah stated that this would bring a lot of people into this section of the community and asked how public transportation would be addressed to serve this area.

Planning Manager Mogush replied that this is a part of the city that is not yet directly served by public transportation but noted that this parcel is only a few blocks from downtown Osseo, which makes it walkable to amenities. He stated that the site is also relatively close to the light rail station that will be at 93rd Avenue.

Commissioner Turnham asked if there is a stoplight at Decatur and Jefferson Highway North.

Principal Planner Turnquest replied that there is not. She stated that the traffic engineer has determined that the traffic generated from this site would not warrant a traffic light at this time.

Mayor Winston commented that the Council is working through a process to guide future development and the topic of apartments will be part of that conversation. He acknowledged that there is a need for apartments but noted that is a strategic decision to meet future needs.

Commissioner Cavin commented that this is a great proposal and asked if there have been any thoughts towards sustainability.

Alex Bisanz, applicant, commented that they will build this project to Minnesota Green Communities standards and provided some examples. He stated that the flat roof will be equipped for solar installation as well.

Commissioner Cavin asked if the appliances would be gas or electric.

Christian Borgan, project architect, commented that all appliances would be electric with the exception of the mechanical system for heating.

Commissioner Cavin commented that there seem to be more developments with the first level enclosed parking, which he likes, but asked how the drainage for that would be handled.

Mr. Borgan commented that the underground garage and surface garage would be connected to the sewer system while the runoff for the site would be handled by retention ponds.

Commissioner Cavin asked if there would be something in the parking levels that would capture oil or other chemical leaks.

Mr. Borgan replied that the retention ponds filter the runoff but noted that he is not the mechanical or civil engineer and therefore cannot speak to that.

Commissioner Cavin noted that he did not see irrigation plans and asked if there would be a recapture system.

Mr. Bisanz commented that there is an irrigation system planned but was not aware of a recapture system.

Commission Chair Husain asked for details on the parking ratio.

Mr. Bisanz replied that the parking ratio is currently 1.8. He stated that they have found that this parking ratio is strong for this type of unit mix and is on the heavy side for parking.

Commission Chair Husain commented that he believes that would seem to be adequate parking for the proposal. He asked for details on the other amenities for the site.

Mr. Bisanz reviewed the outdoor and indoor amenities proposed.

Commission Chair Husain asked for details on the mix of units per level.

Mr. Bisanz reviewed the percentage of different sized units and where those units may fall within the building. He was unsure of the unit mix per floor.

Commission Chair Husain asked if any of the units would be affordable.

Mr. Bisanz provided details on the funding for the project, noting that currently 100 percent of the units would be at 60 percent AMI. He noted that they are currently working with the City to potentially adjust the AMI to include some units at 30 percent and some at 70 percent. He confirmed that they would be requested TIF from the City.

Commissioner Udomah asked for details on the staffing of the building.

Mr. Bisanz replied that they would have a full-time manager and assistant manager, two caretakers, and two full-time maintenance people.

Commissioner Udomah stated that it would be great to see a preference for local Brooklyn Park people and contractors for contract work.

Mr. Bisanz confirmed that they love to work with local businesses throughout the community and have staff that live in the community.

Commissioner Xiong stated that he will be supporting these motions as this does fit within the Comprehensive Plan. He referenced the traffic study and was concerned that there would not be a stoplight. He noted the nearby schools and believed that should be taken into account for safety.

Principal Planner Turnquest stated that staff can ask the traffic engineer to provide a memorandum to the City Council.

Commissioner Fraser asked the rationale in changing the zoning from B3 to TC.

Planning Director Mogush stated that staff advises the applicant on which zoning district to seek based on the available districts within the code. He stated that the Comprehensive Plan was approved in 2019 and staff has been working to update the zoning code and map to match the updated Comprehensive Plan. He stated that the current B3 district does not allow everything the mixed-use designation in the Comprehensive Plan allows. He noted that there is not currently a zoning district that matches that mixed-use designation and that will be addressed in the zoning update.

Commission Chair Husain acknowledged the work the Council is doing to guide future development but noted that this application still needs to be considered at this time. He stated that personally he does not have any concerns with traffic or proximity to the schools.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A ZONING TEXT AND MAP AMENDMENT ORDINANCE #23-__ FOR PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND TURNHAM TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "GATEWAY 7TH ADDITION" AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING RESIDENTIAL USES AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN TWO MULTIPLE FAMILY DWELLINGS AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Commission Chair Husain stated the public hearing item is scheduled to be reviewed at the City Council meeting on March 27, 2023.

MEMORANDUM

DATE: March 15, 2023
TO: Amber Turnquest, City Principal Planner
FROM: Jeff Holstein, City Transportation Engineer
SUBJECT: Proposed Decatur North and South Apartments (DEV 23-102)

The purpose of this memorandum is to estimate when a traffic signal should be considered for installation at the Jefferson Highway / Decatur Drive intersection. The following points summarize my analyses, conclusions and recommendations.

- 1) The Decatur apartments proposal is part of the overall Gateway Development Area, which was originally studied as an Alternative Urban Area Review (AUAR) and approved in 2009, then updated in 2015 and again in 2020/2021. The Mitigation Plan for all the AUAR's recommended roadway and traffic control improvements to adequately service the expected traffic demands through the long-range build-out conditions. The roadway improvements included the construction of Decatur Drive and other roadway improvements. These roadway improvements are essentially completed. The mitigation also included the installation of traffic control signals at the Jefferson Highway / Decatur Drive and 93rd Avenue / Decatur Drive intersections if and when the signals are needed.
- 2) The Gateway Area includes the Noble Academy (constructed in 2015/2016), 610 Junction (recently constructed), 610 Junction West (recently approved) and Decatur Apartments Developments. These sites encompass the vast majority of the Gateway Area development.
- 3) The AM and PM weekday peak period traffic demands were determined by recent traffic counts conducted by the City Engineering Division. The data indicate the AM peak hour is from 7-8 AM and the PM peak hour is from 4-5 PM.
- 4) The expected vehicular traffic generation to and from the build out and 100% occupancy of the Gateway Area was determined through use of the trip rates documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). This generation estimate is based on the current expectations for land use type and intensity for the Gateway Area and are documented in the attached Table. The data indicate the entire Gateway Area is expected to generate approximately 6500 weekday vehicle trips, including 470 inbound and 260 outbound trips during the AM peak hour and 214 inbound and 422 outbound trips during the PM peak hour. The proposed Decatur Apartments are included in the Gateway totals. The apartments portion is expected to generate roughly

- 5) 1700 weekday vehicle trips, including 35 inbound and 91 outbound trips during the AM peak hour and 95 inbound and 67 outbound trips during the PM peak hour.
- 6) The directional orientation of the site generated trips is expected to remain consistent with the earlier traffic impact studies with roughly 50% of the traffic oriented to the south and east (ie. 93rd Avenue/Decatur Drive intersection) and 50% oriented to the north and west (Jefferson Highway/Decatur Drive intersection).
- 7) The existing Jefferson Highway / Decatur Drive intersection is through/stop controlled with Jefferson Highway free flow and stop signs posted on the Decatur Drive approaches. The intersection geometry includes exclusive left, through and right turn lanes on the north and south approaches, a single lane on the west approach and a shared left/through and exclusive right turn lane on the east approach.
- 8) A capacity analysis is an objective measure of the quality of traffic through an intersection or along a roadway segment. The basic output from a Capacity Analysis is a letter grade (A-F) similar to a report card, where level of service (LOS) A represents little or no delay and congestion and LOS F reflects significant delay and congestion. In the Twin Cities area, the minimum desirable LOS is typically assumed as LOS D, which relates to 35 seconds of average delay per stopped vehicle.

A Capacity Analysis was conducted to determine the expected LOS of the short term (existing + 5 years of background growth + full build out of Gateway site) AM and PM peak hour traffic conditions at the Jefferson Highway / Decatur Drive intersection. The capacity analysis was conducted using the Synchro computer software program which is one of the standard programs for traffic engineering analyses. The analysis indicated all traffic movements would be expected to operate at LOS C or better (WB to SB left turn at LOS C), which is acceptable.

- 9) The recent crash history at the Jefferson Highway / Decatur Drive intersection indicated there were no crashes reported over the past five years (2018-present).
- 10) All public agencies within the State of Minnesota must adhere to the policies documented in the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD) when installing signs, striping, traffic control signals and work zone traffic control devices on public roadways. The MMUTCD specifies nine traffic signal warrants, most of which include major and minor street volume requirements, for signal installation. At least one of these warrants must be met before a traffic signal can be installed. However, a traffic signal does not have to be installed if a warrant is met.

A signal warrant analysis was conducted for the Jefferson Highway / Decatur Drive intersection using the AM and PM peak hour short range (existing + 5 years of background growth + full build out of Gateway site) traffic forecasts. The analysis

indicated the expected short range traffic conditions are not expected to meet the MMUTCD requirements to allow for a signal to be installed.

Conclusions

- 11) The expected short range (2028) traffic conditions are not expected to meet the MMUTCD requirements to allow for a signal to be installed at the Jefferson Highway / Decatur Drive Intersection. A cursory traffic analysis of the 93rd Avenue / Decatur Drive Intersection also indicated the short-range conditions are not expected to warrant the installation of a traffic signal.
- 12) There is currently no crash issue at the Jefferson Highway / Decatur Drive intersection.
- 13) Capacity analyses indicate there is currently only minor congestion and delay during the peak weekday traffic periods at the Jefferson Highway / Decatur Drive intersection. Capacity analyses of the expected short range (existing + 5 years of background growth + full build out of the Gateway site) indicate the level of traffic operations during the weekday AM and PM peak hours should remain acceptable (LOS C or better) under the existing through / stop traffic control.

Recommendations

- 14) The city should continue to monitor the traffic conditions at the Jefferson Highway / Decatur Drive Intersection and the 93rd Avenue / Decatur Drive Intersection and consider signalization if and when the conditions meet the MMUTCD warrant requirements and signals are needed. The Gateway development should fund the signal installations.



Rezoning, Conditional Use Permit, Plat, and Site Plan
Case #23-102 – Decatur North and South Apartments
Area of Request (Spring 2018 Air Photo)



REE - BROOKLYN PARK - DECATUR NORTH & SOUTH APARTMENTS

BUILDING A - PROJECT DATA

BLDG A - PARKING			
Level	Type	Count	Mark
Level -1		121	BLDG A
Level 1		102	BLDG A
Level 1	Surface	117	BLDG A
		340	

PARKING REQUIRED - 315
RATIO - 1.8 STALLS/UNIT

BLDG A - GROSS AREA - ...	
Level	Area
Level 6	40,539 ft ²
Level 5	40,539 ft ²
Level 4	40,539 ft ²
Level 3	40,539 ft ²
Level 2	40,539 ft ²
Level 1	41,017 ft ²
Level -1	41,132 ft ²
Grand total	284,846 ft ²

BLDG A - UNIT MIX - GROSS AREA			
Name	Count	Unit Gross Area	
		Main Floor	%
1 BR			
Unit 1-0 - BLDG A	40	689 ft ²	23%
	40		23%

2BR			
Unit 3-1 - BLDG A	90	969 ft ²	51%
	90		51%

3BR			
Unit 4-0 - BLDG A	20	1,291 ft ²	11%
Unit 4-1 - BLDG A	15	1,303 ft ²	9%
Unit 4-3 - BLDG A	10	1,267 ft ²	6%
	45		26%
Grand total	175		100%

BUILDING B - PROJECT DATA

BLDG B - PARKING			
Level	Type	Count	Mark
Level -1		118	BLDG B
Level 1		102	BLDG B
Level 1	Surface	101	BLDG B
		321	

PARKING REQUIRED - 315
RATIO - 1.8 STALLS/UNIT

BLDG B - GROSS AREA - ...	
Level	Area
Level 6	40,540 ft ²
Level 5	40,540 ft ²
Level 4	40,540 ft ²
Level 3	40,540 ft ²
Level 2	40,540 ft ²
Level 1	41,017 ft ²
Level -1	41,132 ft ²
Grand total	284,847 ft ²

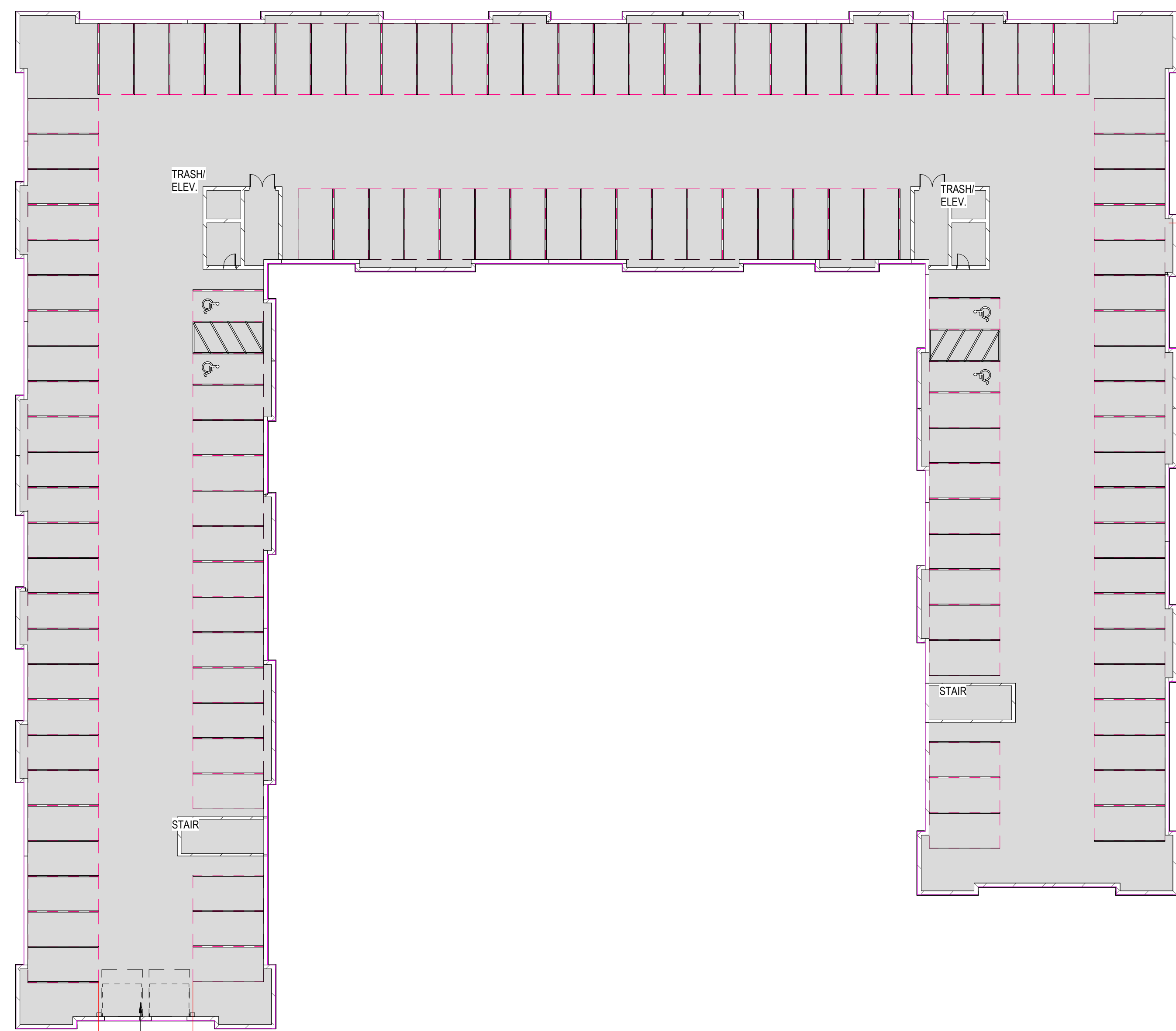
BLDG B - UNIT MIX - GROSS AREA			
Name	Count	Unit Gross Area	
		Main Floor	%
1BR/1BA			
Unit 1-0 - BLDG B	40	689 ft ²	23%
	40		23%

2BR/2BA			
Unit 3-1 - BLDG B	90	969 ft ²	51%
	90		51%

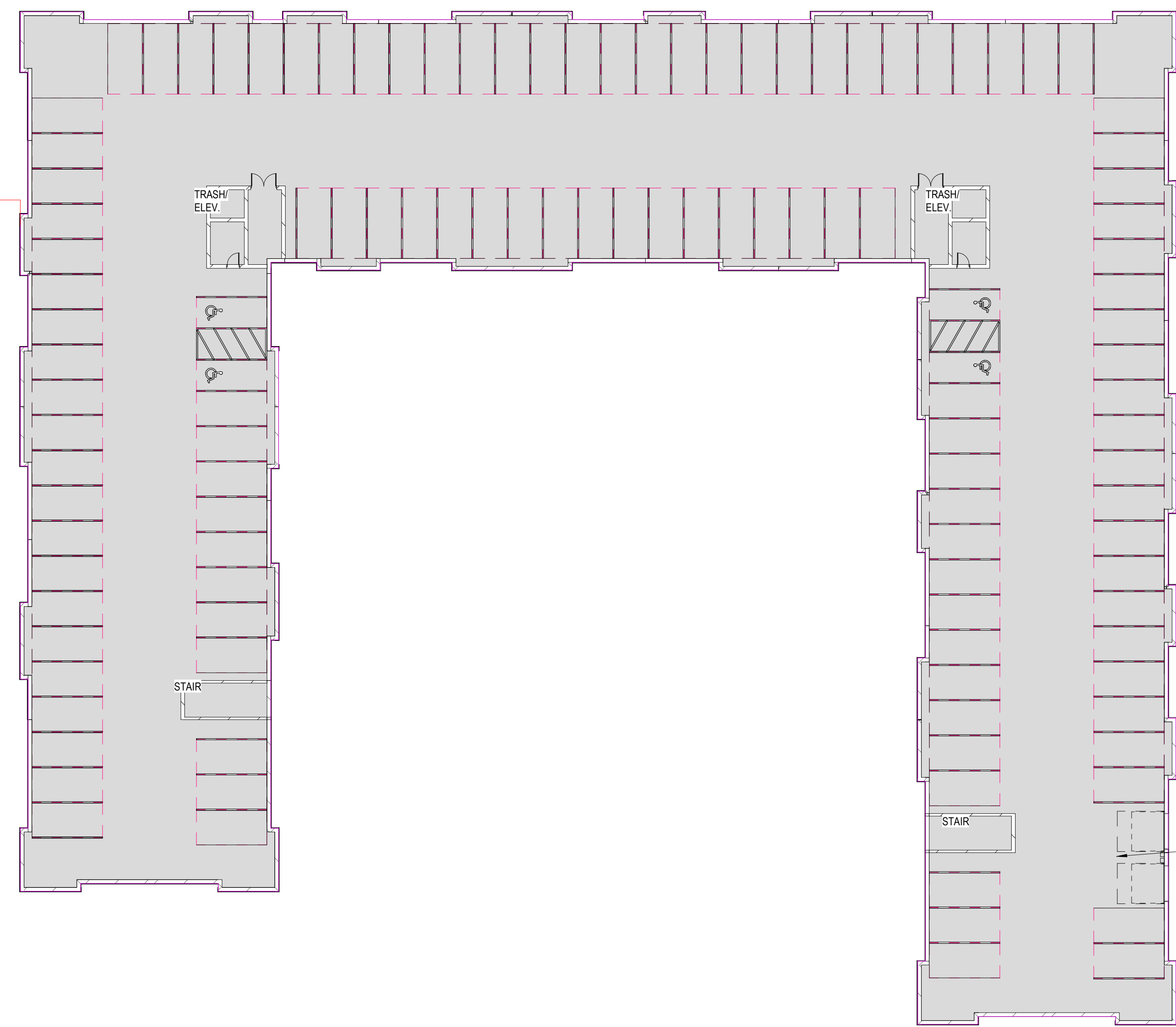
3BR/2BA			
Unit 4-0 - BLDG B	20	1,291 ft ²	11%
Unit 4-1 - BLDG B	15	1,303 ft ²	9%
Unit 4-3 - BLDG B	10	1,267 ft ²	6%
	45		26%
Grand total	175		100%



CONTENTS		
PROJECT DATA	1.0	SD
FLOOR PLAN LEVEL -1	3.0	SD
FLOOR PLAN LEVEL 1	3.1	SD
FLOOR PLAN LEVELS 2-6	3.2	SD
EXTERIOR ELEVATIONS	6.0	SD
EXTERIOR ELEVATIONS	6.1	SD
EXTERIOR ELEVATIONS	6.2	SD
EXTERIOR ELEVATIONS	6.3	SD
EXTERIOR ELEVATIONS	6.4	SD
EXTERIOR ELEVATIONS	6.5	SD
RENDERINGS	6.6	SD
RENDERINGS	6.7	SD
RENDERINGS	6.8	SD
TITLE SHEET	C1.01	SD
EXISTING CONDITIONS	C2.01	SD
PRELIMINARY SITE PLAN	C3.01	SD
PRELIMINARY GRADING PLAN	C4.01	SD
EROSION CONTROL PHASE 1	C5.01	SD
EROSION CONTROL PHASE 2	C5.02	SD
EROSION CONTROL NOTES	C5.03	SD
PRELIMINARY UTILITY PLAN	C6.01	SD
CONSTRUCTION DETAILS	C9.01	SD
CONSTRUCTION DETAILS	C9.02	SD
CONSTRUCTION DETAILS	C9.03	SD
TREES AND GROUND COVER	L1.01	SD
SHRUB PLAN	L1.02	SD
LANDSCAPE DETAILS AND NOTES	L1.03	SD



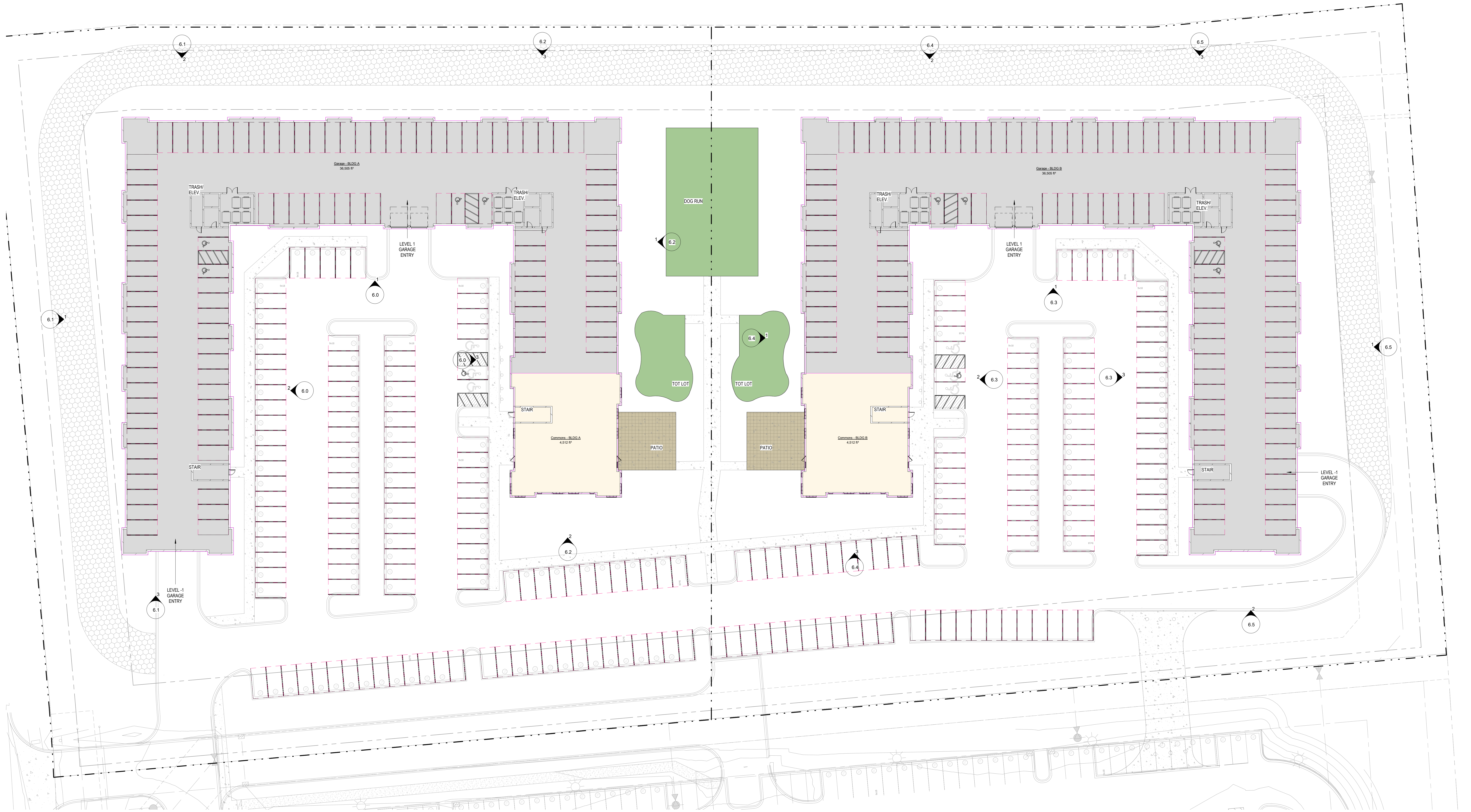
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6.1
LEVEL-1
GARAGE
ENTRY



2
6.5
LEVEL-1
GARAGE
ENTRY

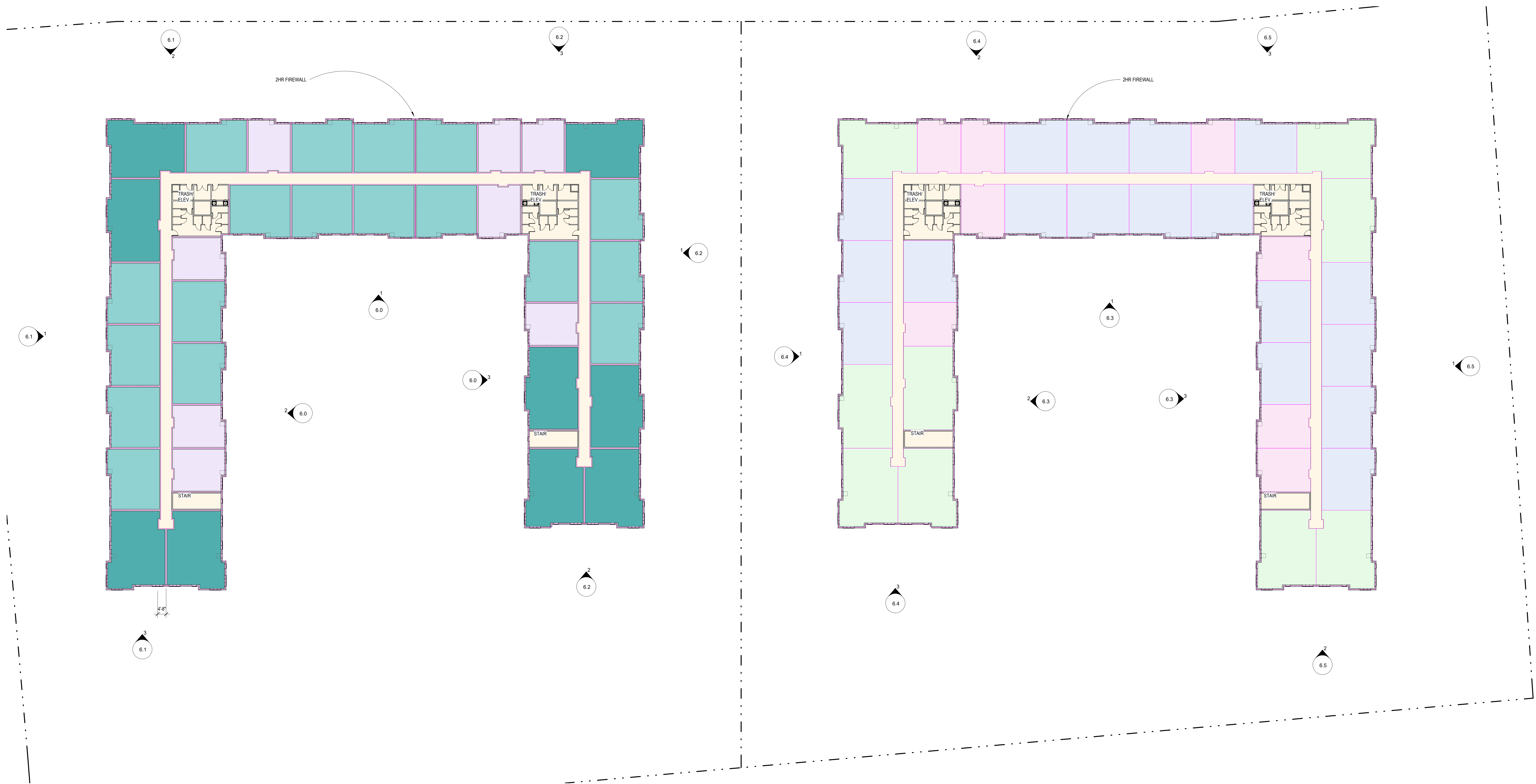
1 Level -1
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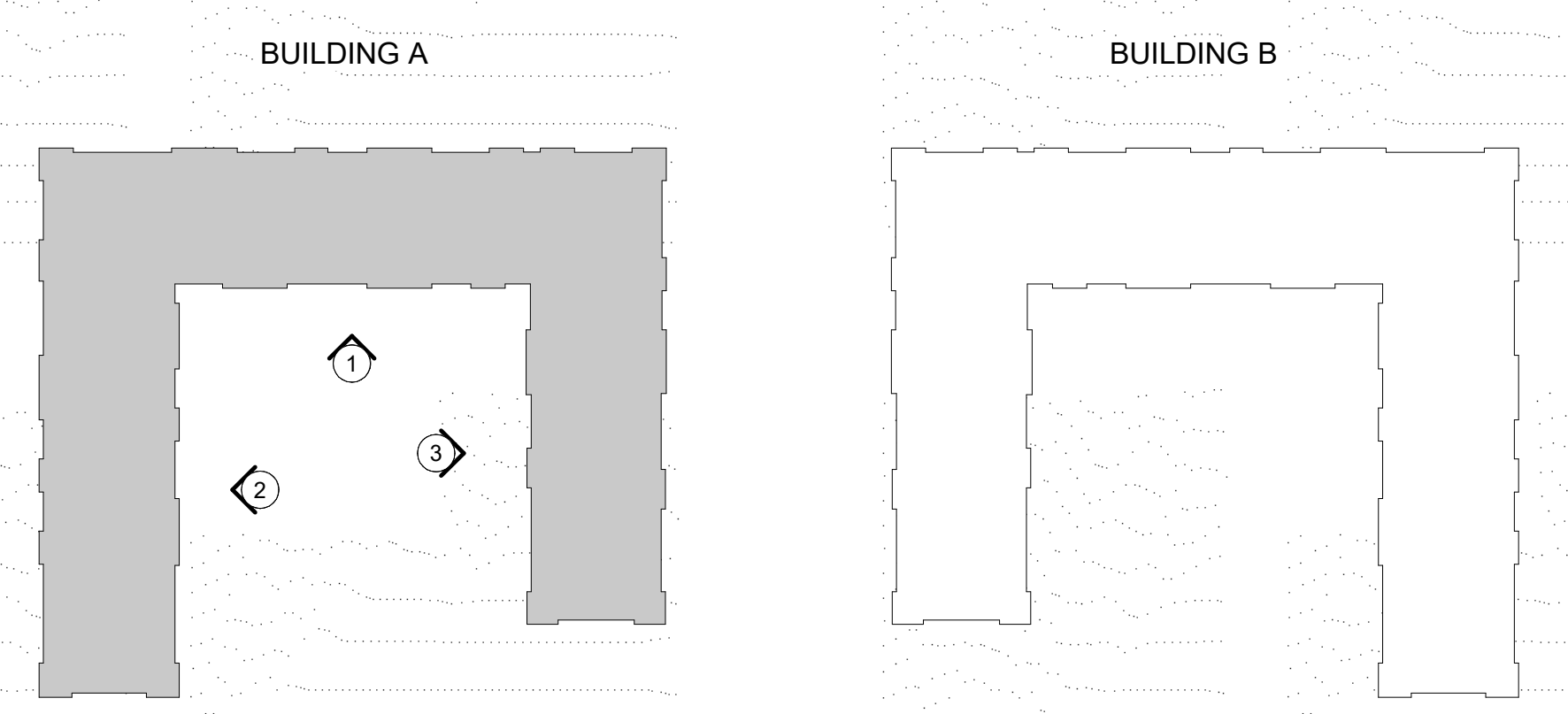
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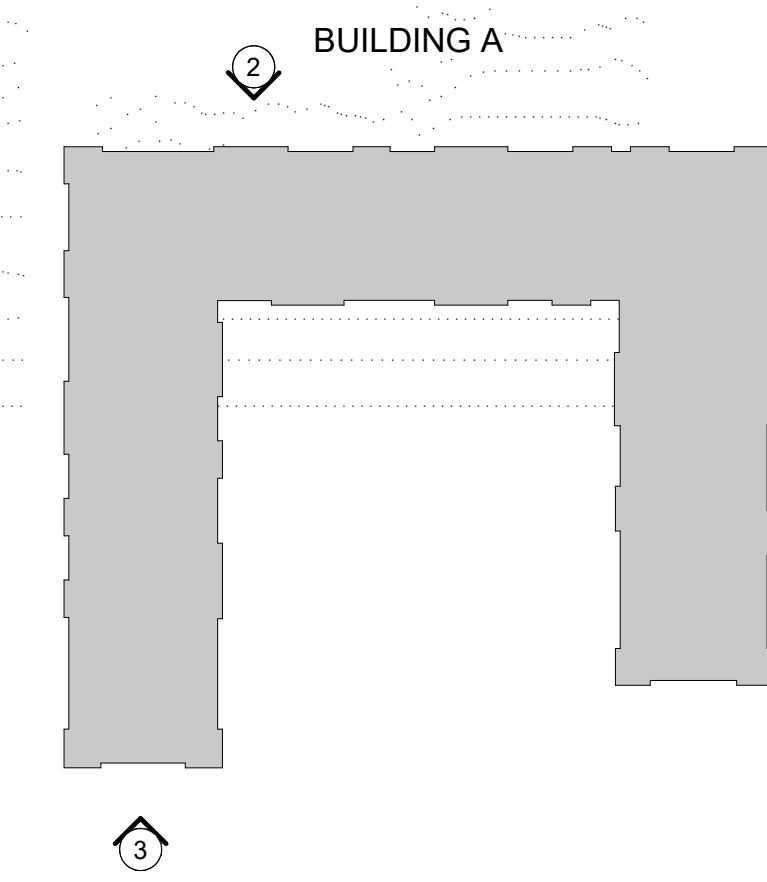
1 Levels 2-6
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KEYPLAN





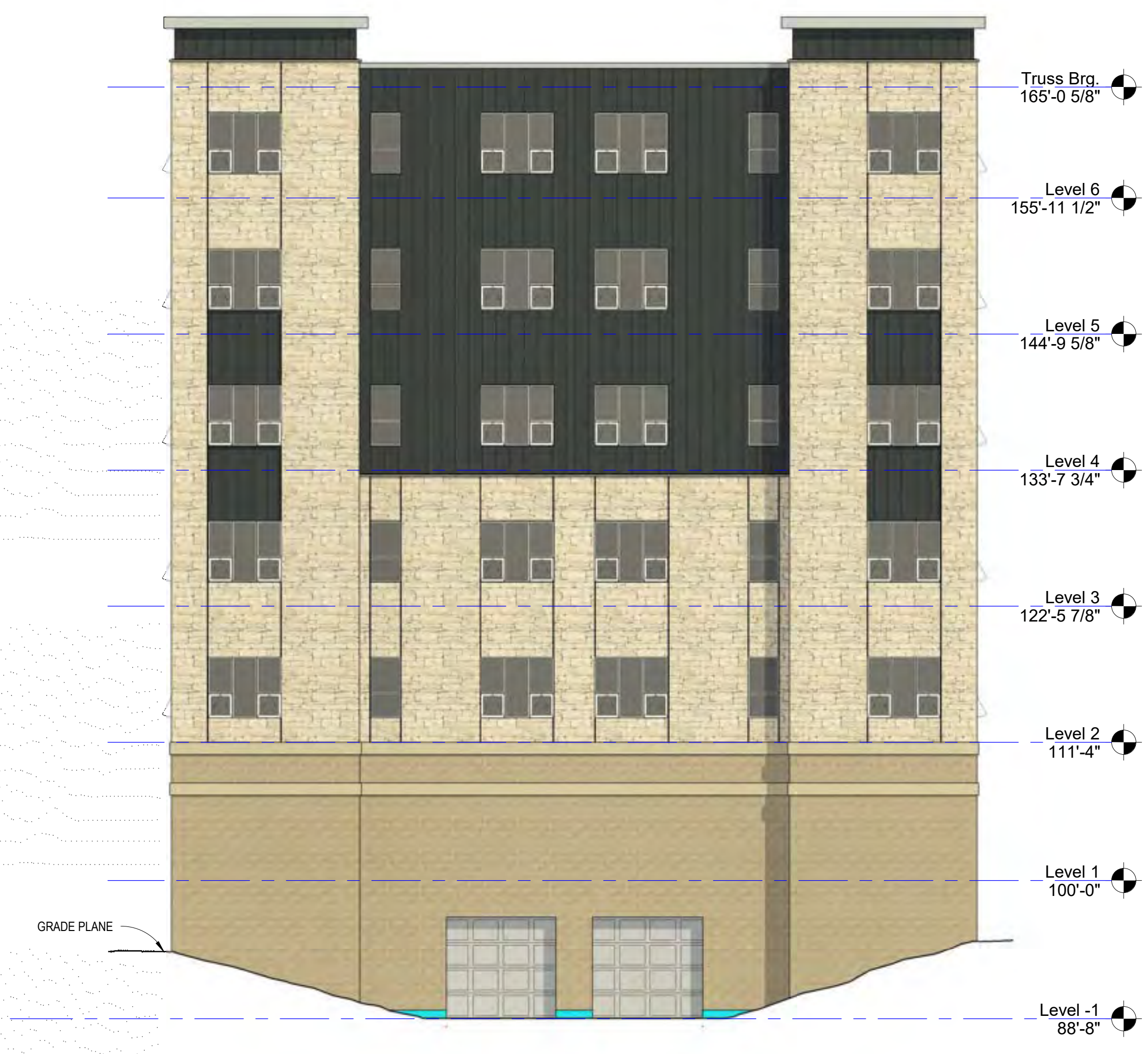
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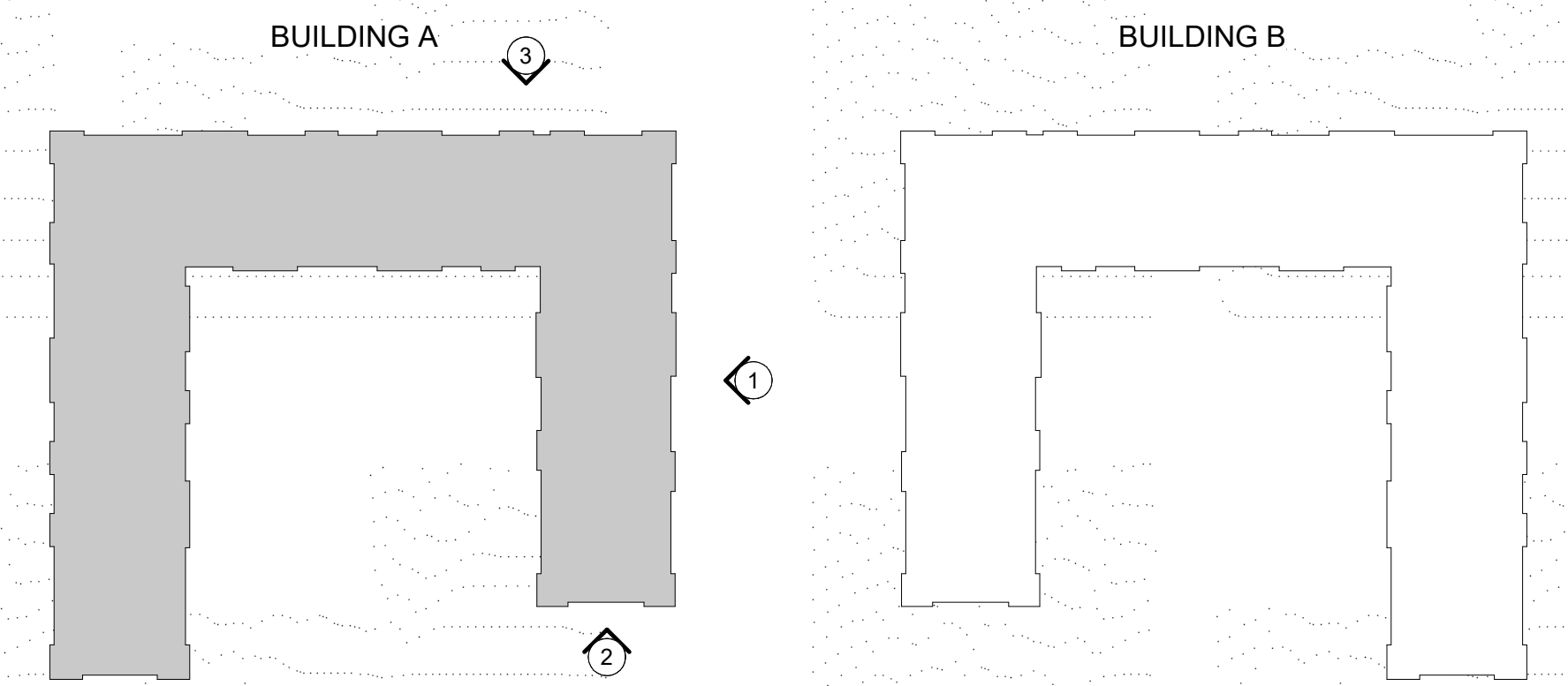
① Building A Elevation 4
1/8" = 1'-0"



② Building A Elevation 5
1/8" = 1'-0"



③ Building A Elevation 6
1/8" = 1'-0"



KEYPLAN



1 Building A Elevation 7
1/8" = 1'-0"



2 Building A Elevation 8
1/8" = 1'-0"



3 Building A Elevation 9
1/8" = 1'-0"



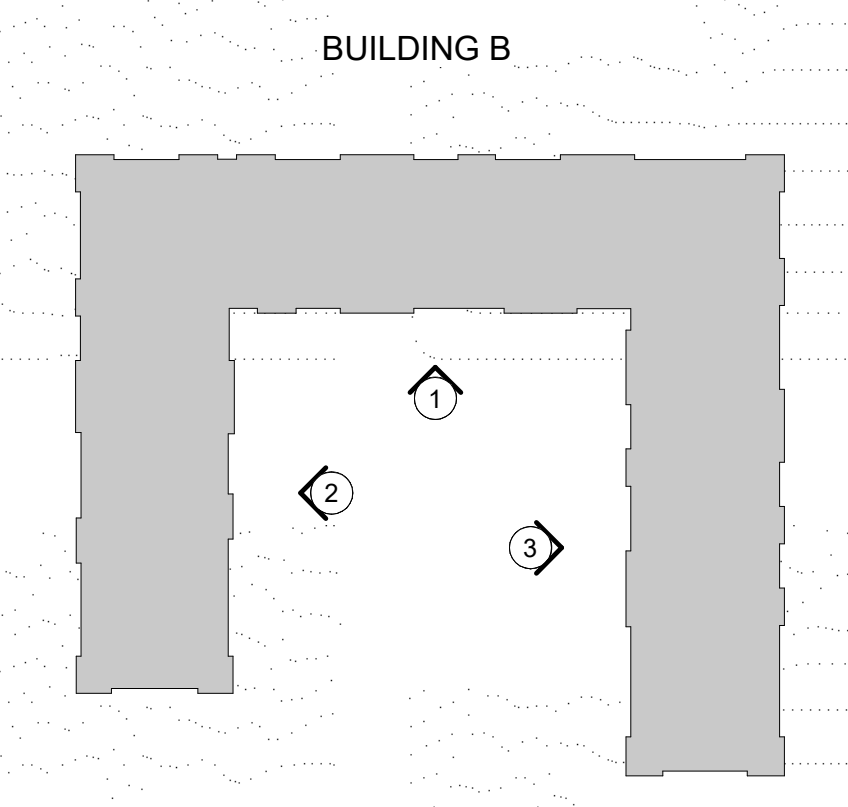
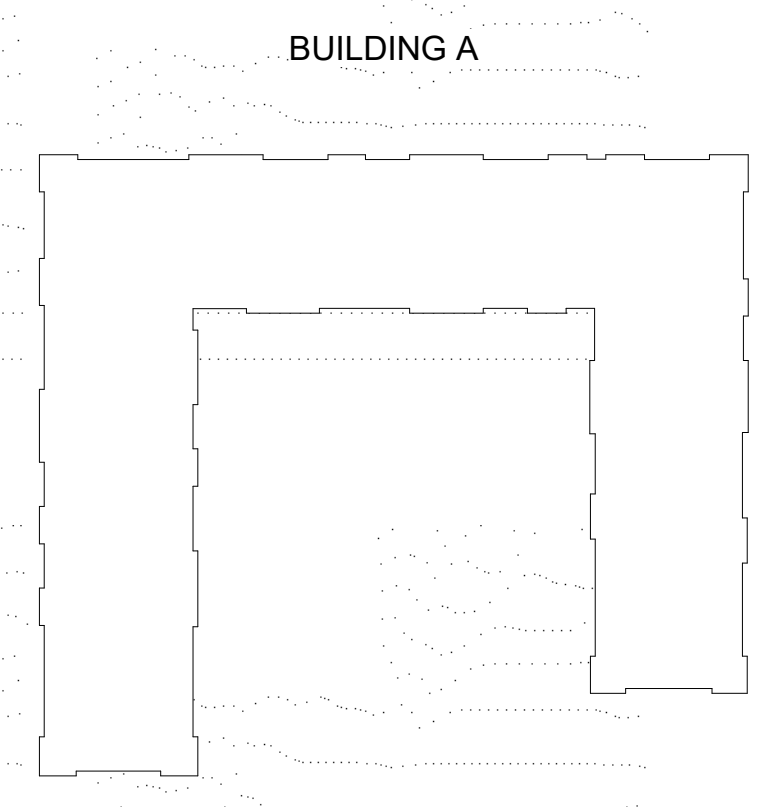
① Building B Elevation 1
1/8" = 1'-0"



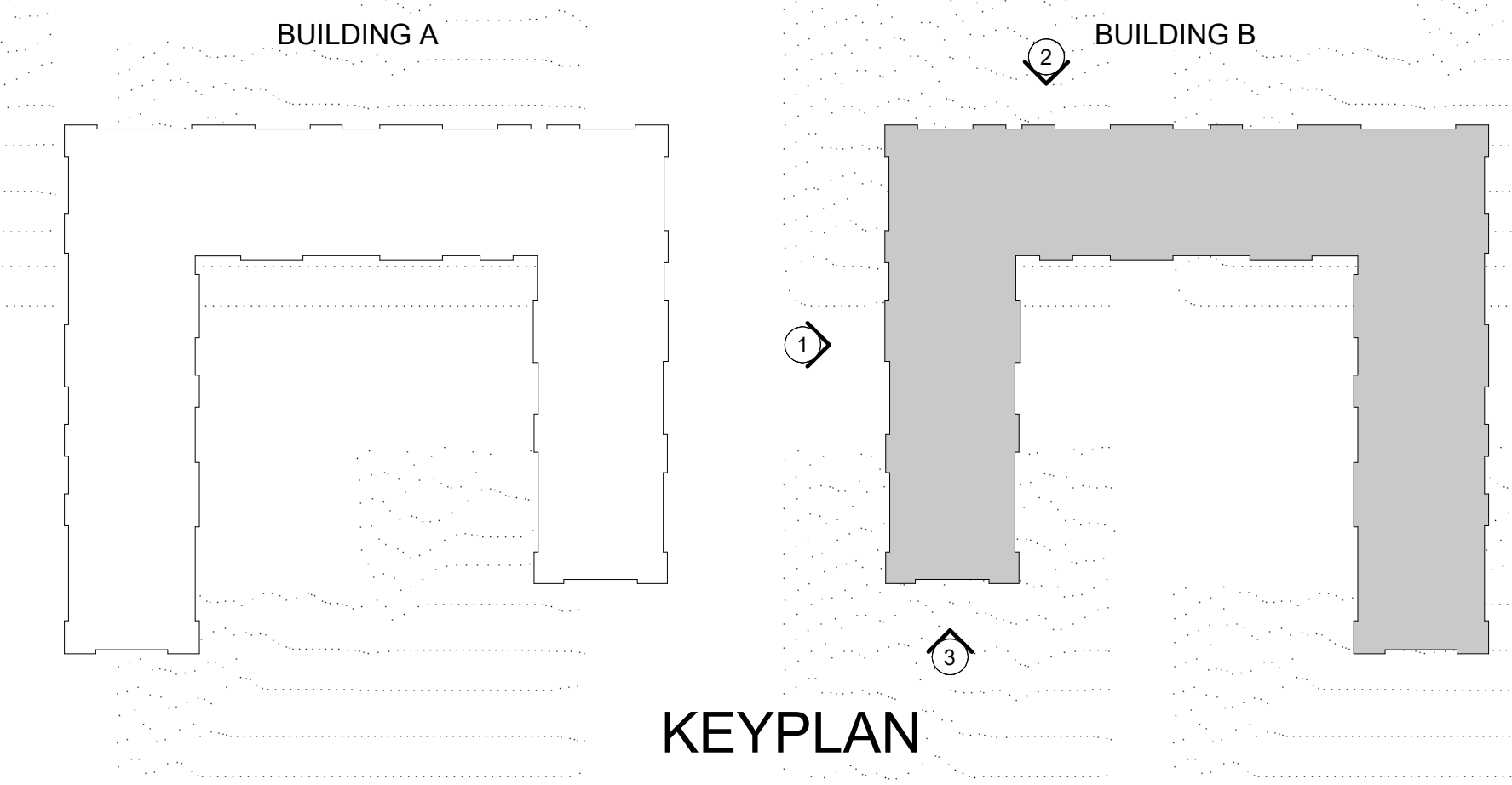
② Building B Elevation 2
1/8" = 1'-0"



③ Building B Elevation 3
1/8" = 1'-0"



KEYPLAN



① Building B Elevation 4
1/8" = 1'-0"



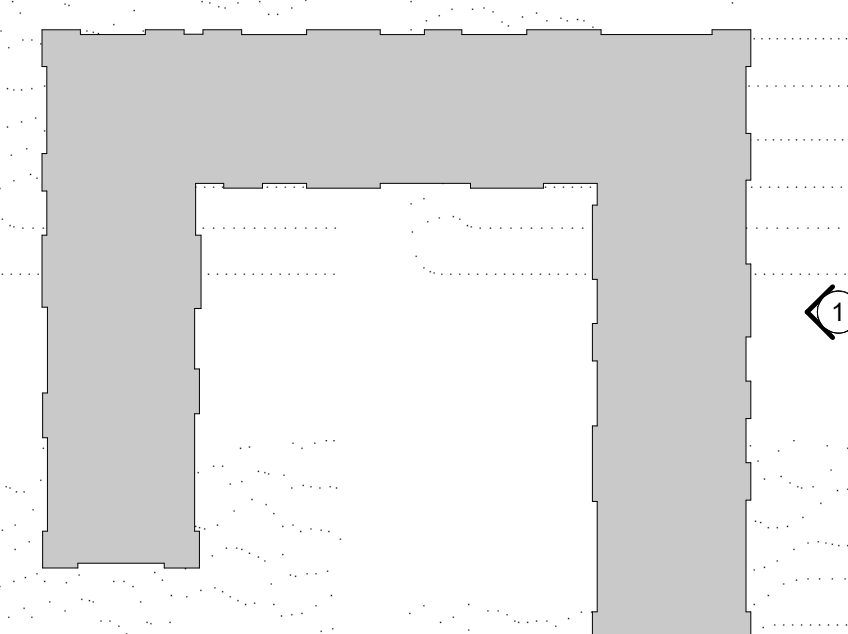
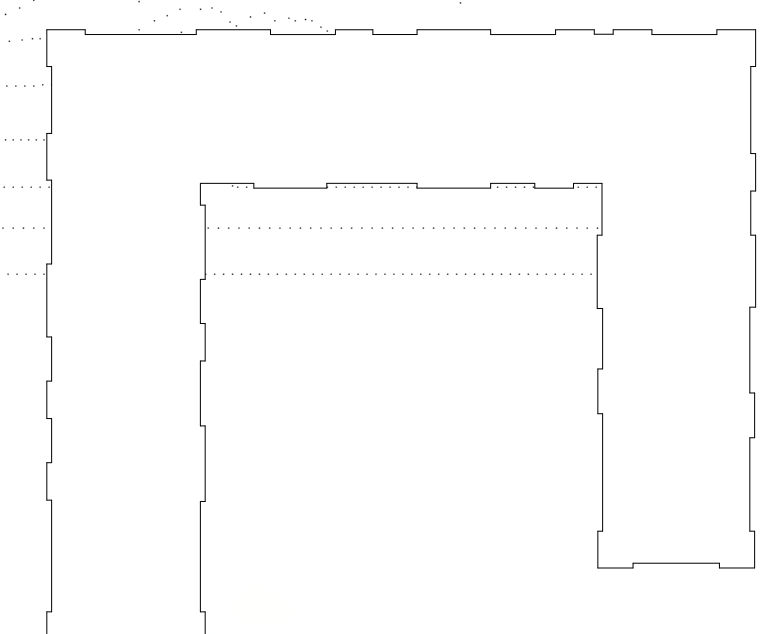
② Building B Elevation 5
1/8" = 1'-0"



③ Building B Elevation 6
1/8" = 1'-0"

BUILDING A

BUILDING B



KEYPLAN

- Truss Brg. 165'-0 5/8"
- Level 6 155'-11 1/2"
- Level 5 144'-9 5/8"
- Level 4 133'-7 3/4"
- Level 3 122'-5 7/8"
- Level 2 111'-4"
- Level 1 100'-0"
- Level -1 88'-8"



1 Building B Elevation 7
1/8" = 1'-0"



- Truss Brg. 165'-0 5/8"
- Level 6 155'-11 1/2"
- Level 5 144'-9 5/8"
- Level 4 133'-7 3/4"
- Level 3 122'-5 7/8"
- Level 2 111'-4"
- Level 1 100'-0"

2 Building B Elevation 8
1/8" = 1'-0"



- Truss Brg. 165'-0 5/8"
- Level 6 155'-11 1/2"
- Level 5 144'-9 5/8"
- Level 4 133'-7 3/4"
- Level 3 122'-5 7/8"
- Level 2 111'-4"
- Level 1 100'-0"

3 Building B Elevation 9
1/8" = 1'-0"







Preliminary Site Development Plans

for

Decatur North & Decatur South Apartments

Brooklyn Park, Minnesota

Presented by:
Real Estate Equities

CONSULTANT CONTACT LIST:

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763-476-6010
JWORKMAN@SAMBATEK.COM
CONTACT: JOHNNIE WORKMAN

BENCHMARKS

BM NO. 1
SMH.
ELEV.=885.33

BM NO. 2
FOUND IRON PIPE NW COR OF SITE
ELEV.=887.98

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	PRELIMINARY SITE PLAN
C4.01	PRELIMINARY GRADING PLAN
C5.01	EROSION CONTROL PHASE 1
C5.02	EROSION CONTROL PHASE 2
C5.03	EROSION CONTROL NOTES
C6.01	PRELIMINARY UTILITY PLAN
C9.01	CONSTRUCTION DETAILS
C9.02	CONSTRUCTION DETAILS
C9.03	CONSTRUCTION DETAILS
L1.01	TREES AND GROUND COVER
L1.02	SHRUB PLAN
L1.03	LANDSCAPE DETAILS AND NOTES



VICINITY MAP
NO SCALE

GOVERNING SPECIFICATIONS

CITY OF BROOKLYN PARK SPECIFICATIONS (2022)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/25/2023 5:21:51 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C1-TITLE.DWG\CL01-TITLE

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.
Print Name: **JOSHUA BALZER**
Date: _____ License # 57133

PRELIMINARY
01/25/2023
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

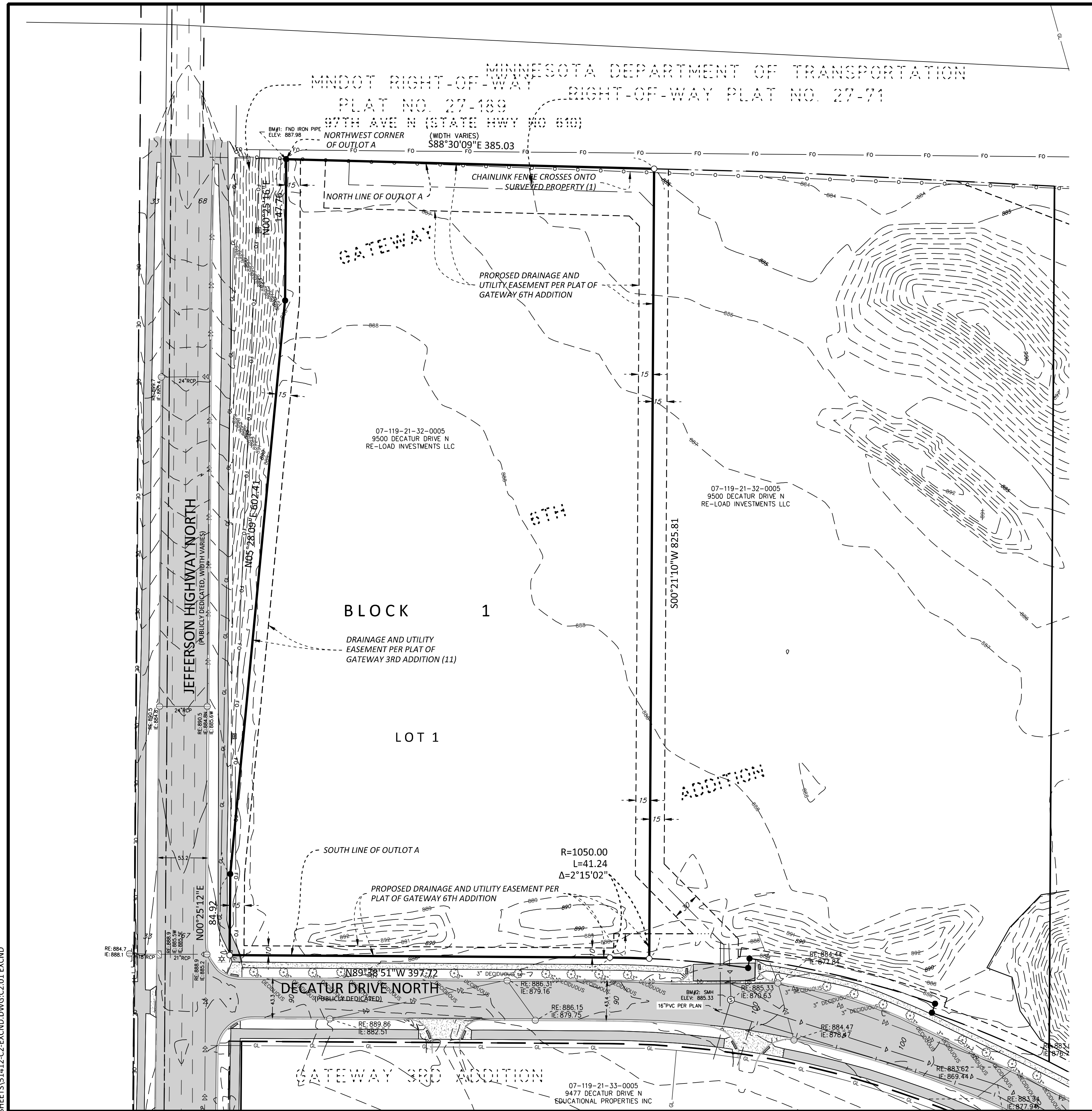
DRAWN BY
TK
DESIGNED BY
JB
CHECKED BY
ST
PROJECT NO.
51412



TITLE SHEET
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C1.01
OF
REV. #

MINNESOTA DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY PLAT NO. 27-71
 PLAT NO. 27-189
 87TH AVE N (STATE HWY #0 810)



LEGEND			
●	FOUND MONUMENT	—	BOUNDARY LINE
○	FOUND CAST IRON MONUMENT	---	RIGHT-OF-WAY LINE
○	FOUND RIGHT-OF-WAY MONUMENT	---	UNDERLYING / ADJACENT LOT
○	SET MONUMENT MARKED LS 43933	---	TIE LINE
○	GATE VALVE / HYDRANT	---	SECTION LINE
○	SANITARY MANHOLE	---	DEED DISTANCE (100.00)
○	CLEAN OUT	---	WATERMAIN
○	STORM MANHOLE	---	SANITARY SEWER
○	STORM CATCH BASIN	---	STORM SEWER
○	FLARED END SECTION	---	UNDERGROUND ELECTRIC
○	TRANSFORMER	---	UNDERGROUND TELEPHONE
○	LIGHT	---	UNDERGROUND GAS
○	GUY ANCHOR	---	OVERHEAD ELECTRICAL WIRE
○	UTILITY POLE	---	CHAIN LINK FENCE
○	GUARD POST	---	WOOD FENCE
○	SIGN	---	WIRE FENCE
○	GAS METER	---	RETAINING WALL
○	GAS MANHOLE	---	BLOCK RETAINING WALL
○	ELECTRIC MANHOLE	---	STONE RETAINING WALL
○	ELECTRIC METER	---	POND / WATER LINE
○	TELEPHONE PEDESTAL	---	FEMA FLOOD ZONE LINE
○	CABLE TV BOX	---	
○	COMMUNICATIONS MANHOLE	---	
---	BOUNDARY LINE	---	EASEMENT LINE
---	RIGHT-OF-WAY LINE	---	SETBACK LINE
---	UNDERLYING / ADJACENT LOT	---	RESTRICTED ACCESS
---	TIE LINE	---	TREE LINE
---	SECTION LINE	---	CONCRETE CURB
---	DEED DISTANCE (100.00)	---	BUILDING LINE
---	WATERMAIN	---	BUILDING CANOPY
---	SANITARY SEWER	---	BITUMINOUS SURFACE
---	STORM SEWER	---	CONCRETE SURFACE
---	UNDERGROUND ELECTRIC	---	DECIDUOUS TREE
---	UNDERGROUND TELEPHONE	---	CONIFEROUS TREE
---	UNDERGROUND GAS	---	SPOT ELEVATION
---	OVERHEAD ELECTRICAL WIRE	---	CONTOUR
---	CHAIN LINK FENCE	---	SOIL BORING
---	WOOD FENCE	---	REGULAR PARKING
---	WIRE FENCE	---	STALL COUNT
---	RETAINING WALL	---	TRAFFIC MARKERS
---	BLOCK RETAINING WALL	---	
---	STONE RETAINING WALL	---	
---	POND / WATER LINE	---	
---	FEMA FLOOD ZONE LINE	---	

DESCRIPTION
 LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA (ABSTRACT PROPERTY).

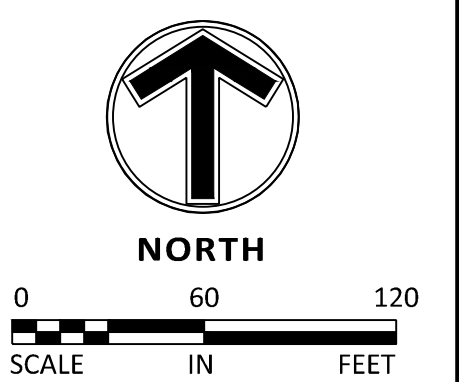
- PROPERTY SUMMARY**
- SUBJECT PROPERTIES ADDRESS IS 9500 DECATUR DRIVE NORTH, ITS PROPERTY IDENTIFICATION NUMBER IS 0711921320005.
 - THE GROSS AREA OF THE SUBJECT PROPERTY IS 7.803 ACRES OR 339.896 SQUARE FEET.
 - THE SUBJECT PROPERTY IS ZONED GENERAL BUSINESS DISTRICT (B3), PER ZONING MAP FOUND ON THE CITY OF BROOKLYN PARK WEBSITE ACCESS 05/13/2022
 - THERE WERE NO BUILDINGS OBSERVED ON THE SURVEYED PROPERTY.

- BENCHMARKS**
- THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE 2750J AND JACOB, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE
- BENCHMARK #1
 SMH. ELEV.=885.33
- BENCHMARK #2
 FOUND IRON PIPE NW COR OF SITE. ELEV.=887.98

- SURVEY NOTES**
- THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
 - FIELD WORK WAS COMPLETED ON 09/13/2021.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



24.15 (LWS TECH) | JOSHUA BAIZER, PE (MN) | 2/20/2023 1:28:03 PM
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NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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

Print Name: **PRELIMINARY**

Date _____ License # _____

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY
PERMIT SUBMITTAL	DESIGNED BY
CONSTRUCTION DOCUMENTS	CHECKED BY
	PROJECT NO. 51412

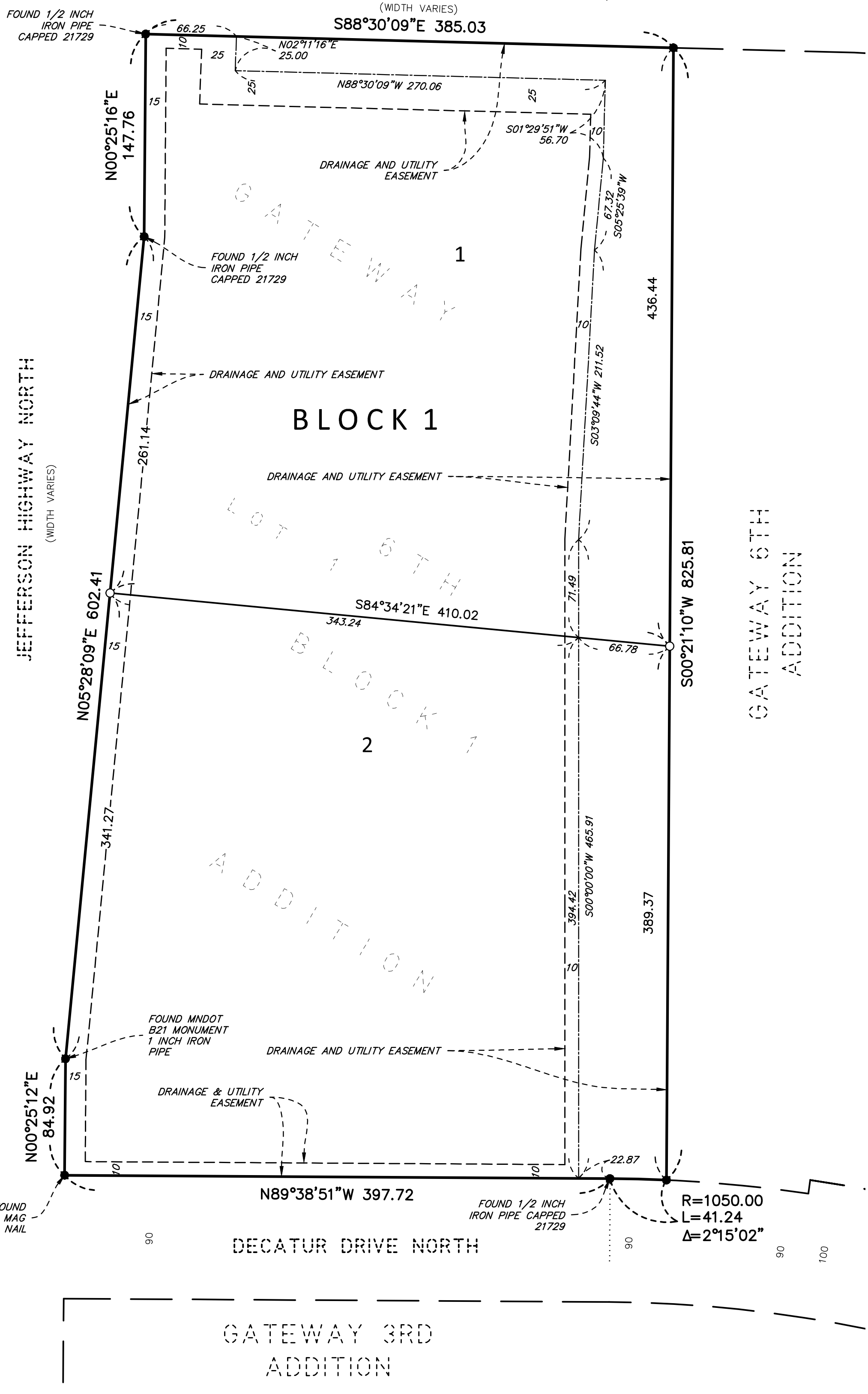
Sambatek
 www.sambatek.com
 Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

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GATEWAY 7TH ADDITION PRELIMINARY PLAT

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT NO. 27-189
97TH AVE N (STATE HWY NO 610)
(WIDTH VARIES)



SURVEY NOTES

1. THIS SURVEY WAS PREPARED UTILIZING TITLE COMMITMENT NO. 67166 BY OLD REPUBLIC TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF 08/21/2022.
2. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
3. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 7.803 ACRES OR 339,896 SQUARE FEET
4. THE FIELD WORK WAS COMPLETED ON 9/13/2023.

DESCRIPTION

LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA

PROPERTY SUMMARY

TOTAL SITE AREA: 339,896 S.F. (GROSS)

LOT SUMMARY

NUMBER OF LOTS: 2
 AVERAGE LOT SIZE: 169,948 S.F.
 MINIMUM LOT SIZE: 166,021 S.F.
 MAXIMUM LOT SIZE: 173,876 S.F.

SITE DENSITY

PROPOSED DENSITY: 45 UNITS PER ACRE (GROSS)

SITE SETBACKS

CURRENT ZONE: B3/PD	PROPOSED ZONE: TOWN CENTER DISTRICT
BUILDING SETBACKS	PARKING SETBACKS
FRONT YARD: 50 FT	FRONT YARD: 15 FT
REAR YARD: 50 FT	REAR YARD: 15 FT
SIDE YARD: 50 FT	SIDE YARD: 5 FT
ARTERIAL STREET: 50 FT	ARTERIAL STREET: 15 FT

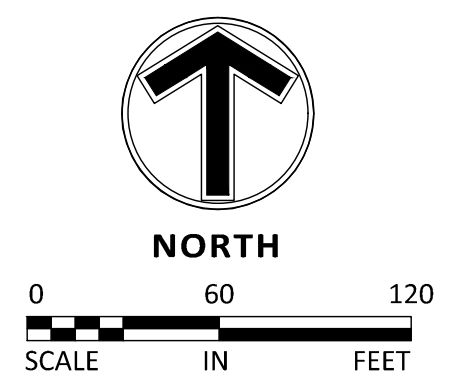
DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

LEGEND

<ul style="list-style-type: none"> ● FOUND MONUMENT ⊙ FOUND CAST IRON MONUMENT ⊙ FOUND RIGHT-OF-WAY MONUMENT ○ SET MONUMENT MARKED LS 43933 ⊗ GATE VALVE / HYDRANT ⊙ SANITARY MANHOLE ⊙ CLEAN OUT ⊙ STORM MANHOLE ⊙ STORM CATCH BASIN ⊙ FLARED END SECTION ⊙ TRANSFORMER ⊙ LIGHT ⊙ GUY ANCHOR ⊙ UTILITY POLE ⊙ GUARD POST ⊙ SIGN ⊙ GAS METER ⊙ GAS MANHOLE ⊙ ELECTRIC MANHOLE ⊙ ELECTRIC METER ⊙ TELEPHONE PEDESTAL ⊙ CABLE TV BOX ⊙ COMMUNICATIONS MANHOLE 	<ul style="list-style-type: none"> — BOUNDARY LINE — RIGHT-OF-WAY LINE — UNDERLYING / ADJACENT LOT — TIE LINE — SECTION LINE (100.00) DEED DISTANCE — WATERMAIN — SANITARY SEWER — STORM SEWER — UNDERGROUND ELECTRIC — UNDERGROUND TELEPHONE — UNDERGROUND GAS — OVERHEAD ELECTRICAL WIRE — CHAIN LINK FENCE — WOOD FENCE — WIRE FENCE — WET LAND — RETAINING WALL — BLOCK RETAINING WALL — STONE RETAINING WALL — POND / WATER LINE — FEMA FLOOD ZONE LINE 	<ul style="list-style-type: none"> --- EASEMENT LINE --- SETBACK LINE --- RESTRICTED ACCESS --- TREE LINE --- CONCRETE CURB --- BUILDING LINE --- BUILDING CANOPY --- BITUMINOUS SURFACE --- CONCRETE SURFACE ⊙ DECIDUOUS TREE ⊙ CONIFEROUS TREE ⊙ SPOT ELEVATION ⊙ CONTOUR ⊙ SOIL BORING ⊙ REGULAR PARKING ⊙ STALL COUNT ⊙ TRAFFIC MARKERS
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VICINITY MAP



24.15 (LWS TECH) | JOSHUA BAIZER, PE (MN) | 2/22/2023 11:46:46 AM
 L:\PROJECTS\51412\CAD\SURVEY\SHEETS\51412-PLAT.DWG.C2.02 PRELIMINARY PLAT

NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Print Name: _____ R. Salo
 Date: 02/22/2023 License #: 43933

DATE ISSUED
02/17/2023

DRAWN BY
DJT
 DESIGNED BY
 CHECKED BY
MRS
 PROJECT NO.
51412



GATEWAY 7TH ADDITION PRELIMINARY PLAT
 REAL ESTATE EQUITIES
 GATEWAY 6TH ADDITION, LOT 1
 DECATUR DRIVE
 BROOKLYN PARK, MINNESOTA

SHEET
C2.02
 OF 1
 REV.

PLAT NO. 27-183

KEY NOTES

- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. B-612 CONCRETE CURB AND GUTTER
- C. B-618 6" CONCRETE CURB AND GUTTER
- D. CONCRETE APRON
- E. FLAT CURB SECTION
- F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
- G. SEGMENTAL BLOCK RETAINING WALL
- H. ACCESSIBLE RAMP
- I. ACCESSIBLE STALL STRIPING
- J. ACCESSIBLE PARKING SIGN
- K. TRANSFORMER
- L. KNOCK DOWN BOLLARDS
- M. SURMOUNTABLE CURB AND GUTTER

LEGEND

	PROPOSED		EXISTING		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
	PROPOSED		EXISTING		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
	PROPOSED		EXISTING		EASEMENT LINE		CONCRETE PAVING
	PROPOSED		EXISTING		BUILDING LINE		CONCRETE SIDEWALK
	PROPOSED		EXISTING		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	PROPOSED		EXISTING		WETLAND		GRASS PAVERS (FIRE APPARATUS ACCESS ROAD)
	PROPOSED		EXISTING		TREE LINE		
	PROPOSED		EXISTING		SAW CUT LINE		
	SIGN						
	BOLLARD						
	REGULAR PARKING STALL COUNT						
	KEYNOTE						

DEVELOPMENT SUMMARY RESIDENTIAL

AREA		BUILDING SETBACKS	
LOT 1 AREA	3.81 AC	FRONT YARD	50 FT
LOT 2 AREA	3.99 AC	REAR YARD	50 FT
GROSS SITE AREA	7.80 AC	EAST SIDE YARD	50 FT
IMPERVIOUS	4.15 AC	WEST SIDE YARD	50 FT
PERVIOUS	3.65 AC		
PARKING SUMMARY		PARKING SETBACKS	
EXTERIOR	213	FRONT YARD	15 FT
INTERIOR	446	REAR YARD	15 FT
TOTAL PARKING PROVIDED	659	EAST SIDE YARD	5 FT
TOTAL PARKING REQUIRED	630	WEST SIDE YARD	15 FT
		ZONING	
		EXISTING ZONING	B3/PD
		PROPOSED ZONING	TOWN CENTER DISTRICT
APARTMENT BUILDINGS	UNITS		
DECATUR NORTH	175		
DECATUR SOUTH	175		
GROSS DENSITY	45 U/A		

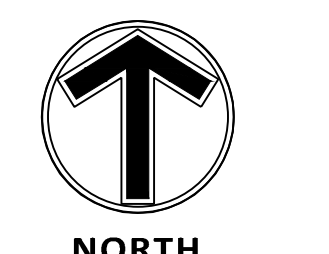
DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
- LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

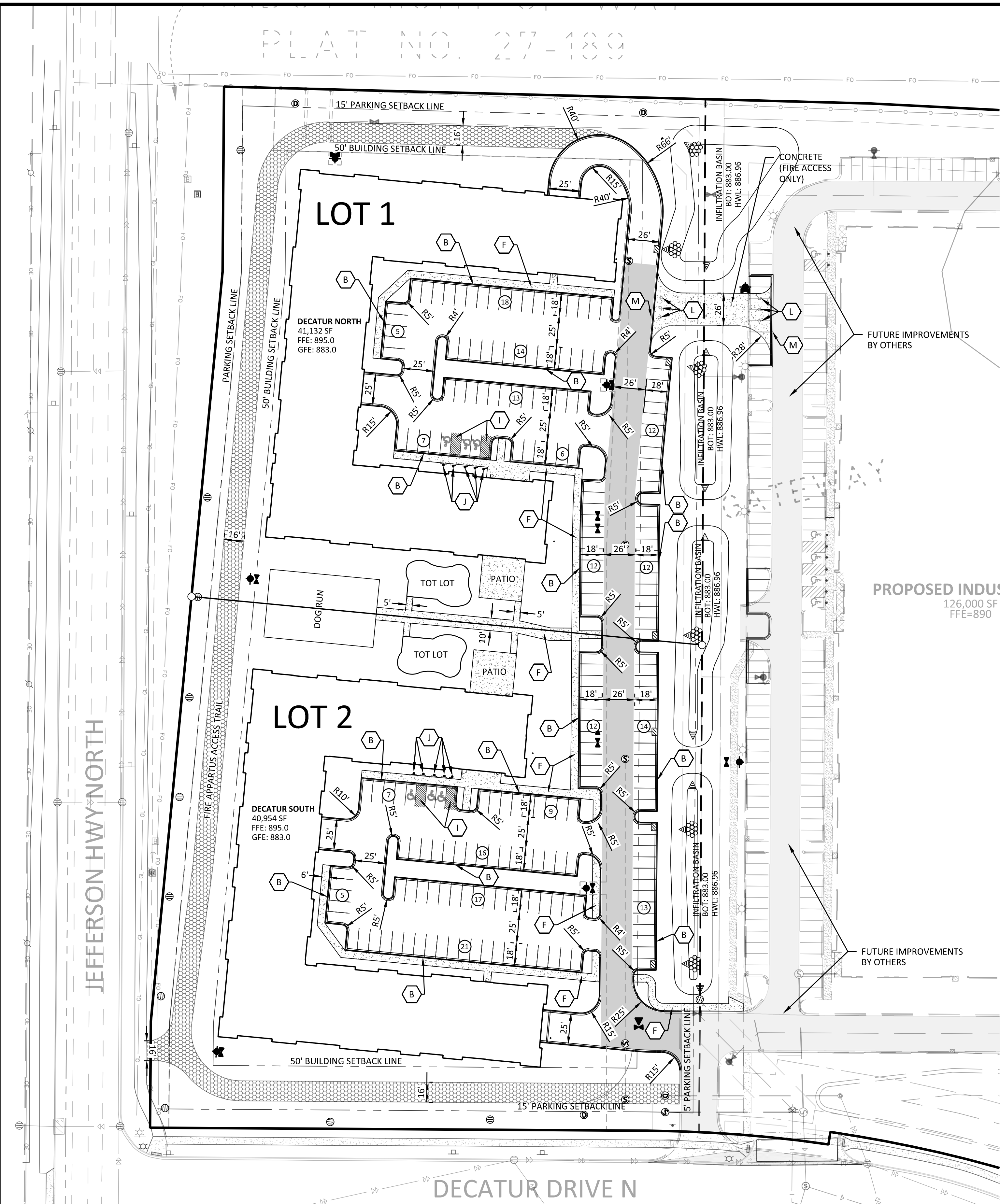
CIVIL 3D MODEL LIMITATIONS
 SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NORTH
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 SCALE IN FEET



NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.
 Print Name: **PRELIMINARY** JOSHUA BALZER
 Date _____ License # 57133

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY TK
PERMIT SUBMITTAL	DESIGNED BY JB
CONSTRUCTION DOCUMENTS	CHECKED BY ST
	PROJECT NO. 51412



PRELIMINARY SITE PLAN
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
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24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:50:21 AM
 L:\PROJECTS\51412\CAD\SHETS\51412-C3-SITE.DWG\C3.01 PRELIMINARY SITE PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C1 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- 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.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- 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.
- 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.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED 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: BRAUN INTERTEC
ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN
PHONE: 952-995-2000
DATED: OCTOBER 1ST 2021
CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DETERMINING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- 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.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
 - RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
 - CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
 - ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
 - ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
 - BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
 - PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
 - TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
 - ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E., BOBCAT.
 - STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
 - TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
 - AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
 - MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY

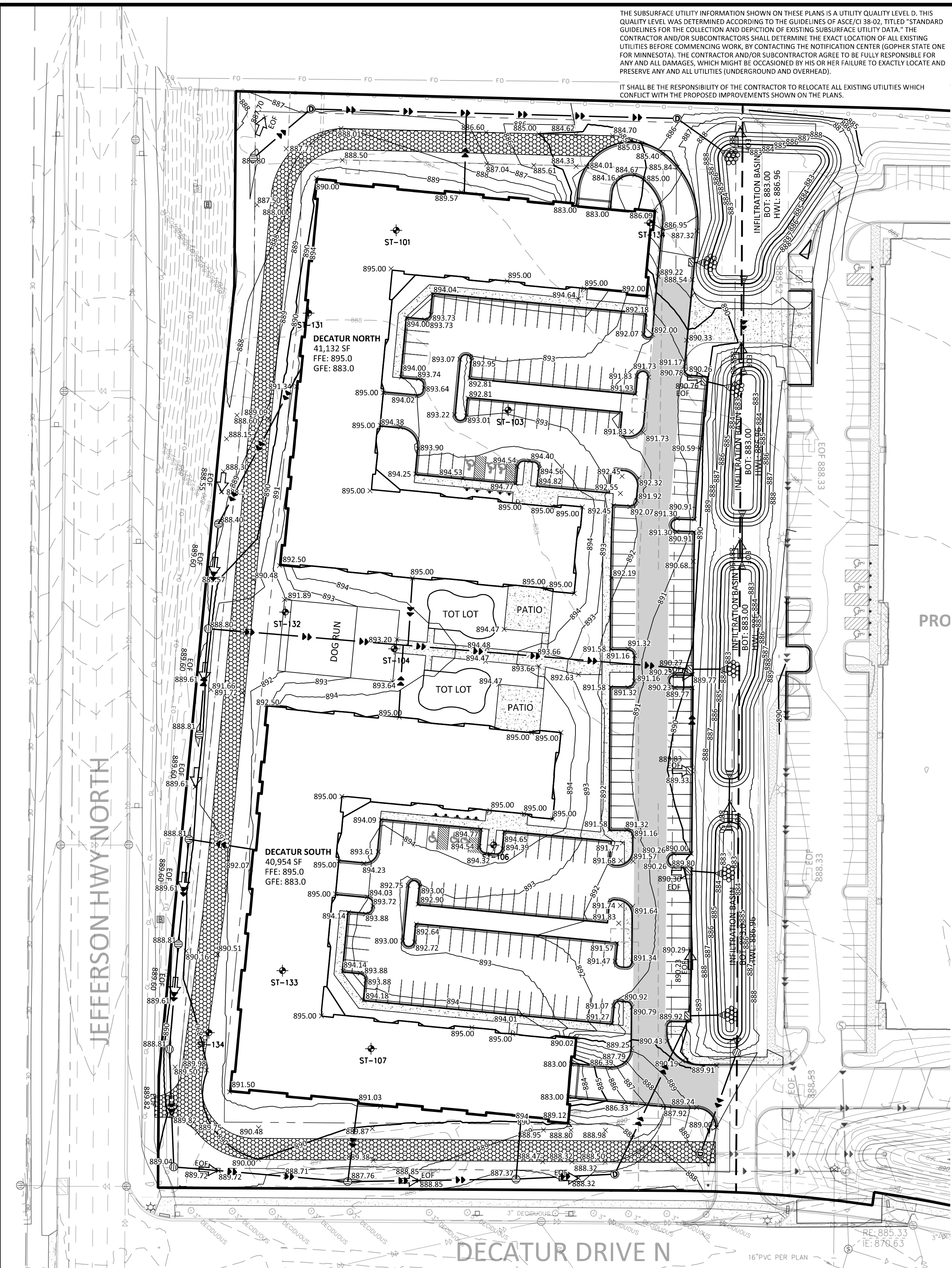
THE OWNER'S REPRESENTATIVE. AREAS TO BE SEED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

- THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
 - TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
 - FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
 - TOLERANCES
 - THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
 - CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
 - FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
 - RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

LEGEND



NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.
 Print Name: **JOSHUA BALZER**
 Date: _____ License # 57133

PRELIMINARY
01/25/2023
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
TK
DESIGNED BY
JB
CHECKED BY
ST
PROJECT NO.
51412

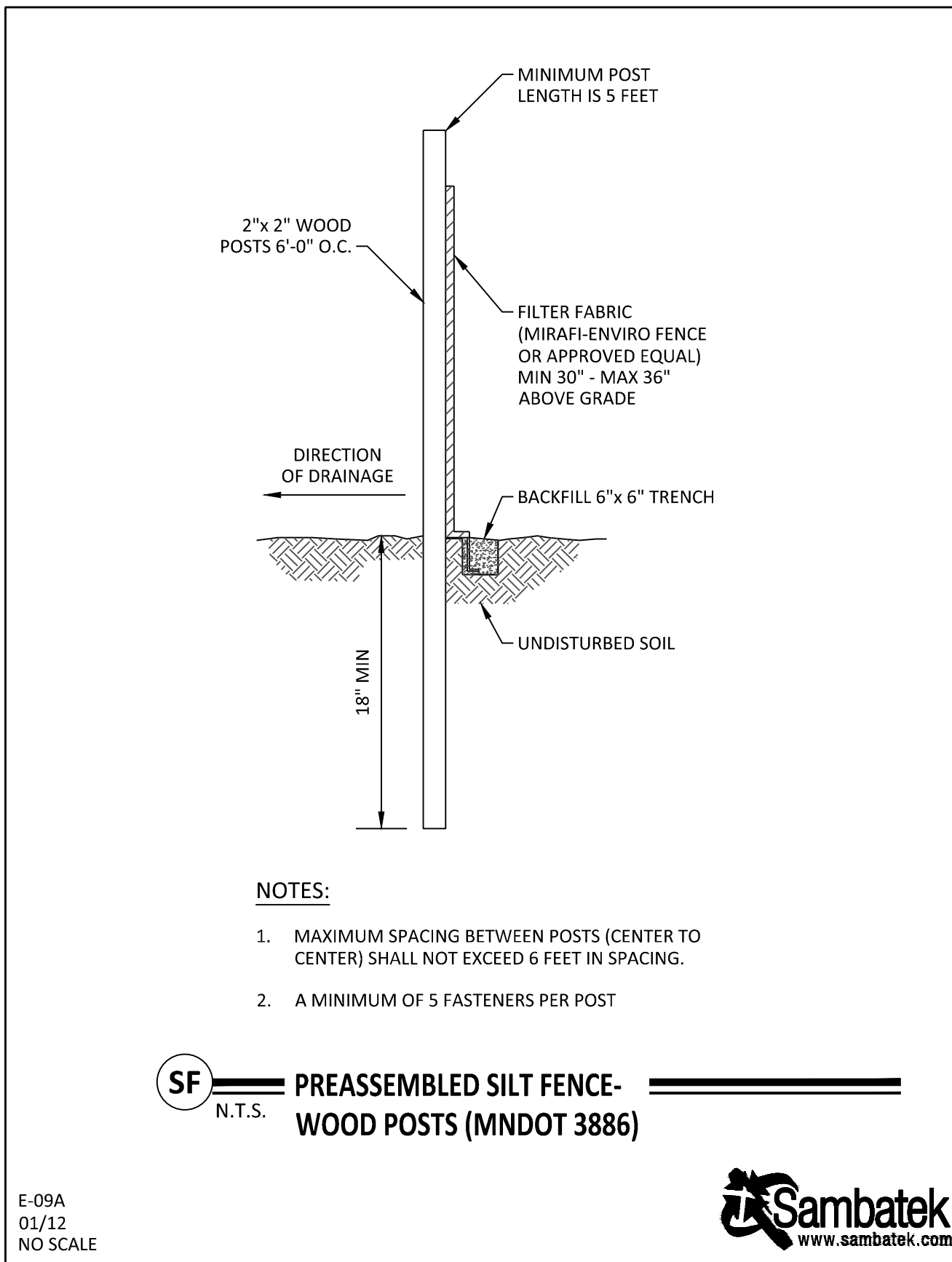
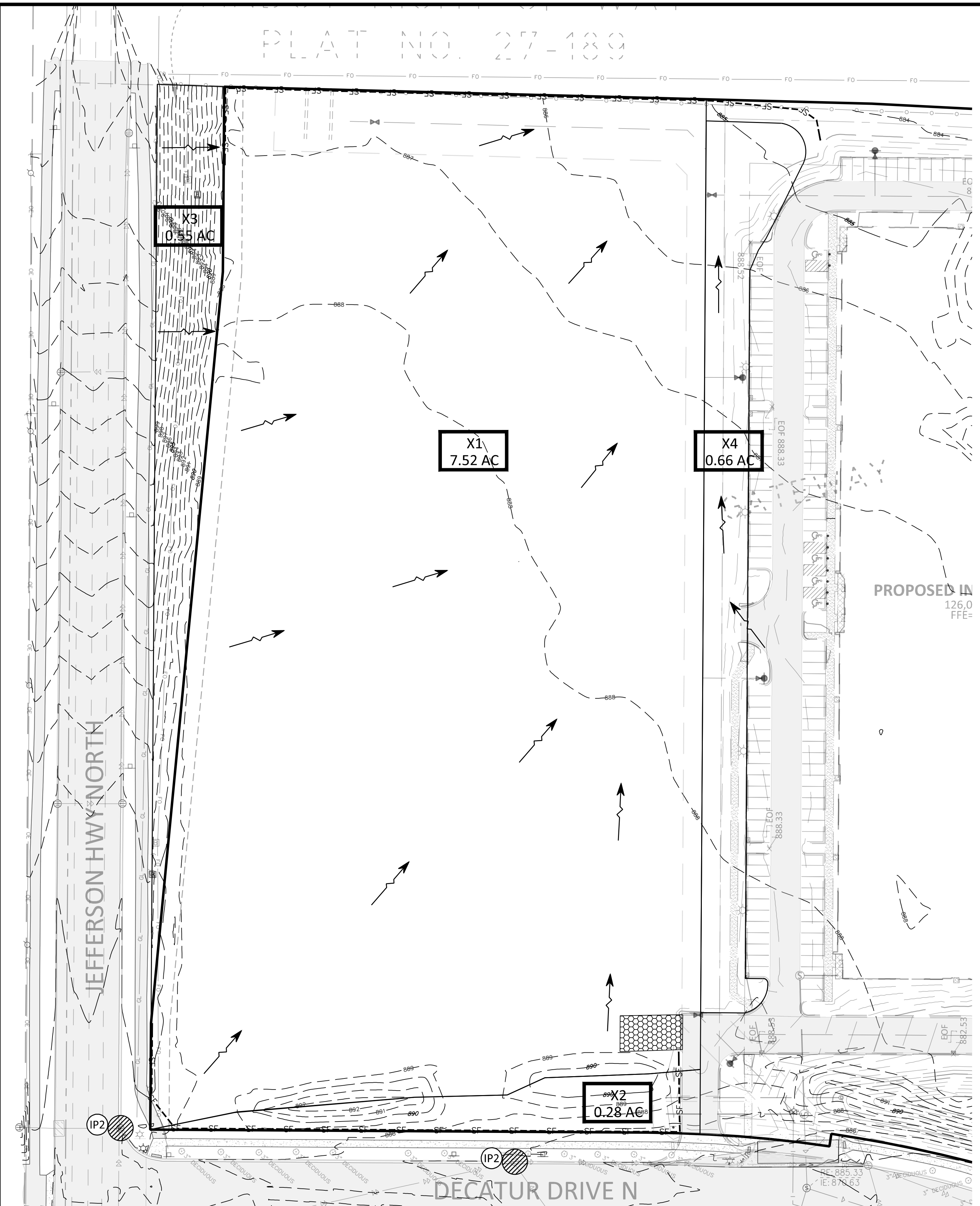


PRELIMINARY GRADING PLAN
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
C4.01
 OF
 REV. #

24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 11:52:47 AM | L:\PROJECTS\51412\CAD\SHEETS\51412-C4-GROE.DWG\C4.01 PRELIMINARY GRADING PLAN

PLAT NO. 27-189



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,110
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	2

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

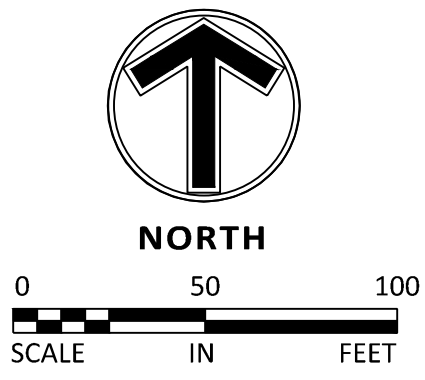
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
TEMPORARY CONTROL MEASURES																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE / SEDIMENT CONTROL																			
TEMPORARY CONSTRUCTION ROADS																			
FOUNDATION / BUILDING CONSTRUCTION																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			
STORM FACILITIES																			

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 12:16:52 PM | L:\PROJECTS\51412\CAD\SHEETS\51412-C5-EROS.DWG\C5.01 EROSION CONTROL PHASE 1

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.

Print Name: **JOSHUA BALZER**

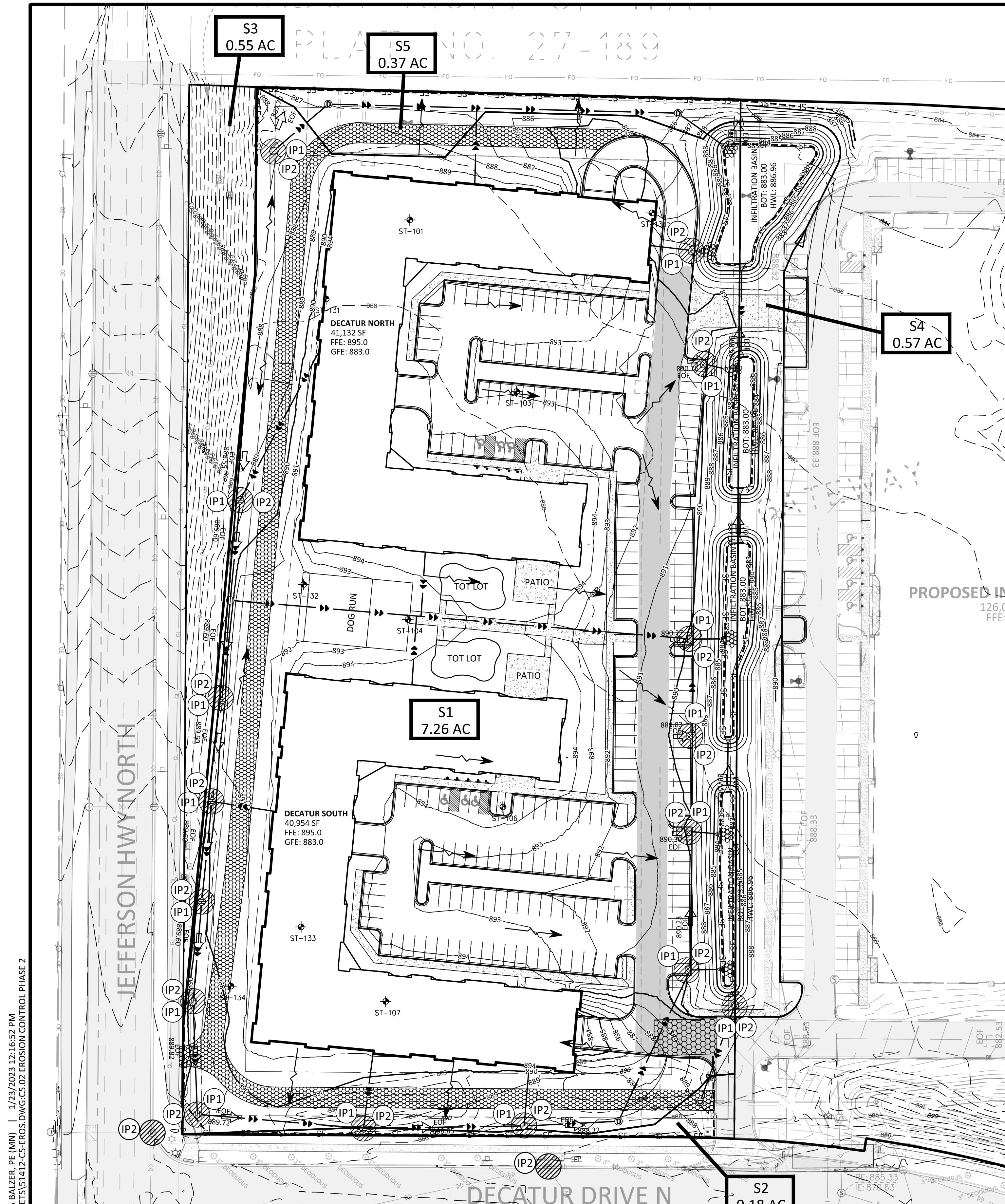
PRELIMINARY

Date: _____ License # 57133

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY TK	 Sambatek www.sambatek.com Engineering Surveying Planning Environmental
PERMIT SUBMITTAL	DESIGNED BY JB	
CONSTRUCTION DOCUMENTS	CHECKED BY ST	
	PROJECT NO. 51412	

EROSION CONTROL PHASE 1
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
C5.01
 OF
 REV. #



LEGEND	
PROPOSED	EXISTING
	CONCRETE CURB
	STORM SEWER
	DRAIN TILE
	CONTOUR
	RIPRAP
	OVERFLOW ELEV.
	BIO-ROLL
	SILT FENCE
	SILT DIKE
	LIMITS OF DISTURBANCE
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	TEMPORARY STONE CONSTRUCTION ENTRANCE
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EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	CUMULATIVE QUANTITY
SILT FENCE	LINEAR FEET	2,300
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	16
INLET PROTECTION DEVICE (IP-2)	UNIT	18

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

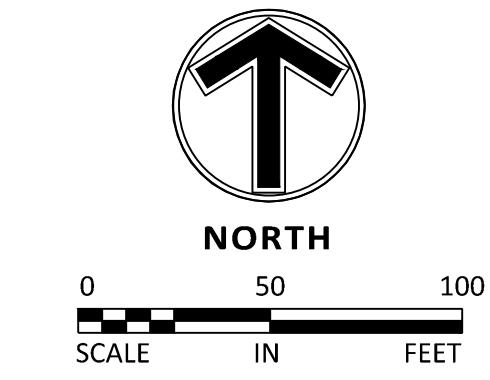
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
TEMPORARY CONTROL MEASURES																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE / SEDIMENT CONTROL																			
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LANDSCAPING / SEED / FINAL STABILIZATION																			
STORM FACILITIES																			

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24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 12:16:52 PM | PROJECTS\51412 CAD SHEETS\51412-C5-EROS.DWG.C5.02 EROSION CONTROL PHASE 2

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.

Print Name: **JOSHUA BALZER**

Date: _____ License #: 57133

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: TK

DESIGNED BY: JB

CHECKED BY: ST

PROJECT NO.: 51412



EROSION CONTROL PHASE 2

REAL ESTATE EQUITIES

PRELIMINARY SITE DEVELOPMENT PLANS

DECATUR NORTH & DECATUR SOUTH APARTMENTS

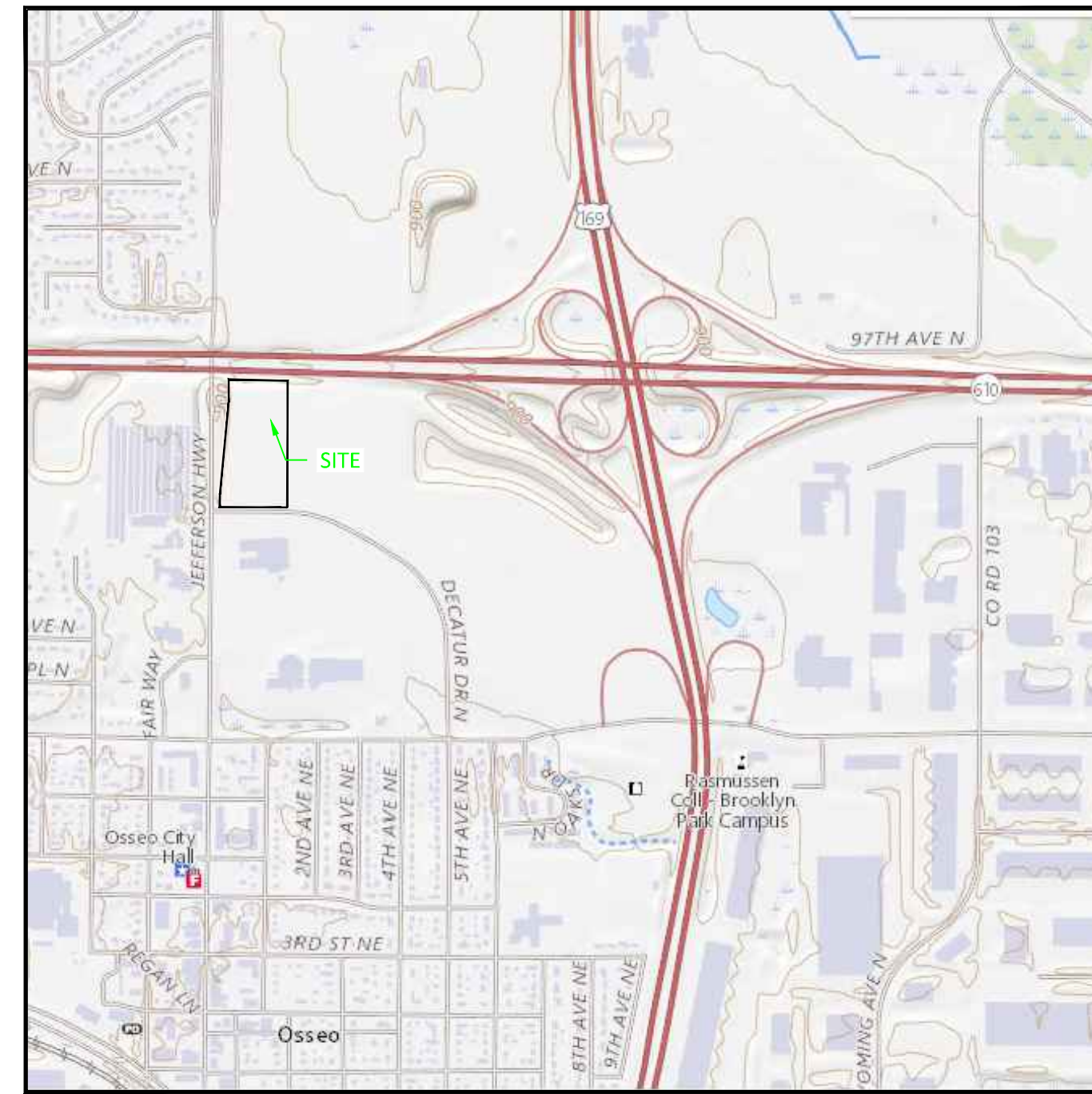
BROOKLYN PARK, MN

SHEET

C5.02

OF

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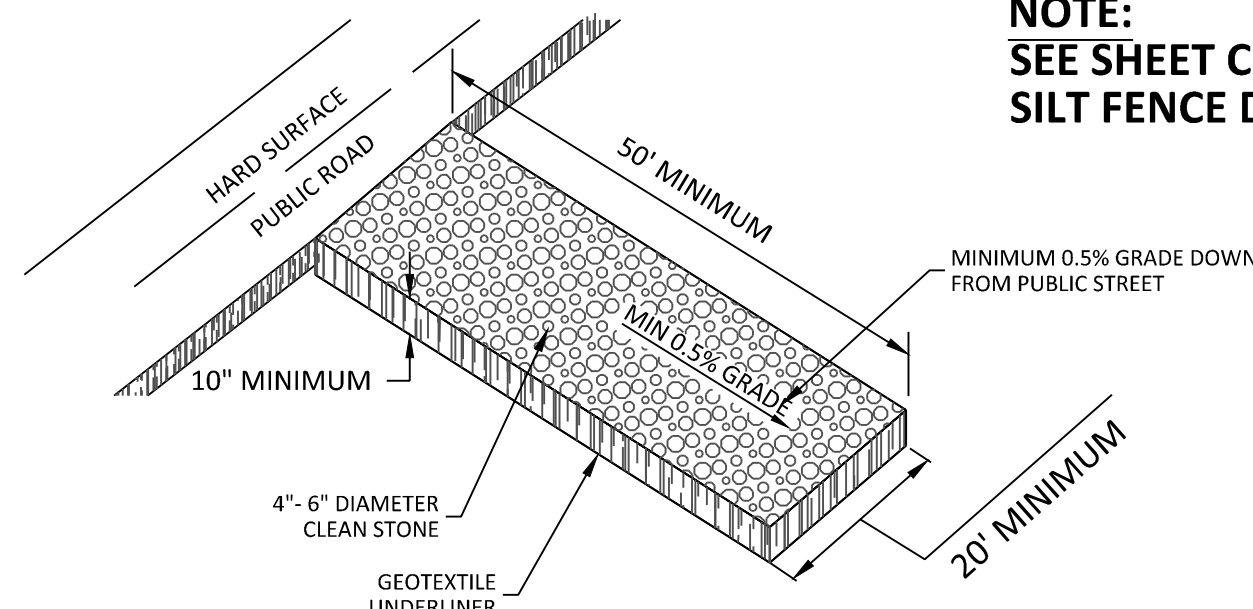
SITE LOCATION MAP
NOT TO SCALE

USGS MAP
NOT TO SCALE

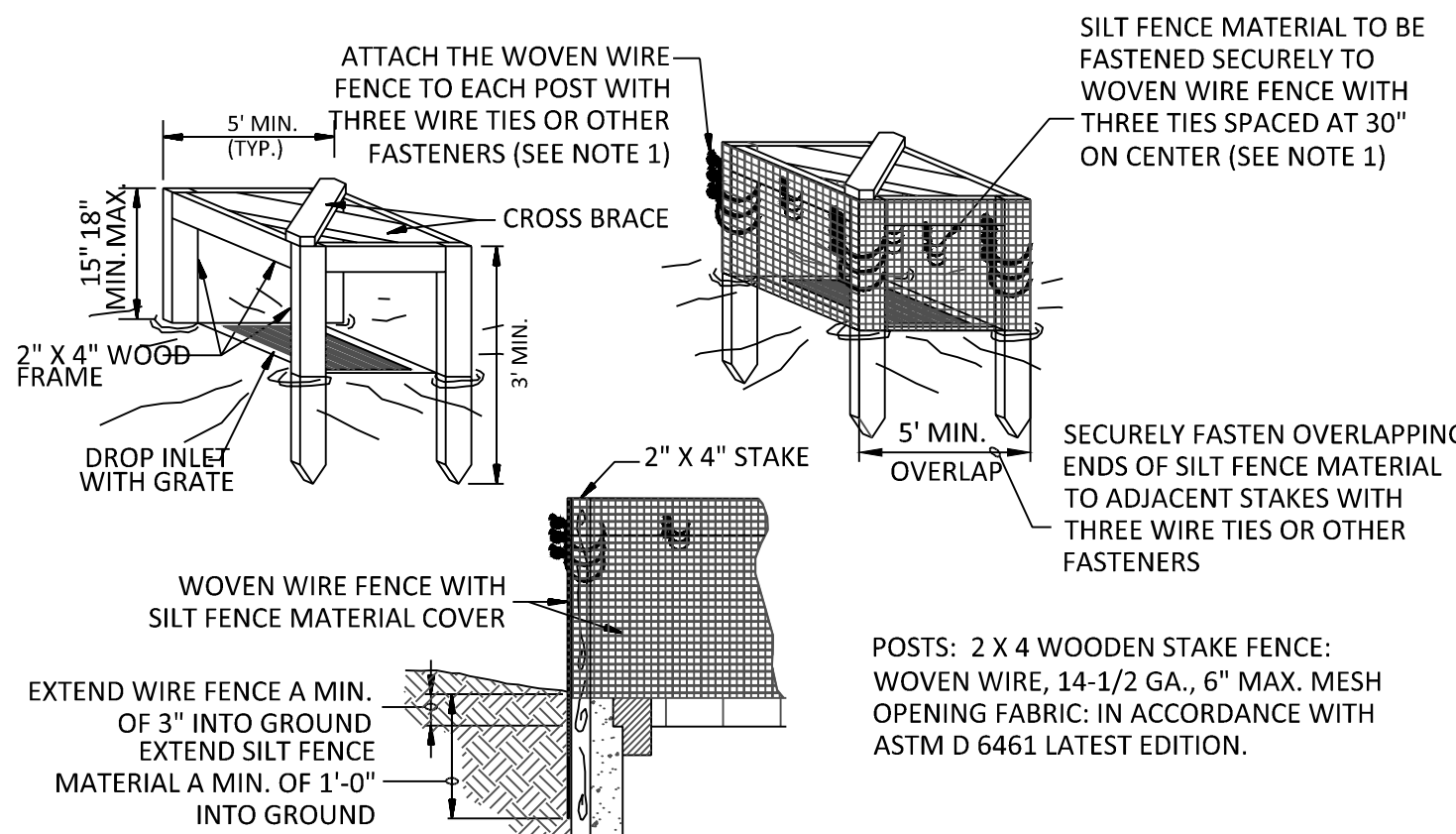
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
- CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
- BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
- 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 LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
- 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.

**NOTE:
SEE SHEET C5.01 FOR
SILT FENCE DETAIL**



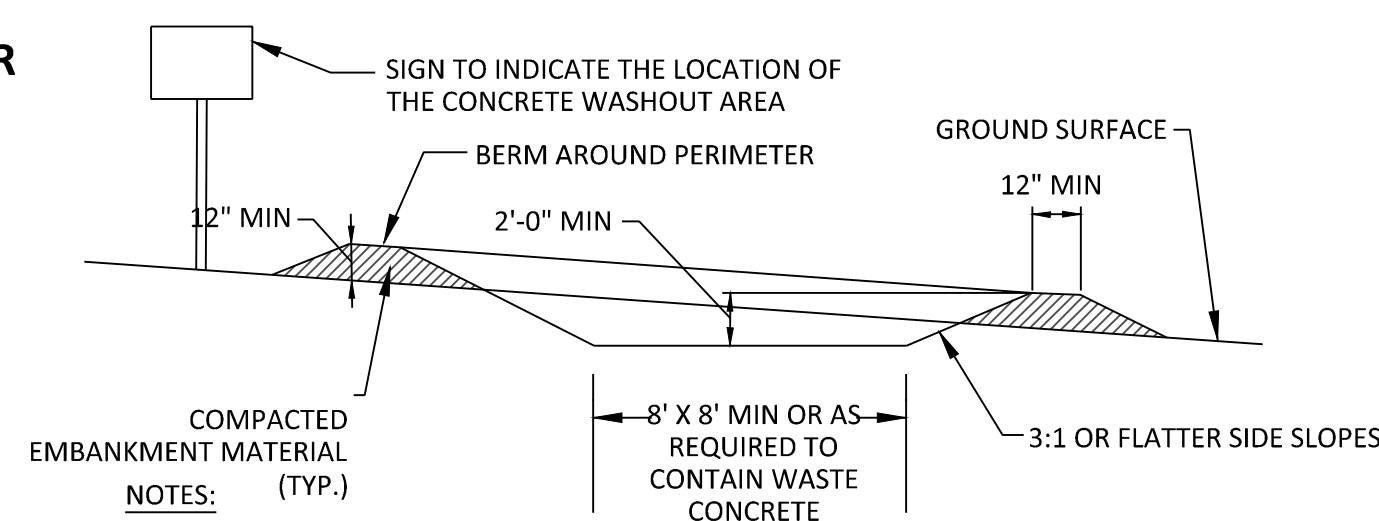
TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



- ATTACH THE WOVEN WIRE FENCE TO EACH POST WITH THREE WIRE TIES OR OTHER FASTENERS (SEE NOTE 1)
- WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
- MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
- ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)

NOT TO SCALE

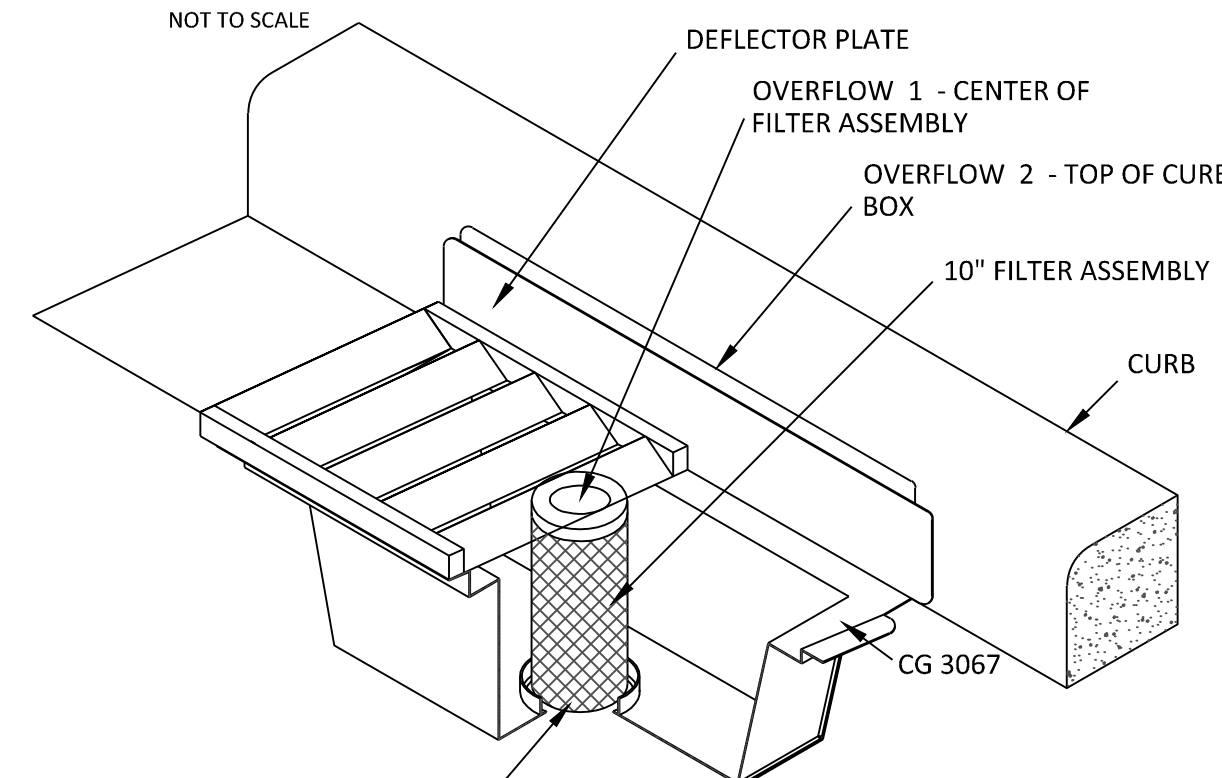


NOTES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
- VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA

NOT TO SCALE



HIGH-FLOW FABRIC
MIRAFI FF101
ROAD DRAIN CASTING APPLICABILITY
• NEENAH R-3067
• NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

PHASE I:

- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
- CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
- HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- CLEAR AND GRUB THE SITE.
- BEGIN GRADING THE SITE.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

- TEMPORARY SEED DENUDED AREAS.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL RIP RAP AROUND OUTLET STRUCTURES.
- INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- INSTALL INLET PROTECTION DEVICES.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

AREA SUMMARY IN ACRES

PAVEMENT AREA	2.27 AC±
BUILDING AREA	1.88 AC±
SEEDED AREA	4.48 AC±
TOTAL DISTURBED	8.92 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.10 AC±
POST - CONSTRUCTION IMPERVIOUS	4.44 AC±

DEVELOPER/OWNER: REAL ESTATE EQUITIES 579 SELBY AVENUE ABISANZ@REALESTATEPARTMENTS.COM 651-389-3800
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:

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.

Print Name: **PRELIMINARY** JOSHUA BALZER

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412



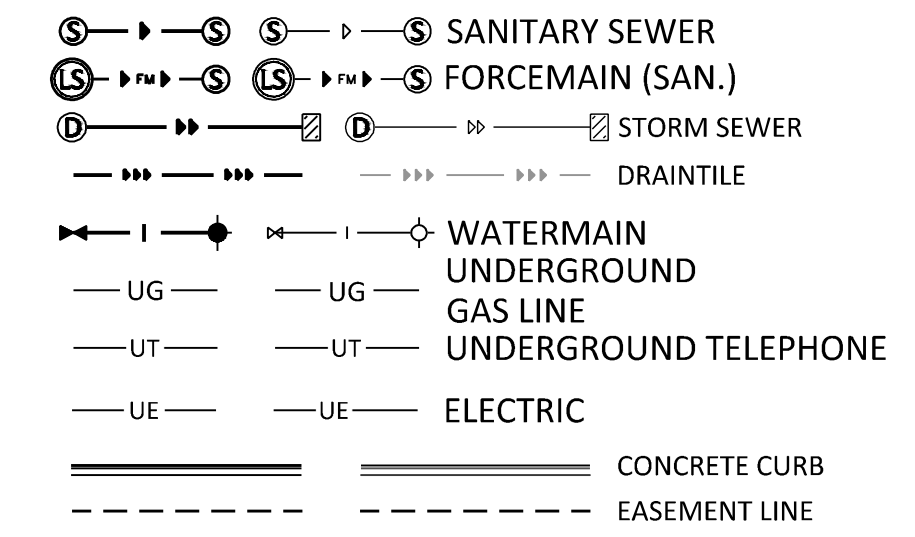
EROSION CONTROL NOTES
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C5.03
OF
REV. #

24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023, 12:16:52 PM | L:\PROJECTS\51412 - CS-EROS.DWG.C5.03 EROSION CONTROL NOTES

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1	01/20/2023	TK	JB	EM	PRELIMINARY
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LEGEND



UTILITY CONSTRUCTION NOTES

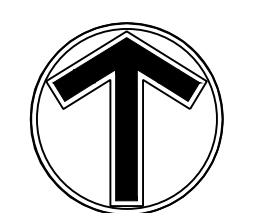
- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
 - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
 - A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC SDR-26, UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
 - ALL WATERMAIN TO BE 8" DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
 - ALL HYDRANT LEADS SHALL BE 6" DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
 - RIP RAP SHALL BE Mn/DOT CLASS 3.
- COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
- 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.
- 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 CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- 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 REPORT HAS BEEN COMPLETED BY:

COMPANY: BRAUN INTERTEC
 ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN 55438
 PHONE: 952-995-2000
 DATED: OCTOBER 1ST, 2021
 CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
- CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO STEVE TROSKEY (STROSKEY@SAMBATEK.COM). CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
- CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

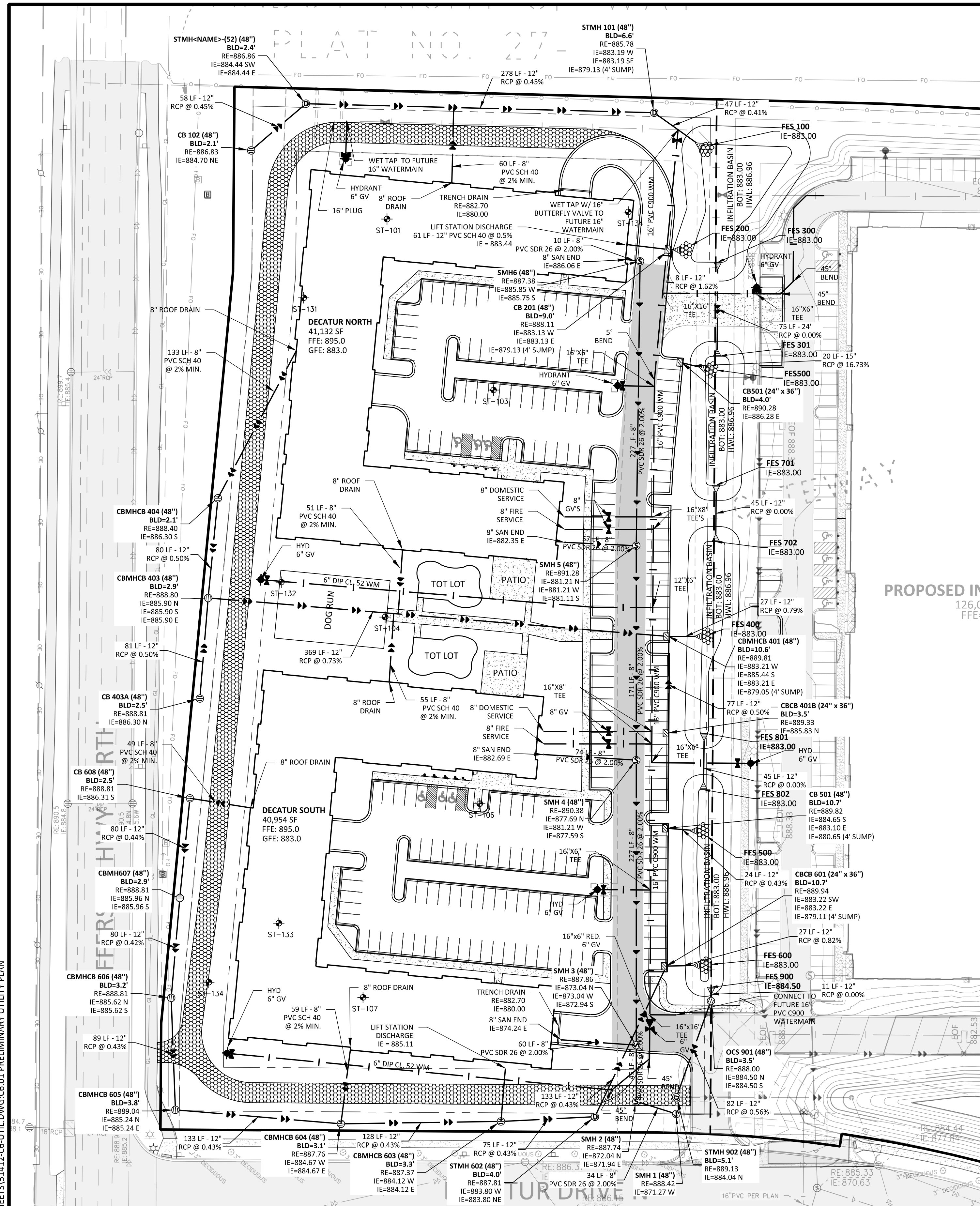
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THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NORTH
SCALE 1" = 50'
IN FEET



24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 1/25/2023 5:01:21 PM | L:\PROJECTS\51412 CAD SHEETS\51412-C6-UTILITY DWG-C6.01 PRELIMINARY UTILITY PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.
 Print Name: **JOSHUA BALZER**
 Date: _____ License # 57133

PRELIMINARY

PRELIMINARY
01/25/2023
DESIGN REVIEW

DRAWN BY
TK

DESIGNED BY
JB

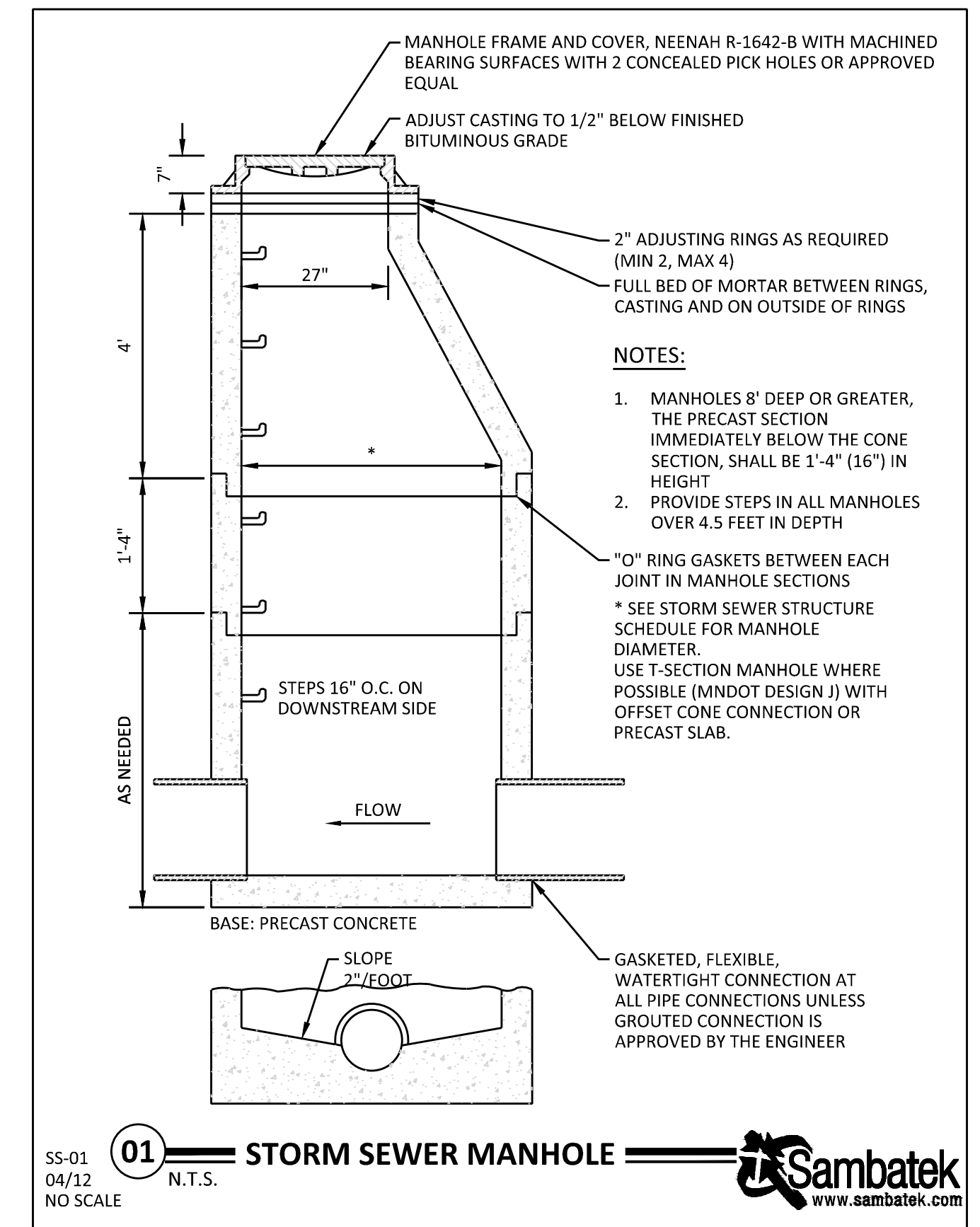
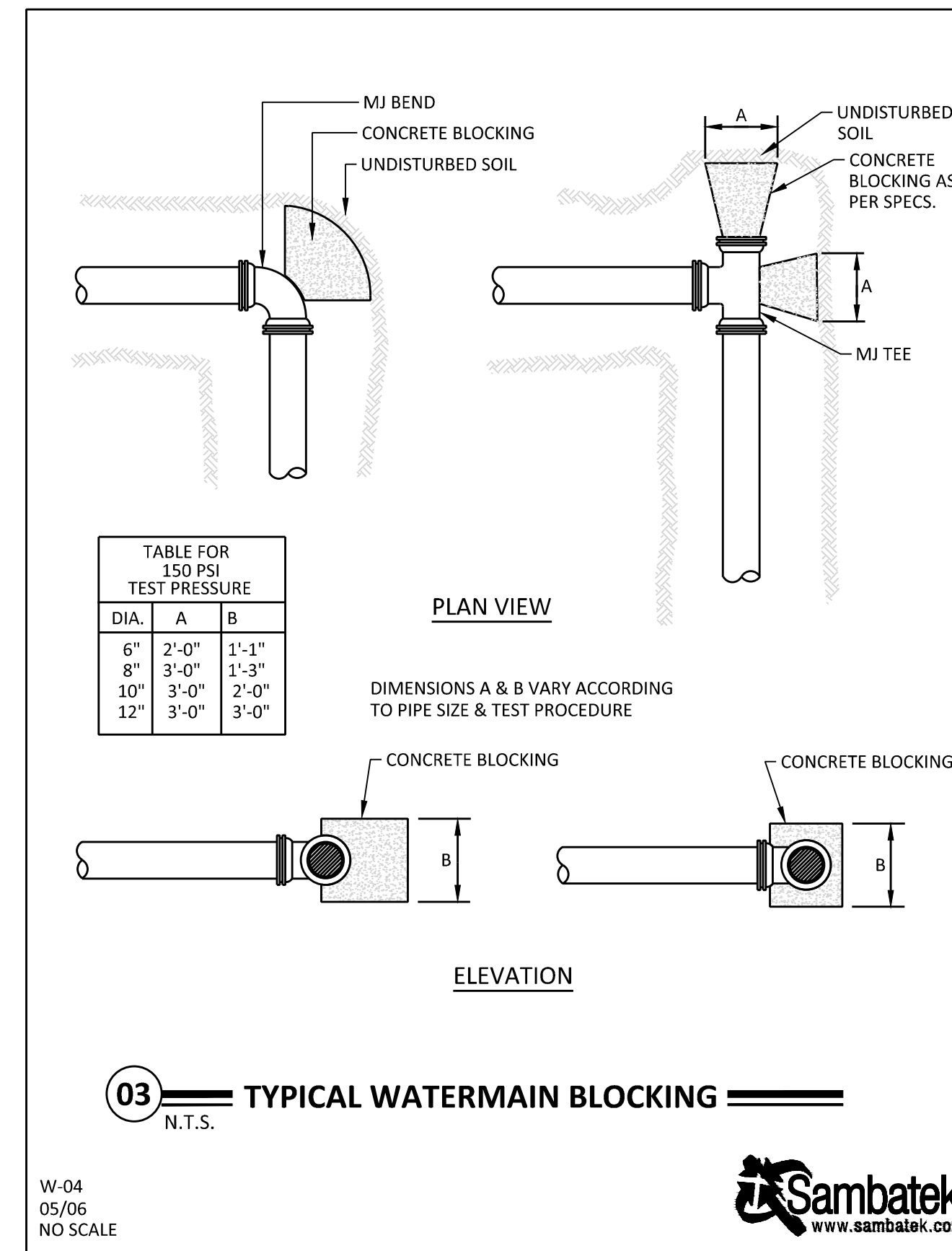
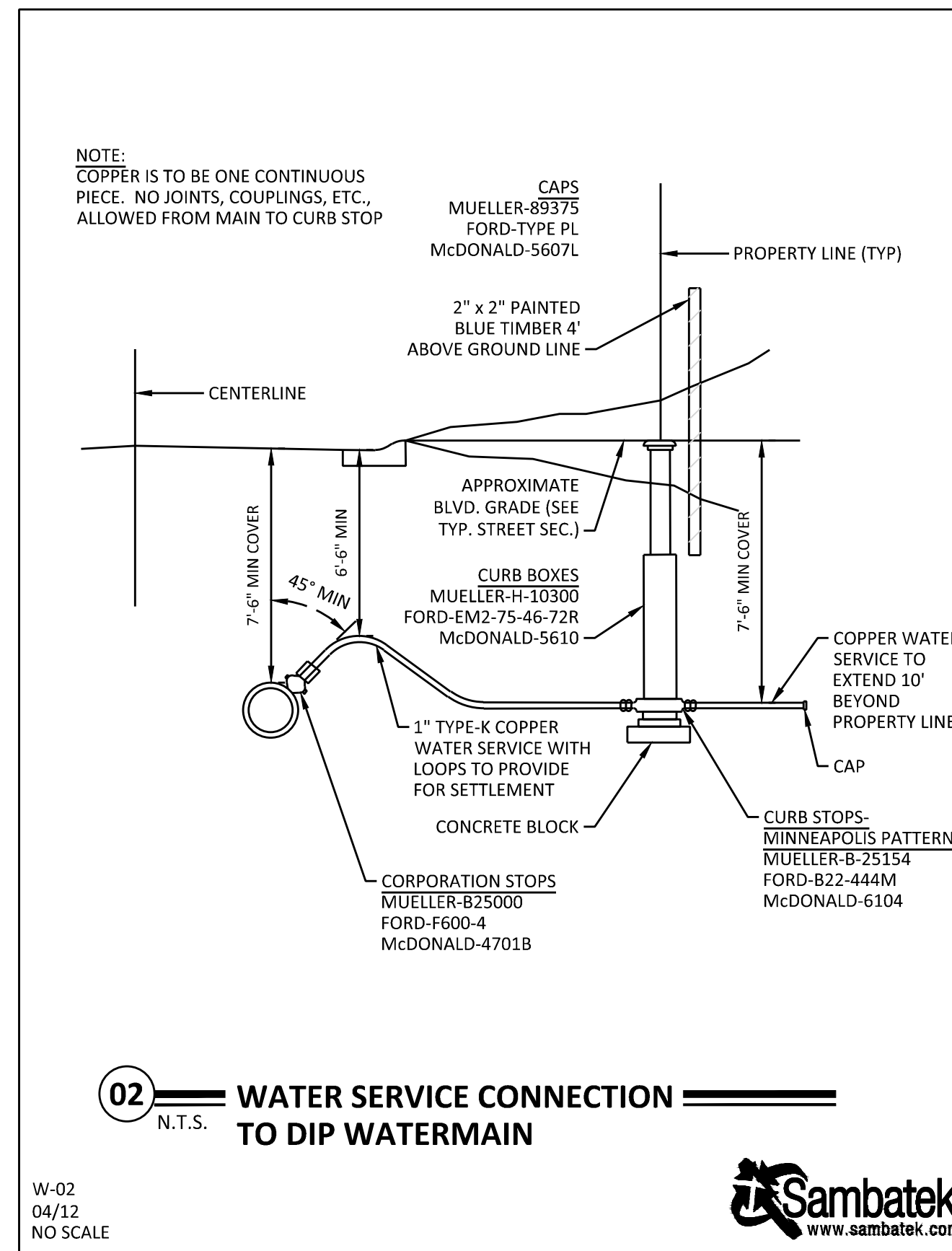
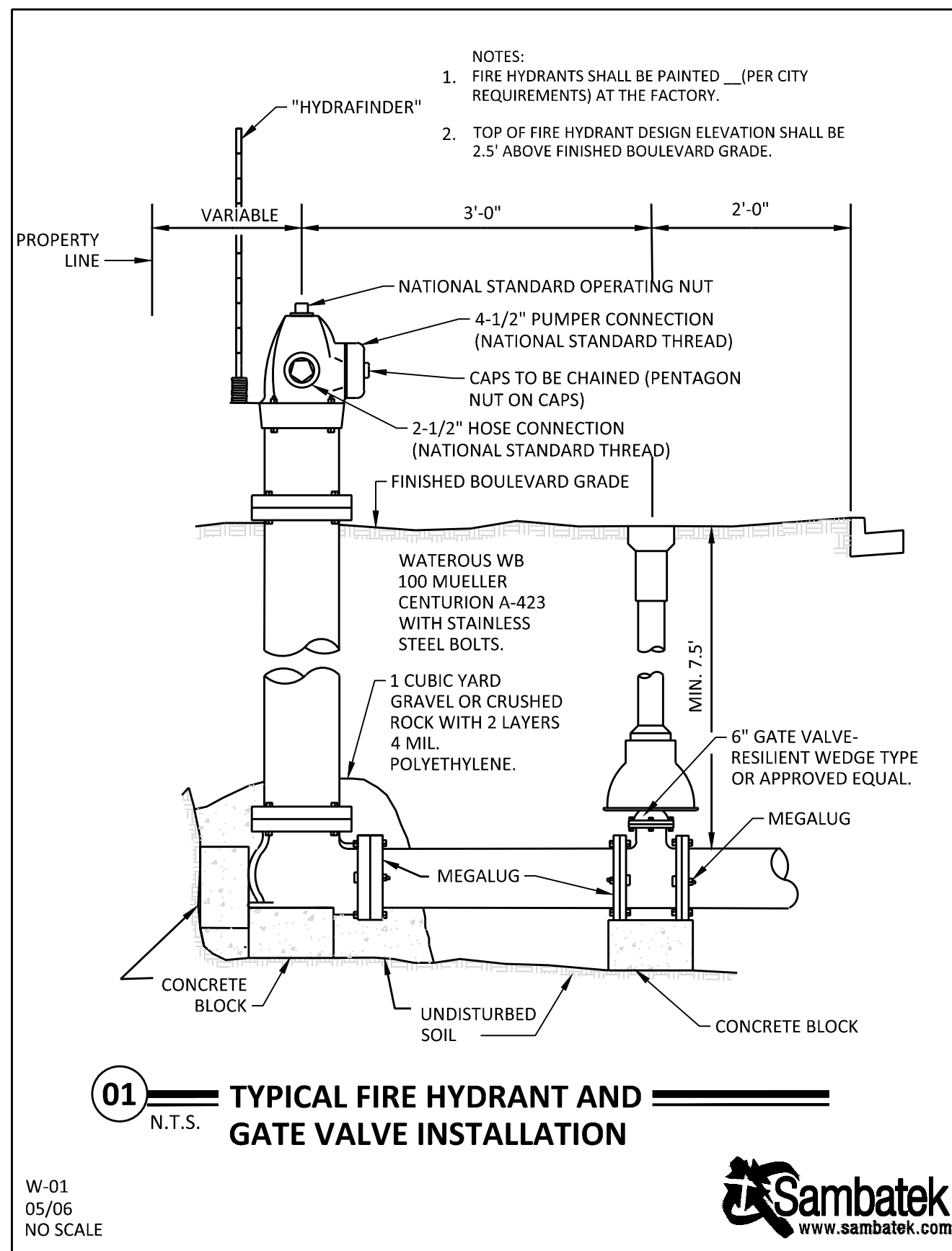
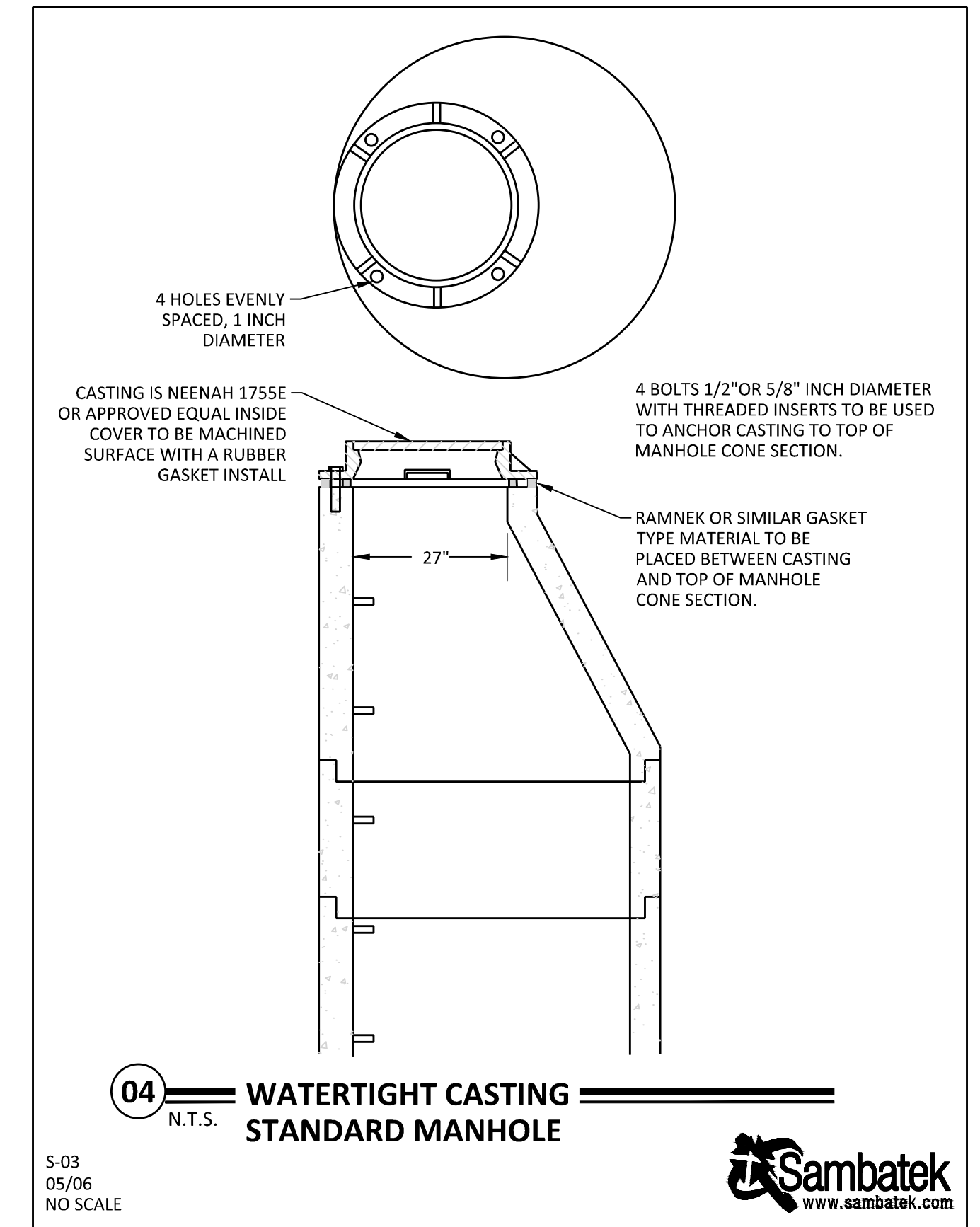
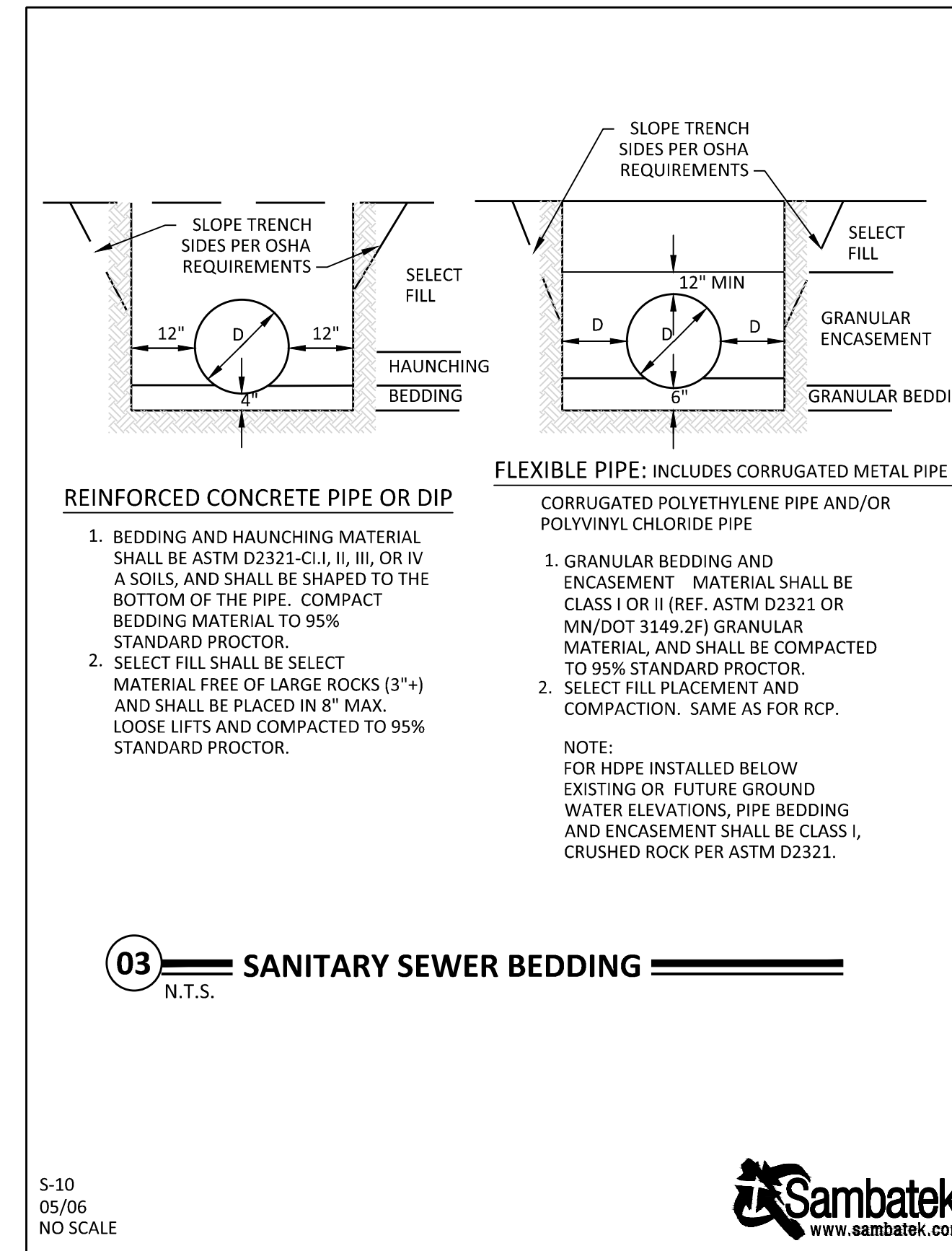
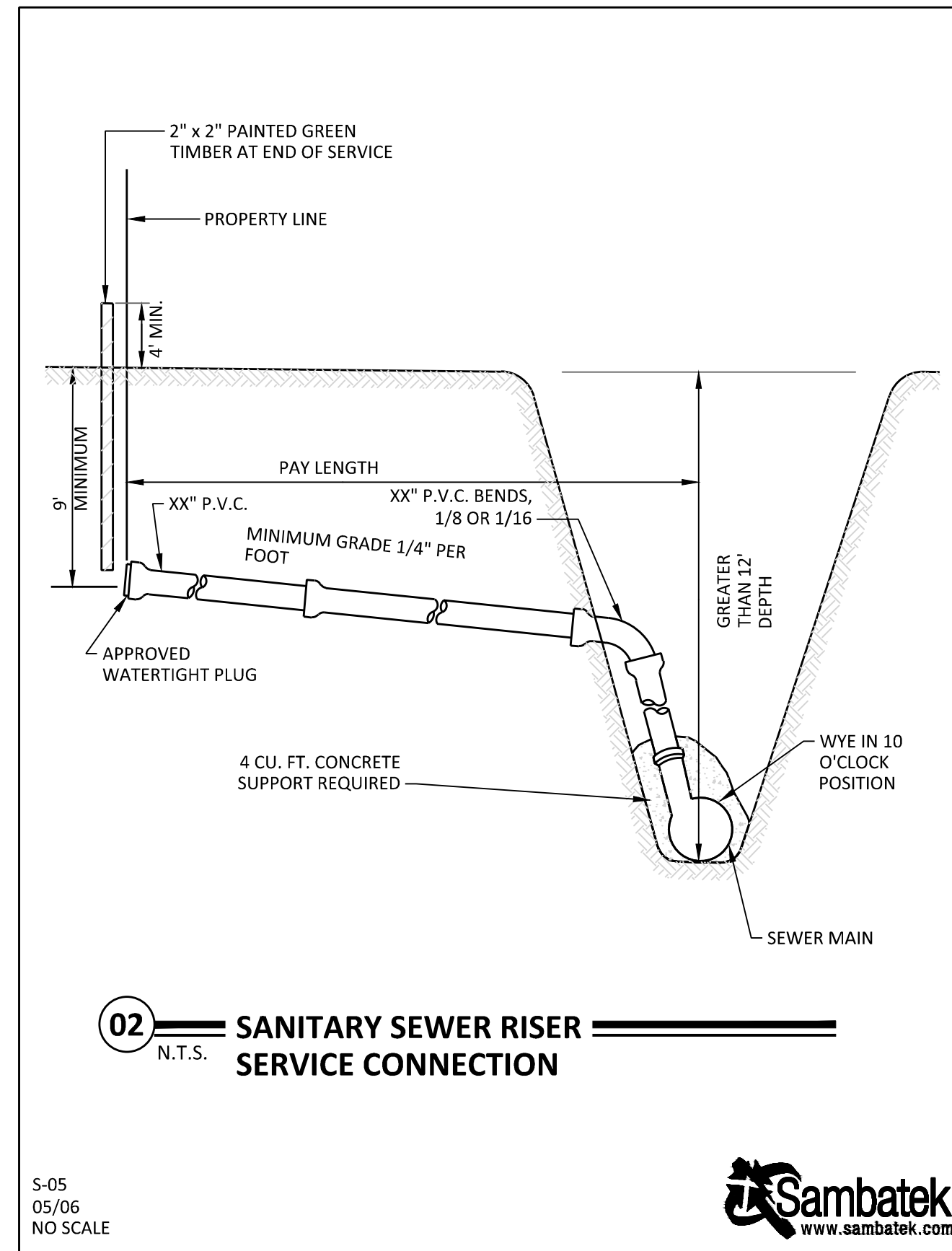
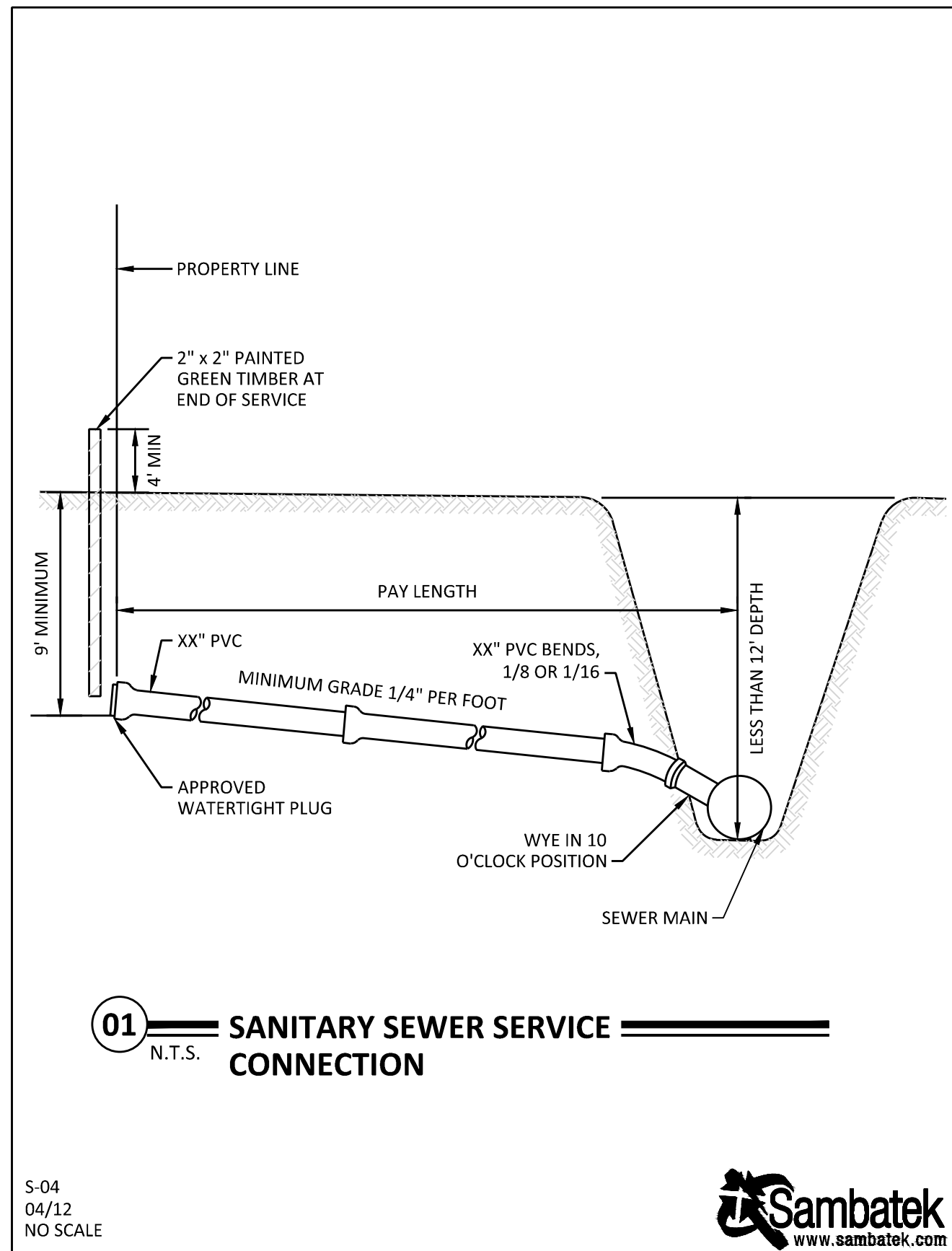
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PRELIMINARY UTILITY PLAN
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

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C6.01
OF
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NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
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Print Name: **JOSHUA BALZER**

Date: _____ License # 57133

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PRELIMINARY
01/25/2023
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

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DESIGNED BY
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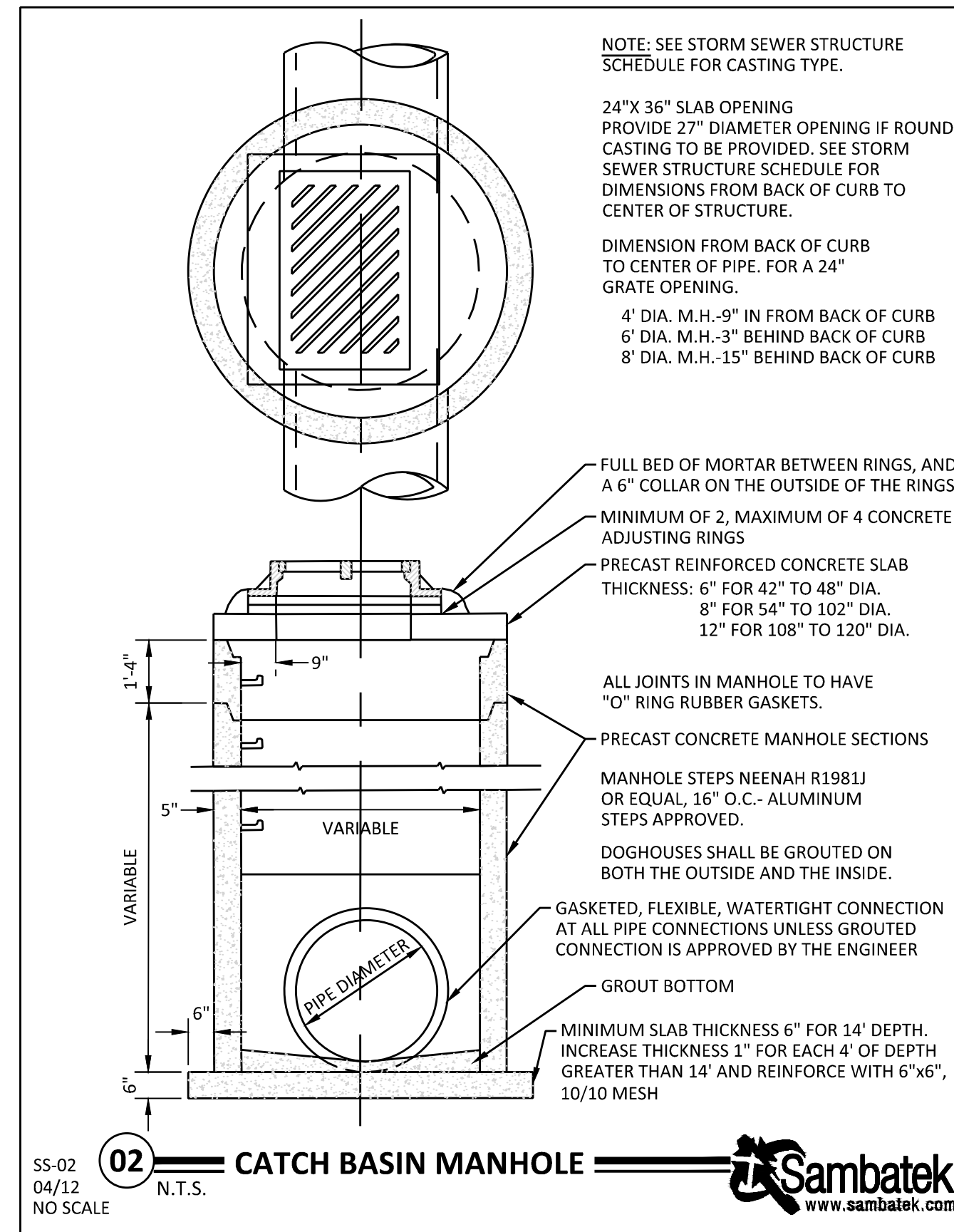
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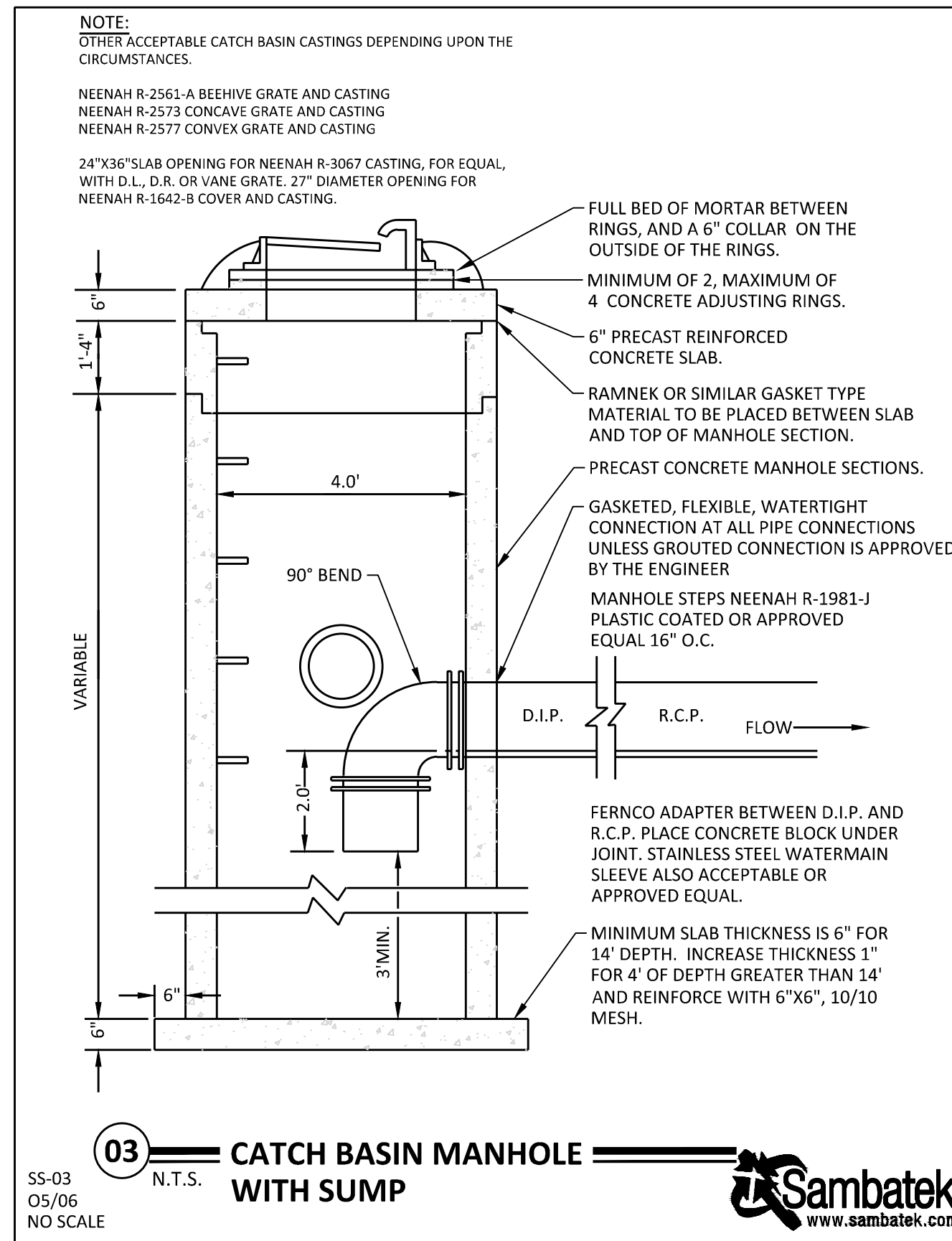
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PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

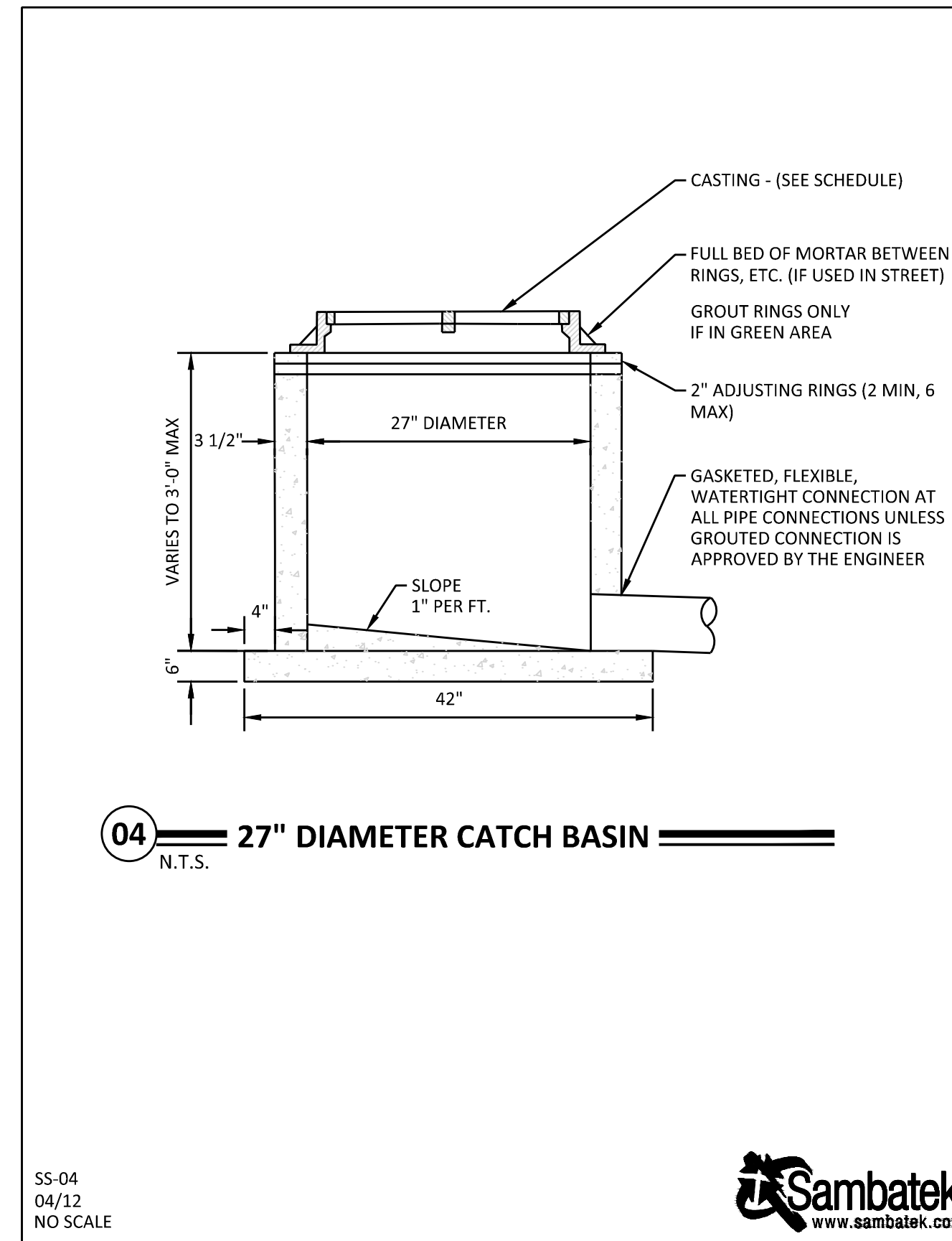
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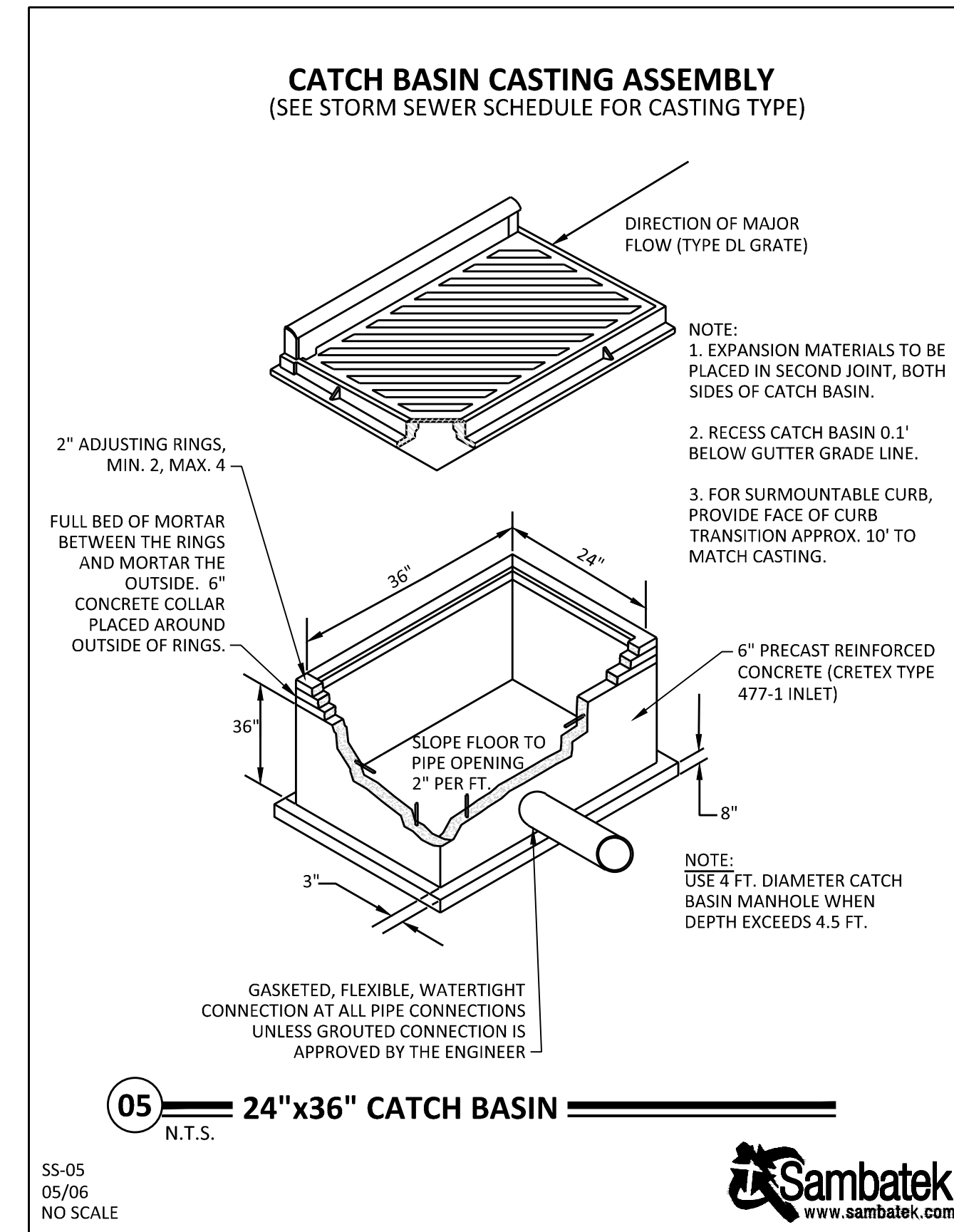
02 CATCH BASIN MANHOLE
N.T.S.
SS-02
04/12
NO SCALE



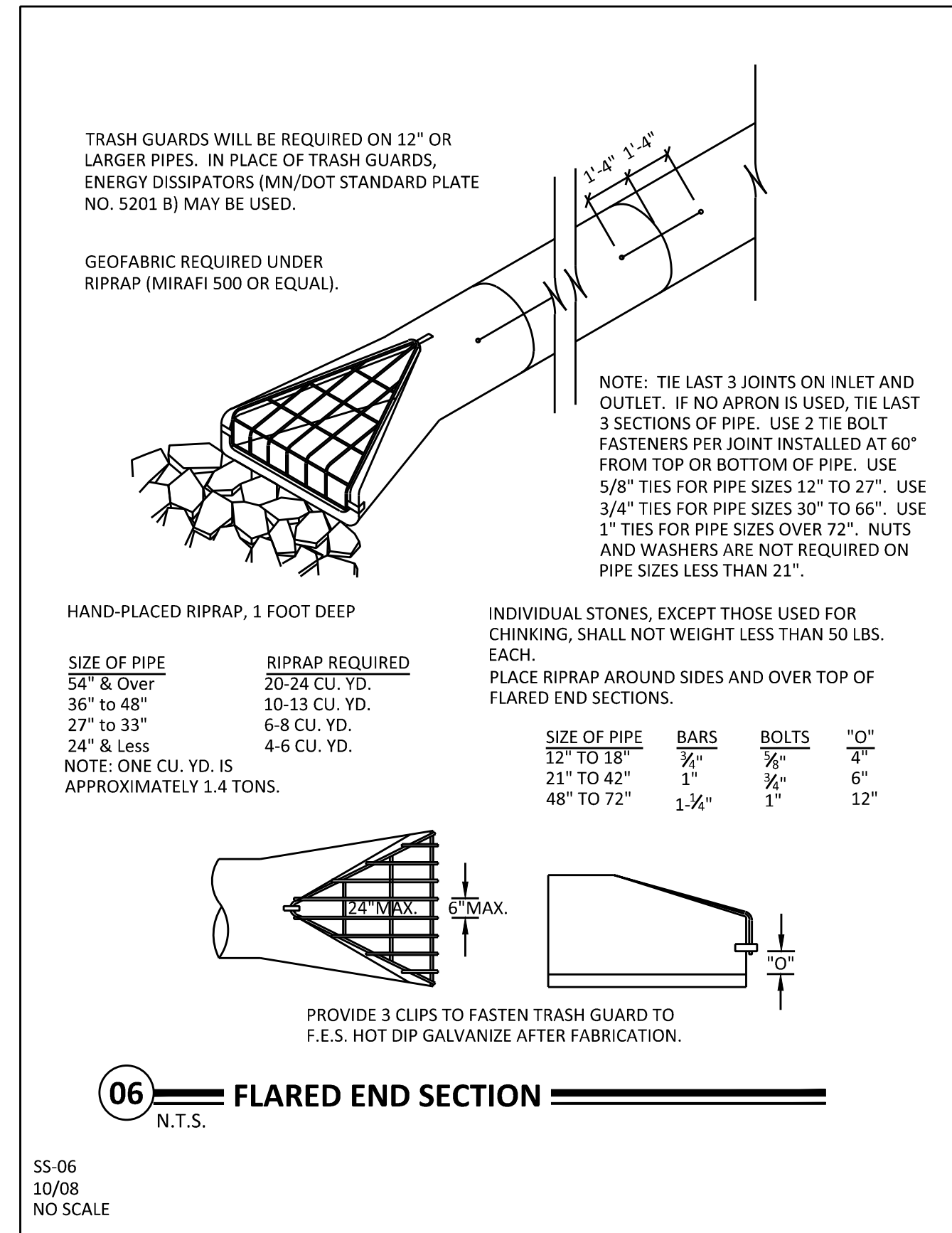
03 CATCH BASIN MANHOLE WITH SUMP
N.T.S.
SS-03
05/06
NO SCALE



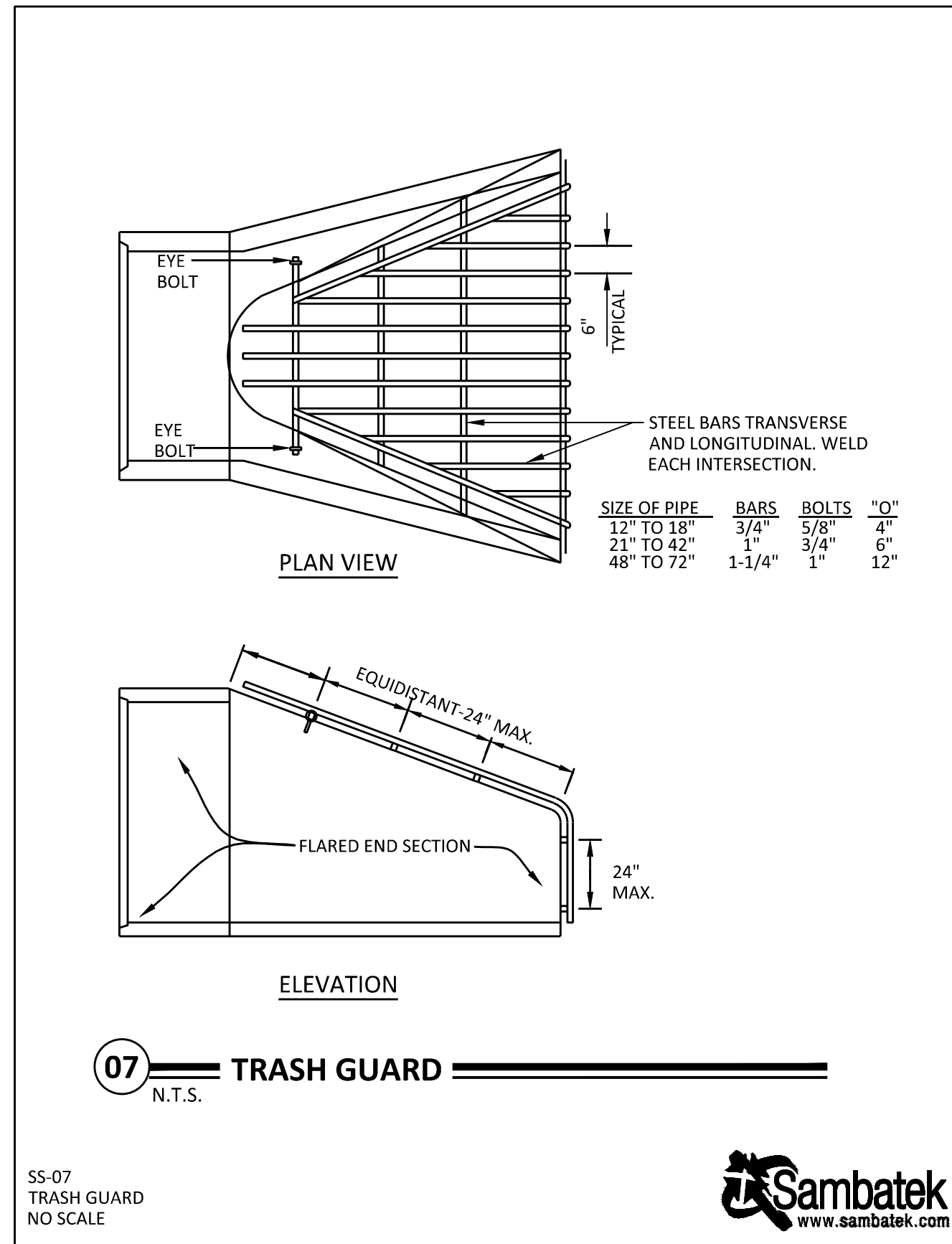
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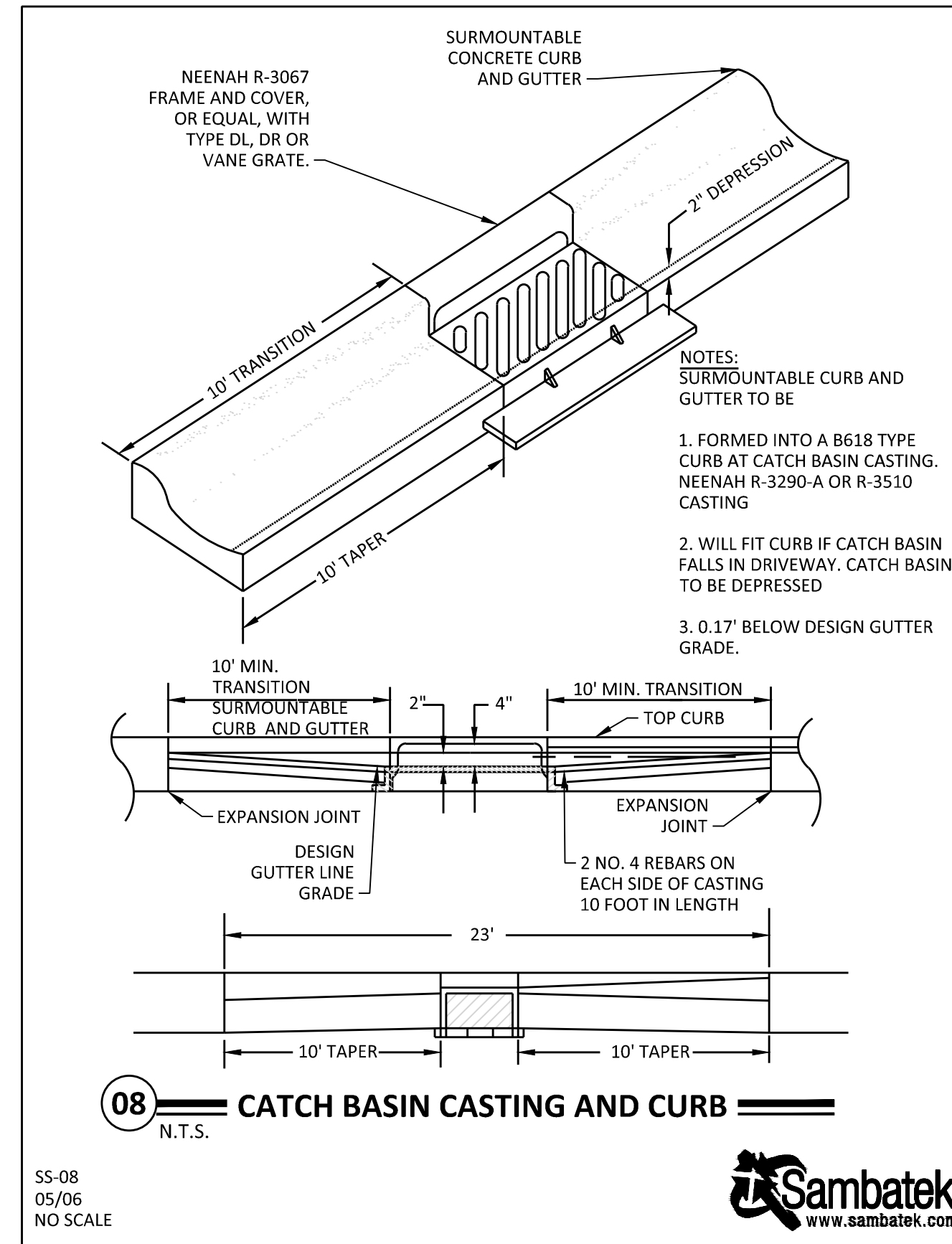
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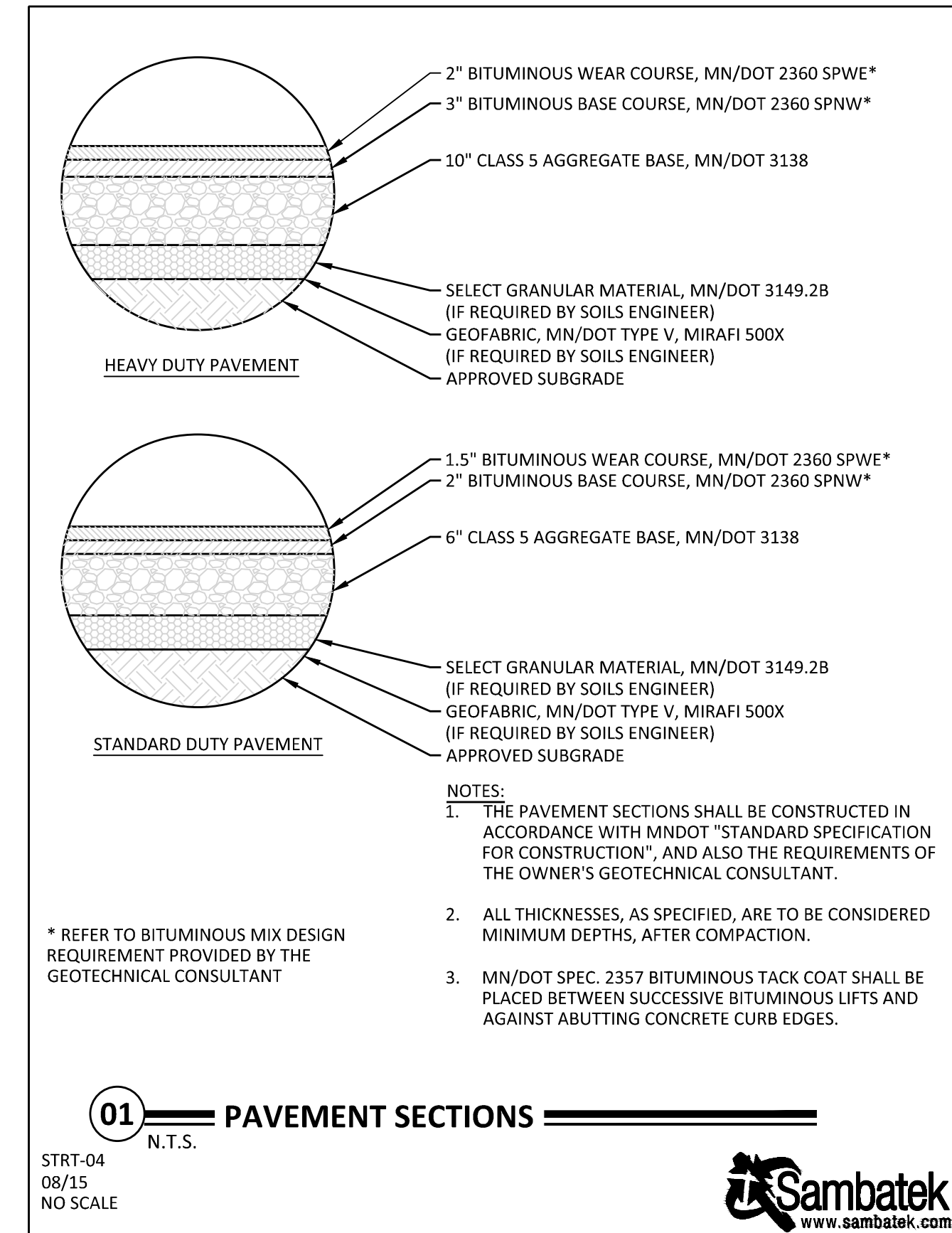
06 FLARED END SECTION
N.T.S.
SS-06
10/08
NO SCALE



07 TRASH GUARD
N.T.S.
SS-07
TRASH GUARD
NO SCALE



08 CATCH BASIN CASTING AND CURB
N.T.S.
SS-08
05/06
NO SCALE



09 PAVEMENT SECTIONS
N.T.S.
STR-04
08/15
NO SCALE

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Print Name: **JOSHUA BALZER**
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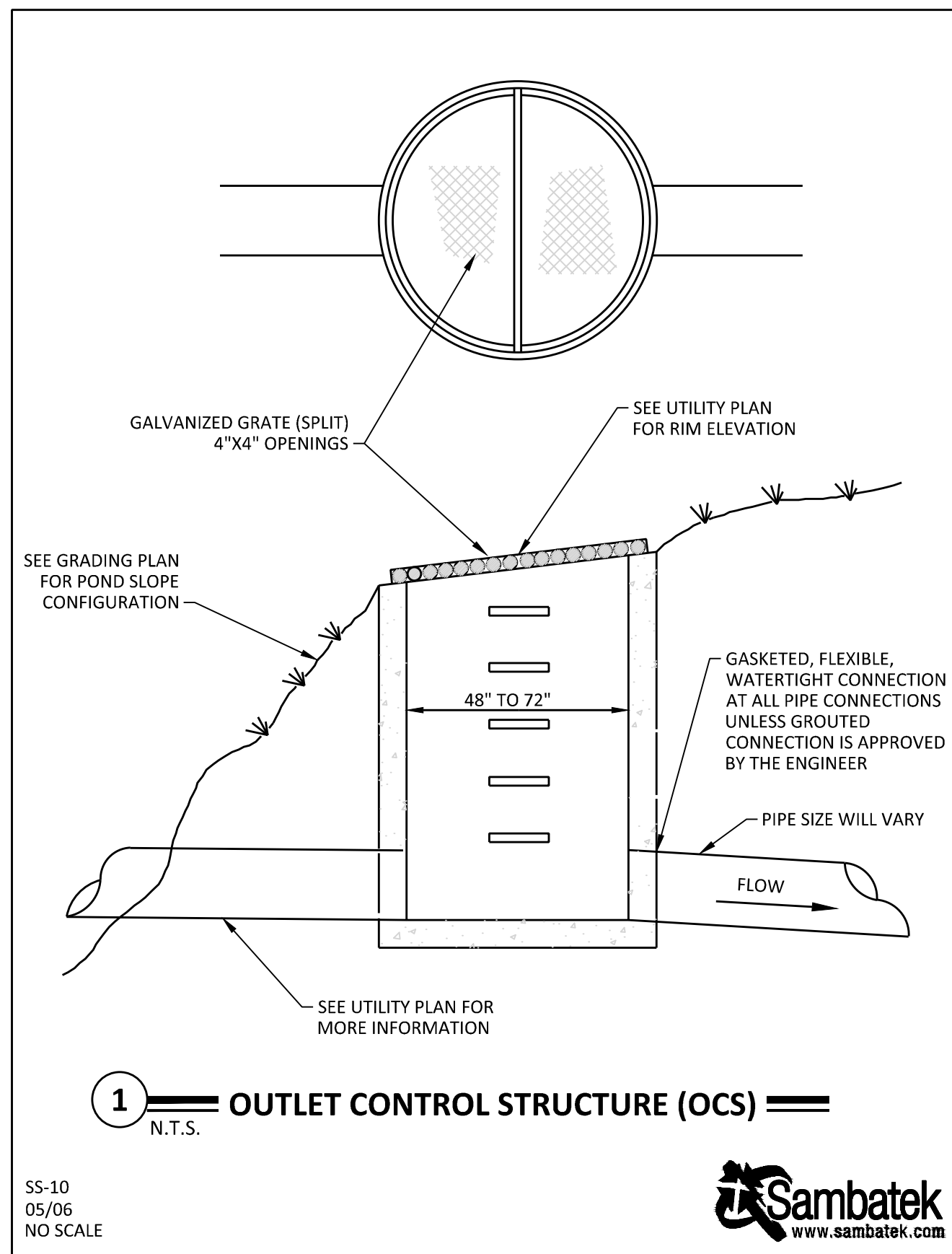
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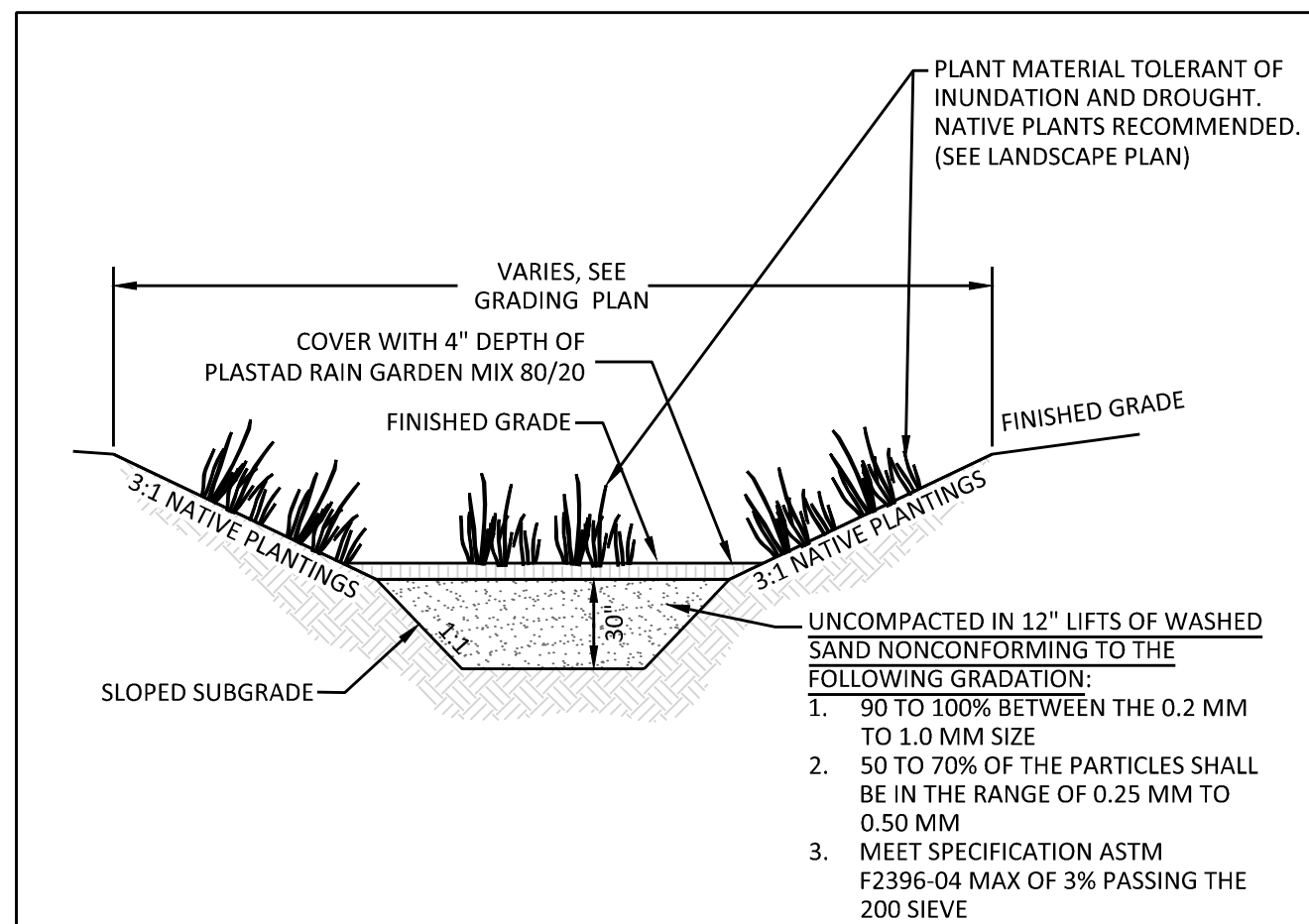
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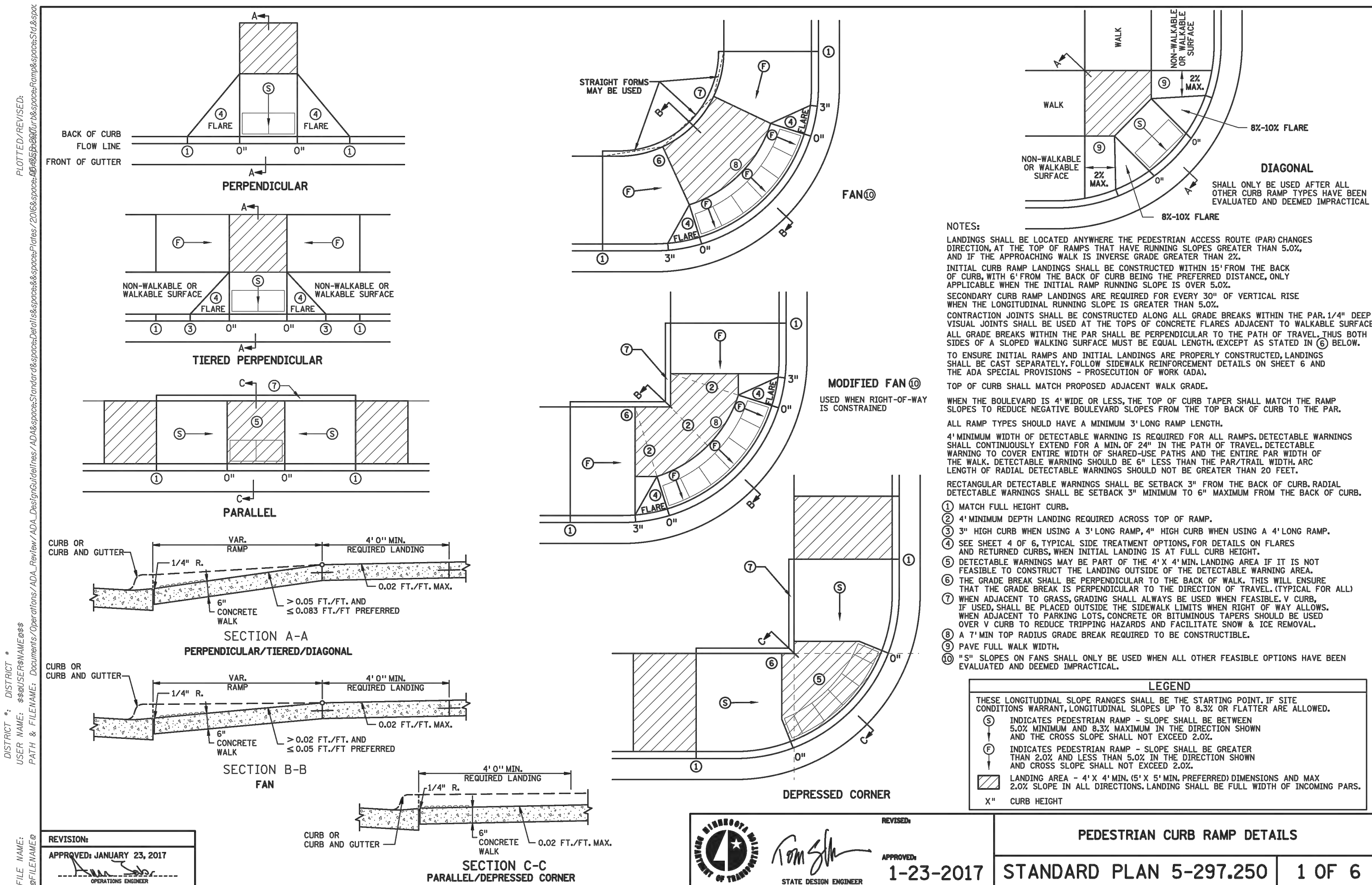
SS-10
05/06
NO SCALE



- NOTES:
1. INFILTRATION RATE OF RAIN WATER GARDEN TO BE DRY WITHIN 48 HOUR PERIOD, UNLESS DESIGNED OTHERWISE.
 2. CONTRACTOR TO PROVIDE RAIN WATER GARDEN 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.

2 INFILTRATION BASIN
N.T.S.

SST-07
05/06
NO SCALE



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Print Name: **JOSHUA BALZER**

Date: _____ License # 57133

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CONSTRUCTION DOCUMENTS

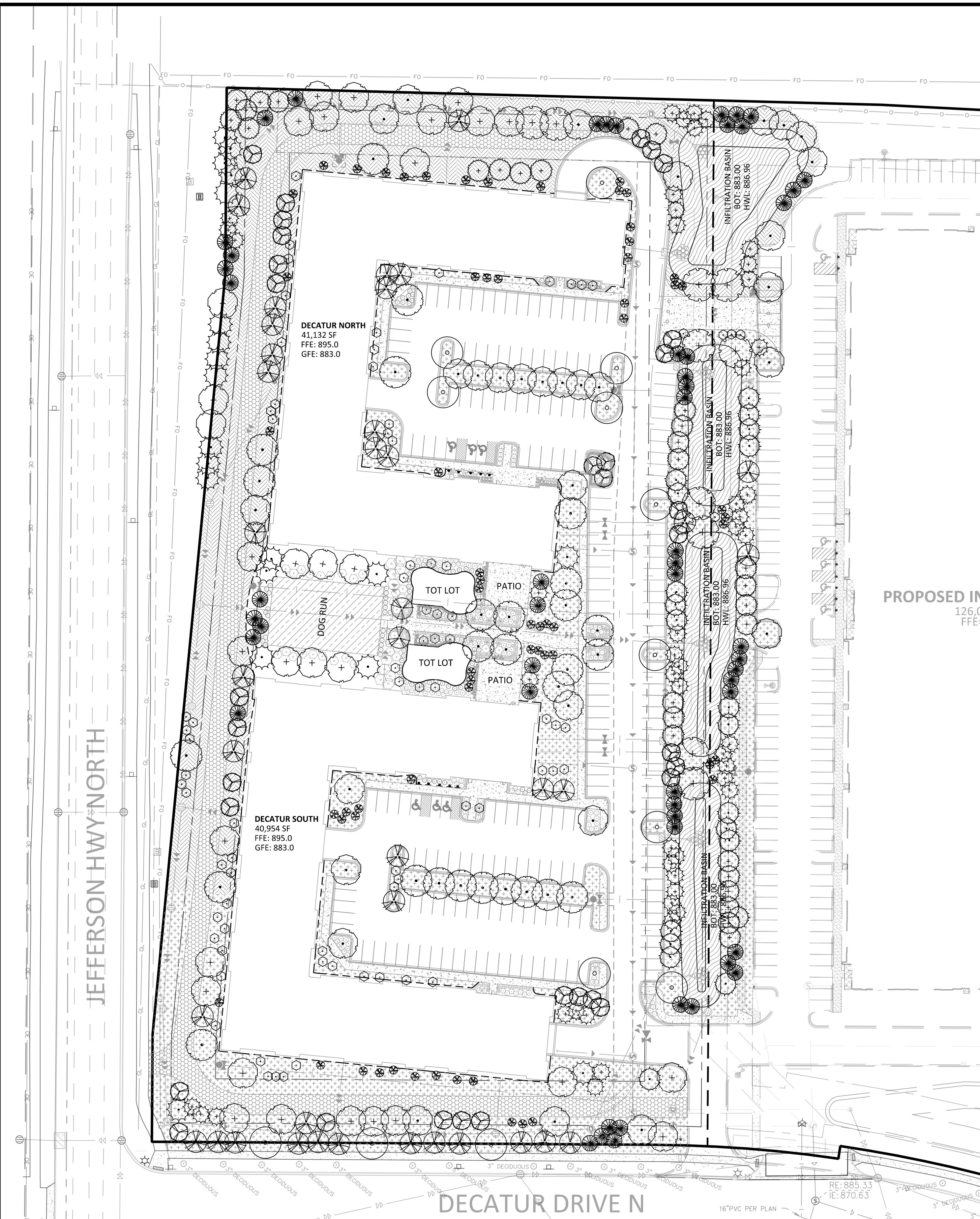
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51412



CONSTRUCTION DETAILS
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

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OF
REV. #

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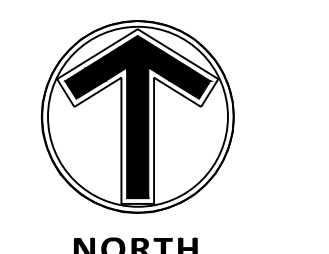
LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	CONCRETE PAVING
EASEMENT	CONCRETE SIDEWALK
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
LANDSCAPE EDGING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
YARDDRAIN	
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	
RIPRAP	

BROOKLYN PARK LANDSCAPE CODE		
OVERSTORY:	2/Dwelling or 1/1,000 gross square feet of building area (grade level floor) or 1/40 lineal feet of site perimeter, whichever is greater	
CONIFEROUS:	Minimum of 30% of required overstory trees must be coniferous	
ORNAMENTAL:	2 may be substituted for 1 overstory (maximum substitution = 50% of required overstory trees)	
SHRUBS:	1/300 gross square feet of building footprint area or 1/30 lineal feet of site perimeter, whichever is greater	
CALCULATIONS		
40% OPEN SPACE REQUIREMENTS	REQUIRED 40%	PROPOSED 48%
TWO OVERSTORY TREE PER DWELLING UNITS	492	294
AT LEAST 30% OF OVERSTORY REQUIREMENT SHALL BE CONIFEROUS TREES	148	171
TWO ORNAMENTAL CAN REPLACE ONE REQUIRED OVERSTORY TREE	265	33(16.5)
ONE SHRUB PER 300 FT OF BUILDING FOOTPRINT		340
TOTAL TREES REQUIRED	492	480.5

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE QTY
○	AB	Acer freemantii / Autumn Blaze / Autumn Blaze Maple	B & B	2.5' Cal	13
⊗	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	B & B	2.5' Cal	39
⊗	DP	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Birch	B & B	2' Cal	64
⊗	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5' Cal	31
⊗	HL	Gleditsia tricanthos 'Skyline' / Skyline Honey Locust	B & B	2.5' Cal	27
⊗	SO	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	10
⊗	RP	Quercus robur x warei Long / Regal Prince Oak	B & B	2.5' Cal	79
⊗	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5' Cal	31
⊗	CONIFERS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE QTY
⊗	BF	Abies balsamea / Balsam Fir	B & B	6'	49
⊗	NS	Picea abies / Norway Spruce	B & B	6'	20
⊗	BS	Picea glauca densata / Black Hills Spruce	B & B	6'	20
⊗	AP	Pinus nigra / Austrian Black Pine	B & B	6'	29
⊗	TD	Thuja occidentalis / American Arborvitae	B & B	7'	53
⊗	ORN. TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE QTY
⊗	CC	Malus x 'Coralburst' / Coralburst Crabapple	B & B	2' Cal	33
⊗	GROUND COVERS	BOTANICAL / COMMON NAME	CONT		
⊗	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed		
⊗	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed		
⊗	TUR HIG	Turf Sod Highland Sod / Sod	Sod		
⊗	ART	XGRASS Pet Turf / Artificial Turf			

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/GI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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 Landscape Architect under the laws of the State of Minnesota.
Print Name: **PRELIMINARY**
Date _____ License # 59119

PRELIMINARY
01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

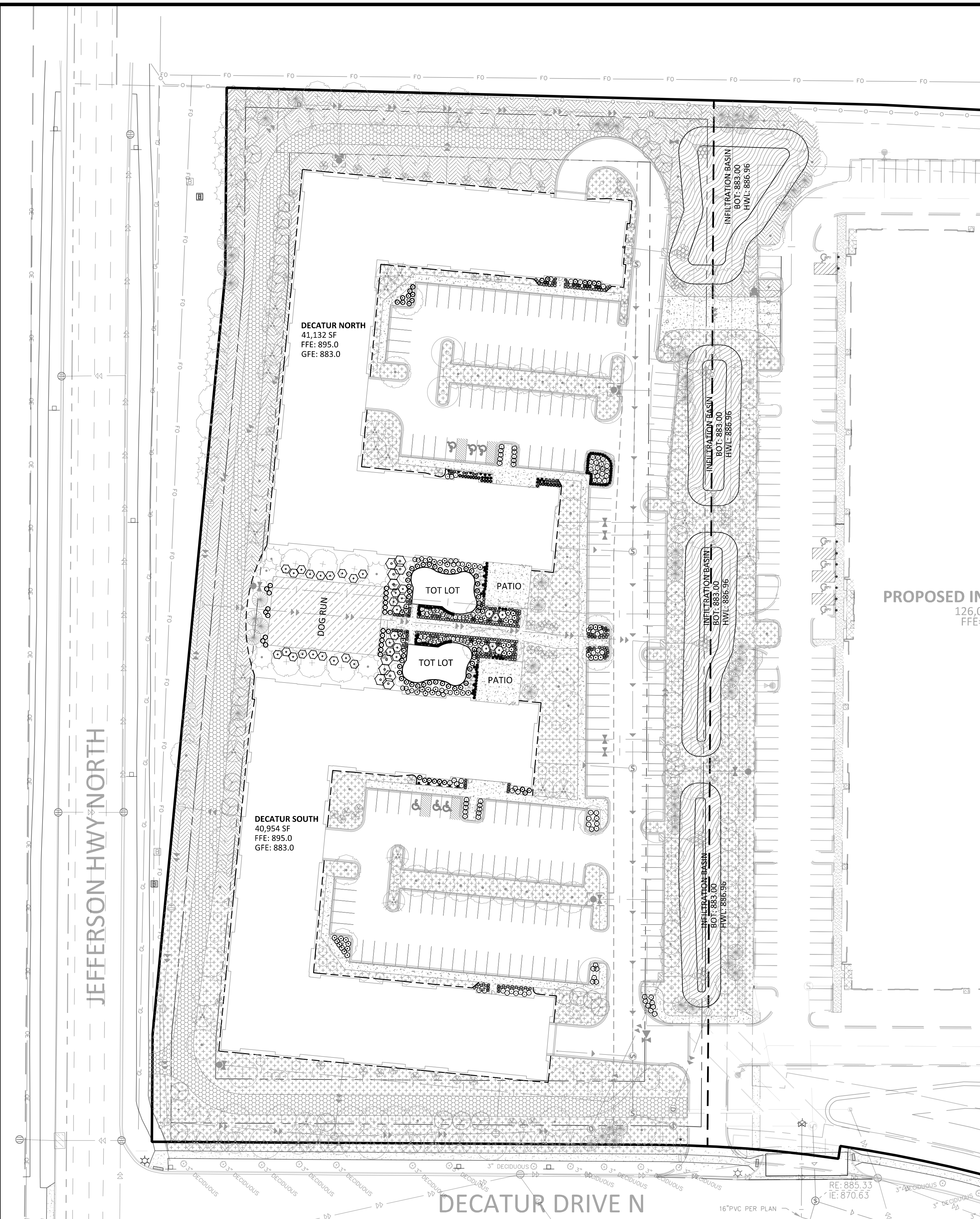
DRAWN BY
M/JL
DESIGNED BY
M/JL
CHECKED BY
J/RW
PROJECT NO.
51412



TREES AND GROUND COVER
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
L1.01
OF
REV. #

24.15 (LWS TECH) | JOSHUA BAIZER, PE (MN) | 2/22/2023 11:59:10 AM
 L:\PROJECTS\1412\CAD\SHRUBS\1412-L1-1-SCP-DWG-1.02 SHRUB PLAN



LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	CONCRETE PAVING
EASEMENT	CONCRETE SIDEWALK
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
LANDSCAPE EDGING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (SAN.)	
WATERMAIN	
YARDDRRAIN	
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	
RIPRAP	

PLANT SCHEDULE

PLANT SCHEDULE				
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
RD	RD	Cornus baileyi / Bailey's Red-twig Dogwood	5 gal	10
LH	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	18
LL	LL	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	5 gal	34
CJ	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal	73
PM	PM	Pinus mugo 'Slowmound' / Mugo Pine	5 gal	75
GL	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	48
GS	GS	Spiraea japonica 'Goldflame' / Spiraea	5 gal	57
HA	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal	23
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SNU	SNU	Sorghastrum nutans / Indian Grass	1 gal	32
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SBA	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal	170
BLF	BLF	Gaillardia x grandiflora 'Arizona Sun' / Blanketflower	1 gal	144
LRS	LRS	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal	140

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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PRELIMINARY
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 DESIGN REVIEW
 PERMIT SUBMITTAL
 CONSTRUCTION DOCUMENTS

DRAWN BY
 M/JL
 DESIGNED BY
 M/JL
 CHECKED BY
 J/RW
 PROJECT NO.
 51412



SHRUB PLAN
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
L1.02
 OF
 REV. #

NOTES

GENERAL NOTES:

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher State ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MAY NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- OVERSTOCK BEHIND BRANCHING NO LOWER THAN 6" ABOVE PAVED SURFACES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
- USE ANTI-DESICCANT (WILT-PROF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
- ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 -

- NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 - POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
 - DECIDUOUS/B&B: 4/1 - 6/1; 9/21 - 11/1
 - EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
 - EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
 - TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
 - NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 - WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

- TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:
- ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 1/2" INCHES IN ANY DIMENSION.
 - WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
 - SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
 - TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
 - ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
 - ALL DISTURBED AREAS TO RECEIVE NATIVE SEED. ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

- ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - 2" CAL. TREES: LOWEST BRANCH 6' HT.
 - 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
- TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - 1" CALIPER/6'-8' HT: 3'-4" WIDTH MIN.
 - 2" CALIPER/12-14' HT: 4'-5" WIDTH MIN.
 - 3" CALIPER/14-16' HT: 6'-7" WIDTH MIN.
- CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
- ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- TREES SHALL NOT BE TIPPED PRUNED.
- TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
- TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

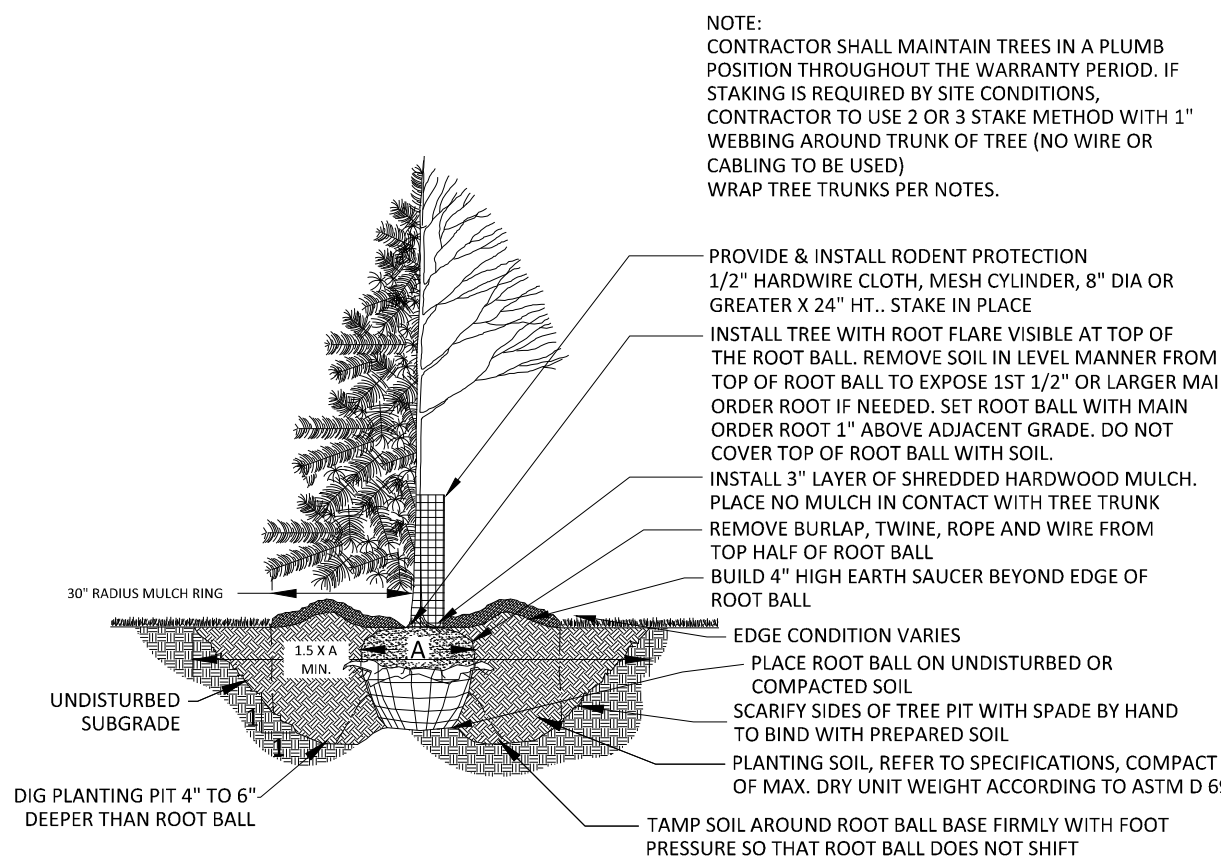
- IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
- ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
- ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION, WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
- CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

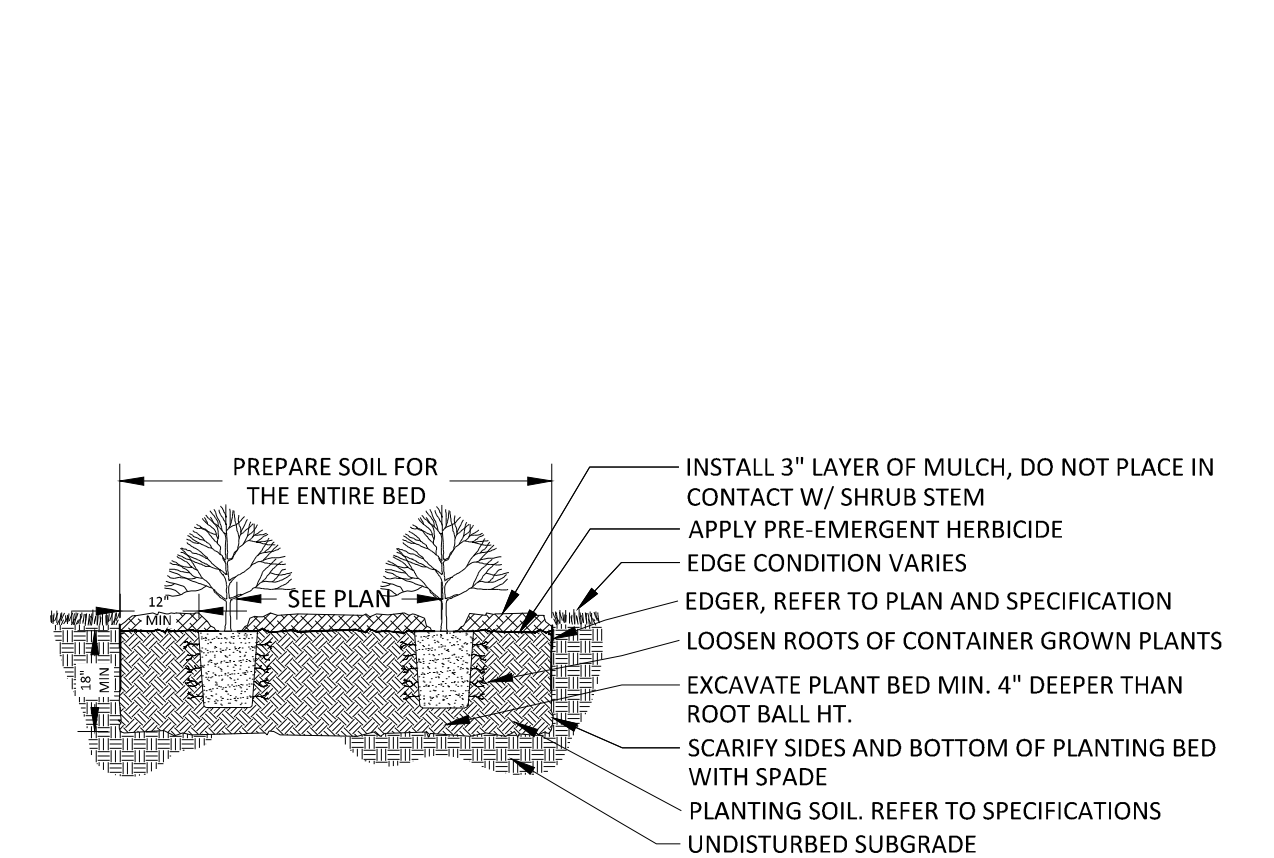
- DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
- DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
- OVERSEED THIN BARE SPOTS IN FALL
- ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
- SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

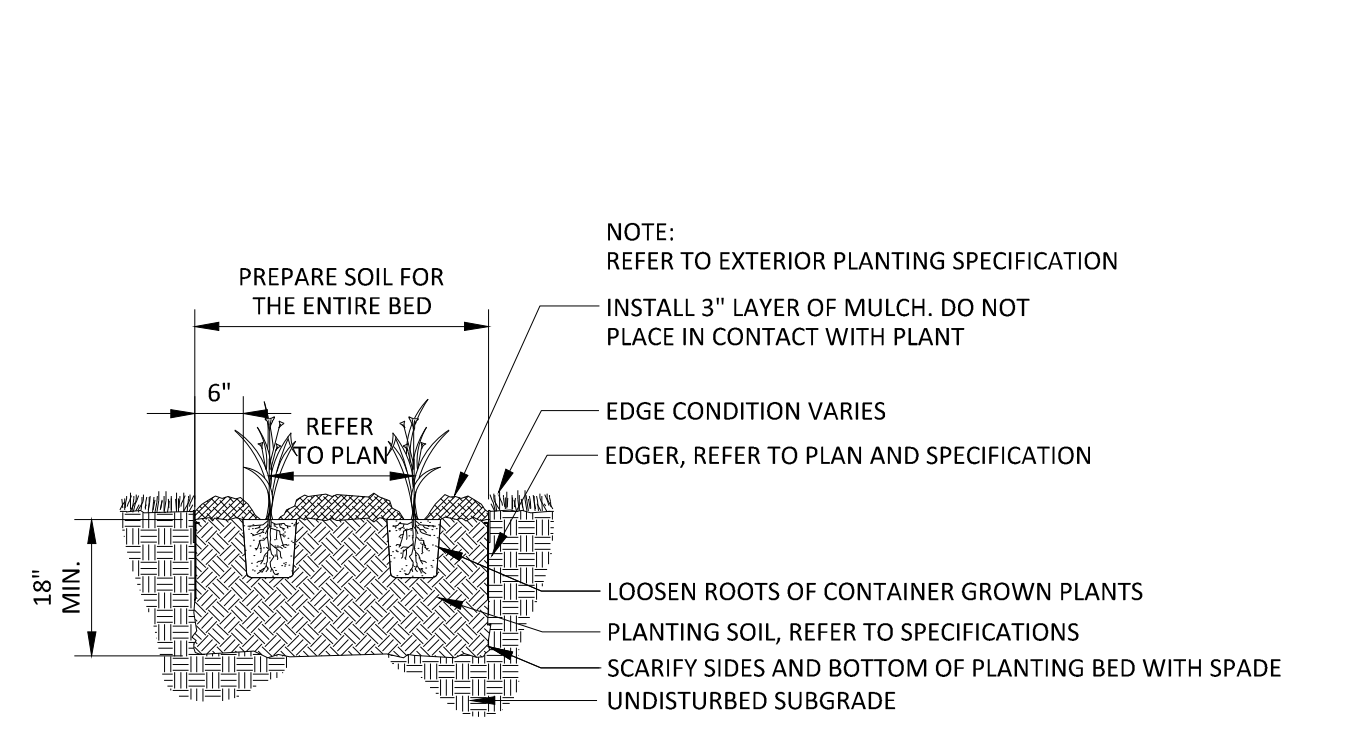
- ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
- YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
- YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.



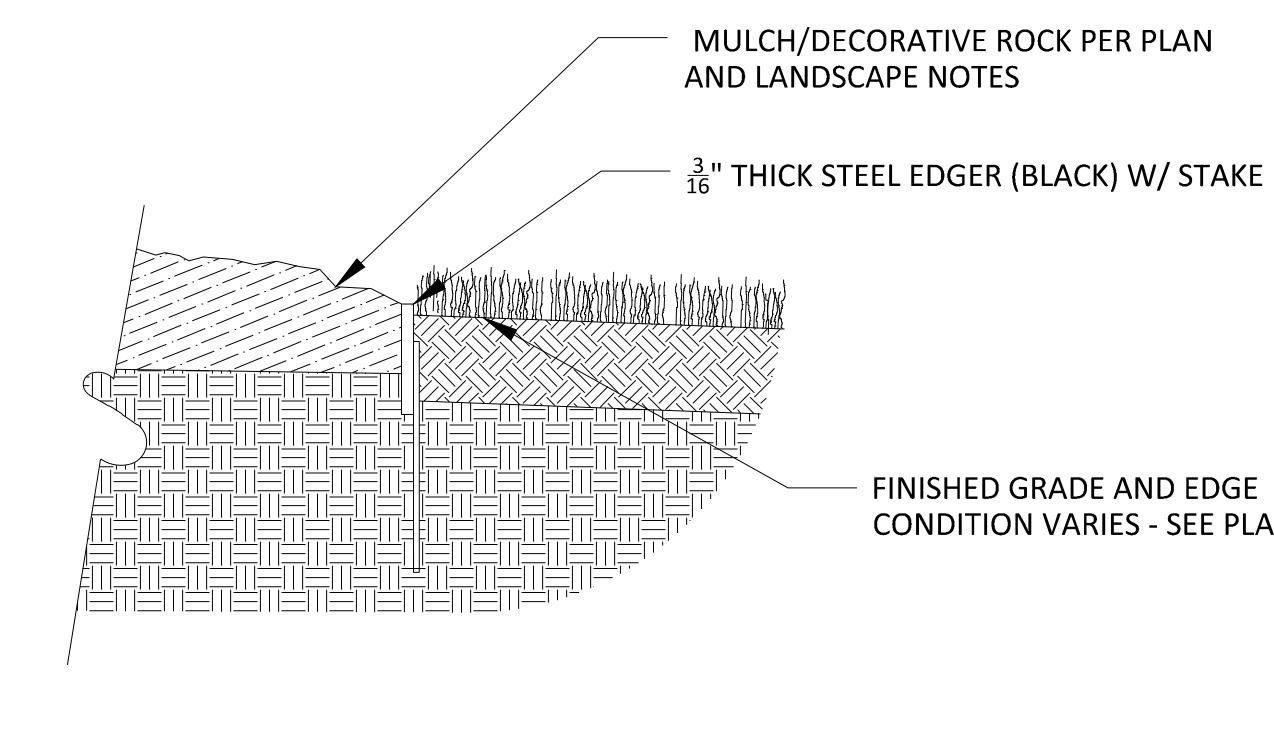
1 TREE PLANTING DETAIL
L1.03 1/4" = 1'-0" P-01



2 SHRUB PLANTING DETAIL
L1.03 3/8" = 1'-0" P-02



3 PERENNIAL PLANTING DETAIL
L1.03 1/2" = 1'-0" P-03



4 STEEL EDGER
L1.03 1 1/2" = 1'-0" P-06

24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:59:10 AM | L:\PROJECTS\51412\CAD\SHEETS\51412-11-1-SCP-DWG-1.03 LANDSCAPE DETAILS AND NOTES

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: **PRELIMINARY** JOSHUA BALZER, PE WORKMAN

Date: _____ License #: 59119

PRELIMINARY
01/25/2023
DESIGN REVIEW

DESIGNED BY
M/JL

CHECKED BY
JRW

PROJECT NO.
51412

LANDSCAPE DETAILS AND NOTES

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
L1.03
OF
REV. #

GATEWAY 7TH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Placeholder, LLC, a Minnesota limited liability company, fee owner of the following described property:

LOT 1, BLOCK 1, GATEWAY 6TH ADDITION

Has caused the same to be surveyed and platted as GATEWAY 7TH ADDITION, and does hereby dedicate to the public for the public use the drainage and utility easements created by this plat.

In witness whereof said Placeholder, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Placeholder, LLC

By: _____, as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by _____, as _____, for Placeholder, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I Mark R. Salo 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 this 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__.

Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this _____ day of _____, 20__, by Mark R. Salo.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of GATEWAY 7TH ADDITION was approved and accepted by the City Council of the City of Brooklyn Park, 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, City of Brooklyn Park, Minnesota

By: _____ Mayor By: _____ 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 this plat, dated this _____ day of _____, 20__.

Daniel Rogan, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

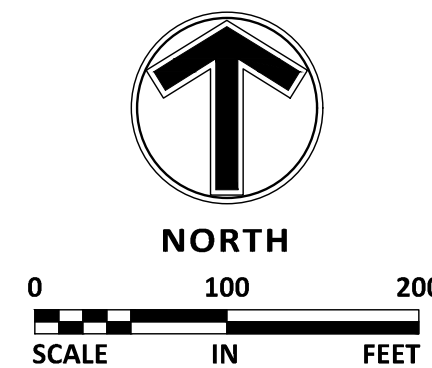
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20__.

Chris F. Mavis, County Surveyor By: _____

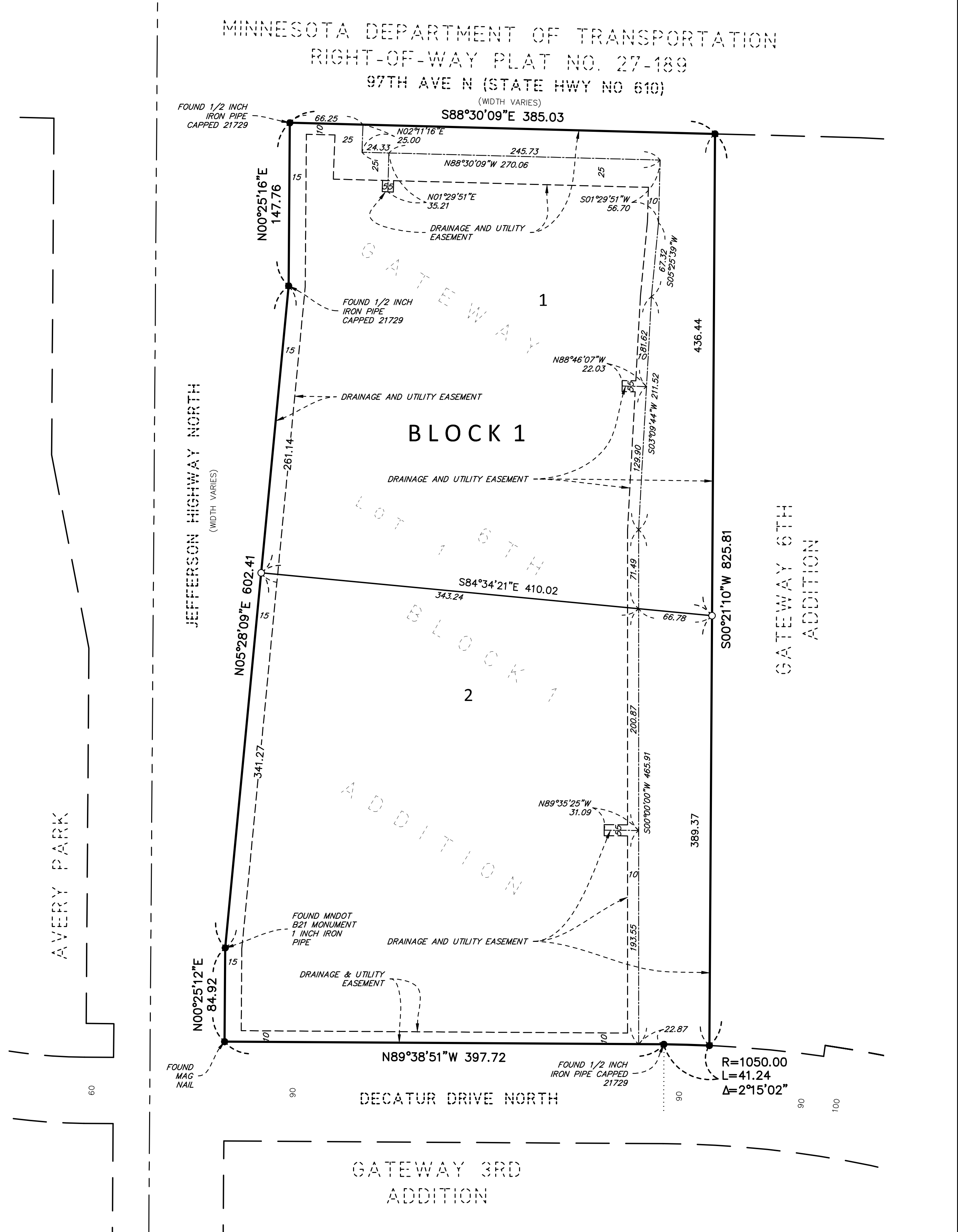
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of GATEWAY 7TH ADDITION was recorded in this office this _____ day of _____, 20__, at _____ o'clock _____ .M.

Amber Bougie, County Recorder By: _____, Deputy



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.
 - DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND MARKED BY LICENSE NO. 43933 UNLESS OTHERWISE NOTED.
- THE NORTH LINE OF LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 30 MINUTES 09 SECONDS EAST.



SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

PLAT NO. 27-183

KEY NOTES

- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. B-612 CONCRETE CURB AND GUTTER
- C. B-618 6" CONCRETE CURB AND GUTTER
- D. CONCRETE APRON
- E. FLAT CURB SECTION
- F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
- G. SEGMENTAL BLOCK RETAINING WALL
- H. ACCESSIBLE RAMP
- I. ACCESSIBLE STALL STRIPING
- J. ACCESSIBLE PARKING SIGN
- K. TRANSFORMER
- L. KNOCK DOWN BOLLARDS
- M. SURMOUNTABLE CURB AND GUTTER

LEGEND

	PROPOSED		EXISTING		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
	PROPOSED		EXISTING		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
	PROPOSED		EXISTING		EASEMENT LINE		CONCRETE PAVING
	PROPOSED		EXISTING		BUILDING LINE		CONCRETE SIDEWALK
	PROPOSED		EXISTING		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	PROPOSED		EXISTING		WETLAND		GRASS PAVERS (FIRE APPARATUS ACCESS ROAD)
	PROPOSED		EXISTING		TREE LINE		
	PROPOSED		EXISTING		SAW CUT LINE		
	SIGN						
	BOLLARD						
	REGULAR PARKING STALL COUNT						
	KEYNOTE						

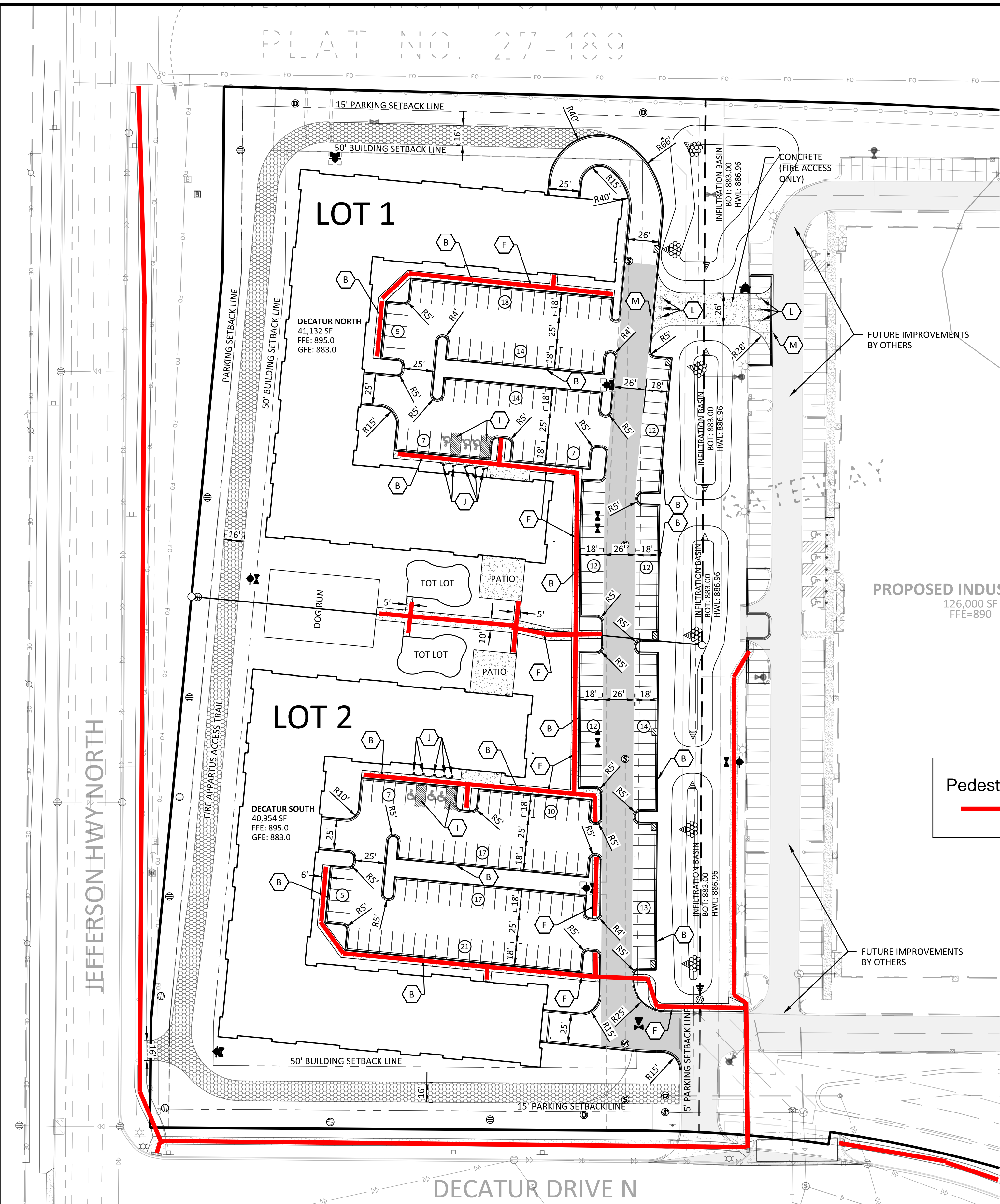
DEVELOPMENT SUMMARY RESIDENTIAL

AREA		BUILDING SETBACKS	
LOT 1 AREA	3.81 AC	FRONT YARD	50 FT
LOT 2 AREA	3.99 AC	REAR YARD	50 FT
GROSS SITE AREA	7.80 AC	EAST SIDE YARD	50 FT
IMPERVIOUS	4.15 AC	WEST SIDE YARD	50 FT
PERVIOUS	3.65 AC	PARKING SETBACKS	
PARKING SUMMARY		FRONT YARD	15 FT
EXTERIOR	217	REAR YARD	15 FT
INTERIOR	446	EAST SIDE YARD	5 FT
TOTAL PARKING PROVIDED	663	WEST SIDE YARD	15 FT
TOTAL PARKING REQUIRED	630	ZONING	
APARTMENT BUILDINGS		EXISTING ZONING	B3/PD
DECATUR NORTH	175	PROPOSED ZONING	TOWN CENTER DISTRICT
DECATUR SOUTH	175		
GROSS DENSITY	45 U/A		

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
- LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS
 SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

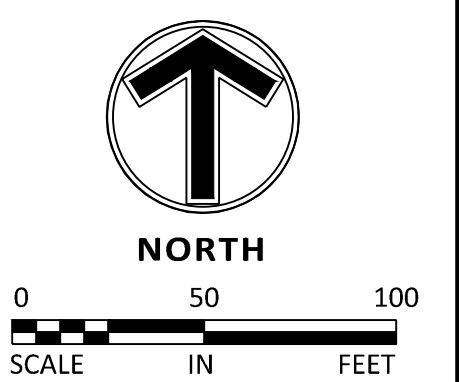


PROPOSED INDU!
126,000 SF
FFE=890

Pedestrian Connectivity routes

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 2/21/2023 2:23:42 PM | L:\PROJECTS\1412\CAD\SHEETS\1412-C3-SITE.DWG\C3.01 PRELIMINARY SITE PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.

Print Name: **JOSHUA BALZER**

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY TK
PERMIT SUBMITTAL	DESIGNED BY JB
CONSTRUCTION DOCUMENTS	CHECKED BY ST
	PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY SITE PLAN

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET C3.01
OF
REV. #

Drafted by:

Winthrop & Weinstine, P.A. (ALB)
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402

EASEMENT, MAINTENANCE AND OPERATING AGREEMENT

This Easement, Maintenance and Operating Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”) by BROOKLYN PARK AH I, LLLP, a Minnesota limited liability limited partnership, its successors and/or assigns (“**Brooklyn Park 1**”), and BROOKLYN PARK AH II, LLLP, a Minnesota limited liability limited partnership, its successors and/or assigns (“**Brooklyn Park 2**”). Brooklyn Park 1 and Brooklyn Park 2 are hereinafter individually referred to as a “**Party**” and collectively referred to as the “**Parties**”.

RECITALS:

A. Brooklyn Park 1 is the fee owner of that certain real property located in the City of Brooklyn Park, County of Hennepin, Minnesota, as more particularly described on Exhibit A attached hereto (the “**Brooklyn Park 1 Property**”);

B. Brooklyn Park 2 is the fee owner of that certain adjacent real property located in the City of Brooklyn Park, County of Hennepin, Minnesota, as more particularly described on Exhibit B attached hereto (the “**Brooklyn Park 2 Property**,” and, together with the Brooklyn Park 1 Property, the “**Property**”);

C. Brooklyn Park 1 desires to develop the Brooklyn Park 1 Property as a [___]-unit multifamily affordable housing apartment complex (the “**Phase 1 Project**”) and Brooklyn Park 2 desires to develop the Brooklyn Park 2 Property as a [___]-unit multifamily affordable housing apartment complex (the “**Phase 2 Project**” and together with the Phase 1 Project, the “**Projects**”);

D. It is intended that as part of construction of the Projects, certain roads, sidewalks, a fenced dog park, utility facilities and other improvements related thereto shall be constructed for the use and access of the Parties and their Permitted Users (as hereinafter defined) as contemplated herein (the “**Common Improvements**”);

E. A site plan showing the proposed configuration of the Phase 1 Project and the Phase 2 Project is attached hereto as Exhibit C (the “**Initial Site Plan**”); and

F. To provide for the efficient development of the Projects and the Common Improvements, and the appropriate administration, preservation and enhancement of the Property, the Parties desire to grant to the other, their respective successors, assigns, tenants, occupants,

licensees, contractors, subcontractors, agents, employees, guests or invitees (the “**Permitted Users**”) certain rights and easements upon the terms and conditions provided herein.

NOW, THEREFORE, for the covenants provided herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. Grant of Easements. The Parties hereto do hereby establish the following easements (collectively, the “**Easements**”), for the benefit of the Brooklyn Park 1 Property and Brooklyn Park 2 Property, as applicable, in accordance with the terms and conditions contained herein.

- a) Access Easement. Brooklyn Park 1 hereby grants and conveys to Brooklyn Park 2 and its Permitted Users, for the benefit of the Brooklyn Park 2 Property, a permanent, non-exclusive easement, over and across that part of the Brooklyn Park 1 Property to be developed as a driveway or drive lane (the “**Driveway Improvements**”) as depicted and legally described on Exhibit D attached hereto and made a part hereof (the “**Access Easement Area**”), for the purpose of vehicular and bicycle ingress and egress (the “**Access Easement**”).
- b) Shared Easement. Each of the Parties hereby grants and conveys to the other Party and its Permitted Users, for the benefit of the Brooklyn Park 1 Property and the Brooklyn Park 2 Property, respectively, permanent, non-exclusive easements over and across that part of the respective Party’s Property to be developed as walkways, sidewalks and as a fenced dog park (the “**Shared Improvements**”) as depicted on Exhibit E attached hereto and made a part hereof (the “**Shared Easement Area**” together with the Access Easement Area, the “**Shared Easement Area**”), for the purpose of pedestrian leisure, ingress and egress (the “**Shared Easement**”).
- c) Utility Easement. Brooklyn Park 1 hereby grants and conveys to Brooklyn Park 2 and its Permitted Users, for the benefit of the Brooklyn Park 2 Property, a permanent, non-exclusive easement, over and across that part of the Brooklyn Park 1 Property depicted as the [Access Easement Area] for the purposes of using, maintaining, and repairing underground electric, gas, water, sewer, telephone, communications and cable and internet telecommunications transmission lines and improvement (the “**Utilities**”), including ingress and egress of persons, vehicles and equipment to accomplish such purposes, on, under, over and across that portion of the [Access Easement Area] (“**Utility Easement**”). [NTD: Confirm final location of utility infrastructure.]

2. Obstructions. Neither Party nor its respective Permitted Users shall construct, install, or place any barrier or obstruction on any portion of any of the Easements so as to interfere with the other Party’s access, use or enjoyment of such other Party’s Property, and any of the Easements or Common Improvements, including, but not limited to ingress and egress through the Access Easement Area or obstruct the entry of emergency vehicles through the Access Easement

Area by blocking, for any period of time, any portion of the Access Easement Area. Notwithstanding anything in this Agreement to the contrary, either Party, or its designated Permitted Users, shall be entitled to temporarily restrict the other from access to any of the Easements or use of any Common Improvement for the purpose of maintaining, repairing, and replacing the Common Improvements in accordance with Section 3 hereof, from time to time, as may be reasonably necessary or for any emergency purpose. To the extent Brooklyn Park 1 temporarily obstructs the Access Easement Area in accordance with this Agreement, Brooklyn Park 1 shall provide Brooklyn Park 2 with reasonable notice of such temporary access restrictions and shall provide Brooklyn Park 2 and its Permitted Users with a reasonable alternate access route to the Brooklyn Park 2 Property, which shall be undertaken in a timely manner and which closure shall be for the shortest reasonable period of time.

3. Construction, Maintenance, Repair and Replacement of the Improvements.

- a) Initial Construction of Common Improvements. Brooklyn Park 1 shall pay for all costs and expenses associated with the initial construction of any Common Improvements located on the Brooklyn Park 1 Property and shall be responsible for constructing such Common Improvements in compliance with all applicable governmental laws, ordinances, codes, and regulations. Brooklyn Park 2 shall pay for all costs and expenses associated with the initial construction of any Common Improvements located on the Brooklyn Park 2 Property and shall be responsible for constructing such Common Improvements in compliance with all applicable governmental laws, ordinances, codes, and regulations.
- b) Maintenance, Repair and Replacement Obligations. Each Party, its successors and assigns, shall be responsible for the construction, maintenance, repair and replacement of the Common Improvements located on its respective Property, including all costs and expenses associated therewith, unless otherwise agreed to in writing, except for such reimbursements as set forth below, and shall maintain the Common Improvements in a good, safe and similar condition as originally constructed suitable for their intended use and in accordance with all applicable laws, ordinances and regulations. The Parties, their successors and assigns, agree to cooperate with the other during all such maintenance, repair or replacement.
- c) Failure to Perform. In the event either Party, its successors or assigns, fails to maintain, repair or replace the Common Improvements located on its respective Property in the manner indicated herein or within a reasonable time after the reasonable request by the other Party, then such non-defaulting Party shall be entitled to perform such maintenance, repair or replacement and is hereby granted a right of entry onto the defaulting Party's Property, after reasonable notice of such entry during regular business hours, with such personnel, materials and equipment as may be necessary for the purpose of performing any obligation that such defaulting Party has not timely performed. The defaulting Party shall reimburse the non-defaulting Party for all reasonable costs associated with the repair, replacement or maintenance undertaken by the non-defaulting Party on the defaulting Party's Property within thirty (30) days of demand.

- d) **Effect of Non-Payment; Lien.** Should either Party default in the payment of any amounts required hereunder and such default shall continue for a period of thirty (30) days after written notice thereof, said amounts shall become a continuing lien on the Property owned by the Party in default, which shall bind the defaulting Party, their successors and assigns, and the Party not in default may bring an action at law against the defaulting Party to pay the same, and there shall be added to the amount of such costs and expenses the cost of preparing and filing the complaint in such action. In the event a judgment is obtained, reasonable attorneys' fees shall be paid to the prevailing Party. The non-defaulting Party shall have the right, but not the obligation, to record its lien(s) against the Property interest owned by the defaulting Party, but at all times such lien(s) pursuant to this section shall be subject and subordinate to the lien of any mortgage now or hereafter held by any mortgagee, or any extension, renewal, modification or refinancing thereof, on the defaulting Party's Property, whether or not such mortgage or any extension, renewal, or modification or refinancing is recorded before or after the lien in favor of the non-defaulting Party. No Party may waive nor otherwise escape liability for the costs and expenses provided for herein by non-use of the easements or abandonment of its Property.

4. Cooperation. The Parties acknowledge that they have entered into or may enter into in the future certain declarations and easements relating to the Property. The Parties agree to cooperate with each other in the timely administration of their respective rights and discharge their respective duties and obligations under the foregoing declarations and easements.

5. Indemnification. Each Party shall hold harmless, defend and indemnify the other Party, its partners, affiliates and agents, and their respective employees, successors and assigns, from and against all loss, costs, damage, actions, suits, judgments and expense, including reasonable attorneys' fees, arising out of or due to, the use by such Party or its Permitted Users, of the easements or other rights granted hereunder, including, without limitation, the use, exercise or enjoyment of any easement granted in this Agreement except to the extent due to or a result of, the negligence or willful misconduct of the Party seeking indemnification or such Party's respective Permitted Users.

6. Insurance. Each Party to this Agreement shall maintain comprehensive general liability insurance against claims for bodily injury, death and property damage occurring in or upon the Property or access thereto, including contractual liability coverage for claims made pursuant to the indemnity provisions of this Agreement, in such amounts as may be carried from time to time by prudent owners of similar properties in the Brooklyn Park area, but in all events to afford protection for limits of not less than \$1,000,000 combined single limit for bodily injury or property damage and \$2,000,000 in the aggregate. In addition, each Party to this Agreement shall maintain comprehensive property insurance in such amounts as may be carried from time to time by prudent owners of similar properties in the Brooklyn Park area.

7. Estoppel Certificates. Each Party shall, from time to time, within fourteen (14) days after written request from the other Party, execute, acknowledge and deliver to the other, a certificate stating:

- a) that the terms and provisions of this Agreement, as amended, are unmodified and are in full force and effect or, if modified, identifying the modification agreements;
- b) whether there is known to be any existing default hereunder by any Party and, if so, specifying the nature and extent thereof;
- c) whether the Party executing such certificate is performing work for which that Party expects reimbursement under the provisions hereof;
- d) the nature and extent of any setoffs, claims or defenses then being asserted or otherwise known by the Party against the enforcement of another Party's obligations hereunder;
- e) the nature and extent of any notice given or demand made upon a Party which has not been satisfied; and
- f) such other matters as may be reasonably requested.

8. No Right in General Public. Nothing herein contained in this Agreement shall be deemed to be a gift or dedication of any portion of either Party's Property to the general public, or for any public purposes whatsoever, it being the intention of this Agreement shall be strictly limited to and for the purposes herein expressed.

9. Term. Use of the Easements and Common Improvements by the Parties and their Permitted Users, pursuant to the terms of this Agreement, shall not be terminated by either Party without the prior written consent of the other Party.

10. Covenants to Run with Land. The Parties hereby agree that the easements, restrictions, reservations, rights and obligations set forth herein shall run with the property burdened and shall be binding on all parties having any right, title or interest in the same, their heirs, successors and assigns.

11. Casualty and Condemnation. Should any portion of the Property or the Common Improvements be condemned, otherwise taken, or subject to a casualty, the Parties agree to pay the cost of replacing such Property or Common Improvements located on its respective Property without contribution from the other Party; provided, however, that nothing herein shall obligate such Party to repair or replace such Property or Common Improvements if such repair or replacement is not required or permitted by the Party's lender and/or investor, including, without limitation, any unrelated institutional and/or governmental lender(s) who provide mortgage financing for any portion of the Property (collectively, the "**Lenders**") and [_____] and its affiliates, successors and/or assigns (collectively, the "**Investor Member**"). The Party with the condemned or damaged Property or Common Improvements shall be responsible for coordinating replacement of such Property or Common Improvements.

12. Default or Dispute. In the event of a default or dispute under this Agreement should occur by either Party, either Party may seek any and all remedies permitted by law or equity.

13. **Waiver.** Any waiver by any Party of any default of the other Party hereunder shall not affect or impair any right arising from any subsequent default.

14. **Severability.** If any clause, provision or portion of this Agreement is deemed to be illegal, invalid, or unenforceable under present or future laws, then the remainder of the Agreement shall remain unaffected but the illegal, invalid or unenforceable provision shall be modified in such a way that effectuates the intention of this Agreement but complies with all applicable laws.

15. **Captions.** The caption of each paragraph of this Agreement is for convenience only and shall not be considered in the interpretation or construction of any provision of this Agreement.

16. **Amendment or Modification.** This Agreement and any of the rights and easements created hereby may not be modified or terminated except by a written instrument executed by all parties hereto.

17. **Final Site Plan.** [The Parties acknowledge that the Property is expected to be developed in two separate phases (“**Phases I and II**”), and at such time as the construction of each of Phases I and II, respectively, has commenced, the Parties agree to reasonably cooperate to amend and restate this Agreement to accommodate and incorporate Phases I and II and the improvements associated therewith, respectively. In order to reflect the final type, location and configuration of the improvements or amenities to be constructed on Phases I and II, the Parties shall amend this Agreement to replace the Initial Site Plan with an updated site plan which shows the final location of the improvements and amenities to be constructed on Phases I and II (the “Final Site Plan”) and to make any other amendments or attach any other exhibits as reasonably necessary to accurately reflect such improvements and amenities.]

18. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

19. **Non-Exclusive Easements.** The Easements and other rights granted herein are not exclusive, and each Party hereby reserves unto itself and to the other present and future owners of any portion of the Property the right to utilize the Easements herein for such purposes as do not unreasonably endanger or interfere with such Easements granted herein. Each Party shall have the right to grant such other easements, rights or privileges to such persons and/or entities and for such purposes as a Party in its sole discretion may elect, so long as such purposes do not unreasonably endanger or interfere with the Easements and other rights granted herein.

20. **General Conditions of Easements.** Each of the Easements granted hereunder is (i) non-exclusive, (ii) perpetual and irrevocable by the Party granting such Easements (except as expressly provided herein), and (iii) for the benefit of the other Party and its Permitted Users. The Party which is benefitted by the Easements granted hereunder shall use, and cause its Permitted Users to use, the Easements granted hereunder in a reasonable manner, and shall not obstruct or otherwise use any of the Easements or permit any of the Permitted Users to use any of the Easements, in a manner that would materially or substantially interfere with the use and operation of the granting Party’s Project.

21. Priority of Easements. The Easements and other rights granted by this Agreement shall be superior in priority to any mortgages, security deeds, deeds of trusts or liens, the foreclosure of which could terminate such Easements and other rights granted herein.

22. Third Party Beneficiary. Except as herein specifically provided, no rights, privileges or immunities of any Party hereto shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

23. Entire Agreement. This Agreement contains the sole and entire agreement of the Parties hereto with respect to matters contemplated hereunder, and no representation, inducement, promise or agreement, oral or written, by and among the Parties and not incorporated herein shall be of any force or effect.

24. Notices. All notices and communications required, necessary or desired to be given pursuant to this Agreement shall be in writing and shall be deemed given and received upon personal delivery (which shall include delivery by commercial, overnight courier) or three (3) days after deposit in the United States mail, certified, return receipt requested, postage prepaid and addressed to the record owner of either Property, at the mailing address shown in the public real estate tax records for Hennepin County, Minnesota.

25. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

25735957v3

[Signature Pages to Follow]

BROOKLYN PARK AH II, LLLP, a Minnesota limited liability limited partnership

By: Brooklyn Park AH II, LLC, a Minnesota limited liability company
Its: General Partner

By: _____
Patrick Ostrom
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by Patrick Ostrom, the Vice President of Brooklyn Park AH II, LLC, a Minnesota limited liability company, as the General Partner of Brooklyn Park AH II, LLLP, a Minnesota limited liability limited partnership, on behalf of said partnership.

WITNESS my hand and official seal.

Notary Public
My commission expires _____

EXHIBIT A

Legal Description of Brooklyn Park 1 Property

[Lot 2, Block 1, Gateway 7th Addition, Hennepin County, Minnesota.]

EXHIBIT B

Legal Description of Brooklyn Park 2 Property

[Lot 1, Block 1, Gateway 7th Addition, Hennepin County, Minnesota.]

EXHIBIT C

Initial Site Plan

[ATTACHED]

EXHIBIT D

Depiction and Legal Description of the Access Easement Area

[ATTACHED

EXHIBIT E

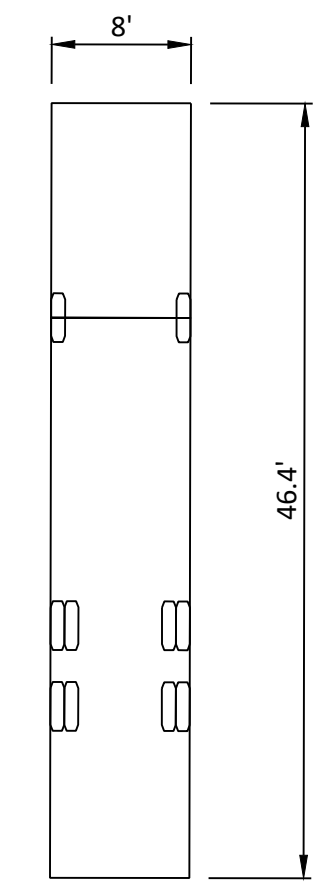
Depiction of the Shared Easement Area

[ATTACHED]

PLAT NO. 27-189

PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		BOUNDARY LINE	
		CONCRETE CURB	
		EASEMENT LINE	
		BUILDING LINE	
		RETAINING WALL	
		WETLAND	
		TREE LINE	
		SAW CUT LINE	
	SIGN		
	BOLLARD		
	REGULAR PARKING STALL COUNT		
	KEYNOTE		

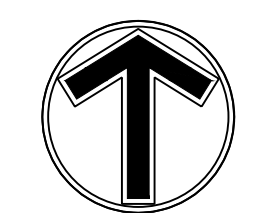
FIRE ENGINE DRIVING IN DIMENSIONS:
 8' x 46.4'
 INSIDE RAD: 28'
 OUTSIDE RAD: 45'



PROPOSED INDU!
 126,000 SF
 FFE=890

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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NORTH
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24.15 (LWS TECH) | SCOTT FROST | 2/22/2023 11:43:31 AM
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NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.
 Print Name: **PRELIMINARY** BALZER
 Date _____ License # 57133

PRELIMINARY
 01/25/2023
 DESIGN REVIEW
 PERMIT SUBMITTAL
 CONSTRUCTION DOCUMENTS

DRAWN BY
 TK
 DESIGNED BY
 JB
 CHECKED BY
 ST
 PROJECT NO.
 51412



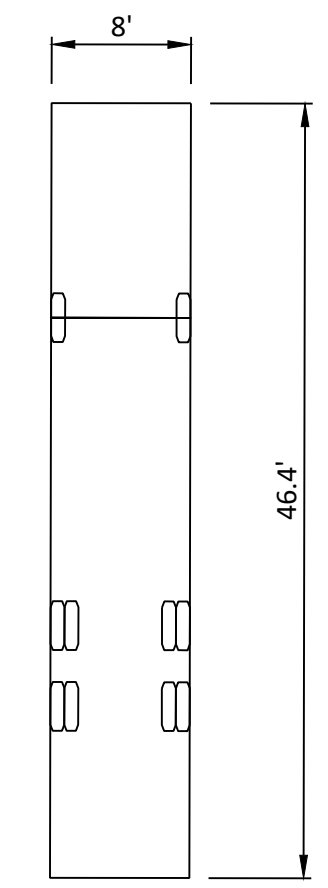
FIRE LANE - DRIVE IN
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
 OF
 REV. #

PLAT NO. 27-189

PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND	GRASS PAVERS (FIRE APPARATUS ACCESS ROAD)
		TREE LINE	
		SAW CUT LINE	
		SIGN	
		BOLLARD	
		REGULAR PARKING STALL COUNT	
		KEYNOTE	

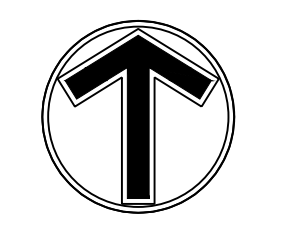
FIRE ENGINE BACKING OUT
DIMENSIONS:
8' x 46.4'
INSIDE RAD: 28'
OUTSIDE RAD: 45'



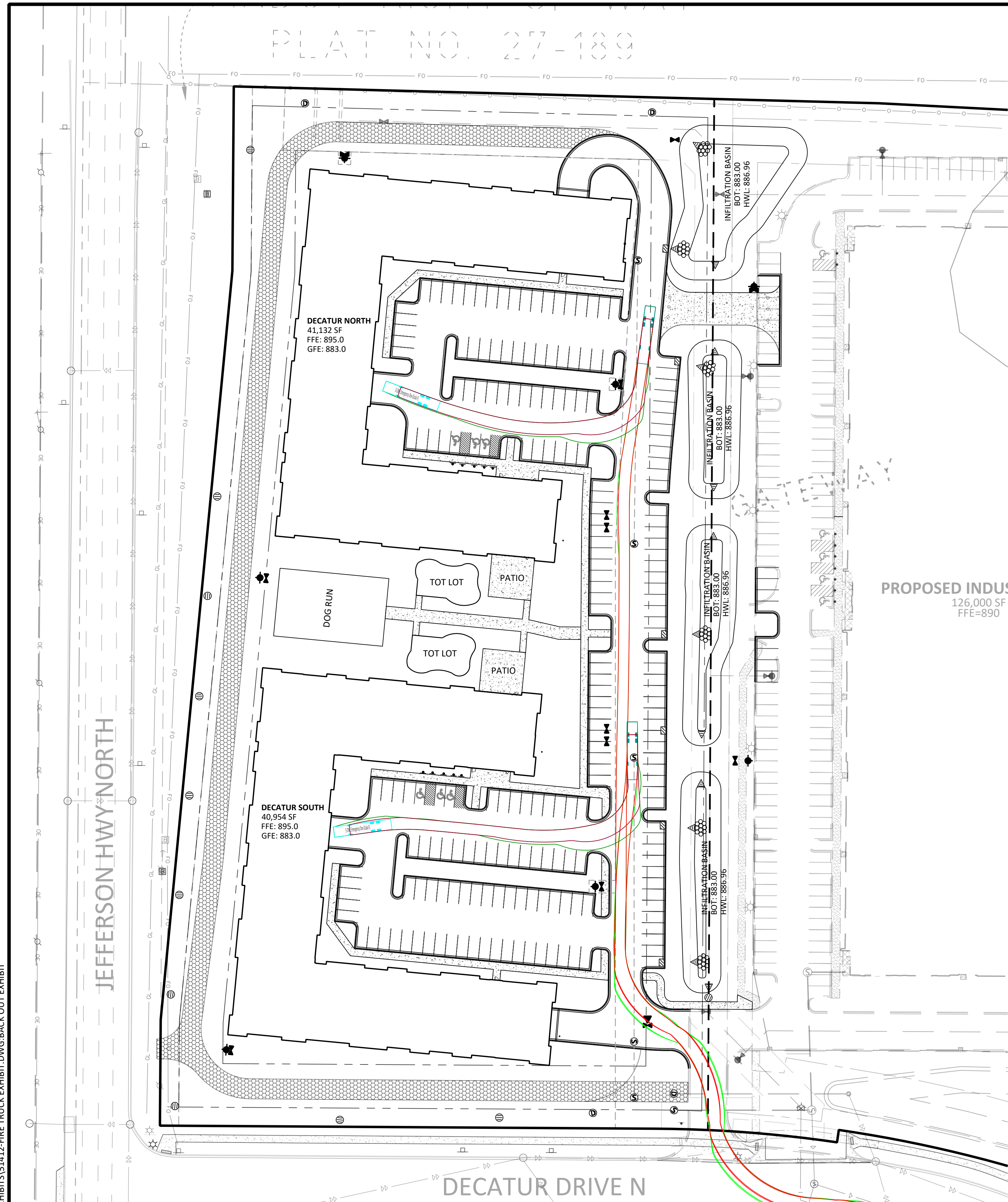
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126,000 SF
FFE=890

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SCALE IN FEET



NO	DATE	BY	CKD	APPR	COMMENT
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2	02/21/2023	SF	JB	ST	CITY COMMENTS

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Print Name: **PRELIMINARY** BALZER
Date _____ License # 57133

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY TK
PERMIT SUBMITTAL	DESIGNED BY JB
CONSTRUCTION DOCUMENTS	CHECKED BY ST
	PROJECT NO. 51412



FIRE LANE - BACK OUT
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

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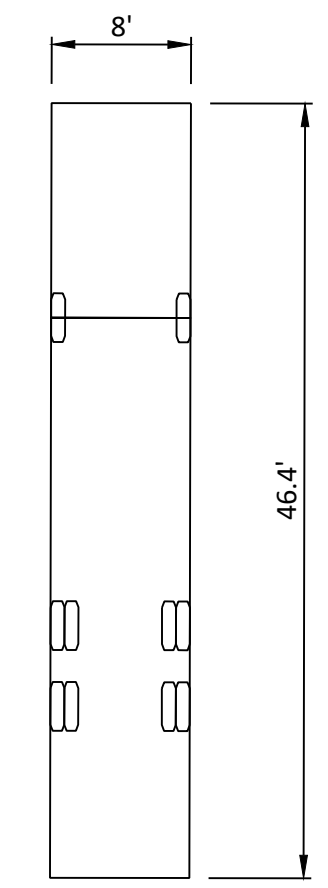
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PLAT NO. 27-189

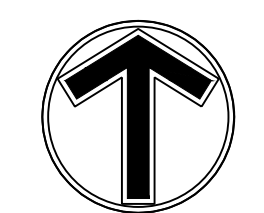
LEGEND	
	BOUNDARY LINE
	CONCRETE CURB
	EASEMENT LINE
	BUILDING LINE
	RETAINING WALL
	WETLAND
	TREE LINE
	SAW CUT LINE
	BOUNDARY LINE
	CONCRETE CURB
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	BUILDING LINE
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	SIGN
	BOLLARD
	REGULAR PARKING STALL COUNT
	KEYNOTE
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)

FIRE ENGINE ALTERNATE ACCESS ROUTE
 DIMENSIONS:
 8' x 46.4'
 INSIDE RAD: 28'
 OUTSIDE RAD: 45'



PROPOSED INDU!
 126,000 SF
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 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
 OF
 REV. #

PLAT NO. 27-183

KEY NOTES

- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. B-612 CONCRETE CURB AND GUTTER
- C. B-618 6" CONCRETE CURB AND GUTTER
- D. CONCRETE APRON
- E. FLAT CURB SECTION
- F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
- G. SEGMENTAL BLOCK RETAINING WALL
- H. ACCESSIBLE RAMP
- I. ACCESSIBLE STALL STRIPING
- J. ACCESSIBLE PARKING SIGN
- K. TRANSFORMER
- L. KNOCK DOWN BOLLARDS
- M. SURMOUNTABLE CURB AND GUTTER

LEGEND

	PROPOSED		EXISTING		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
	PROPOSED		EXISTING		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
	PROPOSED		EXISTING		EASEMENT LINE		CONCRETE PAVING
	PROPOSED		EXISTING		BUILDING LINE		CONCRETE SIDEWALK
	PROPOSED		EXISTING		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	PROPOSED		EXISTING		WETLAND		GRASS PAVERS (FIRE APPARATUS ACCESS ROAD)
	PROPOSED		EXISTING		TREE LINE		
	PROPOSED		EXISTING		SAW CUT LINE		
	SIGN						
	BOLLARD						
	REGULAR PARKING STALL COUNT						
	KEYNOTE						

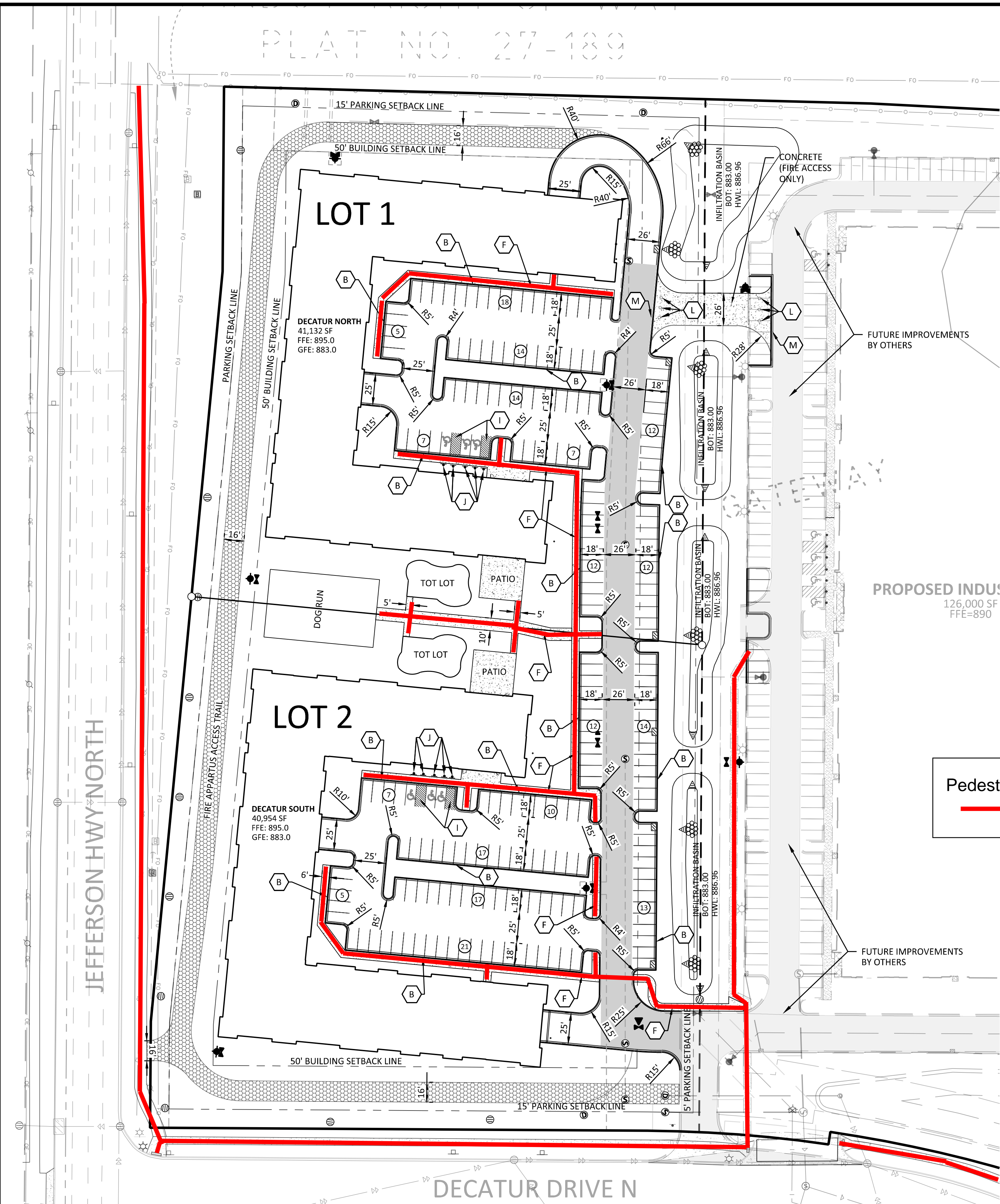
DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY		RESIDENTIAL	
AREA		BUILDING SETBACKS	
LOT 1 AREA	3.81 AC	FRONT YARD	50 FT
LOT 2 AREA	3.99 AC	REAR YARD	50 FT
GROSS SITE AREA	7.80 AC	EAST SIDE YARD	50 FT
IMPERVIOUS	4.15 AC	WEST SIDE YARD	50 FT
PERVIOUS	3.65 AC		
PARKING SUMMARY		PARKING SETBACKS	
EXTERIOR	217	FRONT YARD	15 FT
INTERIOR	446	REAR YARD	15 FT
TOTAL PARKING PROVIDED	663	EAST SIDE YARD	5 FT
TOTAL PARKING REQUIRED	630	WEST SIDE YARD	15 FT
APARTMENT BUILDINGS		ZONING	
DECATUR NORTH	175	EXISTING ZONING	B3/PD
DECATUR SOUTH	175	PROPOSED ZONING	TOWN CENTER DISTRICT
GROSS DENSITY	45 U/A		

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
- LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS
 SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

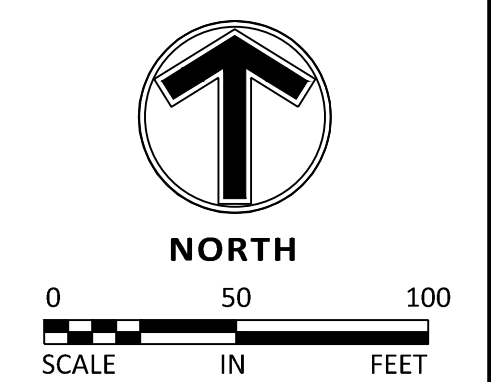


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Pedestrian Connectivity routes

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24.15 (LWS TECH) | JOSHUA BALZER, PE (MN) | 2/21/2023 2:23:42 PM | L:\PROJECTS\1412\CAD\SHEETS\1412-C3-SITE.DWG\C3.01 PRELIMINARY SITE PLAN

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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 Print Name: **JOSHUA BALZER**
 License # 57133

PRELIMINARY 01/25/2023 DESIGN REVIEW	DRAWN BY TK
PERMIT SUBMITTAL	DESIGNED BY JB
CONSTRUCTION DOCUMENTS	CHECKED BY ST
	PROJECT NO. 51412



PRELIMINARY SITE PLAN
 REAL ESTATE EQUITIES
 PRELIMINARY SITE DEVELOPMENT PLANS
 DECATUR NORTH & DECATUR SOUTH APARTMENTS
 BROOKLYN PARK, MN

SHEET
C3.01
 OF
 REV. #

City of Brooklyn Park Request for Council Action

Agenda Item:	7.1	Meeting Date:	April 10, 2023
Agenda Section:	General Action Items	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Malcolm Hicks, Business Development Coordinator
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Mayor Winston
Item:	Brooklyn Park Development Corporation (BPDC) Appointments		

City Manager's Proposed Action:

Appoint representatives to serve on the Brooklyn Park Development Corporation Board of Directors. Four (4) appointments to the Board of Directors are being requested.

Resident Representative

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BROOKLYN PARK DEVELOPMENT CORPORATION AS THE RESIDENT REPRESENTATIVE FOR A TWO-YEAR TERM.

The effect of this action will be to designate a residential representative to the Brooklyn Park Development Corporation's Board of Directors. The current resident representative, Ignatius Neepaye, has completed his first term resulting in the need for a new appointment. The term begins immediately following an appointment by the City Council and will run through the 2025 annual meeting.

Financial Representative

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BROOKLYN PARK DEVELOPMENT CORPORATION AS THE FINANCIAL REPRESENTATIVE FOR A TWO-YEAR TERM.

The effect of this action will be to designate a financial representative to the Brooklyn Park Development Corporation's Board of Directors. This is a new Board of Director seat per the amended BPDC bylaws resulting in the need for an appointment. The term begins immediately following an appointment by the City Council and will run through the 2025 annual meeting.

Large Business Representative

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BROOKLYN PARK DEVELOPMENT CORPORATION AS THE LARGE BUSINESS REPRESENTATIVE FOR A TWO-YEAR TERM.

The effect of this action will be to designate a large business representative to the Brooklyn Park Development Corporation's Board of Directors. The current business representative, Roger Vang, has completed one complete term and will be retiring, resulting in the need for a new appointment. The term begins immediately following an appointment by the City Council and will run through the 2025 annual meeting.

Small Business Representative

MOTION _____, SECOND _____, TO APPOINT _____ TO THE BROOKLYN PARK DEVELOPMENT CORPORATION AS THE SMALL BUSINESS REPRESENTATIVE FOR A TWO-YEAR TERM.

The effect of this action will be to designate a small business representative to the Brooklyn Park Development Corporation's Board of Directors. This is a new Board of Directors seat per the amended BPDC bylaws resulting in the need for an appointment. The term begins immediately following an appointment by the City Council and will run through the 2025 annual meeting.

Overview:

The Brooklyn Park Development Corporation bylaws state that all representatives on the Board of Directors shall be appointed by the City Council.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A