2014 Application for Special Land Use Action

Staff contact: John Sutter
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4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

PROPERTY: Address 5001 West Broadway (proposed) P.I.D. 09-118-21-24-0015, 0016, 0017, 0018 & 0061

PROJECT TITLE: Public Works Facility (Streets, Utilities and Park Maintenance

APPLICANT: City of Crystal Tel: 763.531.1142

Email address: john.sutter@crystalmn.gov Fax: 763.531.1188

U.S. Mail address: 4141 Douglas Dr N, Crystal MN 55422

PROPERTY OWNER: (same as applicant)

	TYPE OF APPLICATION: (check all that apply)	**APPLICATION FEE (nonrefundable)**	**ATTACHMENTS TYPICALLY REQUIRED** (explanation on back)
___	Administrative Appeal	$200	1 - - - - 6 - 8
___	Comprehensive Plan Amendment	$500	- - - - - 6 - 8
X	**Conditional Use Permit**	$500	1 - - - - 6 - 8
___	Lot Division / Realignment of Lot Lines	$500	- - 3 - - 6 - 8
___	Plat	$500 + $50 per lot over 2	- 2 - - 5 6 - 8
___	Rezoning or Zoning Text Amendment	$500	- - - - - 6 - 8
X	**Site Plan Review**	$500	- 2 - 4 - 6 7 8
X	**Vacation of a public street or easement**	$500	- 2 - - - 6 - 8
X	**Variance**	$500	1 - - - - 6 - 8
___	Planned Development	$1,000	- 2 - - 5 6 7 8
___	Telecommunication Tower	$5,000	- 2 - 4 - 6 7 8
___	Storm Water Management Plan	(no fee)	- 2 - 4 - 6 7 8

TOTAL FEE: $ N/A (city project) **ATTACHMENTS:** 1, 2, 4, 6, 7

SIGNATURES: The applicant and property owner certify that:

- ❑ I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- ❑ I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- ❑ The documents and information I have submitted are true and correct to the best of my knowledge.

5/16/2014
APPLICANT (date)

(same)
PROPERTY OWNER (date)

FOR OFFICE USE ONLY: *Application #* 2014-04 *Accounting #* 0100.4418 *Receipt #* N/A *Date Received* 5/16/2014

Acknowledgement letter sent N/A *If application incomplete, was 60-day rule language included?* ____

Plan Comm hearing 6/09/2014 *City Council action* 6/17/2014 *Approved? Yes* __ *No* __ *Other* __

NOTES: ____

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATION 2014-4
CITY OF CRYSTAL
PUBLIC WORKS FACILITY
5001 WEST BROADWAY

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, June 9, 2014 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use application:

LAND USE APPLICATION 2014-4:

- Applicant and Property Owner: City of Crystal
- Property Address (proposed) 5001 West Broadway, being a 5.3 acre site comprised of five parcels: 5101, 5027, 5025, 5017 and 4947 West Broadway (respectively, P.I.D. 09-118-21-24-0015, -0016, -0017, -0018 and -0061).
- Description: The property is zoned C-2 General Commercial. The city is proposing a new facility for its Public Works Department which includes street, utility and park maintenance operations. The facility would consist of a new 61,930 sq. ft. building and associated site improvements. The city anticipates demolition of the existing buildings in June 2014, construction commencement in August 2014 and project completion in summer 2015.
- Land Use Actions Required:
  - Site and building plan review
  - Conditional Use Permit for a cold storage building and covered bins
  - Conditional Use Permit for an 8 foot high screening wall or fence along Fairview Avenue
  - Variance to reduce the building setback from 30 feet to 10 feet along West Broadway
  - Variance to allow impervious coverage exceeding the standard 75% maximum
  - Vacation of excess Fairview Avenue right-of-way at the southeast corner of the site
  - Vacation of street easements that would have been part of the east half of Zane Avenue

On or about May 29, 2014 a copy of this application will be available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff report will be similarly available on or about June 2, 2014. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on this matter are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION

M E M O R A N D U M

DATE: **June 2, 2014**

TO: **Planning Commission (June 9, 2014 meeting)**

FROM: **John Sutter, City Planner/Assistant Community Development Director**

SUBJECT: **Public Hearing: Application 2014-4 for site and building plan review, conditional use permits, variances and street vacations for a new public works facility at 5001 West Broadway**

A. BACKGROUND

The city proposes to build a new facility for its Public Works Department which includes street, utility and park maintenance operations. For this purpose the city has acquired a 5.3 acre site comprised of five parcels: 5101, 5027, 5025, 5017 and 4947 West Broadway (respectively, P.I.D. 09-118-21-24-0015, 16, 17, 18 and 61). Demolition of the existing buildings and site clearance are anticipated to be completed by early July.

The new facility would consist of an approximately 62,000 sq. ft. building and associated site improvements. Construction of the new facility is anticipated to begin in August with completion in summer 2015.

The site is zoned C-2 General Commercial. For the project to proceed as planned, the Planning Commission and City Council would need to approve the following land use actions:

- Site and building plan review
- Conditional Use Permit for a government and public utility building including outdoor storage and accessory storage buildings
- Variance for a 10 foot building setback along West Broadway instead of 30 feet
- Variance to allow hard surface coverage at 80% instead of 75%
- Vacation of street easements that would have been part of the east half of Zane Avenue, and excess Fairview Avenue right-of-way at the southeast corner of the site

City staff and the city's architect, Kodet Architectural Group, presented a preliminary site plan and building perspectives at an open house on April 21 at the Crystal Community Center. 104 open house invitations were mailed on April 10 to a radius of 700 feet from the site. Five neighborhood residents, one commercial property owner and a representative from Washburn-McReavy attended the open house. The commercial owner and Washburn-McReavy were generally supportive of the project, with Washburn-McReavy being especially interested in enhanced landscaping west of the site. Of the five residents, three were generally supportive of the project, and two

were strongly opposed due to concerns about noise, traffic, screening and the general image presented by the facility along West Broadway. The plans included in this staff report were modified in part to respond to those concerns to the extent practicable.

Notice of the Planning Commission's June 9, 2014 public hearing was mailed on May 27, 2014 to the same properties that were notified of the open house. Notice was also published in the Sun Post on May 29, 2014. Staff has received no comments to date.

The following Exhibits are attached:
A. Architect's narrative
B. Aerial photo (2012)
C. Survey showing existing conditions
D. Civil engineer's plan sheets (3)
E. Architect's plan sheets (8)
F. Landscape plan
G. Color site plan
H. Color building renderings (4)
I. Color building palette
J. Proposed street easement and right-of-way vacations
K. Comment letter from West Metro Fire Rescue District

B. STAFF COMMENTS

1. Minimum setbacks for the building are 30 feet from the lot lines along West Broadway and Fairview Avenue, and 10 feet from the west lot line along the cemetery. The building would meet or exceed the setback requirements except along West Broadway where the proposed setback is 10 feet and a variance is requested.

2. Maximum building height is 40 feet. The proposed height is 30 feet plus a small enclosure for a staircase to the rooftop not to exceed 10 additional feet.

3. To ensure that the roof overhang is at least 10 feet from West Broadway, the building will be shifted approximately 4 feet west of what is shown on the attached plans. This will be corrected in the final plans submitted for the building permit.

4. West Broadway traffic volumes (AADT) are 8,000 north of Corvallis and 6,900 south of Corvallis. The observed volume adjacent to the site is approximately half of the capacity of the roadway.

5. The property would have three curb cuts on West Broadway: Trucks and large city vehicles would access the site at the north and south ends, and regular motor vehicles (employees and visitors) would access the site in the middle. The north curb cut would probably see the greatest use, and it is located directly across from Corvallis Avenue. Signalization of this intersection is not anticipated but a signal could be installed in the future if needed.

6. The minimum setback for the parking lot / paved yard area is 5 feet from any lot line. The proposed parking lot setbacks are approximately 35 feet from Fairview Avenue, 10 feet from West Broadway and no less than 5 feet from the west lot line.

7. Maximum hard surface coverage is 75%. Proposed coverage is 80% but there would be full on-site stormwater treatment so a variance is requested.

8. As shown, the two accessible parking spaces are not code compliant. The minimum dimensions for accessible spaces are an 8 foot wide space and an 8 foot wide clear zone, for a total of 16 feet. This will be corrected on the final plans submitted for the building permit.

9. Except for the stormwater ponds, south building access and visitor parking, the site would be secured with fences and motorized gates. Along the Fairview Avenue setback line, an 8 foot high opaque screening fence or wall would extend out from each corner of the building to provide screening in accordance with 515.13 Subd. 7 a) 2). Along West Broadway, a 6 foot high decorative fence would be used. Access would be controlled by motorized gates at the main (Corvallis) entrance and the visitor parking area. Along the west side of the site, a 6 foot high chain link fence would be used.

10. There is a 30 foot wide drainage & utility easement on the cemetery property directly west of the site. The city would heavily plant this area to provide screening for the cemetery, and the cemetery would take on maintenance of the landscaping once planted. If the cemetery desires, the city would also remove the old fence along the west side of the easement because the city's new fence on the east side of the easement would make the old fence redundant.

11. Irrigation is not discussed on the landscape plan. Any sodded areas must be irrigated. There may be some areas where seeding is a more appropriate way to achieve ground cover, and in those cases, a seed mixture not requiring irrigation may be used. These items will be resolved prior to submittal of the final plans for the building permit.

12. Large-species shade trees (Ginkgo, Hackberry and Swamp White Oak) are shown along West Broadway. This would require the existing overhead utilities along the West Broadway sidewalk to be relocated underground. City staff has asked Xcel Energy for a cost estimate and this matter will be brought to the City Council for consideration after that information is available. If the Council chooses to not underground the utilities along West Broadway, then the plan will be revised to show smaller trees.

13. West Metro Fire Rescue District provided detailed comments in its May 28 letter. While these items do not need to be addressed now, they will be resolved prior to submittal of the final plans for the building permit.

C. *STAFF RECOMMENDATION*

1. Approve the submitted site and building plans, subject to the necessary corrections or clarifications described in Section B of this report which must be resolved prior to submittal of the final plans for the building permit.

   Finding: The submitted site and building plans are in conformance with city code, provided that they are revised as described in Section B of this report, and the other land use actions are approved.

2. Approve a conditional use permit for a governmental and public utility building including outdoor storage, covered storage bins and a cold storage building.

   Findings:
   a. The proposed facility is in conformance with 515.49 Subd. 4a pertaining to governmental and public utility buildings, 515.49 Subd. 4e pertaining to outdoor storage and 515.49 Subd. 4h pertaining to accessory storage buildings, and shall be operated in accordance with same; and
   b. The proposed use is consistent with the General Commercial guidance in the Comprehensive Plan, is an appropriate use in this location because it is located in a transitional area between residential and industrial uses, and would not create significant negative impacts on the surrounding area. (515.05 Subd. 3)

3. Approve a variance for a 10 foot minimum building setback along West Broadway instead of 30 feet.

   Findings: The requested variance meets all three criteria in the statute:
   a. The setback reduction is reasonable because the existing building at 4947 West Broadway has a similar setback encroachment and the vast majority of the new building will be set back far more than the minimum 30 feet; and
   b. The property has an unusual triangular shape which renders a large portion of it unusable for C-2 district uses if the standard 30 foot setback is applied to both the Fairview Avenue and West Broadway frontages; and
   c. The proposed use would not alter the essential character of the locality in that the existing building at 4947 West Broadway has a similar setback encroachment and there would be no other buildings along the west side of West Broadway from Corvallis to Fairview.

4. Variance to allow hard surface coverage at 80% instead of 75%.

   Findings: The requested variance meets all three criteria in the statute:
   a. The increase in allowable coverage is reasonable because stormwater will be accommodated and treated on the site; and

b. The property has an unusual triangular shape which does not allow for the most efficient layout of the yard and vehicle maneuvering areas, thus requiring more hard surfacing than would be the case on a more typically shaped site; and
c. The proposed use would not alter the essential character of the locality due to full on-site stormwater treatment which will prevent harm from greater coverage, combined with the presence of green space at the edges and corners of the site where it provides the greatest benefit to adjacent property owners and the community.

5. Vacation of street easements that would have been part of the east half of Zane Avenue, and excess platted Fairview Avenue right-of-way at the southeast corner of the site.

Findings:
a. The Zane Avenue easements are no longer needed for public street purposes because in 1976 the city determined that Zane would not be extended from Fairview to West Broadway, specifically by vacating platted right-of-way for the west half of Zane; and
b. The platted Fairview Avenue right-of-way at West Broadway exceeds what is necessary, provided that a drainage and utility easement is reserved over the vacated area.

Planning Commission action is requested in the form of a recommendation to the City Council. The Commission may choose to include items 1-5 above in a single motion or consider the items in separate motions. The motion(s) should reference the findings and conclusions in the staff report or include other findings and conditions specifically stated by the Commission.

The City Council would consider the Planning Commission's recommendation at its meeting on June 17, 2014.

Crystal Public Works Facility

The Crystal Public Works Facility is a replacement of the city's existing outdated buildings and under-sized site located in a flood zone and embedded in a residential area at 41st & Colorado Ave N. This new facility would move the city's operations to a larger site in a commercial area on West Broadway. This will greatly enhance the functional efficiency of the city's Public Works Department by housing their entire vehicle fleet indoors and providing a state of the art maintenance garage and shop areas. The building will unify the city's streets, utilities (water & sewer) and park maintenance operations into one building.

Site design concepts will include:

1. Architecturally pleasing building with durable, high-quality materials
2. Site organized for efficient vehicle movement and security
3. City vehicles will only access the site from West Broadway
4. The West Broadway frontage will have a decorative metal fence
5. The Fairview Avenue frontage will be screened with a solid 8 foot high fence and a 30 foot wide landscape buffer
6. The west (cemetery) side of the site will have a 6 foot high fence, plus a 30 foot wide landscape buffer in a drainage & utility easement on cemetery property
7. On-site material storage organized in covered bins
8. An alternate for on-site fueling with canopy

The building design will incorporate:

1. A contextual, durable architectural image with warm colors and textures
2. Offices, conference rooms, and lunchroom designed for efficient crew staging and operations
3. 90' wide drive-through vehicle storage bays
4. Overhead cranes and vehicle hoists for the variety of vehicle sizes
5. Mezzanine storage throughout
6. High-speed, energy-efficient doors
7. Space for indoor storage of current public works equipment
8. State of the art mechanical, electrical, and technology systems

Sustainable concepts:

1. High windows and skylights to maximize natural light within the building
2. Geothermal system with vertical loops
3. On-site holding ponds and underground tanks to filter stormwater on site
4. Durable, long-lasting materials: precast concrete, metal panels, and masonry
5. Green materials: locally available and recycled
6. Infrastructure to accommodate future solar panels

Estimated project construction cost: $8,400,000

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EXHIBIT A

DOYLE'S
CORVALLIS
WEST BROADWAY
CRYSTAL COLLISION
FAIRVIEW
SITE
WASHBURN-MCREAVY

EXHIBIT B

LEGAL DESCRIPTION

Parcel 1: ORTE740482
Lot 1, Block 1, FATHER WILLIAM BLUM ADDITION, Hennepin County, Minnesota.
Torrens property
Being registered land as evidenced by Certificate of Title No. 1302979.

Parcel 2: ORTE740484
That part of the Southeast Quarter of the Northwest Quarter (SE 1 /4 of NW 1 /4) of Section 9, Township 118 North, Range 21 West of the 5th Principal Meridian, Hennepin County, Minnesota, described as follows:
Beginning at a point in the West line of said SE1/14 of NW 1/4, 514.59 feet North of the Southwest corner of said SE 1 /4 of NW 1/4; thence South along said West line a distance of 14.59 feet to a point which is 500 feet North of said Southwest corner of the SE 1 /4 of NW 1/4; thence running Easterly on a line parallel with the South line of said SE1/4 of NW 1/4 a distance of 250.5 feet, more or less, to a point in the Southwesterly line of Jefferson Highway; thence running Northwesterly along said Southwesterly line of Jefferson Highway a distance of 158.78 feet, more or less, to a point in a line bearing North 54 degrees, 56 minutes East from the point of beginning; thence running South 54 degrees, 56 minutes West along said line 193.4 feet, more or less, to the point of beginning.
For the purpose of this description the West line of the Southeast 1/4 of the Northwest 1/4 is considered to be a due North and South line. Except that part hereof which lies Northeasterly of a line drawn parallel with and distant 80 feet southwesterly of the southwesterly line of Lot 1, Block 1, Lois 6th Addition and the same extended, according to the recorded plat thereof.
Abstract Property

Parcel 3: ORTE740483
That part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 21, described as follows: Beginning at a point on the West line of said Southeast Quarter of the Northwest Quarter a distance of 440.00 feet North of the Southwest corner thereof; thence East parallel with the South line of said Southeast Quarter of the Northwest Quarter a distance of 155.40 feet; thence North parallel with the West line of said Southeast Quarter of the Northwest Quarter a distance of 5.00 feet; thence East parallel with the South line of said Southeast Quarter of the Northwest Quarter to the Westerly line of West Broadway (a.k.a. Jefferson Highway); thence Northwesterly along said Westerly line of West Broadway to the intersection with a line drawn parallel with the South line of said Southeast Quarter of the Northwest Quarter from a point on the West line of said Southeast Quarter of the Northwest Quarter distant 500.00 feet North of the South line of said Southeast Quarter of the Northwest Quarter; thence West along said parallel line to the West line of said Southeast Quarter of the Northwest Quarter; thence South along said West line to the point of beginning, except that part thereof which lies Northeasterly of a line drawn parallel with and distant 80 feet Southwesterly of the Southwesterly line of Lot 1, Block 1, Lois 6th Addition and the same extended, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
Abstract Property

Parcel 4: ORTE740484
Parcel I:
That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1 /4) of Section 9, Township 118, Range 21, Hennepin County, Minnesota, described as follows: Beginning at the point of intersection of the West line of said SE 1/4 of NW 1/4 with the Westerly line of Jefferson Highway; thence South along said West line 199.78 feet to a point which is 648.52 feet North of the Southwest corner of said SE 1/4 of NW 1 /4, which point is the actual point of beginning of the tract to be described; thence continuing South along said West line 133.93 feet more or less to a point which is 514.59 feet north of the Southwest corner of said SE1/4 of NW 1/4, thence running North 54 degrees, 56 minutes East 193.4 feet more or less to a point in the Westerly line of Jefferson Highway; thence Northwesterly along said Westerly line of Jefferson Highway 105.22 feet; thence running South 57 degrees, 12 minutes West 115.89 feet more or less to the actual point of beginning. Except that part which lies Northeasterly of a line drawn parallel with and distant 80 feet Southwesterly of the Southwesterly line of Lot 1, Block 1, Lois 6th Addition and the same extended, according to the recorded plat thereof.

Parcel 5: ORTE740524
That part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 21, described as follows: Commencing at the southwest corner of said Southeast Quarter of the Northwest Quarter, thence on a bearing of North along the west line of said Southeast Quarter of the Northwest Quarter a distance of 648.52 feet to the point of beginning; thence North 57 degrees 12 minutes East 115.89 feet, more or less, to a point on Line A described below; thence northwesterly along Line A to the west line of said Southeast Quarter of the Northwest Quarter, thence southerly along said west line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
Line A:
A line drawn parallel with and distant 40 feet southwesterly of the following described line: commencing at the northwest corner of Section 9, Township 118, Range 21, thence southerly along the west line of said Section 9 a distance of 349.67 feet to the point of beginning of the line to be described; thence southeasterly deflecting to the left 42 degrees 50 minutes a distance of 1749.89 feet; thence southeasterly 402.50 feet along a tangential curve, concave to the south having a radius of 2864.79 feet and a central angle of 8 degrees 03 minutes; thence southeasterly tangent to said curve 25 feet and there terminating.
Torrens property
Being registered land as evidenced by Certificate of Possessory Title No. 1373571.

NOTES CORRESPONDING TO EASEMENTS:

PARCEL 1:
8. Easement for sanitary sewer purposes in favor of the City of Crystal, as contained in instrument recorded in Book 2310 of Deeds, page 257, Doc. No. 3304064 (now as to Lot 1, Block 1), which appears as a recital on the Certificate of Title.
(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES IN STREET AS SHOWN ON SURVEY)

9. Certificate of Title contains the following recital: the North, West and South boundary lines of said plat have been judicially determined and marked with Judicial Landmarks as shown on the recorded plat. (AFFECTS PROPERTY, MONUMENTS NOT FOUND)

10. Building restriction contained in the deed recorded in Book 1071 of Deeds, page 287, recorded in Book 1072 of Deeds, page 234, as to that part of the premises herein described lying North of the following described line: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter, Section 9, Township 118, Range 21; thence North along the West line of said Southeast Quarter of the Northwest Quarter 243 feet to the point of beginning of the line to be described; thence East parallel with the North line of Section 9, Township 118, Range 21, to the Southwesterly line of West Broadway Avenue (now as to part of Lot 1, Block 1) which appears as a recital on the Certificate of Title.
(AFFECTS PROPERTY, AS SHOWN ON SURVEY)

11. Easement for street sanitary sewer, storm sewer and utilities over west 30 feet of the subject property, in favor of the the City of Crystal, as set forth in Quit Claim Deed filed January 6, 1964, as Document No. 755065.
(AFFECTS PROPERTY, AS SHOWN ON SURVEY)

PARCELS 1, 2, 3 AND 4:
There are NO survey matters regarding the Schedule B Items listed in Old Republic National Title Insurance Company Title Commitments that can be graphically depicted on the survey.

GENERAL NOTES:

1. The bearing system used is assumed.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C0211E, effective date September 2, 2004.

4. Site area = 231,455 square feet = 5.313 acres.

5. There are a total of 341* striped parking stalls on said property, of which there are 11* designated as handicap. (* Note: parking stripes and parking count per aerial map of site)

6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

8. There is no observable evidence of cemeteries in the field or of record.

9. The surveyor was not provided zoning information by the client pursuant to Table A item(s) 6a or 6b.

10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

11. There is no observable evidence of recent street or sidewalk construction or repairs.

12. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.

13. Distance to nearest intersection, site is located at the NW Quad of the intersection of West Broadway Avenue and Fairview Avenue North.

14. In preparing this survey I have relied upon the supporting documents and the Commitments for Title Insurance issued by Old Republic National Title Insurance Company, having the bearing file numbers and effective dates:
Parcel 1: ORTE740482, July 2, 2013
Parcel 2: ORTE740484, July 2, 2013
Parcel 3: ORTE740483, July 2, 2013
Parcel 4: ORTE740484, July 2, 2013
Parcel 5: ORTE740524, July 23, 2013

15. There are no visible markings denoting wetlands as delineated by appropriate authorities.

16. Elevation datum is based on NAVD 88 data.
HSJ Benchmark is located Top Nut Hydrant
(AS SHOWN ON SURVEY)
Elevation = 875.93

LEGEND

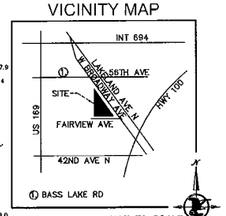
- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas
- Sanitory Sewer
- Storm Sewer
- Electric Box
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation

SCALE IN FEET: 40 20 0 40 80 120

STATEMENT OF POSSIBLE ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

VICINITY MAP



NOT TO SCALE

SCALE: 1 INCH = 40 FEET

PARCEL AREAS:

PARCEL 1:	174,745 square feet = 4.011 acres.
PARCEL 2:	16,230 square feet = 0.373 acres.
PARCEL 3:	15,140 square feet = 0.348 acres.
PARCEL 4:	16,176 square feet = 0.371 acres.
PARCEL 5:	9,164 square feet = 0.210 acres.

BUILDING DETAILS:

5027 BROADWAY AVENUE WEST
1-STORY BLOCK BUILDING
FOOTPRINT AREA = 1,776 SQ. FT.

CERTIFICATION:

To City of Crystal and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof.

The field work was completed on March 4, 2014.

Date of Plat or Map: March 11, 2014

Thomas E. Hodorff, L.S.
Minn. Reg. No. 23677

CAD File: 2014140.DWG
Path: J:\2014140\DWG

REVISIONS	
Date:	
3/12/14	add parcel areas
4/11/14	revised curb lines, add sidewalks
4/15/14	add utility info., remove snow note

ALTA LAND TITLE AND TOPOGRAPHY SURVEY

For:

CITY OF CRYSTAL

SITE:

FUTURE PUBLIC WORKS

4947-5027 BROADWAY AVENUE
CRYSTAL, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book 634	File No. 1-3-8789
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CAD Technician CT	
Sheet No.	1 OF 1

EXHIBIT C

01	15" APRON – INV. ELEV. = 869.75
02	2'x3' CB – RIM ELEV. = 874.00 N. INV. = 870.00 (15" RCP) S. INV. = 870.10 (15" RCP)
03	27" CB – RIM ELEV. = 874.50 INV. = 870.50 (15" RCP)
04	27" CB – RIM ELEV. = 873.70 INV. = 870.62 (15" RCP)
05	48" CBMH – RIM ELEV. = 873.70 SW. INV. = 870.15 (15" RCP) N. INV. = 870.15 (15" RCP)
05A	48" CBMH – RIM ELEV. = 873.70 SW. INV. = 870.30 (18" RCP) N. INV. = 870.30 (15" RCP)
06	48" CBMH – RIM ELEV. = 875.50 W. INV. = 867.00 (24" RCP) NE. INV. = 870.00 (18" RCP) S. INV. = 870.00 (15" RCP) SUMP = 864.00
07	48" CBMH – RIM ELEV. = 875.70 W. INV. = 867.00 (18" RCP) N. INV. = 870.00 (15" RCP) SUMP = 864.00
08	48" CBMH – RIM ELEV. = 873.60 E. INV. = 867.00 (18" RCP) N. INV. = 870.00 (15" RCP) SUMP = 864.00
09	60" CBMH – RIM ELEV. = 873.60 E. INV. = 867.00 (24" RCP) W. INV. = 870.00 (24" RCP) N. & S. INV. = 870.00 (24" RCP) SUMP = 864.00
10	96" CBMH – RIM ELEV. = 874.00 E. INV. = 864.79 (66" RCP) W. INV. = 864.79 (66" RCP) E. INV. = 866.00 (24" RCP)
11	2'x3' CB – RIM ELEV. = 873.20 INV. = 870.20 (15" RCP)
12	2'x3' CB – RIM ELEV. = 874.50 INV. = 872.00 (12" RCP)
13	2'x3' CB – RIM ELEV. = 873.60 SE. INV. = 871.20 (15" RCP) NW. INV = 871.50 (12" RCP) SUMP = 868.50
14	15" APRON – INV. ELEV. = 870.68
15	18" PIPE FOR ROOF DRAIN – BLDG. INV. ELEV. = 868.30 CONNECT TO EXISTING ELEVATION = 867.00

CONTRACTOR TO VERIFY EXISTING ELEVATIONS

NOTE:

INLET PROTECTION REQUIRED AT ALL STRUCTURES ON FAIRVIEW AVE. N. & WEST BROADWAY AVE. ADJACENT TO THE PROJECT SITE. INLET PROTECTION REQUIRED ON ALL NEW STRUCTURES PRIOR TO PAVING AND TURF ESTABLISHMENT.

PIPE RUNS

01	CB02 TO AP01 = 30.52FT OF 15" RCP
02	CB03 TO CB02 = 86.96FT OF 15" RCP
03	CB04 TO CBMH05 = 24.12FT OF 15" RCP
04	CBMH05 TO CBMH05A = 24.12FT OF 15" RCP
05	CBMH05 TO CBMH06 = 101.18FT OF 18" RCP
06	CBMH06 TO STORAGE = 5.50FT OF 24" RCP
07	CBMH06 TO CBMH07 = 83.43FT OF 15" RCP
08	CBMH07 TO STORAGE = 5.50FT OF 18" RCP
09	CBMH08 TO STORAGE = 7.00FT OF 18" RCP
10	CBMH08 TO CBMH09 = 83.91FT OF 15" RCP
11	CBMH09 TO STORAGE = 7.00FT OF 24" RCP
12	CBMH09 TO CBMH10 = 19.35FT OF 24" RCP
13	CB11 TO CBMH10 = 118.09FT OF 15" RCP
14	CB12 TO CB13 = 49.18FT OF 12" RCP
15	CB13 TO AP14 = 25.86FT OF 15" RCP
16	ROOF DRAIN TO EXISTING PIPE = 125FT OF 18" RCP

GRAPHIC SCALE

(IN FEET)

WEST BROADWAY AVENUE (aka JEFFERSON HIGHWAY)

FAIRVIEW AVENUE NORTH

FFE 876.5

WATER LOCATION & ELEVATION TO BE VERIFIED IN FIELD.

SANITARY SEWER LOCATION & ELEVATION TO BE VERIFIED IN FIELD.

CONSTRUCTION ENTRANCE

1350LF SILT FENCE

60'x167' Underground Infiltration Area (10,000cf.) ALL PIPE INVERTS @ 867.00 100YR = 872.06

INSTALL 125LF 18" RCP FOR ROOF DRAIN

101LF 12" STORM (REMOVE)

30LF 12" STORM (REMOVE)

151LF 12" STORM (REMOVE)

EXISTING C.B. (REMOVE) RIM=872.39 12" SW INV.=868.3

EXISTING C.B. (REMOVE) RIM=871.93 12" INV.=867.5

EXISTING C.B. (REMOVE) RIM=871.19 12" INV.=867.2

EXISTING C.B. (REMOVE) RIM=870.12 12" INV.=866.4

C.B. RIM=871.39 12" INV.=869.3

SAN. M.H. RIM=872.40 8" INV.=860.0

STORM M.H. RIM=872.66 15" NW INV.=867.9 SW INV.=868.1 18" W INV.=867.4

C.B. RIM=872.45 12" NW INV.=868.5 15" SE INV.=868.5

C.B. RIM=872.08 12" SE INV.=868.0

SAN. M.H. RIM=872.30 8" INV.=860.5

C.B. RIM=871.89 18" N INV.=868.2

STORM M.H. RIM=872.72 24" E & S INV.=867.1 24" W INV.=867.1

SAN. M.H. RIM=872.14 8" INV.=860.9

SAN. M.H. RIM=873.55 8" INV.=860.7

C.B. RIM=873.82 12" NE INV.=869.1 15" SE INV.=869.0

C.B. RIM=873.44 SW INV.=869.9

SAN. M.H. RIM=875.55 8" INV.=861.3

SAN. M.H. RIM=877.50 8" INV.=862.1

STORM M.H. RIM=877.62 24" INV.=867.1

SAN. M.H. RIM=877.55 8" INV.=862.2

STORM M.H. RIM=876.54 BOTTOM INV.=866.6

C.B. RIM=876.46

M.H. RIM=876.98 /.=862.8

SAN. M.H. RIM=873.50 8" INV.=860.9

SAN. M.H. RIM=873.50 8" INV.=861.2

C.B. RIM=871.55 12" INV.=868.0

C.B. RIM=871.55 N INV.=867.5

STORM M.H. RIM=872.57 24" E INV.=866.6 S INV.=867.2 30" W INV.=867.0

C.B. RIM=871.79 SE INV.=868.2

C.B. RIM=871.39 SW INV.=868.1

C.B. RIM=871.34 12" NE INV.=868.6

C.B. RIM=871.11 INV INV.=867.7

SAN. M.H. RIM=871.68 8" INV.=861.8

STORM M.H. RIM=873.15 N-S INV.=866.2 BOTTOM INV.=864.7

N 89°36'32" W 480.77'

S 35°18'16" E 957.01'

N 0°28'24" W 813.84

Δ=35°41'45" R=1450.00' L=903.28'

S 54°41'42" W 814.14'

90% PLANS

REVISIONS										BY
DATE										

RECORD DRAWING

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

DATE 5-15-2014 REG NO. XXXX

BRENT RISWOLD

DRAWN	CAD
DATE	
SCALE	1"=40'
PROJECT	4114
CHECKED	BTR
APPROVED	BTR

ANDERSON PASSE
800A3RD AVENUE SOUTH, SUITE
CAMBRIDGE, MINNESOTA 55008
phone 763-689-4042 fax 763-689-6681

Crystal Public Works Facility
City of Crystal
501 W. Broadway Ave
Crystal, MN 55429

C1.1

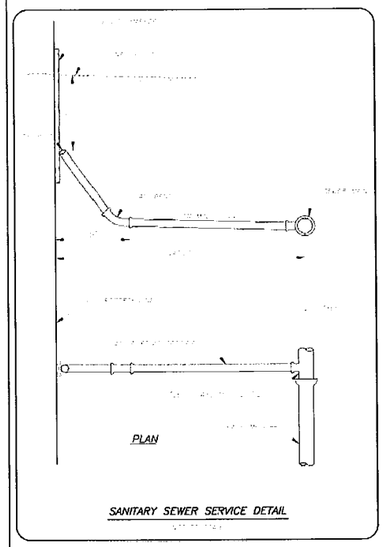
Date XXX
Project No. XXX
Drawn By XXX Checked By XXX
Revisions:

Kodet Architectural Group Ltd.
15 Groveland Terrace • Minneapolis, MN 55403-1154
e-Mail arch@kodet.com • Website www.kodet.com
Telephone 612.377.2712 • Facsimile 612.377.1331

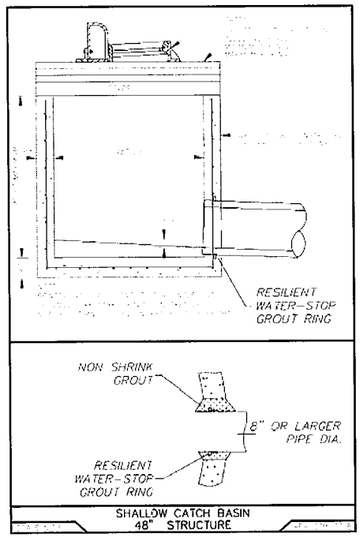
Architect: Daniel J. Kodet Jr. P.A. License Number 19064
© Kodet Architectural Group, LLC

The drawings, specifications and ideas, designs and arrangements represented thereon are and shall remain the property of the Architect and no part shall be used or disclosed except with the Architect's written permission and shall be returned to him upon completion of the work. Visual contact with these drawings or specifications shall constitute prima facie evidence of acceptance of these restrictions.

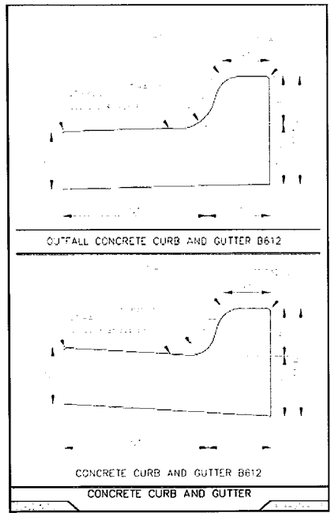
EXHIBIT D



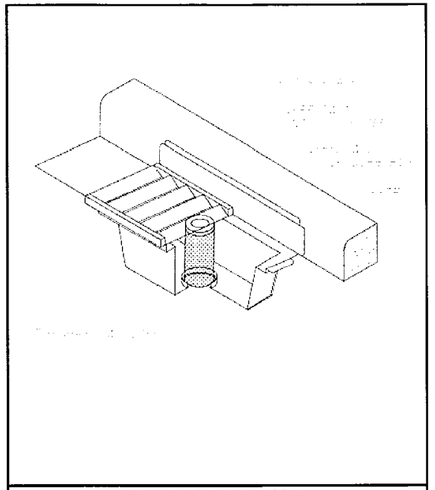
SANITARY SEWER SERVICE DETAIL



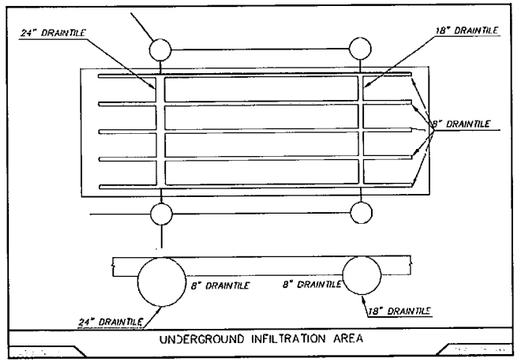
SHALLOW CATCH BASIN
48" STRUCTURE



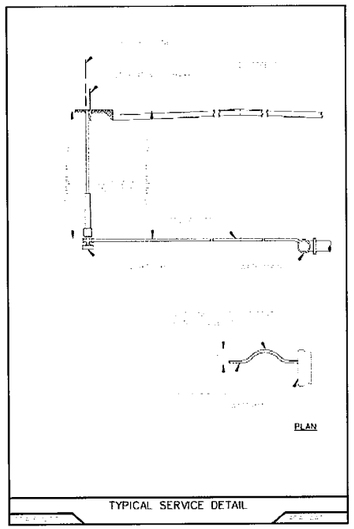
CONCRETE CURB AND GUTTER



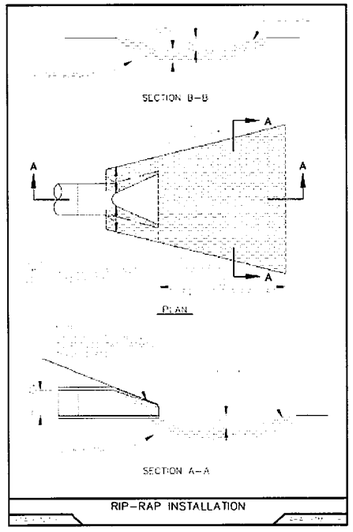
EROSION CONTROL DETAIL
WIMCO INLET PROTECTION



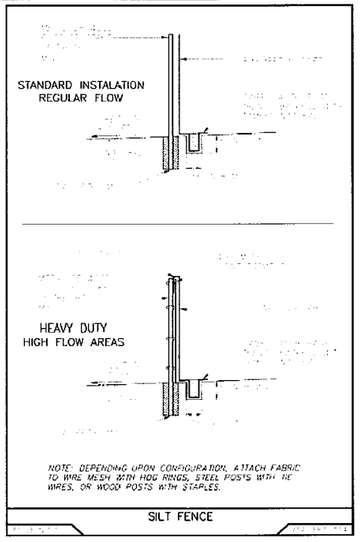
UNDERGROUND INFILTRATION AREA



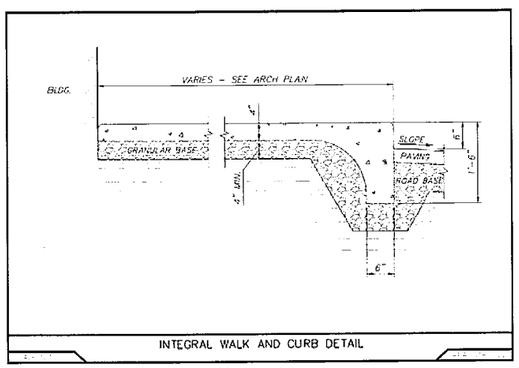
TYPICAL SERVICE DETAIL



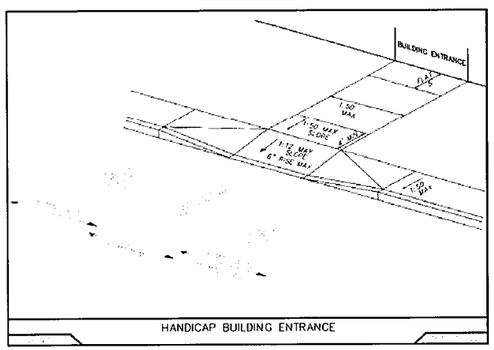
RIP-RAP INSTALLATION



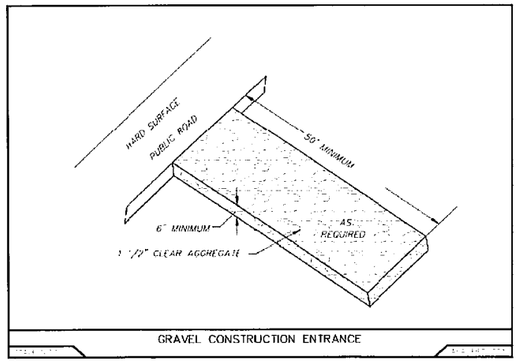
SILT FENCE



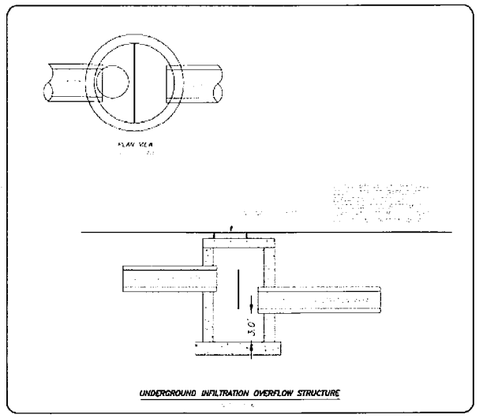
INTEGRAL WALK AND CURB DETAIL



HANDICAP BUILDING ENTRANCE



GRAVEL CONSTRUCTION ENTRANCE



UNDERGROUND INFILTRATION OVERFLOW STRUCTURE

ANDERSON PASSE
800 BIRCH SEVENTH STREET
CAMBRIDGE, MINNESOTA 55008
phone 763-689-4012 fax 763-689-6681

Kodet Architectural Group Ltd.
15 Groveland Terrace • Minneapolis, MN 55403-1154
EMail arch@kodet.com • Website www.kodet.com
Telephone 612.377.2737 • Facsimile 612.377.1331

Date: XXX
Project No.: XXX
Drawn By: XXX Checked By: XXX
Revisions:

Crystal Public Works Facility
City of Crystal
501 W. Broadway Ave
Crystal, MN 55429

D1.1

Stormwater Pollution Prevention Plan

The work described to implement the following Storm Water Pollution Prevention Plan (SWPPP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R100001 and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: **Public Works Building** City/Township: **City of Crystal**
State: **MN** Zip Code: 55371
All counties where construction will occur: **Hennepin County**
Project Size (number of acres to be disturbed): **5.3 acres**
Project Type: ___ Residential XXCommercial/Industrial
___ Road Construction ___Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: **3.0**
Post construction area of impervious surface to nearest quarter acre: **4.25**

Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
Regional Pond	**Storm Water Pond**	No

Dates of Construction

Estimated Construction Start Date: **6/1/2014**
Estimated Completion Date: **10/15/2014**
Contact Information

Owner of Project Site: **XXXXXXX** Business/Firm Name: **XXXXXXXXXXXXXXX**
Federal Tax ID Number: available as needed State Tax ID Number: available as needed
Contact Person: XXXXXXXXXXX Title: **XXXXXXXXXXXXX**
Phone: **XXX-XXX-XXXX** Mailing Address: XXXXXXXXXXX
City: XXXXXXXXXX State: MN Zip Code: XXXXX E-mail Address:

Contractor/Person who will oversee all aspects of the SWPPP.

NOTE THIS PERSON MUST BE TRAINED PER THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (PART III.A.2.)

Contact Person:**XXXX**Title:**Project Supt.** Phone:**(XXX)XXX-XXXX**
Business Name: **XXXXXX** Mailing Address: XXXXXXXXXXXXXXXXXXXXXXXX, MN XXXXX
Certification: Site Management (Erosion & Stormwater Management)
Exp Date **x/xx/xxxx**
Instructor: **xxxxxxxxxxxxxxxxxxxxxx**
Alternate Contact Person: TBD Phone: TBD
E-mail: XXXXXXXXXXXXXX

General Construction Project information

Description of the construction activity (what will be built, general timeline, etc.):

MN INDUSTRIAL COATINGS is a commercial site that will have 62,497 S.F. proposed building. Storm water runoff with be treated in the two adjacent storm water retention/infiltration ponds, as well as an underground infiltration area.

Description of soil types found at the project: **sand**

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP's as necessary:

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWPPP is a site plan that includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of impervious surfaces and soil types.
* Locations of areas not to be disturbed.
* Location of areas of phased construction.
* All surface waters and existing wetlands within one-half mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGPS 7.5-minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.
* Method(s) to be used for final stabilization of all exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? XX Yes ___ No

If yes, a water quality volume of ½ inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:

___ Wet sedimentation basin XX Infiltration/Filtration basin

___ Regional ponds ___ Combination of practices

Description of treatment method(s) to be used, including design information for each method :

Storm water from the developed site will flow to two newly constructed infiltration basins via piping. There will also be an underground infiltration area in the SW section of the parking lot. Water will flow there via piping.

Description of why it is not feasible to meet the treatment requirement for water quality volume. This can include proximity to bedrock or road projects where the lack of right-of-way precludes the installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Install wood fiber blanket where shown on the plan to provide temporary erosion protection.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir, spring, river, storm water basin, storm water drainage system, waterways, water courses, and irrigation system whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	14 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, concrete washout area, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

Dewatering, if any, to be performed in accordance with a dewatering permit.

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWPPP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

(1) Install silt fence along property line of project site where shown on plan and where property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
(2) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
(3) Install and maintain temporary erosion prevention measures as shown on the plan.
(4) Install sewer and water services.
(5) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
(6) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
(7) Remove silt deposits from site, remove silt deposits from stormwater basins.
(8) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
(9)Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) performing the activity; Finding of inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
* Repair, replace, or supplement silt fences that become non-functional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being track off-site onto paved surfaces. Remove tracked sediment from of-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, paint products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill Prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

Contractor shall notify Owner immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.

DATE	REVISIONS	BY
	RECORD DRAWING	

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
DATE 5-16-2014 REG NO. 24519
BRENT ROSHELL

DRAWN	CAD
DATE	
SCALE	1"=40'
PROJECT	41.14
CHECKED	BTR
APPROVED	BTR

ANDERSON PASSE
800A3RD AVENUE SUITE 100 E S
CAMBRIDGE, MINNESOTA 55008
phone 763-689-4042 fax 763-689-6681

Kodet Architectural Group Ltd.
15 Groveland Terrace Minneapolis, MN 55403-1154
EMail arch@kodet.com WebSite www.kodet.com
Telephone 612.377.2737 Facsimile 612.377.1331

Date: XXX
Project No.:XXX
Drawn By: XXX Checked By: XXX
Revisions:

Crystal Public Works Facility
City of Crystal
501 W. Broadway Ave
Crystal, MN 55429

90% PLANS

SW1.1

PROPERTY LINE

EXISTING BUILDING

EXISTING BUILDING

EXISTING PARKING LOT

EXISTING PARKING LOT

EXISTING BUILDING

PROPERTY LINE

D1 / A0.0 Existing Site Plan
1" = 30'-0"

NOT FOR CONSTRUCTION

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A

B

C

D

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5/16/2014 9:16:47 AM

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Date: Feb 3, 2014

Architect: Edward J. Kodet, Jr., FAIA License Number: 16206

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Date: May 16, 2014

Project No.: 94114

Drawn By: JJZ Checked By: KWS

Revisions:

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A0.0
Existing Site Plan

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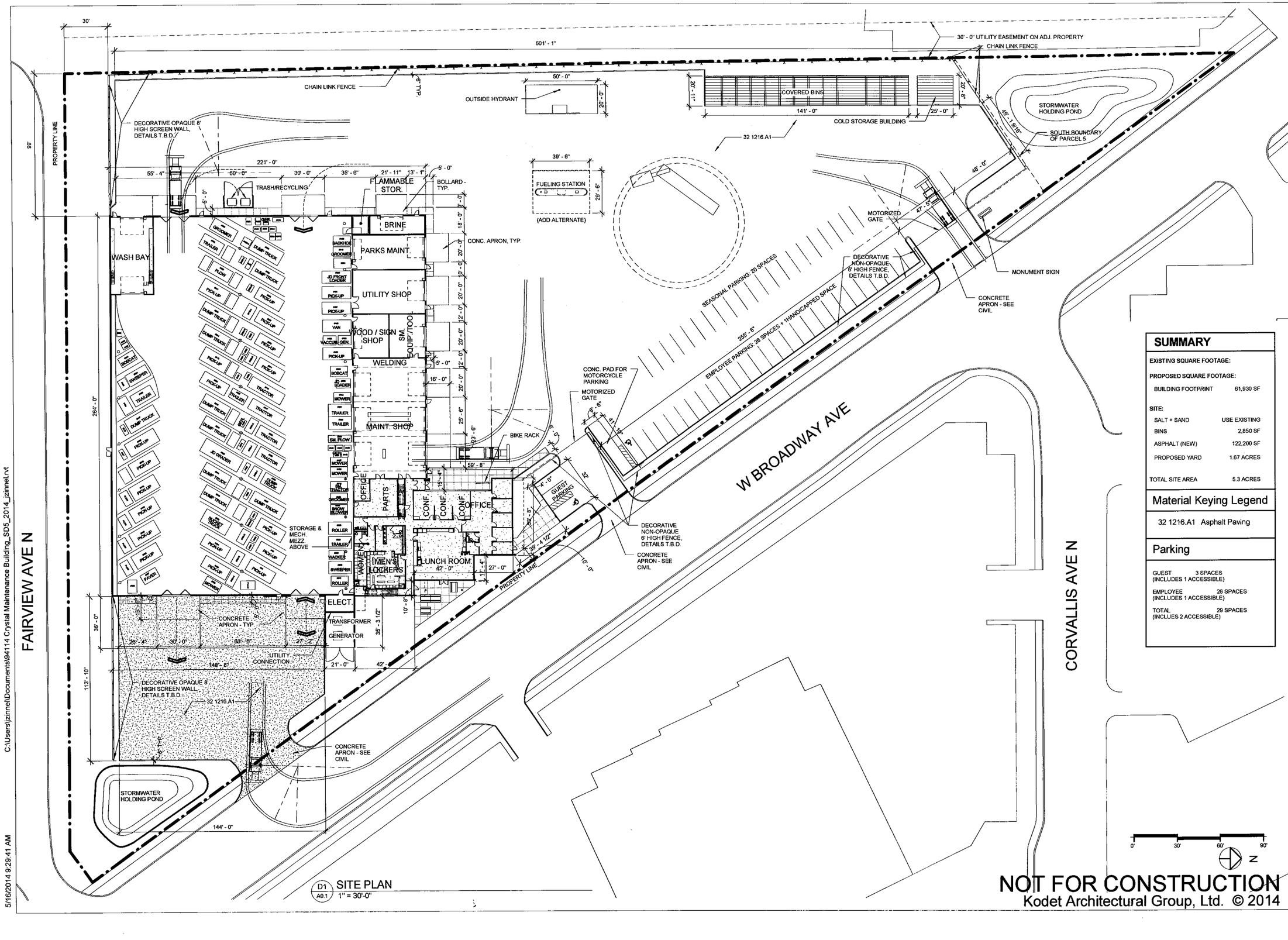
EXHIBIT E



SUMMARY

EXISTING SQUARE FOOTAGE:	
PROPOSED SQUARE FOOTAGE:	
BUILDING FOOTPRINT	61,930 SF
SITE:	
SALT + SAND	USE EXISTING
BINS	2,850 SF
ASPHALT (NEW)	122,200 SF
PROPOSED YARD	1.67 ACRES
TOTAL SITE AREA	5.3 ACRES

Material Keying Legend

32 1216.A1 Asphalt Paving

Parking

GUEST (INCLUDES 1 ACCESSIBLE)	3 SPACES
EMPLOYEE (INCLUDES 1 ACCESSIBLE)	26 SPACES
TOTAL (INCLUES 2 ACCESSIBLE)	29 SPACES

D1 / A0.1 SITE PLAN
1" = 30'-0"

0' 30' 60' 90'

N

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Date: Feb. 3, 2014
Architect: Edward J. Kodet, Jr., FAIA
License Number: 10299

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Date: May 16, 2014
Project No.: 94114
Drawn By: JJZ
Checked By: TJM
Revisions:

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A0.1
Site Plan

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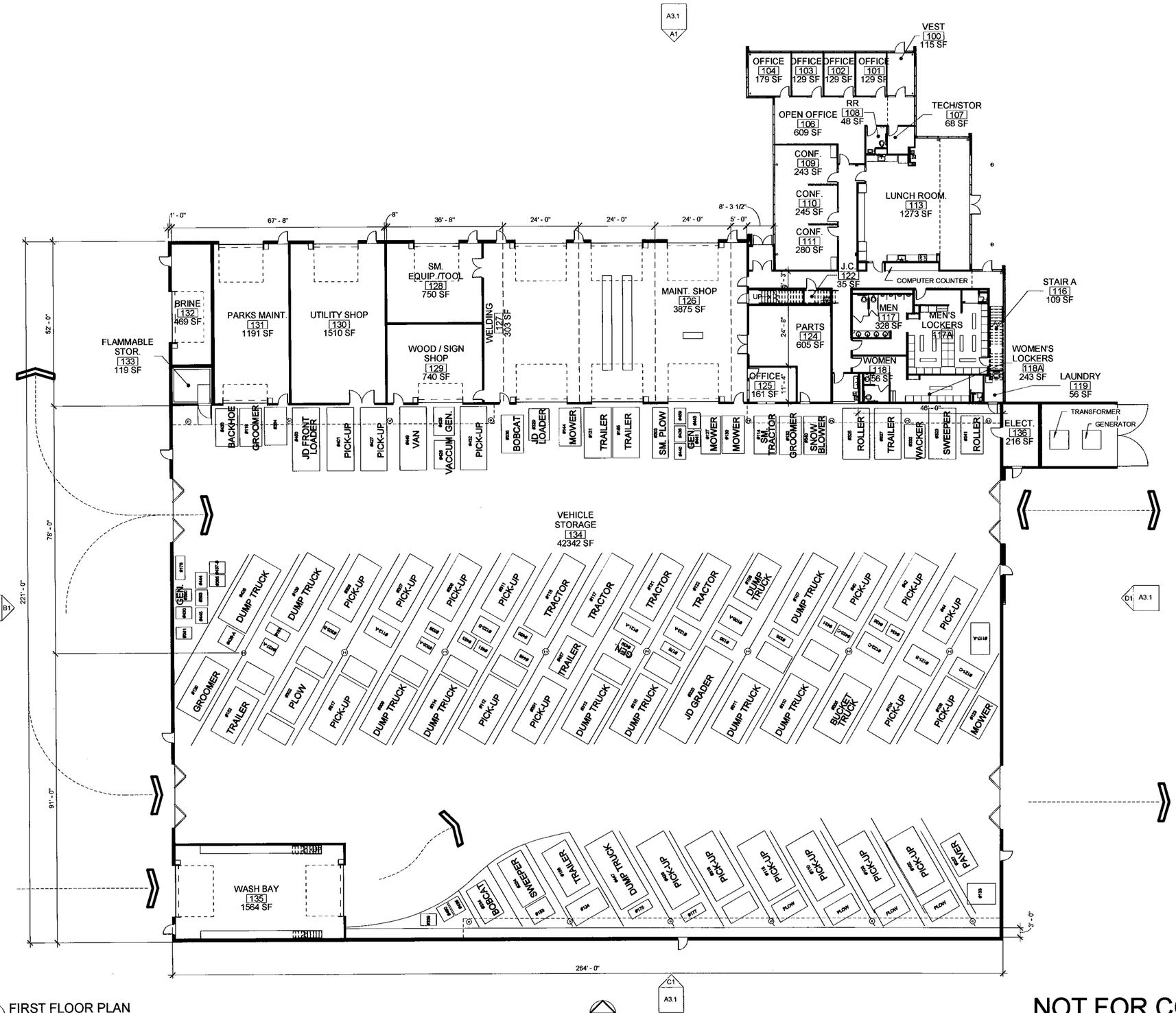

1 FIRST FLOOR PLAN
A1.1a* 1/16" = 1'-0"

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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Date Feb. 3, 2014
Architect: Edward J. Kodet, Jr., FAIA License Number 10506
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A1.1a*
First Floor Plan

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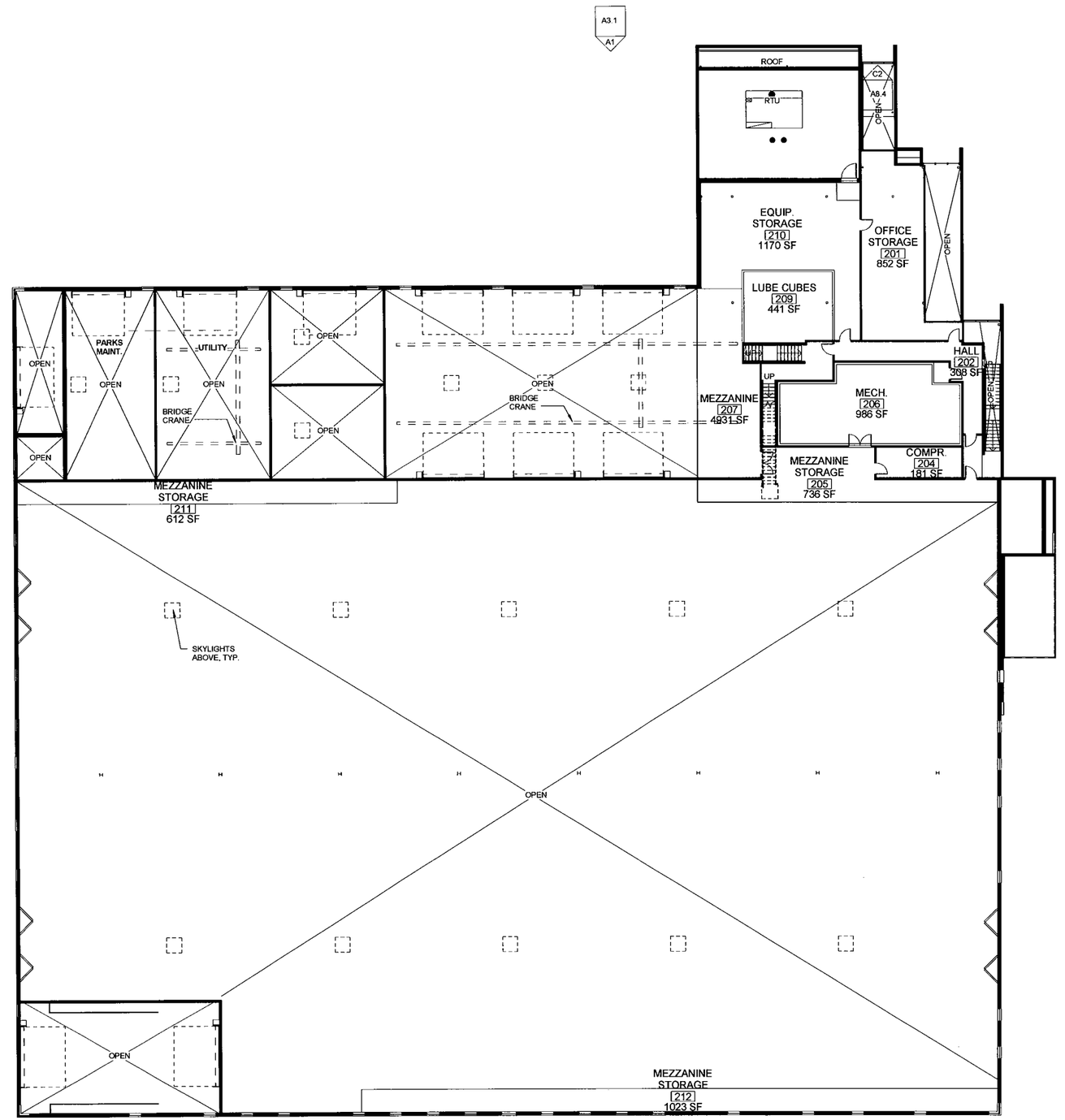

1 A1.2* SECOND FLOOR PLAN
1/16" = 1'-0"

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A1.2*
Second Floor Plan

Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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Date: May 9, 2014
Architect: Edward J. Kodet, Jr., FAIA License Number: 10266

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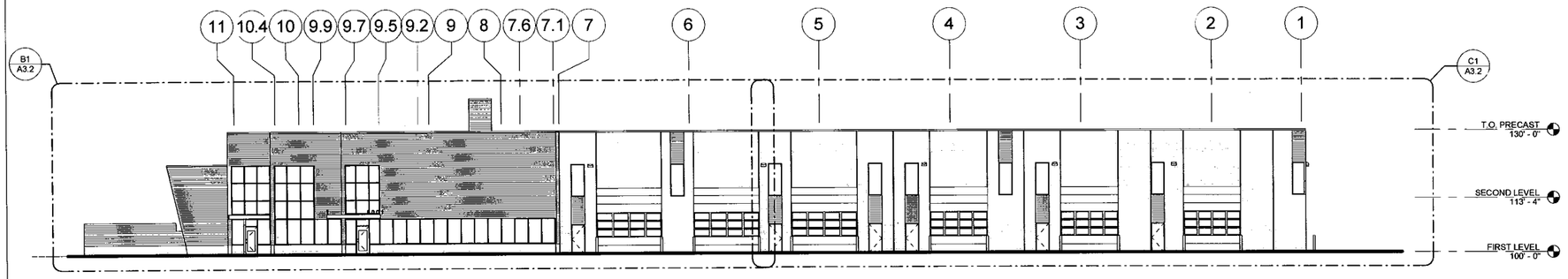
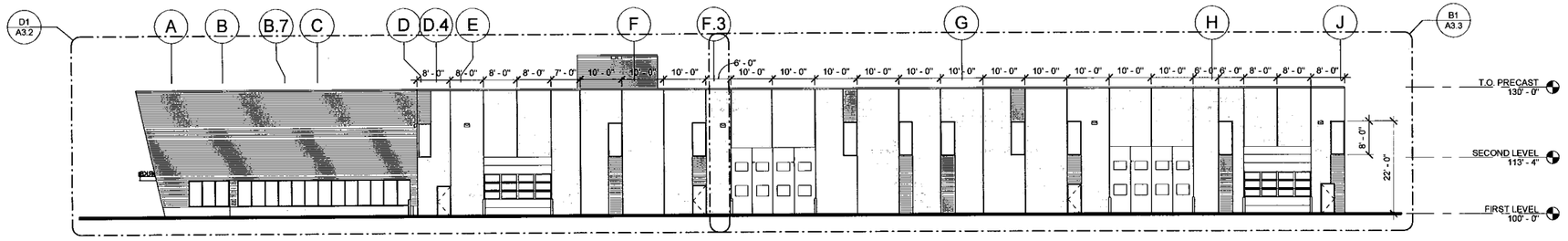
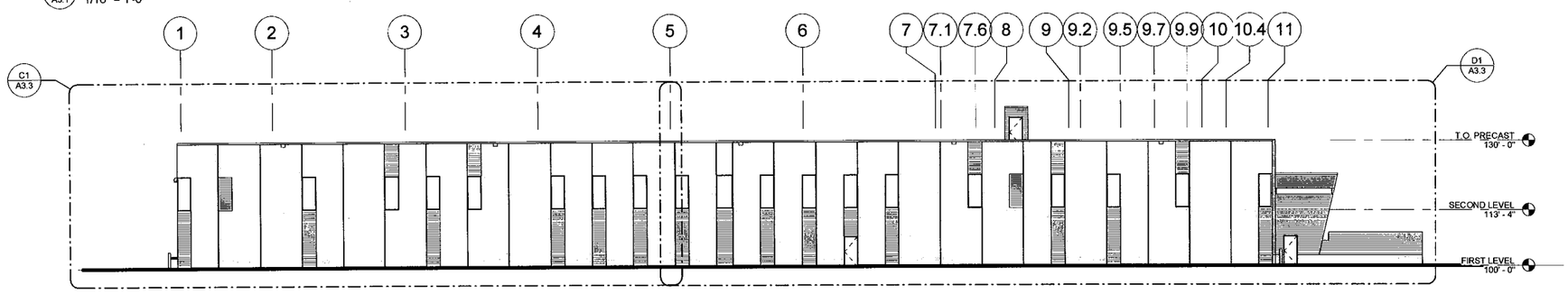


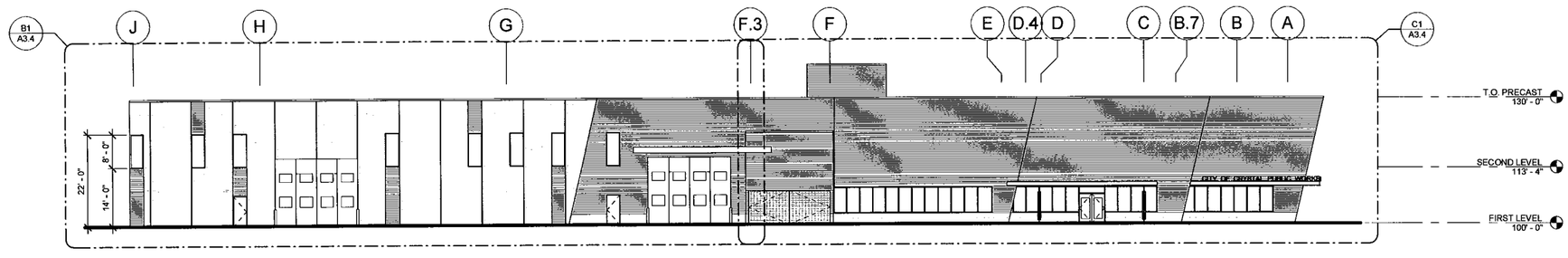
A1 A3.1 NORTH ELEVATION
1/16" = 1'-0"



B1 A3.1 WEST ELEVATION
1/16" = 1'-0"



C1 A3.1 SOUTH ELEVATION
1/16" = 1'-0"



D1 A3.1 EAST ELEVATION
1/16" = 1'-0"

Material Keying Legend

General Notes

1.

Graphic Scales

1/16" = 1' - 0"

0' 4' 8' 16' 32'

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Date: Feb. 3, 2014
Architect: Edward J. Kodet, Jr., FAIA License Number: 10566

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Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

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A3.1
Elevations

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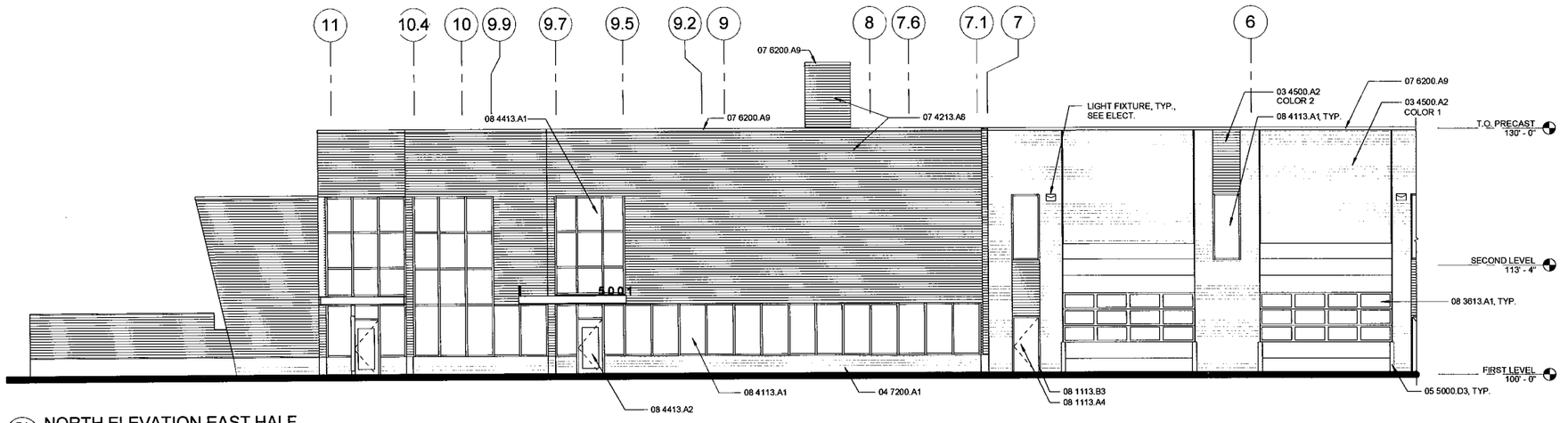
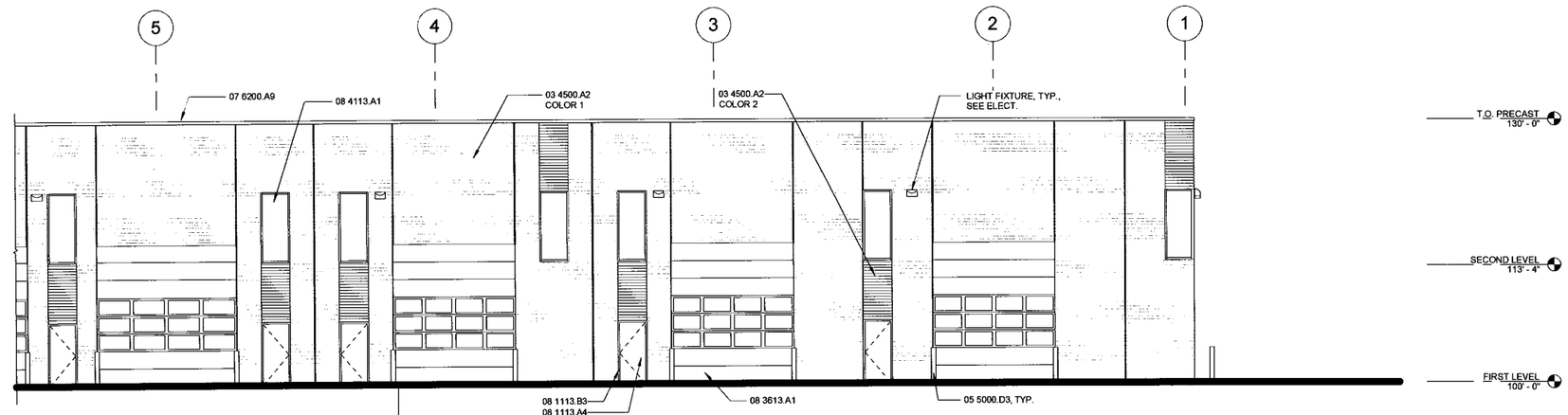
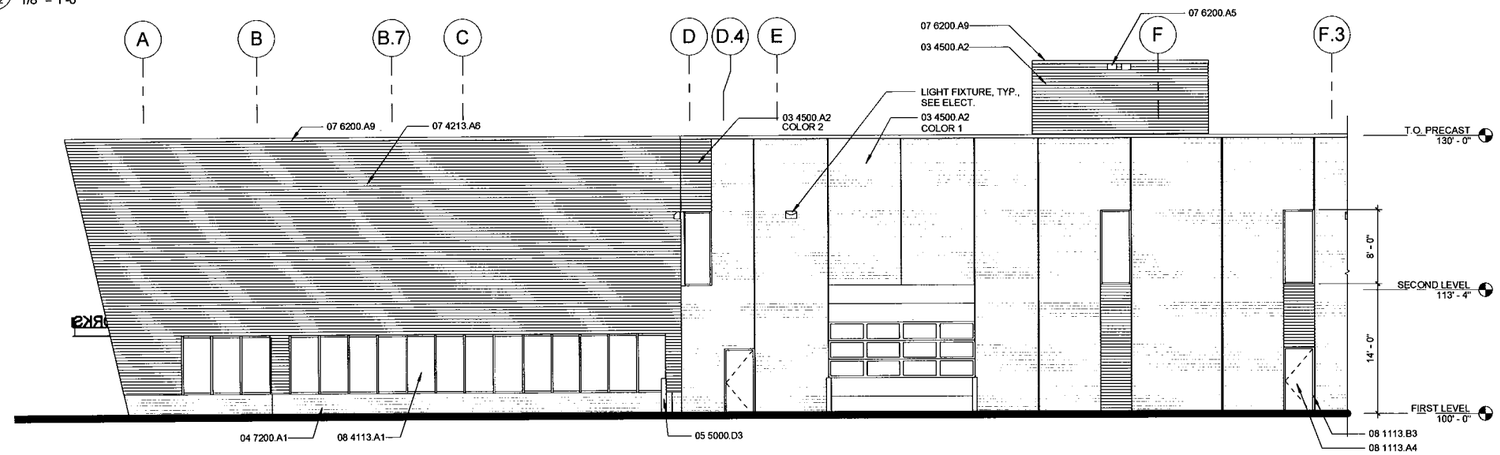


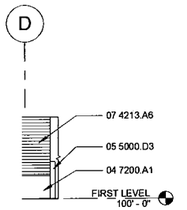
B1 A3.2 NORTH ELEVATION EAST HALF
1/8" = 1'-0"



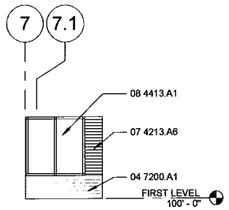
C1 A3.2 NORTH ELEVATION WEST HALF
1/8" = 1'-0"



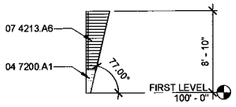
D1 A3.2 WEST ELEVATION NORTH HALF
1/8" = 1'-0"



B5 A3.2 PARTIAL W. EL. @ GRID 8
1/8" = 1'-0"



C5 A3.2 PARTIAL S. EL. @ GRID B
1/8" = 1'-0"



D5 A3.2 PARTIAL W. EL. @ GRID 8.1
1/8" = 1'-0"

Material Keying Legend

03 4500.A2	Insulated Architectural Precast Concrete Panel
04 7200.A1	Cast Stone
05 5000.D3	Steel Pipe Bollard
07 4213.A6	Metal Exposed Fastener Wall Panel
07 6200.A5	Metal Scupper
07 6200.A9	Metal Coping (Cap Flashing)
08 1113.A4	Insulated Galv. H.M. Door
08 1113.B3	Galvanized Hollow Metal Frame
08 3613.A1	Steel Framed Sectional Overhead Door
08 4113.A1	Aluminum Storefront System
08 4413.A1	Aluminum Curtain Wall Frame
08 4413.A2	Aluminum Door

General Notes

Graphic Scales

1/8" = 1' - 0"

0' 4' 8' 16'

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Date: Feb. 3, 2014
Architect Edward J. Kodet, Jr., FAIA
License Number: 10266

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Date: May 16, 2014
Project No.: 94114
Drawn By: JJZ Checked By: KWS
Revisions:

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15 Groveland Terrace • Minneapolis,MN 55403-1154
E-Mail arch@kodet.com • WebSite www.kodet.com
Telephone 612.377.2737 • Facsimile 612.377.1331

Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

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A3.2
Enlarged Elevations

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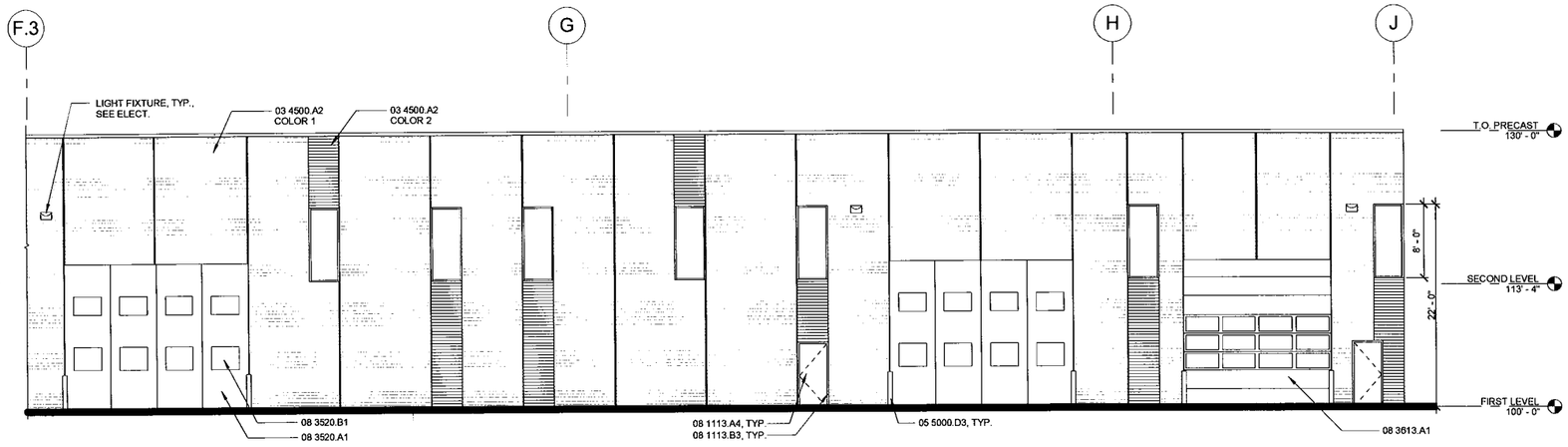
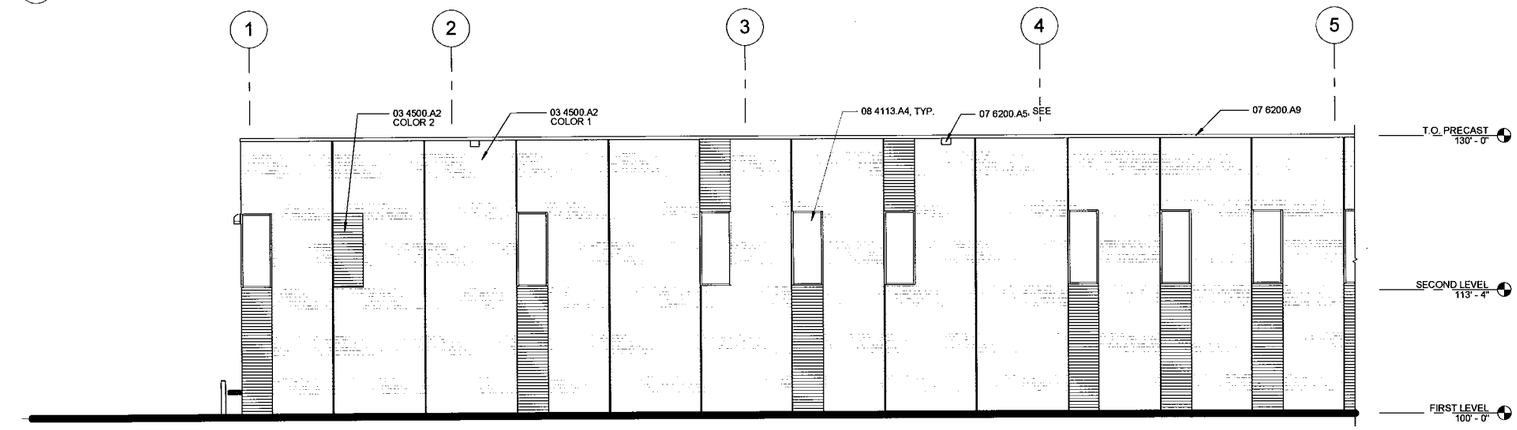
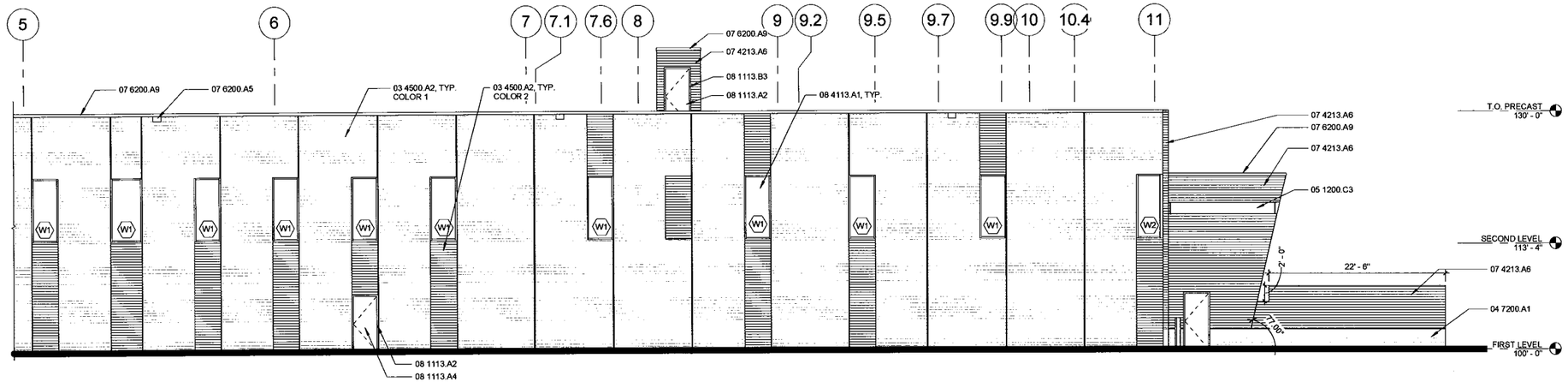


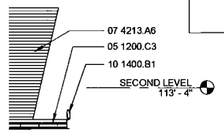
B1 / A3.3 WEST ELEVATION SOUTH HALF
1/8" = 1'-0"



C1 / A3.3 SOUTH ELEVATION WEST HALF
1/8" = 1'-0"



D1 / A3.3 SOUTH ELEVATION EAST HALF
1/8" = 1'-0"



B4 / A3.3 PARTIAL W. EL. @ APPROX. GRID 9.6
1/8" = 1'-0"

C4 / A3.3 PARTIAL E. EL. @ GRID 9.7
1/8" = 1'-0"

C5 / A3.3 PARTIAL W. EL. @ GRID 10
1/8" = 1'-0"

Material Keying Legend

03 4500.A2	Insulated Architectural Precast Concrete Panel
04 7200.A1	Cast Stone
05 1200.C3	Steel Channel
05 5000.D3	Steel Pipe Bollard
07 4213.A6	Metal Exposed Fastener Wall Panel
07 6200.A5	Metal Scupper
07 6200.A9	Metal Coping (Cap Flashing)
08 1113.A2	Insulated Hollow Metal Door
08 1113.A4	Insulated Galv. H.M. Door
08 1113.B3	Galvanized Hollow Metal Frame
08 3520.A1	Bi-Fold Door (Garage)
08 3520.B1	Window for Bi-Fold Door
08 3613.A1	Steel Framed Sectional Overhead Door
08 4113.A1	Aluminum Storefront System
08 4113.A4	Aluminum Window System
10 1400.B1	Dimensional Letters and Numbers

General Notes

Graphic Scales

1/8" = 1' - 0" 0' 4' 8' 16'

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Date: Feb. 5, 2014
Architect Stewart J. Kodet, Jr., FAIA License Number: 12099
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Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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Crystal Public Works Facility
City of Crystal
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Crystal, MN 55429

A3.3
Enlarged Elevations

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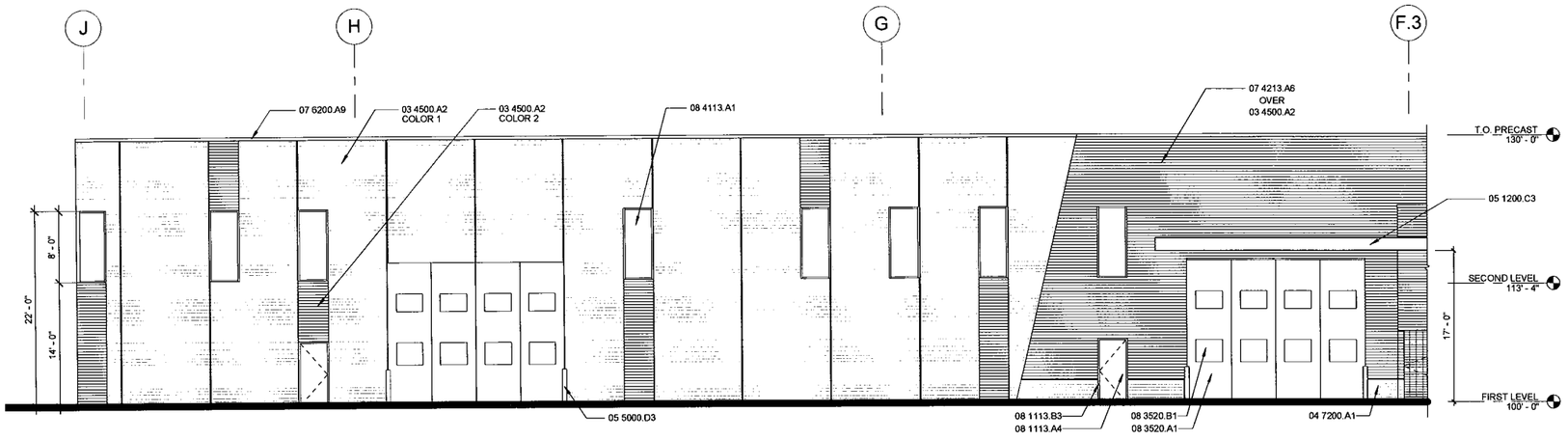
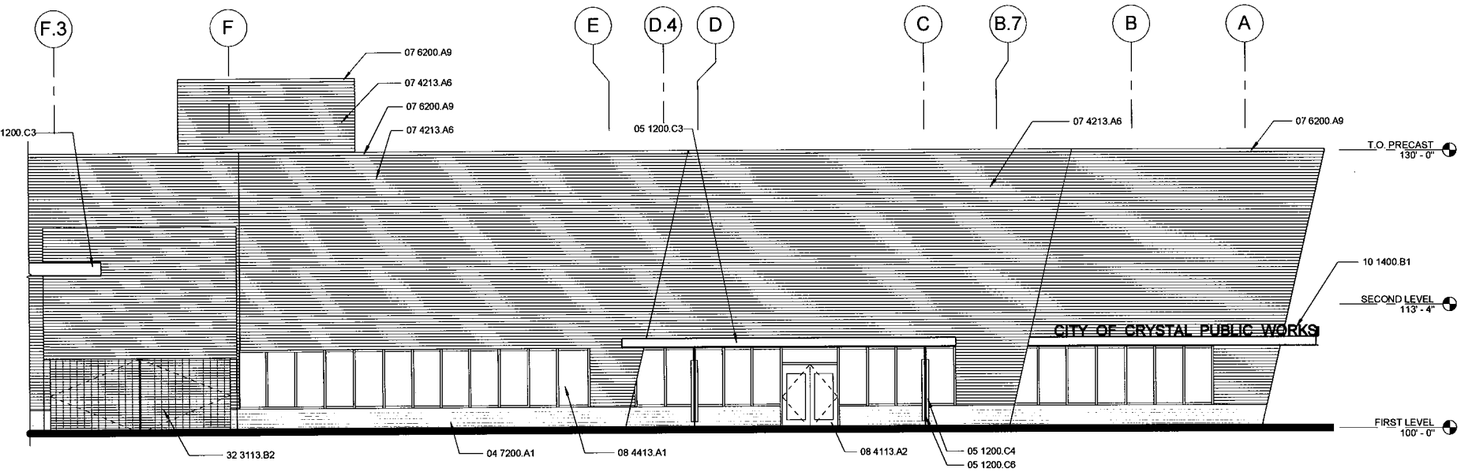
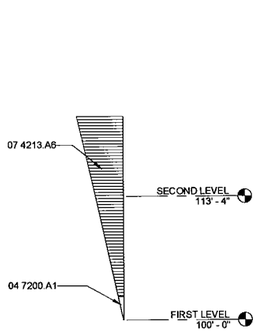


B1 / A3.4 EAST ELEVATION SOUTH HALF
1/8" = 1'-0"



C1 / A3.4 EAST ELEVATION NORTH HALF
1/8" = 1'-0"



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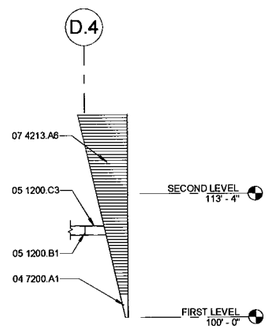
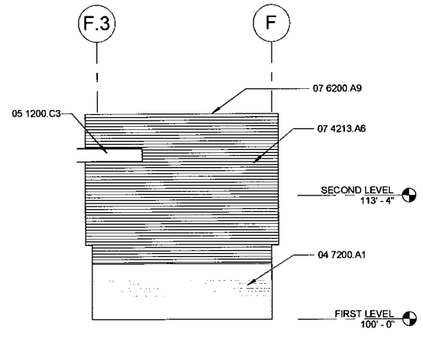
1/8" = 1'-0"



D2 / A3.4 PARTIAL E. EL. @ GRID 11
1/8" = 1'-0"



D3 / A3.4 PARTIAL W. EL. @ ELECT. 136
1/8" = 1'-0"

Material Keying Legend

03 4500.A2	Insulated Architectural Precast Concrete Panel
04 7200.A1	Cast Stone
05 1200.B1	Steel Beam
05 1200.C3	Steel Channel
05 1200.C4	Steel Angle
05 1200.C6	Steel Plate
05 5000.D3	Steel Pipe Bollard
07 4213.A6	Metal Exposed Fastener Wall Panel
07 6200.A9	Metal Coping (Cap Flashing)
08 1113.A4	Insulated Galv. H.M. Door
08 1113.B3	Galvanized Hollow Metal Frame
08 3520.A1	Bi-Fold Door (Garage)
08 3520.B1	Window for Bi-Fold Door
08 4113.A1	Aluminum Storefront System
08 4113.A2	Aluminum Door
08 4413.A1	Aluminum Curtain Wall Frame
10 1400.B1	Dimensional Letters and Numbers
32 3113.B2	Swing Gate

General Notes

Graphic Scales

1/8" = 1' - 0" 0' 4' 8' 16'

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Date Feb 3, 2014
Architect Edward J. Kodet, Jr., FAIA License Number 10266
© Kodet Architectural Group, Ltd.

Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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E-Mail arch@kodet.com • WebSite www.kodet.com
Telephone 612.377.2737 • Facsimile 612.377.1331

Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

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A3.4
Enlarged Elevations

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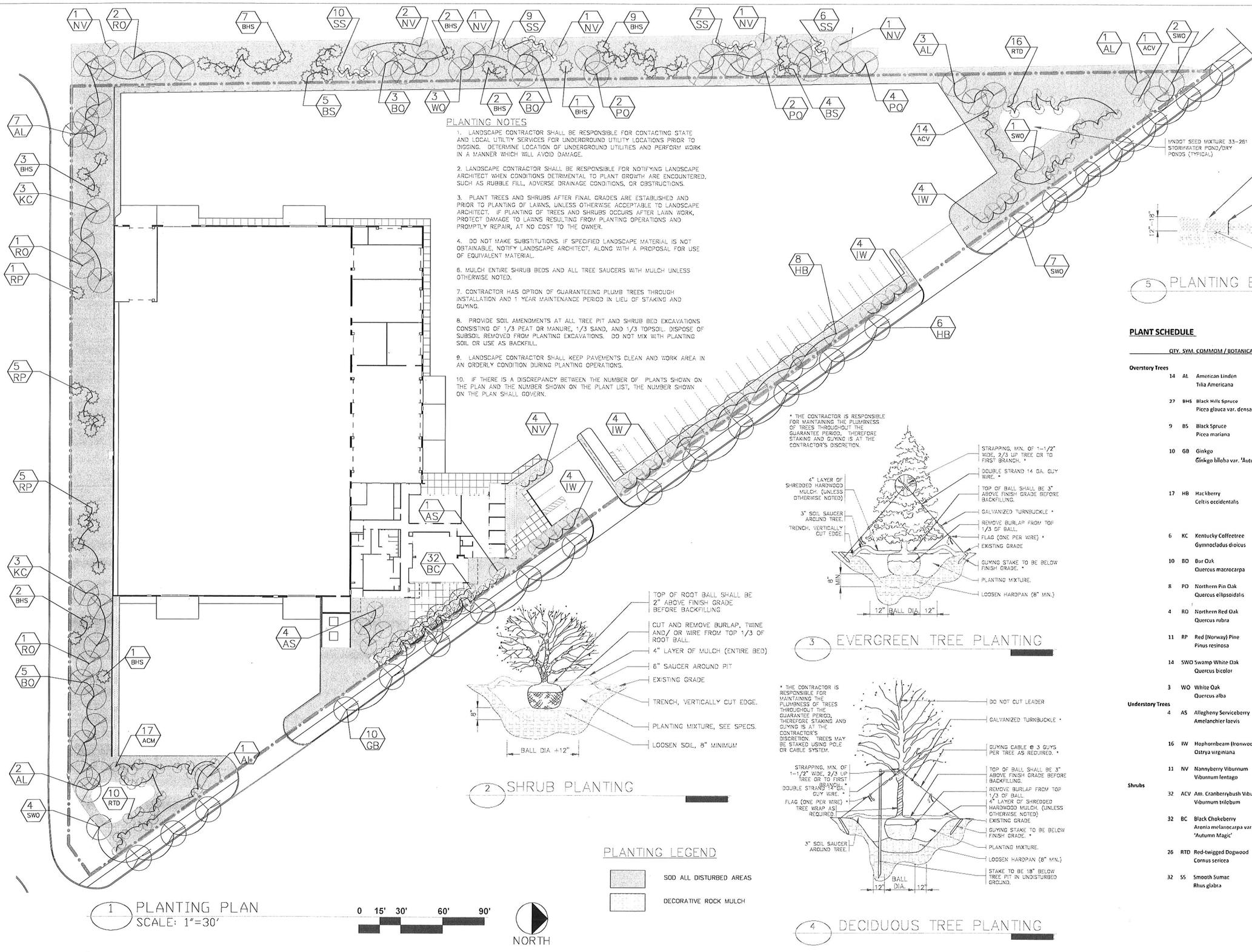


PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING STATE AND LOCAL UTILITY SERVICES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE.

2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

3. PLANT TREES AND SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS AND PROMPTLY REPAIR, AT NO COST TO THE OWNER.

4. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, NOTIFY LANDSCAPE ARCHITECT, ALONG WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

6. MULCH ENTIRE SHRUB BEDS AND ALL TREE SAUCERS WITH MULCH UNLESS OTHERWISE NOTED.

7. CONTRACTOR HAS OPTION OF GUARANTEEING PLUMB TREES THROUGH INSTALLATION AND 1 YEAR MAINTENANCE PERIOD IN LIEU OF STAKING AND GUYING.

8. PROVIDE SOIL AMENDMENTS AT ALL TREE PIT AND SHRUB BED EXCAVATIONS CONSISTING OF 1/3 PEAT OR MANURE, 1/3 SAND, AND 1/3 TOPSOIL. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

9. LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION DURING PLANTING OPERATIONS.

10. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.

1 PLANTING PLAN
SCALE: 1"=30'

2 SHRUB PLANTING

PLANTING LEGEND

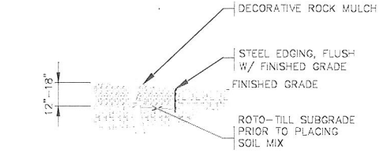
- SOD ALL DISTURBED AREAS
- DECORATIVE ROCK MULCH

* THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLUMBNESS OF TREES THROUGHOUT THE GUARANTEE PERIOD. THEREFORE STAKING AND GUYING IS AT THE CONTRACTOR'S DISCRETION.

3 EVERGREEN TREE PLANTING

* THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLUMBNESS OF TREES THROUGHOUT THE GUARANTEE PERIOD, THEREFORE STAKING AND GUYING IS AT THE CONTRACTOR'S DISCRETION. TREES MAY BE STAKED USING POLE OR CABLE SYSTEM.

4 DECIDUOUS TREE PLANTING



5 PLANTING BED EDGE

PLANT SCHEDULE

	QTY.	SYM.	COMMOM / BOTANICAL NAME	CALIPER/ SIZE	ROOT	REMARKS
Overstory Trees						
	14	AL	American Linden Tilia Americana	2.5"	BB	Straight leader; no "V" crotch
	27	BHS	Black Hills Spruce Picea glauca var. densata	8' Hgt.	BB	Full form to grade
	9	BS	Black Spruce Picea mariana	6' Hgt.	BB	Full Form
	10	GB	Ginkgo Ginkgo biloba var. 'Autumn Gold'	3"	BB	Male variety only; straight leader; matched trees along W. Broadway
	17	HB	Hackberry Celtis occidentalis	2.5"	BB	Straight leader; no "V" crotch; matched trees along W. Broadway
	6	KC	Kentucky Coffeetree Gymnocladus dioicus	2.5"	BB	female, for pods
	10	BO	Bur Oak Quercus macrocarpa	2.5"	BB	Full form
	8	PO	Northern Pin Oak Quercus ellipsoidalis	2.5"	BB	Full form
	4	RO	Northern Red Oak Quercus rubra	2.5"	BB	Full form
	11	RP	Red (Norway) Pine Pinus resinosa	6' Hgt.	BB	Full form
	14	SWO	Swamp White Oak Quercus bicolor	2.5"	BB	Straight leader; matched trees along W. Broadway
	3	WO	White Oak Quercus alba	2.5"	BB	Full form
Understory Trees						
	4	AS	Allegheny Serviceberry Amelanchier laevis	2"	BB	Tree form
	16	IW	Hophornbeam (Ironwood) Ostrya virginiana	2"	BB	Matched specimens
	11	NV	Nannyberry Viburnum Viburnum lentago	2"	BB	Tree form
Shrubs						
	32	ACV	Am. Cranberrybush Viburnum Viburnum trilobum	36"	#7 Cont.	Shrub form; min. of 6 canes; densely branched
	32	BC	Black Chokeberry Aronia melanocarpa var. 'Autumn Magic'	30"	#5 Cont.	Shrub form; min. of 6 canes; densely branched
	26	RTD	Red-twigged Dogwood Cornus sericea	36"	#7 Cont.	Shrub form; min. of 6 canes; densely branched
	32	SS	Smooth Sumac Rhus glabra	36"	#7 Cont.	Shrub form; min. of 6 canes; densely branched

CONSULTANT:

SGA GROUP INC.

CERTIFICATION:

I hereby certify that this plan and/or specification was prepared by me or under my direct supervision and that I am a duly registered Landscape Architect under the laws of the State of Minnesota.

Signature
License

Date

EXHIBIT F

1 A0.1* SITE PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION
Kodet Architectural Group, Ltd. © 2014

A
B
C
D

C:\Users\jzinnel\Documents\94114 Crystal Maintenance Building_SD5_2014_jzinnel.rvt

5/23/2014 3:30:34 PM

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

Date Feb. 3, 2014

Architect: Edward J. Kodet, Jr., FAIA License Number: 10205

© Kodet Architectural Group, Ltd.

Date: May 23, 2014
Project No.: 94114
Drawn By: JJZ Checked By: KWS
Revisions:

Kodet Architectural Group Ltd.
15 Groveland Terrace • Minneapolis, MN 55403-1154
E-Mail arch@kodet.com • WebSite www.kodet.com
Telephone 612.377.2737 • Facsimile 612.377.1331

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A0.1*
Site Plan

EXHIBIT G

D1 / A15.1 Southeast View
N.T.S.

NOT FOR CONSTRUCTION

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15 Groveland Terrace • Minneapolis,MN 55403-1154
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Telephone 612.377.2737 • Facsimile 612.377.1331

Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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

Date Feb. 3, 2014
Architect: Edward J. Kodet, Jr., FAIA License Number: 10290

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A15.1
Rendering

EXHIBIT H

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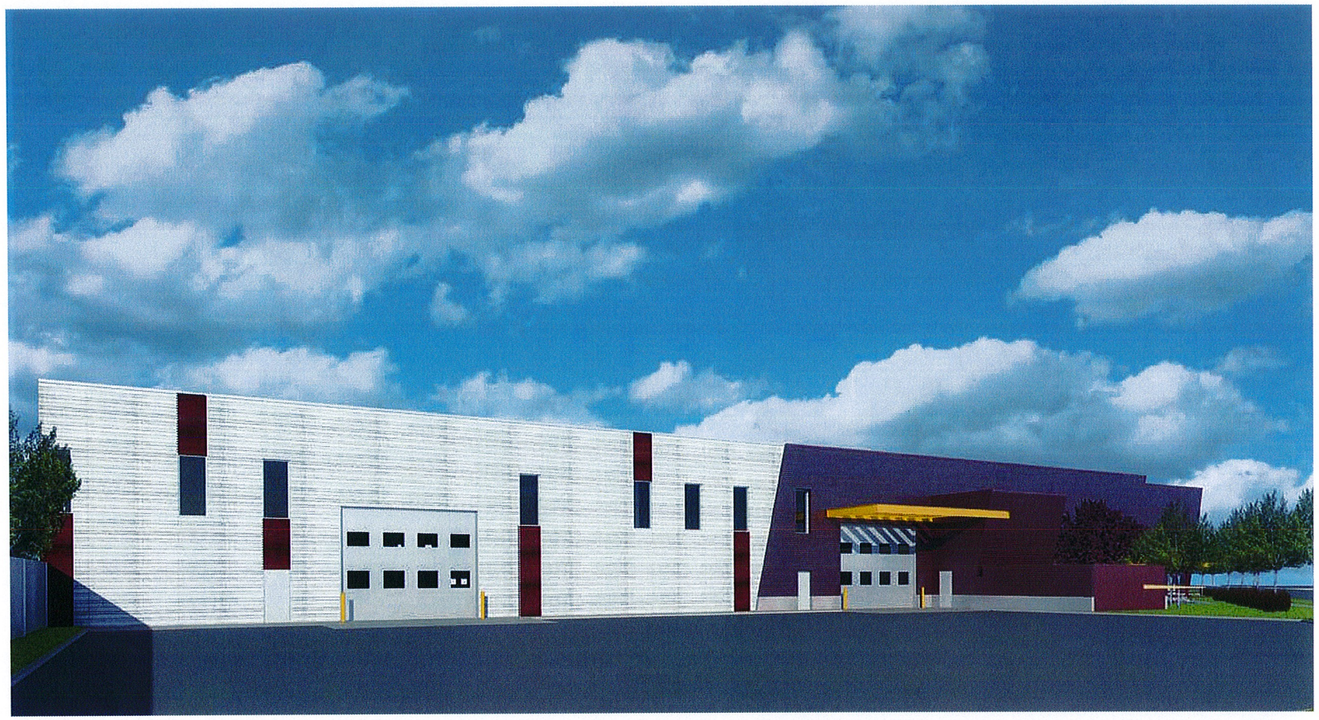

D1 / A15.2 Southwest and Southeast Rendering
N.T.S.

NOT FOR CONSTRUCTION

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Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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

Architect: Edward J. Kodet, Jr., FAIA — Date: Feb. 3, 2014 — License Number: 10566

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Telephone 612.377.2737 • Facsimile 612.377.1331

Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A15.2
Rendering

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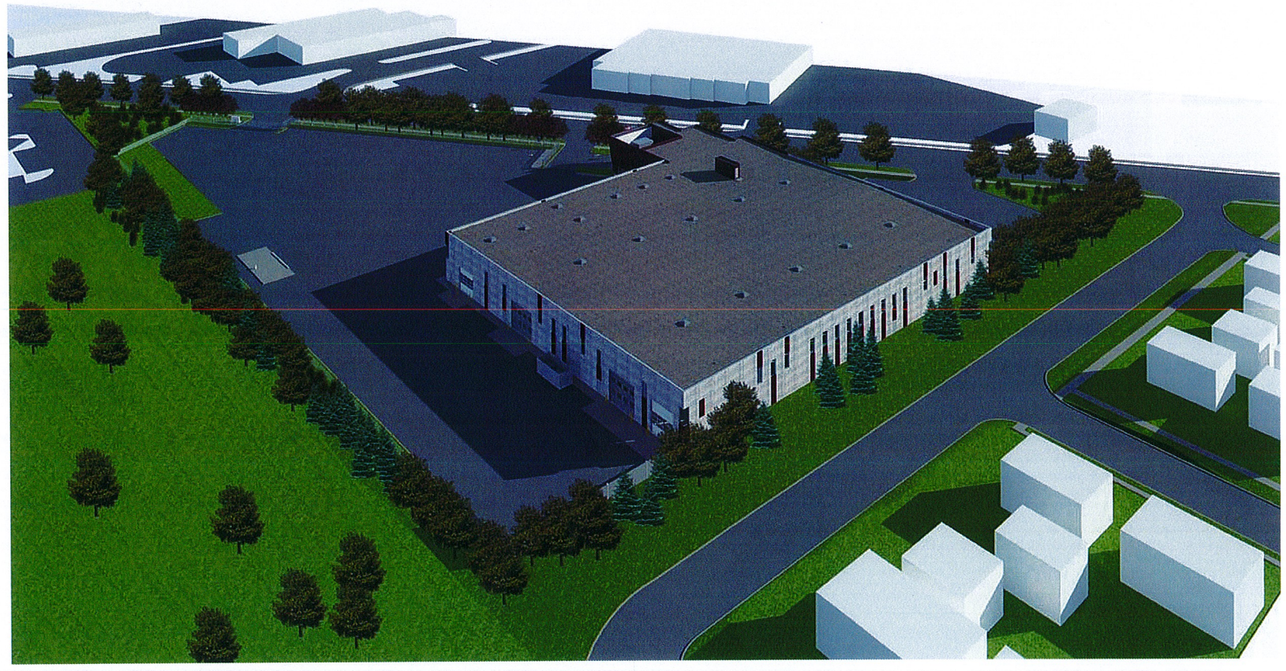

D1 / A15.3 Northeast and Northwest Rendering
N.T.S.

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5/16/2014 9:56:08 AM

Date: May 16, 2014
Project No.: 94114
Drawn By: Author Checked By: Checker
Revisions:

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Date: Feb. 3, 2014
Architect: Edward J. Kodet, Jr., FAIA License Number: 10590

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Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A15.3
Rendering

D1 / A15.4 East Driveway Rendering
N.T.S.

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Date: May 16, 2014
Project No.: 94114
Drawn By: mms Checked By: Checker
Revisions:

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

Date Feb. 3, 2014
Architect Edward J. Kodet, Jr., FAIA License Number 10290

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Telephone 612.377.2737 • Facsimile 612.377.1331

Crystal Public Works Facility
City of Crystal
5001 W. Broadway Ave
Crystal, MN 55429

A15.4
Rendering

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PROPOSED COLOR PALETTE

(Rendering below is a different building)

EXHIBIT I

PROPOSED VACATIONS

, Minnesota.
)2979
E 1 /4 of
he 5th
ws:
, 514.59 feet
North of the Southwest corner of said SE 1 /4 of NW 1/4; thence South along said West line a distance of 14.59 feet to a point which is 500 feet North of said Southwest corner of the SE 1 /4 of NW 1/4; thence running Easterly on a line parallel with the South line of said SE1/4 of NW 1/4 a distance of 250.5 feet, more or less, to a point in the Southwesterly line of Jefferson Highway; thence running Northwesterly along said Southwesterly line of Jefferson Highway a distance of 158.78 feet, more or less, to a point in a line bearing North 54 degrees, 56 minutes East from the point of beginning; thence running South 54 degrees, 56 minutes West along said line 193.4 feet, more or less, to the point of beginning.
For the purpose of this description the West line of the Southeast 1/4 of the Northwest 1/4 is considered to be a due North and South line. Except that part hereof which lies Northeasterly of a line drawn parallel with and distant 80 feet southwesterly of the southwesterly line of Lot I, Block 1, Lois 6th Addition and the same extended, according to the recorded plat thereof.
Abstract Property

Parcel 3: ORTE740483
That part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 21, described as follows: Beginning at a point on the West line of said Southeast Quarter of the Northwest Quarter a distance of 440.00 feet North of the Southwest corner thereof; thence East parallel with the South line of said Southeast Quarter of the Northwest Quarter a distance of 155.40 feet; thence North parallel with the West line of said Southeast Quarter of the Northwest Quarter a distance of 5.00 feet; thence East parallel with the South line of said Southeast Quarter of the Northwest Quarter to the Westerly line of West Broadway (a.k.a. Jefferson Highway); thence Northwesterly along said Westerly line of West Broadway to the intersection with a line drawn parallel with the South line of said Southeast Quarter of the Northwest Quarter from a point on the West line of said Southeast Quarter of the Northwest Quarter distant 500.00 feet North of the South line of said Southeast Quarter of the Northwest Quarter; thence West along said parallel line to the West line of said Southeast Quarter of the Northwest Quarter; thence South along said West line to the point of beginning, except that part thereof which lies Northeasterly of a line drawn parallel with and distant 80 feet Southwesterly of the Southwesterly line of Lot 1, Block 1, Lois 6th Addition and the same extended, according to the record plat thereof, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
Abstract Property

Parcel 4: ORTE740484
Parcel I:
That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1 /4) of Section 9, Township 118, Range 21, Hennepin County, Minnesota, described as follows: Beginning at the point of intersection of the West line of said SE 1/4 of NW 1/4 with the Westerly line of Jefferson Highway; thence South along said West line 199.78 feet to a point which is 648.52 feet North of the Southwest corner of said SE 1/4 of NW 1 /4, which point is the actual point of beginning of the tract to be described; thence continuing South along said West line 133.93 feet more or less to a point which is 514.59 feet north of the Southwest corner of said SE1/4 of NW 1/4, thence running North 54 degrees, 56 minutes East 193.4 feet more or less to a point in the Westerly line of Jefferson Highway; thence Northwesterly along said Westerly line of Jefferson Highway 105.22 feet; thence running South 57 degrees, 12 minutes West 115.89 feet more or less to the actual point of beginning. Except that part which lies Northeasterly of a line drawn parallel with and distant 80 feet Southwesterly of the Southwesterly line of Lot 1, Block 1, Lois 6th Addition and the same extended, according to the recorded plat thereof.

Parcel 5: ORTE740524
That part of the Southeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 21, described as follows: Commencing at the southwest corner of said Southeast Quarter of the Northwest Quarter, thence on a bearing of North along the west line of said Southeast Quarter of the Northwest Quarter a distance of 648.52 feet to the point of beginning; thence North 57 degrees 12 minutes East 115.89 feet, more or less, to a point on Line A described below; thence northwesterly along Line A to the west line of said Southeast Quarter of the Northwest Quarter, thence southerly along said west line to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
Line A:
A line drawn parallel with and distant 40 feet southwesterly of the following described line: commencing at the northwest corner of Section 9, Township 118, Range 21, thence southerly along the west line of said Section 9 a distance of 349.67 feet to the point of beginning of the line to be described; thence southeasterly deflecting to the left 42 degrees 50 minutes a distance of 1749.89 feet; thence southeasterly 402.50 feet along a tangential curve, concave to the south having a radius of 2864.79 feet and a central angle of 8 degrees 03 minutes; thence southeasterly tangent to said curve 25 feet and there terminating.
Torrens property
Being registered land as evidenced by Certificate of Possessory Title No. 1373571.

NOTES CORRESPONDING TO EASEMENTS:

PARCEL 1:
8. Easement for sanitary sewer purposes in favor of the City of Crystal, as contained in instrument recorded in Book 2310 of Deeds, page 257, Doc. No. 3304064 (now as to Lot 1, Block 1), which appears as a recital on the Certificate of Title.
(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES IN STREET AS SHOWN ON SURVEY)

9. Certificate of Title contains the following recital: the North, West and South boundary lines of said plat have been judicially determined and marked with Judicial Landmarks as shown on the recorded plat. (AFFECTS PROPERTY, MONUMENTS NOT FOUND)

10. Building restriction contained in the deed recorded in Book 1071 of Deeds, page 287, recorded in Book 1072 of Deeds, page 234, as to that part of the premises herein described lying North of the following described line: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter, Section 9, Township 118, Range 21; thence North along the West line of said Southeast Quarter of the Northwest Quarter 243 feet to the point of beginning of the line to be described; thence East parallel with the North line of Section 9, Township 118, Range 21, to the Southwesterly line of West Broadway Avenue (now as to part of Lot 1, Block 1) which appears as a recital on the Certificate of Title.
(AFFECTS PROPERTY, AS SHOWN ON SURVEY)

11. Easement for street sanitary sewer, storm sewer and utilities over west 30 feet of the subject property, in favor of the the City of Crystal, as set forth in Quit Claim Deed filed January 6, 1964, as Document No. 755065.
(AFFECTS PROPERTY, AS SHOWN ON SURVEY)

PARCELS 1, 2, 3 AND 4:
There are NO survey matters regarding the Schedule B Items listed in Old Republic National Title Insurance Company Title Commitments that can be graphically depicted on the survey.

GENERAL NOTES:

1. The bearing system used is assumed.

2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No., 27053C0211E, effective date September 2, 2004.

4. Site area = 231,455 square feet = 5.313 acres.

5. There are a total of 341* striped parking stalls on said property, of which there are 11* designated as handicap. (* Note: parking stripes and parking count per aerial map of site)

6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.

7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.

8. There is no observable evidence of cemeteries in the field or of record.

9. The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.

10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

11. There is no observable evidence of recent street or sidewalk construction or repairs.

12. There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.

13. Distance to nearest intersection, site is located at the NW Quad of the Intersection of West Broadway Avenue and Fairview Avenue North.

14. In preparing this survey I have relied upon the supporting documents and the Commitments for Title Insurance issued by Old Republic National Title Insurance Company, having the bearing file numbers and effective dates:
Parcel 1: ORTE740482, July 2, 2013
Parcel 2: ORTE740484, July 2, 2013
Parcel 3: ORTE740483, July 2, 2013
Parcel 4: ORTE740484, July 2, 2013
Parcel 5: ORTE740524, July 23, 2013

15. There are no visible markings denoting wetlands as delineated by appropriate authorities.

16. Elevation datum is based on NAVD 88 data.
HSJBenchmark is located Top Nut Hydrant
(AS SHOWN ON SURVEY)
Elevation = 875.93

LEGEND

Property Monument
Concrete
Concrete Curb
Fence
Overhead Electric
Underground Electric
Underground Telephone
Water
Gas
Sanitary Sewer
Storm Sewer
Electric Box
Power Pole
Hydrant
Unknown Manhole
Gate Valve
Catchbasin
Catchbasin
Air Conditioning Unit
Deciduous Tree (Diameter in Inches)
Light Pole
Gas Meter
Telephone Box
Sanitary Manhole
Storm Manhole
Existing Contour
Existing Spot Elevation Gutter
Existing Spot Elevation

STATEMENT OF POSSIBLE ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

PARCEL AREAS:

BUILDING DETAILS:

5027 BROADWAY AVENUE WEST

CERTIFICATION:

To City of Crystal and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes

SCALE: 1 INCH = 40 FEET

REVISIONS

Date	
3/12/14	add parcel areas
4/11/14	revised curb lines, add sidewalks
4/15/14	add utility info., remove snow note

ALTA LAND TITLE AND TOPOGRAPHY SURVEY

For:

CITY OF CRYSTAL

SITE:

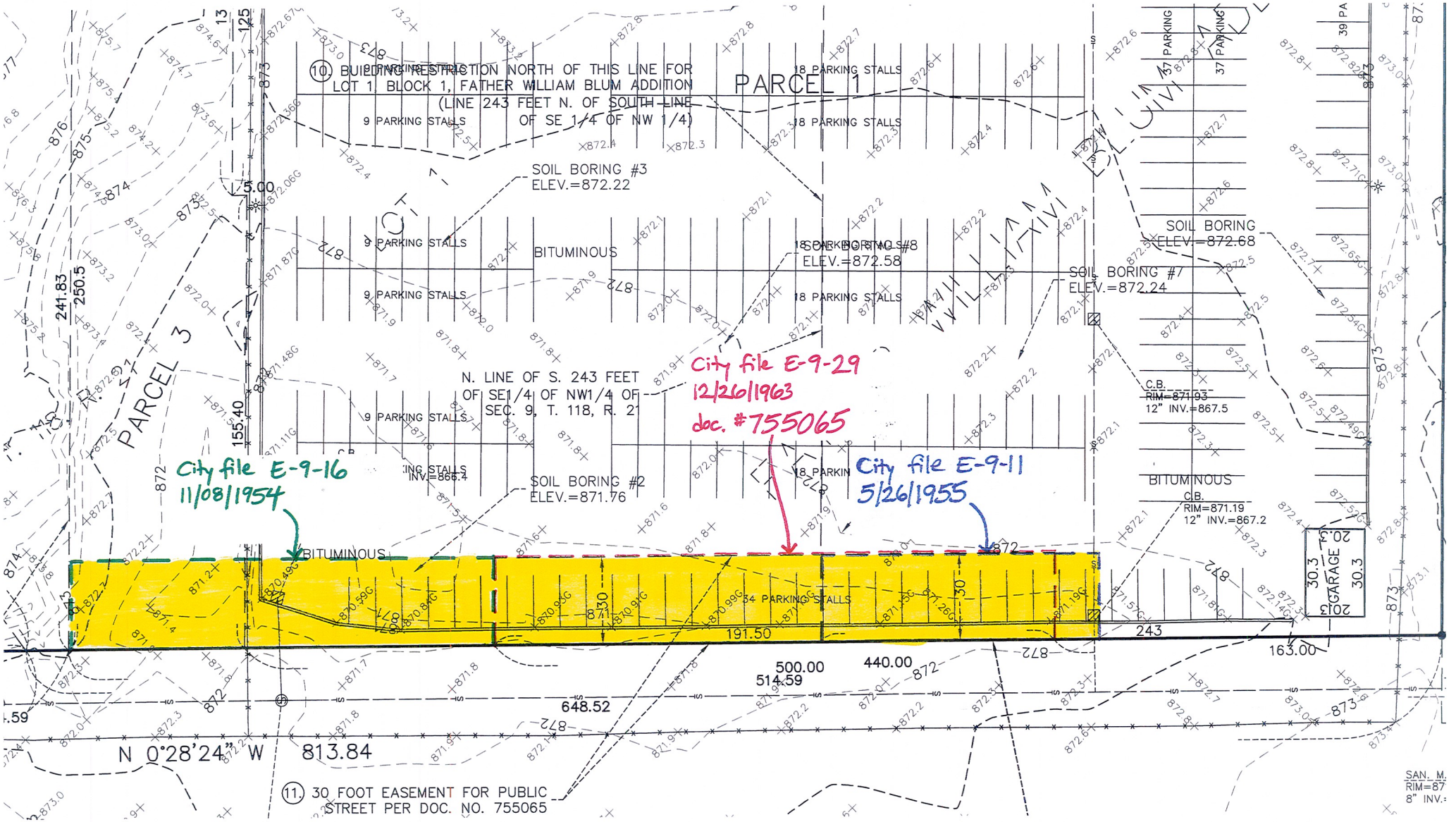
FUTURE PUBLIC WORKS

4947-5027 BROADWAY AVENUE
CRYSTAL, MINNESOTA

HENNEPIN COUNTY

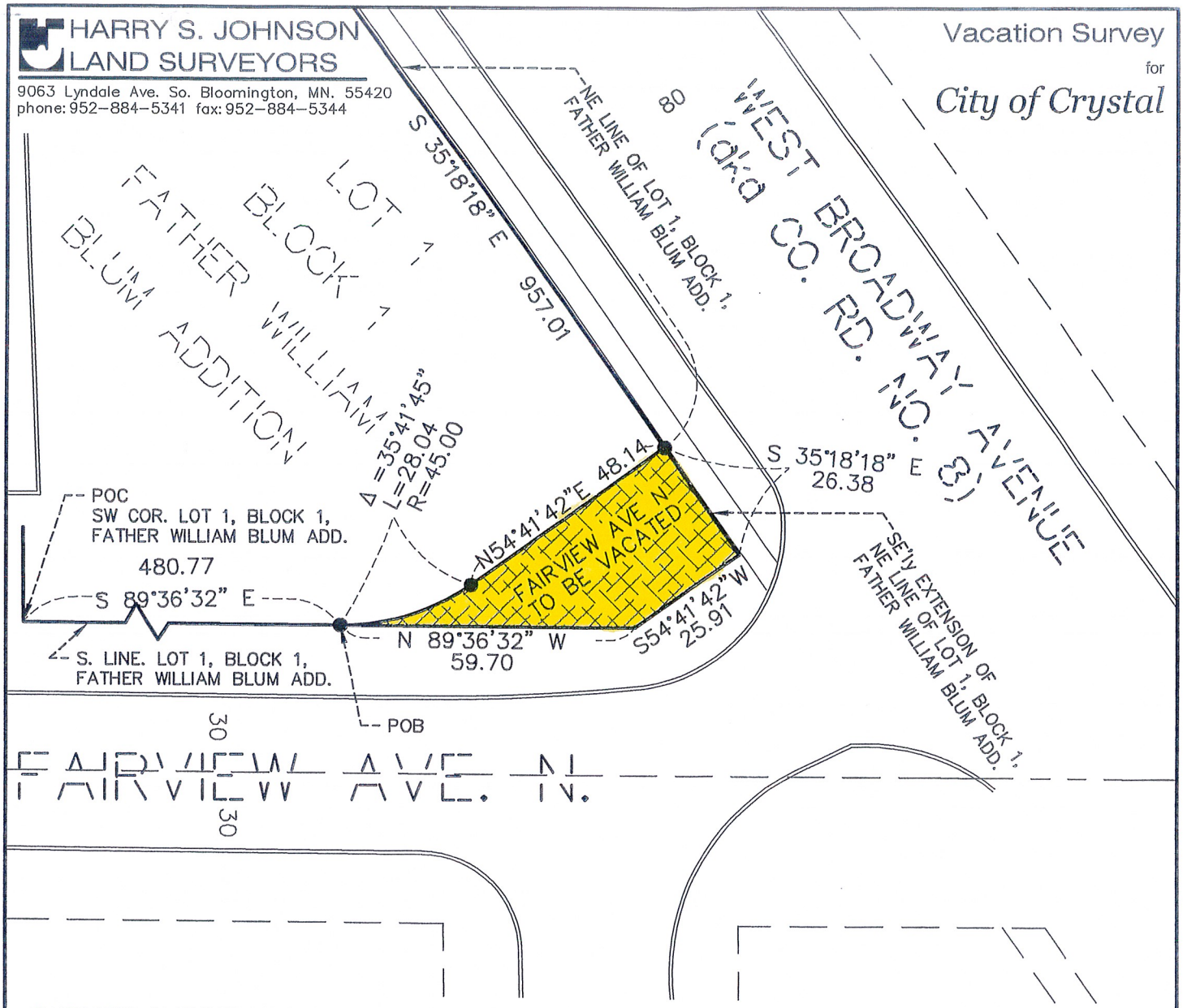
HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

EXHIBIT J


N
10. BUILDING RESTRICTION NORTH OF THIS LINE FOR LOT 1, BLOCK 1, FATHER WILLIAM BLUM ADDITION (LINE 243 FEET N. OF SOUTH LINE OF SE 1/4 OF NW 1/4)
PARCEL 1
PARCEL 3
18 PARKING STALLS
9 PARKING STALLS
SOIL BORING #3 ELEV.=872.22
SOIL BORING #8 ELEV.=872.58
SOIL BORING #7 ELEV.=872.24
SOIL BORING ELEV.=872.68
SOIL BORING #2 ELEV.=871.76
BITUMINOUS
N. LINE OF S. 243 FEET OF SE1/4 OF NW1/4 OF SEC. 9, T. 118, R. 21
City file E-9-29
12/26/1963
doc. #755065
City file E-9-16
11/08/1954
City file E-9-11
5/26/1955
C.B. RIM=871.93 12" INV.=867.5
C.B. RIM=871.19 12" INV.=867.2
54 PARKING STALLS
GARAGE
241.83
250.5
155.40
5.00
191.50
243
163.00
500.00
514.59
440.00
648.52
N 0°28'24" W 813.84
11. 30 FOOT EASEMENT FOR PUBLIC STREET PER DOC. NO. 755065
SAN. M. RIM=87 8" INV.=

HARRY S. JOHNSON
LAND SURVEYORS
9063 Lyndale Ave. So. Bloomington, MN. 55420
phone: 952-884-5341 fax: 952-884-5344

Vacation Survey
for
City of Crystal



FAIRVIEW AVENUE VACATION DESCRIBED AS:

That part of Fairview Avenue North described as follows: Commencing at the southwest corner of Lot 1, Block 1, Father William Blum Addition, Hennepin County, Minnesota; thence South 89 degrees 36 minutes 32 seconds East, assumed bearing along south line of said Lot 1 a distance of 480.77 feet to the point of beginning; thence continuing along southerly line of said Lot 1 on a tangential curve concave to the north, 28.04 feet, radius 45.00 feet, delta 35 degrees 41 minutes 42 seconds; thence continuing along said southerly line, North 54 degrees 41 minutes 42 seconds East, 48.14 feet to the northeast line of said Lot 1; thence South 35 degrees 18 minutes 18 seconds East, along the southeasterly extension of said northeast line of Lot 1, a distance of 26.38 feet; thence South 54 degrees 41 minutes 42 seconds West, 25.91; feet thence North 89 degrees 36 minutes 32 seconds West, 59.70 feet to the point of beginning.

N

SCALE: 1" = 30'

General Notes:
1. Bearings shown are assumed.
2. Area of vacation = 1,189 S.F.

DENOTES VACATION AREA

CERTIFICATION:

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

Date: May 9, 2014

Thomas E. Hodorff, L.S. MN Reg. No. 23677

HSJ WO: 201414001.DWG

WEST
METRO
FIRE-RESCUE
DISTRICT

Serving the Cities of
•Crystal
•New Hope

May 28, 2014

Re: Preliminary plan review for a new Crystal Public Works Facility at 5001 West Broadway, Crystal.

West Metro Fire-Rescue conducted a plan review on the preliminary plans for the Crystal Public Works Facility which will be located at the above mentioned address. The following items that are listed below are either comments or requirements per West Metro Fire-Rescue Districts Policies, City Ordinances and the 2007 Minnesota Fire Code and NFPA Standards:

1. The building shall be fully sprinklered with a NFPA 13 system and monitored by a fire alarm system.

2. There shall be a separate water main going into the building for the fire protection system.

   Provide a utility plan shows that there will be a separate water main going in for the fire protection system.

3. No utility plan was provided in the plans that were provided.

   Provide a utility plan showing where the waterlines are going into the building, and where hydrants are located.

4. The plans show what the total square footage of the building will be, but does not show the type of construction that will be used.

   Provide a code analysis of the building so we can figure out the fire flow and number of hydrants required.

   West Metro Fire-Rescue Districts has a policy that requires that a hydrant shall be located within 100 feet of the fire department connection.

Neighbors
Serving
Neighbors

4251 Xylon Ave N.
New Hope, MN 55428
Voice 763.230.7000
Fax 763.230.7029

EXHIBIT K

5. The plan does not show where the fire department connection (FDC) or riser/control valve will be located. The location of the FDC and riser shall be approved by the Deputy Fire Marshal.

   There are three options for where fire sprinkler valves/controls shall be located: A) A yard post indicator valve: which may only be used if the riser will be located below grade. B) A wall post indicator valve used when there is no direct access (which location shall be approved by the Deputy Fire Marshal). C) A one-hour fire resistive construction protecting the fire sprinkler room with exterior access, drain, emergency light pack, and a sidewalk to public way.

   Provide a plan showing where the riser, FDC and control valves will be located.

6. On sheet A1.1 of the plans provided there is a flammable storage room (133). The flammable storage room shall meet the requirements of the 2007 Minnesota State Fire Code and Minnesota State Building Codes. This room shall be H-3 occupancy.

   Provide a Hazmat Inventory List of all the chemicals used and stored in the facility to the Deputy Fire Marshal for review. The form will be provided to you by West Metro Fire-Rescue District.

7. A lock box shall be located by the fire department connection and the front door. The height shall be between 5- 5 ½ feet. To order the lock box contact the Deputy Fire Marshal. Keys shall be provided and put in the box at final.

8. On Sheet A0.1 shows that there will be a motorized gate for the parking lot. What type of motorized gate will it be?

   We are requesting that it should be a code type access for easier access for emergency vehicles to enter both driveways' if needed.

9. Verify that there will be address numbers on the building. It shall be a minimum of 4 inches and a contrasting color and visible from the street.

10. On Sheet A0.1 there are a few rooms that we will have to verify that they will meet the fire code requirements per the use of each room. They are the following rooms: wood/sign shop (129), welding area (127), and maintenance shop (126).

    What type of welder will you be using? What type of wood working machines will be in the shop? A dust collecting system may be required. Will there be painting done in any of these rooms?

11. On sheet A0.1 there are a couple of conference rooms (109-111) which could possibly have an occupant load of 51 people when all the sliding doors are open in the rooms.

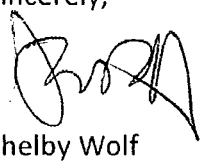
    Two exit doors will be required to be signed and illuminated. The two far doors shall swing out and not into the room.

10. Separate fire sprinkler/alarm permits applications and plan reviews are required as applicable.

11. A full code review will be conducted once we receive a full-set of architectural plans and building permit application.

If you have any questions or concerns feel free to contact Shelby Wolf Deputy Fire Marshal at (763) 230-7006.

Sincerely,



Shelby Wolf
Deputy Fire Marshal