



Richfield Planning Commission Agenda

December 8, 2025 -- 7:00 PM

Richfield Municipal Center
Council Chambers
6700 Portland Avenue South

1. Call to Order

2. Roll Call

3. Open Forum

Participants can share their comments in person, by voicemail, or email, and may also request to participate virtually. For more information on submitting comments, refer to the Planning Commission Agenda and Minutes page on the City's Website.

4. Approval of the Agenda

5. Approval of Minutes

a. Approval of the minutes of the Regular Planning Commission meeting of November 24, 2025.

6. Presentations

7. Public Hearings

a. Public hearing to consider a request by Minnesota Independence College & Community for a rezoning, Conditional Use Permit, Preliminary Plat, and variances.

8. Resolutions

9. Liaison Reports

10. Other Business

11. City Planner's Report

12. Next Meeting

13. Adjournment

Auxiliary aids for individuals with accessibility needs are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the Planning Commission agenda packet located by the entrance. The complete Planning Commission agenda packet is available electronically on the [City of Richfield's website](#).



PLANNING COMMISSION MEETING MINUTES Richfield, Minnesota

Regular Planning Commission Meeting

November 24, 2025

CALL TO ORDER

The meeting was called to order by Chair Holmwig-Johnson at 7:00 p.m. in the Council Chambers.

Planning Commissioners Present: Eddie Holmwig-Johnson, Cole Hooey, Brendan Kennealy, Matt Taraldsen and Brett Stursa

Commissioners Excused: Benjamin Surma and Stephanie Kowalkowski

Staff Present: Sam Crosby, City Planner; Ruby Villa, Planner I

Others Present: Greg Dick, Lakewinds Co-op

OPEN FORUM

There were no speakers.

APPROVAL OF THE AGENDA

M/Kennealy, S/Taraldsen, to approve the agenda.

Motion carried: 5-0

APPROVAL OF MINUTES

M/Kennealy, S/Taraldsen, to approve the minutes of the Regular Planning Commission Meeting of September 22, 2025.

Motion carried: 5-0

ITEM #7a	PUBLIC HEARING TO CONSIDER A REQUEST FOR AN INTERIM USE PERMIT TO ALLOW TEMPORARY AND OCCASIONAL EMPLOYEE PARKING ON A VACANT LOT ADJACENT TO LAKEWINDS CO-OP.
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Planner Villa presented Agenda Item No. 7a.

Greg Dick, Store Manager of Lakewinds Co-op, introduced himself to the Commission and discussed future plans for Lot 4 as well as the reasoning behind the request for 122 days per year.

Chair Holmvgig-Johnson opened the public hearing. There were no speakers.

M/Hooey, S/Taraldsen, to close the public hearing.

Motion carried: 5-0.

M/Kennealy, S/Stursa, to recommend approval of a five-year Interim Use Permit for occasional employee parking on vacant Lot 4.

Commissioners and staff discussed the history of the site and whether the issuance of an Interim Use Permit precludes development. Chair Holmvgig-Johnson and Commissioner Hooey expressed reluctance over granting an outright 5-year term.

M/Holmvgig-Johnson, S/Hooey, to amend the recommended action to reduce the term to 3 years with an optional 2-year administrative extension.

Commissioners further discussed the implications of granting a 5-year term, the possibility of Lot 4 being turned into permanent parking, and whether Lot 4 is a developable parcel.

Motion to amend failed: 2-3.

Original motion carried: 3-2 (Holmvgig-Johnson and Hooey dissenting).

LIAISON REPORTS

- Community Services Commission: Commissioner Hooey stated that at the October meeting the Commission discussed the Public Works project at Adams Hill Park.
- City Council: Chair Holmvgig-Johnson reported that at the last meeting, he presented an update to the Council regarding last year's Planning Commission activities. Also, the Truth in Taxation meeting will be on November 25.
- Housing and Redevelopment Authority (HRA): Commissioner Stursa stated that the HRA met in November and heard from Ehlers regarding Tax Increment Financing (TIF) Districts and the status of each one in the City. The HRA also decertified three TIF Districts. Lastly, staff provided an update regarding Penn Station; abatement will begin soon.
- Richfield School Board: Commissioner Kennealy had no report.

- Transportation Commission: Commissioner Surma was absent.
- Chamber of Commerce: Commissioner Kowalkowski provided her report prior to the meeting; Loma Bonita opened on November 1st and is a welcome addition to Richfield and the HUB. Prior to them, the lot was vacant for 7 years. Also, the Coven is planning on moving into the Old Richfield Medical Group building in May or June 2026. They have 8 current locations and offer space memberships, conference room rentals, dedicated desks, and private offices.
- Sustainability Commission: Commissioner Taraldsen stated that the Pumpkin Smash was a success.

ITEM #11	CITY PLANNER'S REPORT
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Planner Crosby presented the City Planner's Report.

ITEM #12	NEXT MEETING TIME AND LOCATION
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The next regular meeting is scheduled for December 8, 2025, at 7:00 p.m. in the Richfield Council Chambers.

ITEM #13	ADJOURNMENT
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M/Taraldsen, S/Hooey, to adjourn the meeting.

Motion carried: 4-1 (Kennealy dissenting) and the meeting was adjourned at 7:39 p.m.

Submitted by:

Ruby Villa
Planner I

Matt Taraldsen
Planning Commission Secretary



Planning Commission Meeting 12/8/2025

Agenda Section: Public Hearings

Agenda Item: 7.a.

Report Prepared By:

Sam Crosby, City Planner

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Public hearing to consider a request by Minnesota Independence College & Community for a rezoning, Conditional Use Permit, Preliminary Plat, and variances.

EXECUTIVE SUMMARY

Minnesota Independence College & Community (MICC), a non-profit that provides vocational and life skills training for autistic and neurodivergent individuals, has submitted an application for land use approvals to construct a 2-story school on the north side of 76th Street West, between Morgan and Newton Avenues. The requested approvals include:

- A Rezoning from R "Low Density Residential" to MR-2 "Multifamily Residential,"
- A Conditional Use Permit (CUP) for a learning institution,
- A Preliminary Plat to reconfigure four lots into two (one for the school, and one for future development),
- Five variances — three setback reductions, a lot coverage increase, and a parking reduction.

The proposed 27,978 square foot building will serve as MICC's learning center and organizational headquarters, with approximately 15,000 square feet of classroom space on the ground floor, and roughly 13,000 square feet of administrative offices on the second floor. The building is positioned in the southwest corner of the site, activating the streetscape along 76th Street and maximizing the buffer between the school and the residential properties to the north. Also, the second floor is offset from the first, enhancing the building's visual interest and providing a welcoming main entry feature on 76th Street. See applicant's narrative for further details.

Staff finds that the proposed project aligns with the intent and policies of the Comprehensive Plan, and complies with all zoning code requirements, except as noted by the variances. As explained in the policy section (below) and the required findings (attached), the variances are reasonable given both the context, and the desire to reserve space for future development. Consequently, staff supports the full request and recommends approval, subject to the conditions listed in the draft resolutions of approval.

RECOMMENDED ACTION

Conduct and close a public hearing and by motion recommend approval of:

1. Rezoning the subject parcels from R, "Low Density Residential" to MR-2

“Multifamily Residential”

2. The proposed Preliminary Plat; and
3. The Conditional Use Permit and five variances for Minnesota Independence College & Community's learning institution at 2000, 2006, 2018 - 76th Street West and 7532 Morgan Avenue South.

HISTORICAL CONTEXT

- MICC has operated out of the nearby Colony Apartments since its inception in 1996.
- In 2016, the City Council approved an Interim Use Permit (IUP) for MICC to use the property at 2000 - 76th Street West for social, meeting, and office space. The IUP was extended in 2022 and will expire July 12, 2027.
- Preliminary concepts for redevelopment of the subject properties were presented at a work session in the summer of 2022. The proposal then was a mixed-use facility, with classroom and office space below, and 67 units of affordable housing above. However, that project was not financially viable.
- At a June 2024 work session, MICC first presented the concept of placing the housing and school side-by-side, in two separate buildings on two equally sized lots — each building 3 stories in height, with a greenspace/stormwater feature between the two. Feedback related to locating a main entrance on the 76th side with lots of building transparency (windows), a larger buffer between the residential to the north (move stormwater there) and moving the buildings toward 76th Street (reduced setbacks) was received.
- At an April 2025 work session, MICC presented a revised side-by-side concept addressing many of the issues from the 2024 work session. Feedback included the transparency of the glass over time (concerns about blinds), providing sufficient space for the bus stop off of the sidewalk, a privacy fence along the north property, birds and the glass, and pollinator-friendly plantings on the outlot.
- On October 7th, MICC held a neighborhood meeting (as required by City policy for rezoning), which was sparsely attended, but generally well-received.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

People with disabilities are a historically excluded group. The expansion of, and improvements to, their educational facility and social gathering space will greatly enhance their quality of life, and help increase their sense of inclusion and belonging.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Rezoning

- The properties are part of a multi-block area that has been guided “Medium Density Residential” by the Comprehensive Plan since 2008, and MR-2 "Medium Density Housing" is the zoning district that corresponds to the Medium Density designation.
- The current zoning R "Low Density Residential" is non-compliant with the Comprehensive Plan. This is in accordance with the City's practice of delaying the rezoning of properties until an area is prioritized for redevelopment (either by action of the Council, or by proposal of a developer).
- Learning institutions similar to high schools are allowed in both the R and MR-2

districts, so the rezoning from R to MR-2 is required because of the established guiding.

CUP

“Public or private elementary and high schools, and other similar learning institutions” are conditional uses in residential zoning districts, with five listed conditions that must be met.

- The use must be located on a collector or arterial and minimize traffic on local streets.
- Pick-up and drop off must be designed for safety.
- Any outdoor recreation must be set back 40 feet from any lot line.
- Buffers must be provided to mitigate sight and noise.
- Lighted playing fields are only permitted when their impacts are mitigated.

The proposal complies with all of these requirements.

Preliminary Plat

- Both the proposed lots exceed the minimum size and width requirements.
- An additional two feet of land dedication is required along 76th Street.
- The County has reviewed the proposed Preliminary Plat and did not have any comments.
- The City attorney has provided a Preliminary Plat Opinion Letter that will be updated at the time of the final plat.

Setback Variances

The requested variances include:

- A 22-foot variance from the 30-foot setback required long the front/west side (Newton Avenue).
- A 23.5-foot variance from the 30-foot setback required along the side abutting a public right-of-way (76th Street).
- A 15-foot variance from the 25-foot setback required along the rear/east side (new interior lot line).

In order to place the building 8 feet from the west lot line, 6.5 feet from the south lot line and 10 feet from the new east lot line.

These variances are necessary to fit the building closer to the southwest corner of the site, both increasing the setback to the residential properties to the north, and improving the streetscape along 76th Street West.

The City recently amended the residential portion of the multifamily development regulations to reduce setback requirements. The City may want to consider whether it is also appropriate to amend the non-residential portion of the multifamily development regulations as well. Thirty-foot setbacks from all sides are contrary to the desired urban massing and form, particularly along higher volume arterial roadways, and the desire for reduced setbacks was expressed by both the City and the MICC during work session discussions.

Lot Coverage Variance

- “Lot coverage” is the amount of the lot that is covered by buildings. The requested variance is to allow 37% coverage when 30% is the maximum. The proposal could be designed to meet the 30% limit if it did not reserve a second parcel for potential future housing. It has long been a desire of both the City and MICC to incorporate housing into this project. While not a viable component at this time, a separate lot is being platted with the intention of future housing development.

Parking Variance

- The parking requirement for a high school, which is the most similar use, is one stall per employee plus one stall per every eight students. With a projected maximum of 40 employees and potential for up to 200 students, 65 stalls would be required. A 10% credit is applied for being within a quarter mile of a frequently operating transit line and another 10% reduction applies for providing a transit-supportive plaza. This brings the required parking down to 52 stalls. The requested variance is a 15-stall variance from the 52-stall parking requirement in order to provide 38 parking spaces.

The exact location, shape and design of the plaza has yet to be finalized, but will be coordinated with Metro Transit, and reviewed and approved by City staff, prior to installation. A "placeholder" is currently shown at the corner of Morgan Avenue due to a planned traffic signal replacement at 76th Street and Newton Avenue sometime in the next five years. The intent of locating the plaza near Morgan Avenue is to protect it from the impacts of potential intersection redesign at Newton Avenue. In order to encourage ridership to mitigate the parking variance as much as possible, staff recommends that the shelter be heated.

MICC has provided a parking count at their current location that demonstrates the low driving rates of their student population. While the study does show a need for more than 38 stalls, particularly on Tuesday and Wednesday mornings, staff has included a condition regarding demand management, which MICC has agreed to, and therefore, staff supports the requested variance.

Traffic

- Due to the unique nature of the use, staff requested a memo from a Traffic Engineer that details traffic impact assumptions for the site. The analysis estimates an increase in trip generation (over the existing single-family homes) by approximately 10 peak hour trips or less, and fewer than 100 additional daily trips. In other words, the resultant impact on area roadway capacity is expected to be negligible. This is primarily because the proposed MICC development is already operating within the immediate area.

Future Housing Site

- The requested variances apply only to the school; no housing is proposed at this time. Concept plans have been included to show that the second lot is appropriately sized and shaped to support housing that meets the zoning code. The two phases would share access, parking, and storm water.
- The “Medium Density Residential” guiding calls for a density range from 8 to 35 dwelling units per acre. Four walk-up type units on 0.26 acres provide 15 units per acre.

Discretion

The City’s discretion in approving or denying both a CUP and a Preliminary Plat is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP or Plat. However, the Council may attach reasonable conditions to a CUP in order to implement the intent of the City Code or protect adjacent properties.

Because the subject properties are guided “Medium Density Residential,” the City has a relatively low level of discretion in approving or denying the rezoning. The proposed zoning for a property must be consistent with the City’s Comprehensive Plan. Since the existing zoning district is not consistent with the Comprehensive Plan, the City should approve the request. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

CRITICAL TIMING ISSUES

- The 60-day clock started when the application was completed on October 23, 2025. The statutory 60-day review would’ve ended on December 22, prior to the scheduled City Council meeting dates. Therefore, the City exercised its authority to extend the review period to 120 days, which will end on February 20, 2026.
- MICC is requesting a two-year approval in order to provide sufficient time for fund-raising prior to applying for building permits.

FINANCIAL IMPACT

All application fees have been paid.

LEGAL CONSIDERATIONS

- Notice of the public hearing was published in the Sun Current newspaper on November 27, 2025, and was mailed to properties within 500 feet of the subject site.
- Council consideration of this application has been tentatively scheduled for January 13th for first reading and January 27th for second reading.

ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of the request with additional and/or modified stipulations.
- Recommend denial of the request with a finding that the proposal does not meet

City requirements.

ATTACHMENTS

1. 120825 - MICC - Draft Rezoning Ord
2. 120825 - MICC - Draft Plat Reso
3. 120825 - MICC - Draft CUP & Var Reso (1)
4. MICC ARC Letter, 11-21-25
5. MICC - Zoning & Location Map
6. MICC Project Narrative 10-13-25
7. 20251118_MICC Land Use Package Rev1
8. MICC Parking Study Count
9. Final_MICC_TrafficMemo
10. 120825 - MICC - Required Findings

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I OF THE RICHFIELD CITY CODE
BY REZONING 2000, 2006 & 2018 - 76th STREET WEST
AND 7532 MORGAN AVENUE SOUTH
FROM LOW DENSITY RESIDENTIAL (R)
TO MULTIFAMILY RESIDENTIAL (MR-2)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 13, Appendix I of the Richfield Zoning Code (Multiple Family Residential – R) is hereby amended to add a new Paragraph 56 as follows:

(56) M-15 (North side of 76th Street between Morgan Avenue and Newton Avenue, to be platted as Lot 1 and Lot 2, MICC Bulldog)

Parcel 1: The Southerly 240 feet of the West 90 feet of the East 321.1 feet of the West 983.1 feet of South 1/4 of Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Parcel 2: The South 240 feet of the East 100.1 feet of the West 852.1 feet of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28 North, Range 24 West of the 4th Principal Meridian, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Parcel 3: The South 188.1 feet of the following described tract: That part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, North, Range 24, West of the 4th principal meridian described as follows: Beginning at a point on the South line thereof distant 983.1 feet East of West line thereof; thence North parallel with the West line thereof 328.1 feet to point; thence West on a line parallel with the South line thereof 131 feet to a point; thence South on a line parallel with the West line thereof 328.1 feet to a point; thence East on a straight line 131 feet to the place of beginning, Hennepin County, Minnesota.

Parcel 4: The South 70 feet of the North 140 feet of that part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24: Beginning on the South line of said South 1/4 of the Northwest 1/4 of the Southwest 1/4 distant 983.1 feet East of the West line thereof; thence North parallel with said West line 328.1 feet;

thence West parallel with said South line 131 feet; thence South parallel with said West line, 328.1 feet; thence East 131 feet to the point of beginning, Hennepin County, Minnesota.

Sec. 2. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 27th day of January, 2026.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

RESOLUTION NO.
RESOLUTION APPROVING
A PRELIMINARY PLAT
FOR MICC BULLDOG

WHEREAS, Minnesota Independence Community and College, (“Applicant”) has requested approval of a preliminary plat that combines 4 parcels generally located at 2000, 2006 & 2018 - 76th Street West and 7532 Morgan Avenue, legally described in Exhibit A, attached; and

WHEREAS, the proposed plat is to be known as MICC BULLDOG; and

WHEREAS, a public hearing was held for the proposed plat on Monday, December 8, 2025, at which all interested persons were given the opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, as follows:

1. The proposed plat of MICC BULLDOG satisfies the requirements of the City’s subdivision ordinances.
2. Approval of the plat of MICC BULLDOG is granted subject to the following conditions:
 - a. Prior to issuance of a building permit, the applicant must address, to the City Attorney’s satisfaction, all items listed in the plat opinion letter, which shall be updated prior to the approval of the final plat.
 - b. The Applicant must apply for final plat approval within two years of the date of this approval, unless a written request for a time extension is approved by the City Council, or the preliminary plat will expire. Evidence of proper filing must be submitted to the Community Development Department prior to issuance of a Certificate of Occupancy.
 - c. Compliance with any other applicable requirements of the Richfield City code.

Adopted by the City Council of the City of Richfield, Minnesota this 27th day of January 2026.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

Exhibit A

Existing Legal Description

(Per Old Republic National Title Insurance Company, Issuing Agent: All American Title Company, LLC, Commitment for Title Insurance, Commitment No. 201587 C-1, Commitment Date: August 1, 2025)

Parcel 1:

The Southerly 240 feet of the West 90 feet of the East 321.1 feet of the West 983.1 feet of South 1/4 of Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Parcel 2:

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Parcel 4:

The South 70 feet of the North 140 feet of that part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24: Beginning on the South line of said South 1/4 of the Northwest 1/4 of the Southwest 1/4 distant 983.1 feet East of the West line thereof; thence North parallel with said West line 328.1 feet; thence West parallel with said South line, 131 feet; thence South parallel with said West line, 328.1 feet; thence East 131 feet to the point of beginning, Hennepin County, Minnesota.

RESOLUTION NO.

**APPROVING A CONDITIONAL USE PERMIT AND VARIANCES
FOR MINNESOTA INDEPENDENCE COLLEGE AND COMMUNITY
AT 2000, 2006, 2018 - 76th STREET WEST
AND 7532 MORGAN AVENUE SOUTH**

WHEREAS, an application has been filed by Minnesota Independence College and Community (MICC), with the City of Richfield which requests a Conditional Use Permit for a learning institution, a 15-stall parking variance, a variance to increase the maximum amount of lot covered by a building from 30% to 37%, and three setback variances, all in order to construct a two-story, approximately 28,000 square foot, learning institution on the north side of 76th Street between Morgan Avenue and Newton Avenue, property legally described in Exhibit A, attached; and

WHEREAS, the requested Conditional Use Permit meets the requirements necessary for issuing a Conditional Use Permit as specified in Richfield's Zoning Code, Subsection 547.09 and 525.07, Subd.4, as detailed in City Council Staff Report No. ____; and

WHEREAS, the same Zoning Code Section 525.15, Subd.1, requires that the principal building be set back:

- a minimum of 30 feet from the front/west property line
- a minimum of 30 feet from the street side/south property line and
- a minimum of 25 feet from the rear/east property line; and

the proposed layout places the building:

- Eight feet from the front/west property line
- Six and a half feet from the street side/south property line (on the second floor) and
- Ten feet from the rear/east property line; and

WHEREAS, MICC has demonstrated that their students are a largely non-driving population, the proposed building coverage reserves land for future development, and the proposed setbacks serve to maximize the distance between the building and the properties to the north; and

WHEREAS, the requested variances meet the requirements necessary for issuing a variance, as specified in Richfield's Zoning Code Subsection 547.11, Subd.1.a, and as detailed in City Council Staff Report No ____; and

WHEREAS, notice of the public hearing was mailed to properties within 500 feet of the subject property and published in the Sun Current newspaper on November 27, 2025; and,

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its December 8, 2025 meeting and recommended approval of the requested Conditional Use Permit and variances; and

WHEREAS, the City Council has fully considered the request for Conditional Use Permit and variances;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota, as follows:

1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. The City Council further adopts as its Findings of Fact the findings listed in the Required Findings Statement.
3. The requested Conditional Use Permit and variances are hereby approved subject to the following conditions:
 - a. That the applicant records this Resolution with the County, pursuant to Minnesota Statutes Section 462.36, Subd. 1, and the City's Zoning Code Section 547.09, Subd.8. A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
 - b. The applicant (or other future operator) agrees to expand its work-from-home policy, modify class hours, enact transportation demand management policies, formalize shared parking agreements, or implement alternative mitigation techniques - as agreed to by the City - should the parking demand exceed the parking provided to the point of creating safety or operational issues in the immediate neighborhood.
 - c. Separate sign permits are required for any sign greater than six square feet in size.
 - d. All required parking spaces shall remain available year-round and shall not be used for snow storage.
 - e. All windows on the west, south and east sides shall remain transparent, and may not be permanently covered.
 - f. The property owner is responsible for the ongoing maintenance of all exterior improvements, including landscaping, in accordance with approved plans.
 - g. The applicant is responsible for obtaining all required permits, and compliance with all other City, County and State regulations.

Prior to the issuance of a building permit, the applicant shall:

- h. Update the construction plans to comply with all requirements detailed in the City's ARC letter dated November 21, 2025.
- i. Provide a SAC determination from the Met Council.
- j. Provide proof of having recorded a copy of this resolution of approval.

- k. Enter into a construction and maintenance agreement with the City.
- l. The applicant is responsible for obtaining all required permits, and compliance with all other City, County and State regulations.

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

- m. Enter into an escrow agreement for outstanding items and provide a surety equal to 125% of the value of any improvements not yet complete.
- n. Provide proof of having recorded the construction and maintenance agreement.
- o. The final plat shall be submitted for City review and approval, be recorded, and mylar copies provided to the City.

Prior to the release of the surety:

- p. All exterior improvements shall be installed.
 - q. The final design for the transit-supportive plaza shall be reviewed and approved by the City, constructed according to the approved plan, and final inspection passed. The shelter shall be heated.
 - r. All requirements of the escrow agreement shall be met.
- 4. The Conditional Use Permit shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) building permits have been issued and substantial work performed; or 3) upon written request of the applicant, the Council extends the expiration date for an additional period not to exceed one year. Expiration is governed by the City Zoning Code, Section 547.09, Subd. 9.
 - 5. This Conditional Use Permit shall remain in effect for so long as conditions regulating it are observed, and the Conditional Use Permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the City's Zoning Code, Section 547.09, Subd.10.

Adopted by the City Council of the City of Richfield, Minnesota this 27th day of January, 2026.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

Exhibit A

Existing Legal Description

(Per Old Republic National Title Insurance Company, Issuing Agent: All American Title Company, LLC, Commitment for Title Insurance, Commitment No. 201587 C-1, Commitment Date: August 1, 2025)

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Parcel 4:

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Community Development Department
Planning & Zoning

November 21, 2025

Amanda Janzen, NTH
81 South 9th Street
Minneapolis MN 55402

MAYOR

MARY SUPPLE

CITY COUNCIL

WALTER BURK

SHARON CHRISTENSEN

RORI A. COLEMAN-
WOODS

SEAN HAYFORD OLEARY

CITY MANAGER

KATIE RODRIGUEZ

SUBJECT: MICC - Rezoning (to MR-2), CUP (for a learning institution), a Preliminary Plat, and 5 Variances: three setback reductions, lot coverage, and parking.

CASE NO: Z25-000008

The subject application is scheduled for a public hearing at the December 8th Planning Commission meeting. From there, it will be forwarded to the January 13th City Council for first reading and January 27th City Council for second reading and final decision. All meetings start at 7:00 pm in the Council Chambers at Richfield City Hall. You or a representative must be present to answer any questions that staff is unable to answer. As previously discussed, below are the comments from the Administrative Review Committee (ARC) which will be attached to staff's recommendation as conditions of approval, to be satisfied prior to the issuance of a building permit:

Environmental Health Department

Dan Devers 952-563-8975

- Further information will be needed regarding the "Teaching Kitchen" before building permits are issued. Depending on its use and the program expectations, this kitchen may need to be built to commercial standards and licensed as a food establishment which would require Environmental Health Plan Review.

Engineering, Public Works, Utilities

Engineering: Joe Powers, City Engineer, Ph. 612-861-9791

Olivia Wycklendt, Engineer, Ph. 612-861-9789

Utilities: Chad Donnelly (Butch), Ph. 612-861-979

Mattias Oddsson, Stormwater Engineer, 612-861-9797

- See comments on attached plan set.
- We strongly recommend salt tolerant turf and vegetation along 76th St. Consult with City staff for approved boulevard trees.
- Clarify stormwater drainage/downspout locations from proposed canopy over North building entrance.
- If possible, we would recommend a very light swale in this area to facilitate the inevitable snow storage. Landscape plantings in this area should be chosen accordingly, subject to staff approval.
- A good rule of thumb is to provide a snow storage area that is 17% of the area being plowed. While there is plenty of space in the northeast corner of the site for

snow storage now, we have concerns for when future parking stalls on east side are built out. Please note that all stalls that are required for parking cannot be used for snow storage. Snow will need to be hauled off site if the remaining landscape area is not sufficient for snow storage.

- Please consider surmountable curb adjacent to the three northeastern most parking stalls to allow for easier snow plowing/pushing to the stormwater into the basin.

Planning/Zoning

Sam Crosby 612-861-9776

- Because of the close proximity of the building to 76th Street, the number and size of windows may not be decreased on any wall. The elevations and floor plans prevail over the renderings.
- All mechanical equipment must be screened from view per Zoning Code Section 544.05, (includes both ground and rooftop).
- Bike racks to be installed according to manufacturer's specifications. Please include the rack detail and locational/installation specifications in the plan set so that the contractor knows what they are.
- Provide a complete landscape plan. Plan must be drawn to a (correct) scale and include: requirement calculations (for amount of landscaping required, for internal parking lot landscaping required, for planting sizes based on building height), a traditional planting schedule (containing symbols, quantities, common and botanical names, size of plant materials, percent by species), details for the 'landscape planting areas' (the foundation plantings, the parking lot screening shrubs), planting details (root condition, special instructions), irrigation notes, etc. Please note that an arborvitae is not considered a tree - it is a shrub. Final plans subject to staff review and approval.
- Provide a cross access, cross parking and cross utility easement agreement for staff review and approval. To be recorded prior to the final plat.
- Provide lighting details including spec sheets for proposed fixtures, pole heights, and base details, subject to staff review and approval. Please note that any lighting near the transit plaza shall have a maximum height of 20 feet, measured from grade and poles must be set on pedestals no more than eight (8) inches in height. Also, please note that the under canopy lights must be recessed.
- Revise the photometric plan so that it does not exceed 4 foot candles in the parking lot.
- Provide retaining wall detail.
- We recommend approaching the adjacent property owner to the north (7527 Newton) about the possibility of removing their existing fence with this project. It is never ideal,

from a maintenance perspective, to have two fences running parallel and MICC is required by code to provide adequate screening.

- The fence must be a privacy style; please provide a fence detail. Also, please note that the fence along the north property line may only be 6 feet tall to either 30 feet from the west property line or the front wall of the adjacent home, then it must drop down to 4 feet in height in front of that. If the neighbor desires a 6 foot tall fence the length of the shared property line in that area, that would be permissible but must be written into the approval; please provide evidence of such. Either way, the fence along the north property line must terminate at least 3 feet from the property line.
- The data summary for EV charging spaces, which calls for 2 charging spaces and 8 “EV ready” spaces, shall prevail.
- At the time of water shut-off, provide building accesses to city staff for removal of water meters prior to demolition.

Sustainability

Rachel Lindholm, Sustainability Specialist, Ph. 612-861-9188

- We strongly encourage expanding the pollinator garden for the entire extent of the lawn portion of the east side/future project area. This will increase natural and environmental benefits, aesthetics, and reduce maintenance of the parcel.
- While allowed by code, for diversity's sake, please no maples.

Fire Department

Jenell Wood, Fire Chief, Ph. 612-861-0661

- Hydrant must be within 100 feet of the fire department connection (FDC) and looking to have access from Newton (preferred) or Morgan, versus 76th Street.
- Also, the preferred fire alarm panel or annunciator panel location is off Newton near the FDC location.
- Water services to the site should have a dedicated fire and a dedicated domestic supply from the city water main.
- See also the general fire protection requirements attached.

I will likely email you the documents related to the meetings in advance of the meetings. However, the staff report and relevant attachments will also be available online by noon on the Friday prior to the meetings. For the Planning Commission, at: <https://www.richfieldmn.gov/pc> and for the City Council, at: www.richfieldmn.gov/city_government/city_council/agendas_and_minutes.php

If you have any questions, I can be reached at either (612) 861-9776 or scrosby@richfieldmn.gov.

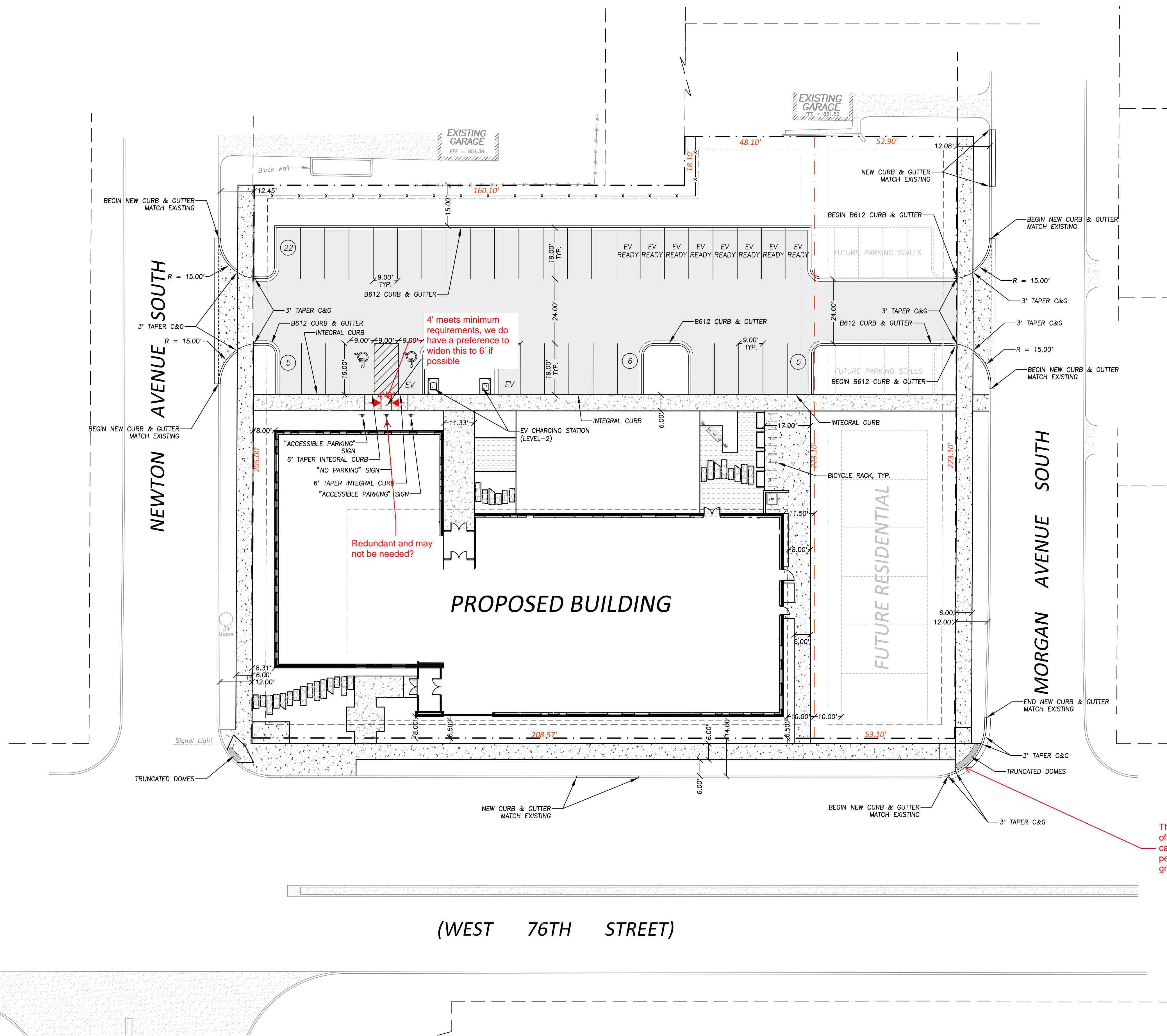
MICC ARC Letter
11-21-25
Page 4

Sincerely,
Sam Crosby, City Planner

Encl: Engineering plan mark-ups & General Fire Protection Comments

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.



Minimum of 14' ROW dedication waived off Morgan Ave and Newton Ave parcel lines per City Engineer; 12' on these streets is acceptable.

SITE SUMMARY

SITE AREA = 1.27 ACRES
DISTURBED AREA = 1.57 ACRES
EXISTING IMPERVIOUS AREA = 0.32 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 0.74 ACRES
FUTURE IMPERVIOUS AREA = 0.13 ACRES

MICC SITE
SITE AREA = 43,554 SQ.FT.
POST CONSTRUCTION IMPERVIOUS AREA = 30,460 SQ.FT. (69.9%)
POST CONSTRUCTION BLDG COVERAGE = 15,108 SQ.FT. (34.7%)
POST CONSTRUCTION BLDG COVERAGE INCLUDING OVERHANG = 16,113 SQ.FT. (37.0%)

FUTURE RESIDENTIAL SITE
SITE AREA = 11,712 SQ.FT.
POST CONSTRUCTION IMPERVIOUS AREA = 1,732 SQ.FT. (14.8%)
FUTURE IMPERVIOUS AREA = 5,850 SQ.FT. (49.9%)
FUTURE BUILDING AREA = 3,456 SQ.FT. (29.5%)

PARKING STALLS & BICYCLE PARKING SUMMARY

MICC STAFF = 40
MICC STUDENTS = 200

STAFF PARKING STALLS REQUIRED = 1 PER STAFF = 40 STALLS
STUDENT PARKING STALLS REQUIRED = 1 PER 8 STUDENTS = 25 STALLS
STALLS REQUIRED (NO REDUCTIONS) = 65 STALLS
HIGH FREQUENCY TRANSIT ROUTE REDUCTION (10% REDUCTION) = 65 x 0.9 = 59 STALLS REQUIRED
TRANSIT PLAZA REDUCTION (10% REDUCTION) = 59 x 0.9 = 53 STALLS REQUIRED

TOTAL PARKING STALLS REQUIRED = 53 STALLS
PARKING STALLS PROVIDED = 38 STALLS (36 STANDARD + 2 ACCESSIBLE)
FUTURE PARKING STALLS PROVIDED = 10 STALLS

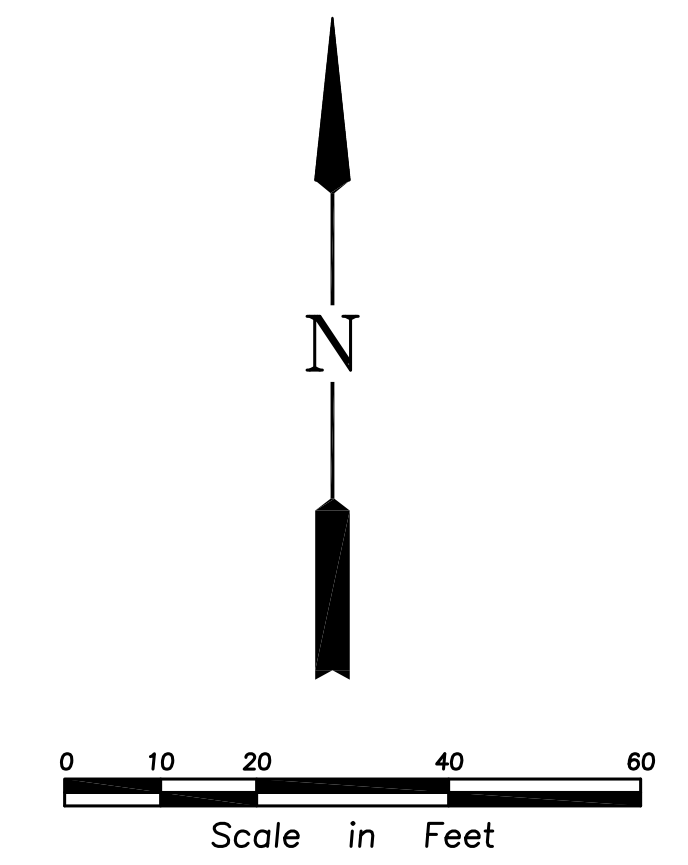
BICYCLE PARKING REQUIRED = 1 PER 10 STUDENTS
BICYCLE PARKING PROVIDED = 20 (10 HOOPS W/2 BICYCLES PER HOOP)

EV CHARGING STATIONS REQUIRED = 5% OF PARKING STALLS PROVIDED
EV CHARGING STATIONS PROVIDED = 5% X 38 = 2 CHARGING STATIONS
EV CHARGING STATIONS PROVIDED = 2 (LEVEL-2)

EV READY SPACES REQUIRED = 20% OF PARKING STALLS PROVIDED
EV READY SPACES REQUIRED = 20% X 38 = 8 EV READY SPACES
EV READY SPACES PROVIDED = 8 (7 LEVEL-2 + 1 LEVEL-3)

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- - - PROPOSED LOT LINE
- - - EASEMENT
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED BITUMINOUS
- [Pattern] PROPOSED PERMEABLE PAVEMENT



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MN. TOLL FREE 1-800-252-1166

Project No.	3233.001.02
Drawn By	BQ
Checked By	NPA
Date	10/13/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

SITE DIMENSION PLAN

C200

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3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

Based on stormwater management report, the proposed infiltration system meets City requirements for rate control and water quality treatment.

SUBSURFACE INFILTRATION BASIN
PRINSCO HYDRATOR HS75
110' x 40'
INFILTRATION VOLUME = 3,898 CU.FT.
TOTAL STORAGE VOLUME = 9,350 CU.FT.
100-YR HWL = 845.3
TOP SUBSURFACE BASIN = 845.45

Clarify EOF marking - is this referring to surface flow along the curb (elevation marking 848.5)?

GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

POLLUTION PREVENTION MANAGEMENT

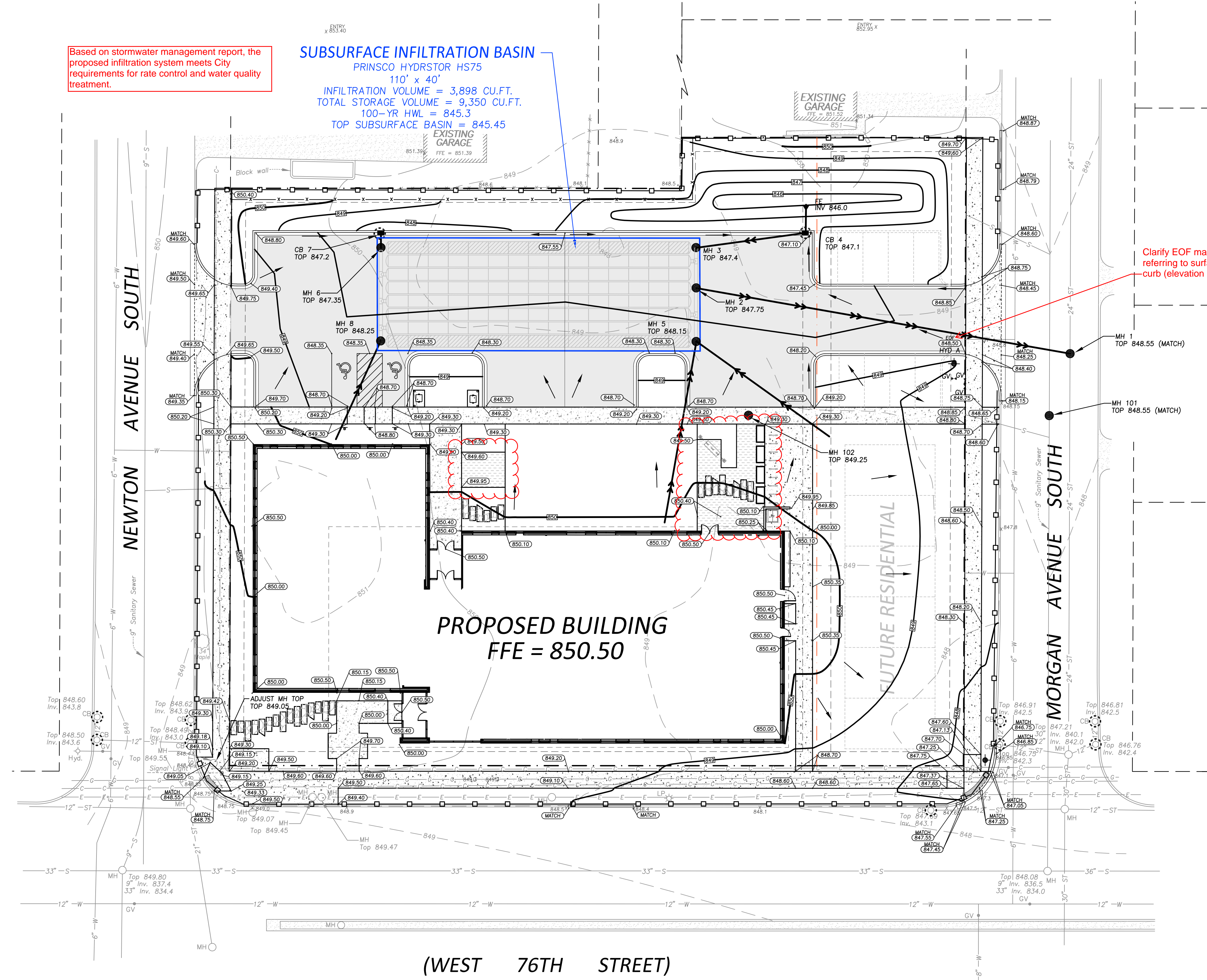
- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

Site is within Nine Mile Creek Watershed District (NMCWD). Must obtain necessary approvals from NMCWD and provide copy of approvals.

Disturbed area exceeds 1 acre - must obtain coverage under MPCA State Construction Stormwater Permit and provide copy of approval.

Please show location of proposed rock construction entrance on grading, drainage, & erosion control plan.

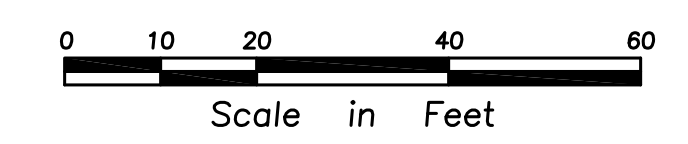
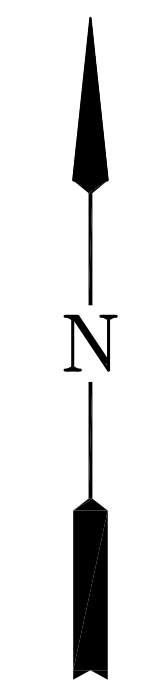
Provide detail for proposed permeable pavement/surface in garden area North of building. Provide temporary and permanent soil stabilization methods (mats, fiber blankets, hydromulch, etc.) and location.



(WEST 76TH STREET)

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- ⊕ PROPOSED HYDRANT
- ⋯ PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BITUMINOUS
- ▭ PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- PROPOSED LOT LINE
- EASEMENT
- DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- C — EXISTING BURIED COMMUNICATION LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

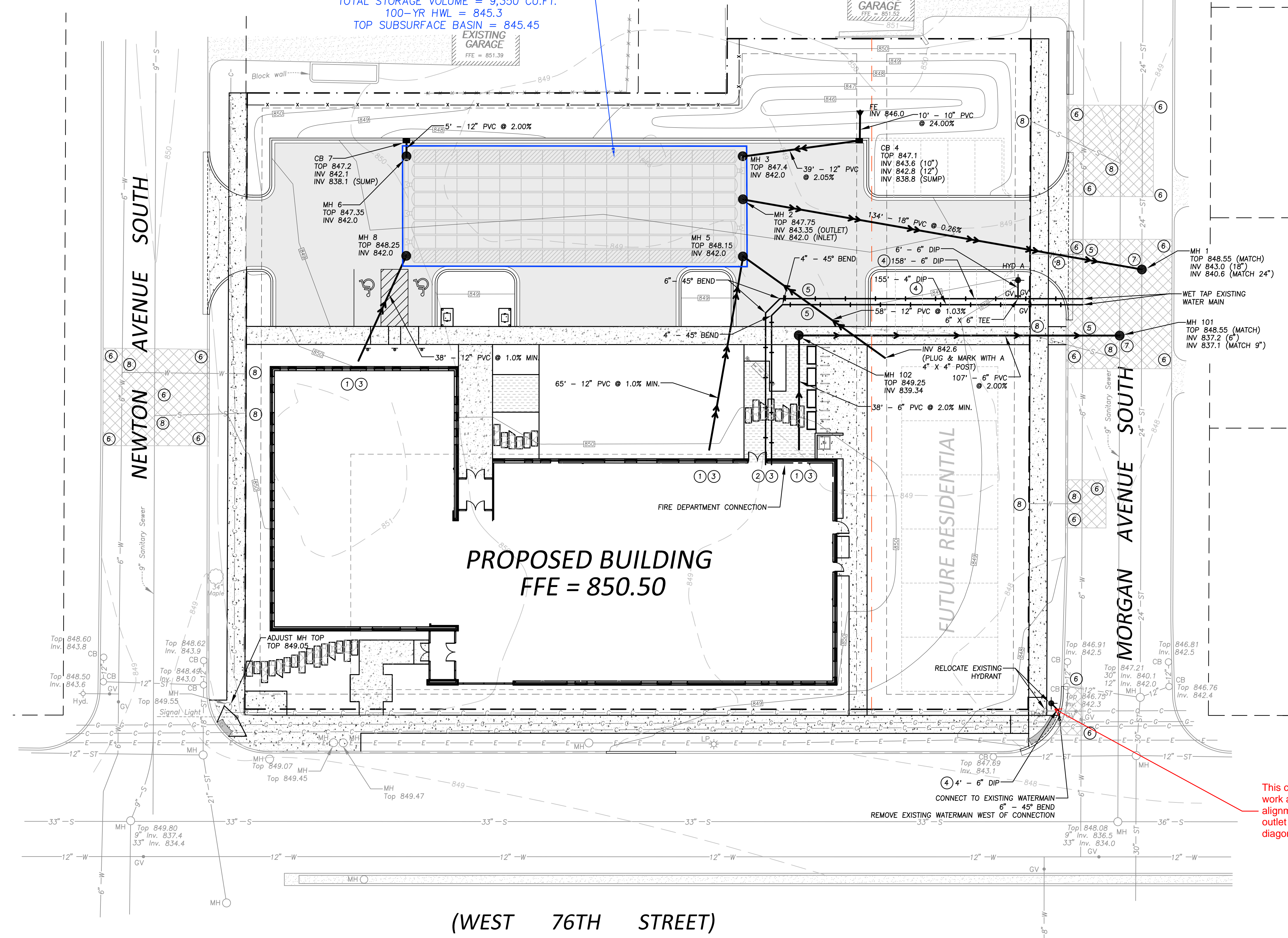
GRADING, DRAINAGE & EROSION CONTROL PLAN

C300

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110' x 40'
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TOTAL STORAGE VOLUME = 9,350 CU.FT.
100-YR HWL = 845.3
TOP SUBSURFACE BASIN = 845.45



- UTILITY NOTES**
- 1 - All sewer services to extend to a point 5' from proposed building.
 - 2 - Bring water main into proposed building and cap at the floor.
 - 3 - Verify all service locations and inverts with mechanical engineer before construction.
 - 4 - All watermain to have a minimum of 7.5' of cover.
 - 5 - Maintain a minimum of 18" of vertical separation between watermain & sewer.
 - 6 - Remove & replace existing bituminous pavement and curb & gutter, match existing sections.
 - 7 - Construct proposed manhole over existing sewer.
 - 8 - Remove existing sanitary sewer and water service up to the main per City requirements.

CATCH BASIN/MANHOLE SCHEDULE

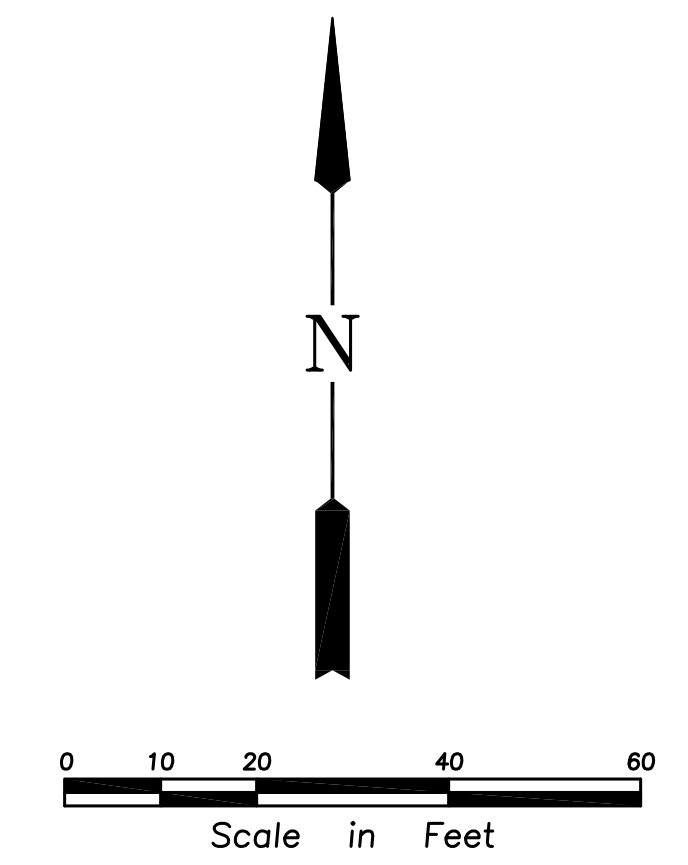
STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 1	48"	R-1642B
MH 2	48"	R-1642B
MH 3	48"	R-1642B
CB 4	48"	R-3067V
MH 5	48"	R-1642B
MH 6	48"	R-1642B
CB 7	48"	R-3067V
MH 8	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	849.2
RELOCATED HYD	847.7

This connection won't work as shown, alignment of pumper outlet would be diagonal.

- LEGEND**
- PROPOSED MANHOLE
 - PROPOSED CATCH BASIN
 - ◆ PROPOSED HYDRANT
 - ◆ PROPOSED GATE VALVE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - ▭ PROPOSED CONCRETE
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 - EXISTING BURIED COMMUNICATION LINE



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SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW 15,000 SQUARE FOOT BUILDING, SUBSURFACE INFILTRATION BASIN, NEW BITUMINOUS PARKING LOT, PREPARING THE SITE FOR A FUTURE RESIDENTIAL BUILDING, AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL VEHICLE TRACKING BMP.
 - INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
 - CLEAR AND GRUB SITE.
 - STRIP AND STOCKPILE TOPSOIL.
 - REMOVE PAVEMENTS AND UTILITIES.
 - ROUGH GRADE SITE.
 - IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
 - INSTALL UTILITIES.
 - INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
 - INSTALL CURB AND GUTTER (AS REQUIRED).
 - INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
 - FINAL GRADE SITE.
 - SEED AND MULCH.
 - INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
 - ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
 - PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
 - SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.
- SITE DATA:

3.1. SITE ADDRESS:	NORTHEAST CORNER OF MORGAN AVENUE & 76TH STREET, 1.27 ACRES
3.2. SITE AREA:	1.27 ACRES
3.3. AREA OF DISTURBANCE:	1.57 ACRES
3.4. PRE-CONSTRUCTION IMPERVIOUS AREA:	0.32 ACRES
3.5. POST-CONSTRUCTION IMPERVIOUS AREA:	0.87 ACRES
3.6. PLANNED CONSTRUCTION START DATE:	TBD
3.7. ESTIMATED CONSTRUCTION COMPLETION DATE:	TBD
- GENERAL SOIL TYPE: POORLY GRADED SANDS (SP), SILTY SANDS (SM), AND POORLY GRADED SANDS WITH SILT (SP-SM) PER SOIL BORINGS
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
- THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER, MAIN TAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.8-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
- DOCUMENT RETENTION: PERMITEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.
- SWPPP AMENDMENTS AND SUBMITTALS:
 - CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
 - UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
 - THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
 - TYPES AND/OR LOCATION OF BMP'S
 - MATERIAL STORAGE AND SPILL RESPONSE
 - FUELING PLANS
 - LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
 - PROJECT PHASING
 - IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
 - CONTRACTOR MUST IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
 - IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
 - IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
 - THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.
- INSPECTION & MAINTENANCE
 - A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
 - ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
 - THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
 - INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH.
 - INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES.
 - INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
 - NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
 - INSPECTIONS MUST INCLUDE:
 - ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
 - SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
 - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
 - INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
 - PERMITEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
 - ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
 - PERMITEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
 - ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
 - SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

- CONCRETE WASHOUT AREA:
 - CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
 - CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
 - CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.
- POLLUTION PREVENTION AND OTHER BMP'S:
 - PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
 - HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
 - PORTABLE TOILETS MUST BE SECURED.
 - ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
 - ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.
- EROSION PREVENTION PRACTICES:
 - STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
 - THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
 - TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
 - MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICES SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
 - ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
 - THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.
- SEDIMENT CONTROL PRACTICES:
 - DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
 - ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
 - INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
 - TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUST MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
 - SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
 - THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
 - TEMPORARY SEDIMENTATION BASIN:
 - A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
- DEWATERING:
 - A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
- FINAL STABILIZATION:
 - FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
 - SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
 - PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERMANENT VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
 - ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
 - ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
 - FOR RESIDENTIAL CONSTRUCTION ONLY PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
 - FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.
- TERMINATION OF COVERAGE:
 - PERMITEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
 - TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

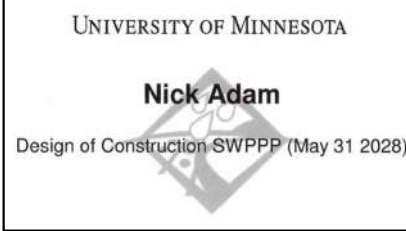
THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING, DOCUMENTATION SHOWING TRAINING COMPLETENESS WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

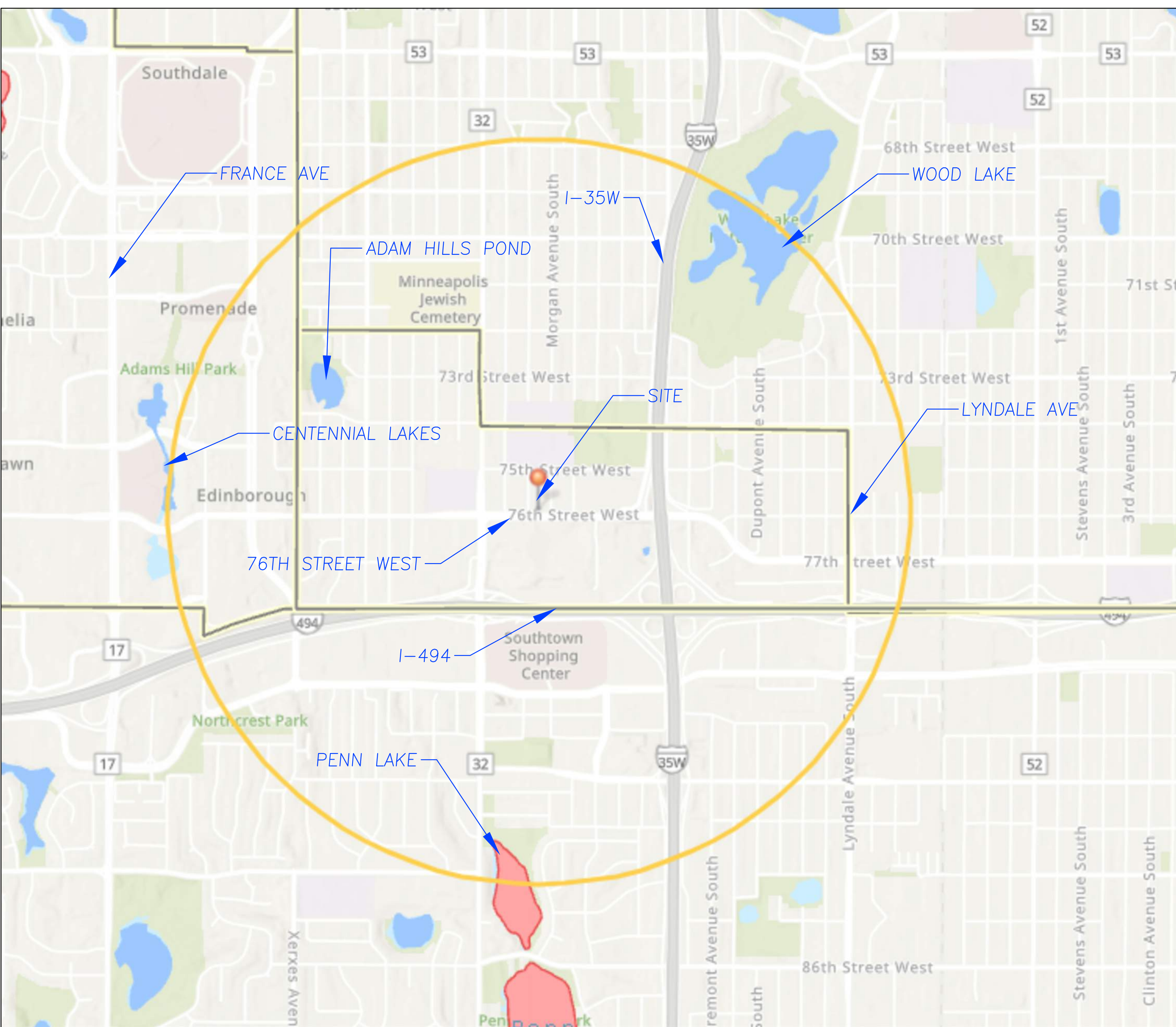
OWNER:
 BY: xxxxxxxxxxxxxxxx
 NAME: xxxxxxxxxxxxxxxx
 TITLE: xxxxxxxxxxxxxxxx
 PHONE: xxxxxxxxxxxxxxxx
 EMAIL: xxxxxxxxxxxxxxxx

SWPPP DESIGNER:
 BY: REHDER & ASSOCIATES, INC.
 NAME: NICHOLAS ADAM, P.E.
 TITLE: PROJECT ENGINEER
 PHONE: 651-337-6729
 EMAIL: NADAM@REHDER.COM



CONTRACTOR:
 BY: TBD
 NAME: TBD
 TITLE: TBD
 PHONE: TBD
 EMAIL: TBD

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
PENN LAKE	LAKE	NO	NO
WOOD LAKE	LAKE	NO	YES

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

Wood Lake is not an impaired water, Penn Lake is. Additionally, all drainage from this site is directed to Penn Lake.

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	975	L.F.
INLET PROTECTION (PRE-CASTING)	2	EACH
INLET PROTECTION (POST-CASTING)	11	EACH
X		

Provide est. quantities for soil stabilization BMPs (see note on C300)

SITE STABILIZATION COMPLETION:
 STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
 A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS



RSP Architects
 1220 Marshall St NE
 Minneapolis, MN
 55413-1036
 612.677.7100
 rsparch.com

CONSULTANTS



CERTIFICATION

NOT FOR CONSTRUCTION 10-13-2025

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.

Name
 License No.
 Expiration Date
 Date Signed
 PROJECT FOR
MICC
 STUDENT CENTER

Project No.	3233.001.02
Drawn By	BQ
Checked By	NPA
Date	10/13/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

SWPPP

C600

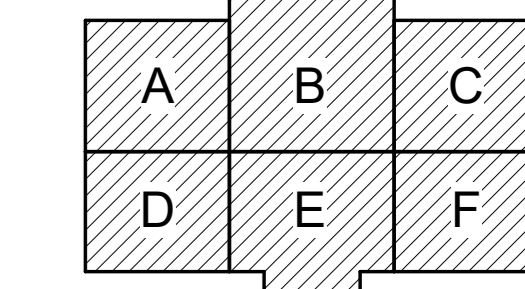
GENERAL NOTES

- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- CONTRACTOR MUST COORDINATE ALL PHASES OF CONSTRUCTION WORK INCLUDING ITEMS DONE BY OTHERS THAT MAY IMPACT CONSTRUCTION INCLUDED IN CONTRACT.
- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. TU-LLI COLLABORATIVE, LLC OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN IN THE PLANS AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECTS LAYOUT. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.
- CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING. LIMITS OF WORK SHOWN ON PLAN(S) MAY BE ADJUSTED IN FIELD BY THE PROJECT MANAGER IF DEEMED NECESSARY.
- CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK. KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.
- ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.
- REFER TO CIVIL FOR DRAINAGE, EROSION AND SEDIMENTATION CONTROL MEASURES AND REQUIREMENTS.
- REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
- ELEVATIONS TO BE FIELD-VERIFIED. ADJUST AS NEEDED TO MATCH FINISH GRADES AND DRAINAGE SLOPES.
- ALIGNMENT AND GRADES OF PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.
- SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.

MATERIAL LEGEND

- CONCRETE
- PERMEABLE SURFACE
- LAWN - 8,531 SF
- POLLINATOR PLANTING - 6,131 SF
- SHRUB AND PERENNIAL BED - 13,117 SF
- ORNAMENTAL FENCE - 176 FEET
- STEEL EDGING
- SHADE TREE - QTY. 21
- ORNAMENTAL TREE - QTY. 3
- CONIFEROUS TREE - QTY. 19

KEY PLAN



Project No.	
Drawn By	AHS
Checked By	BC
Date	10/06/25

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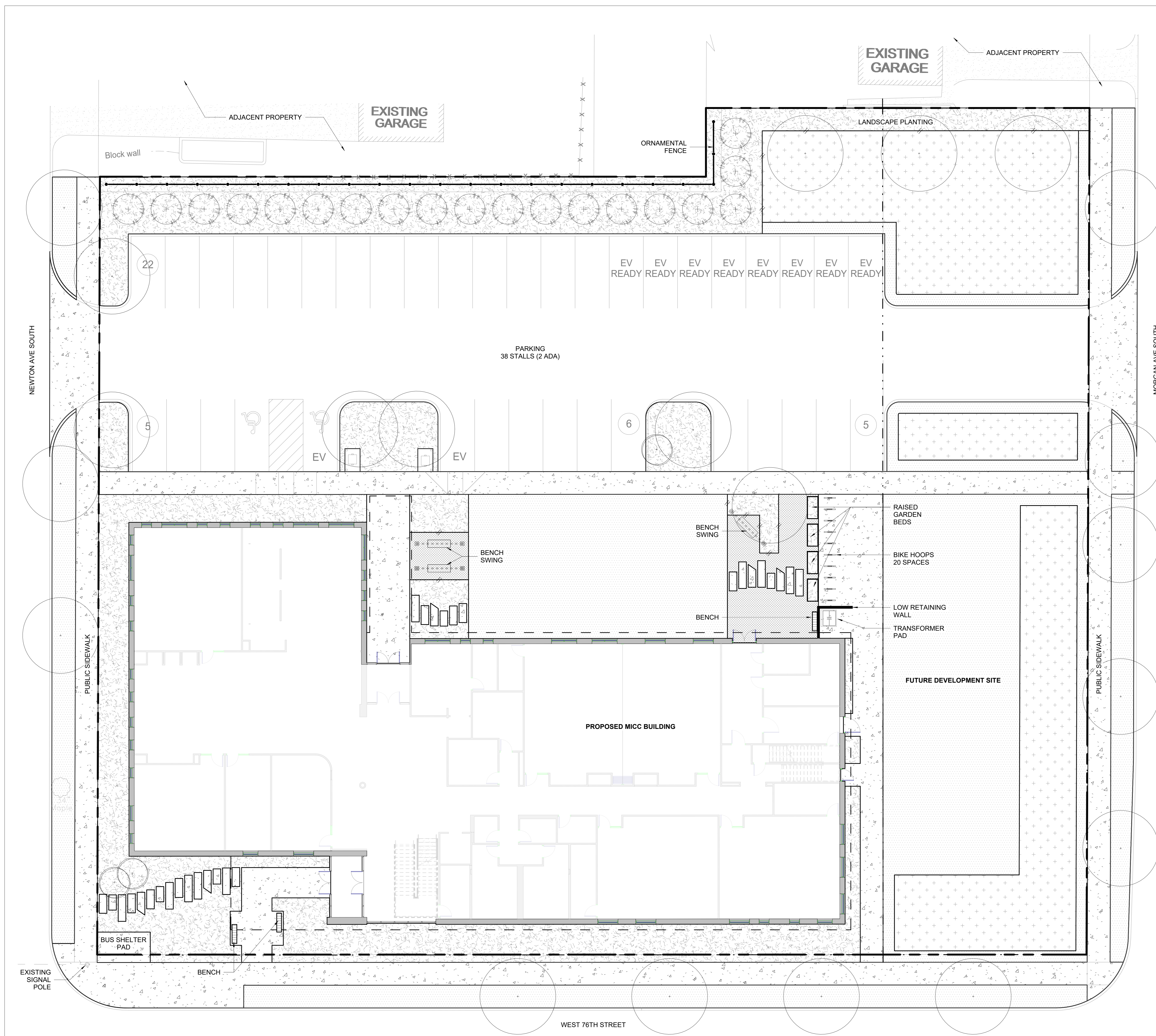
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

OVERALL SITE MATERIAL PLAN

L100

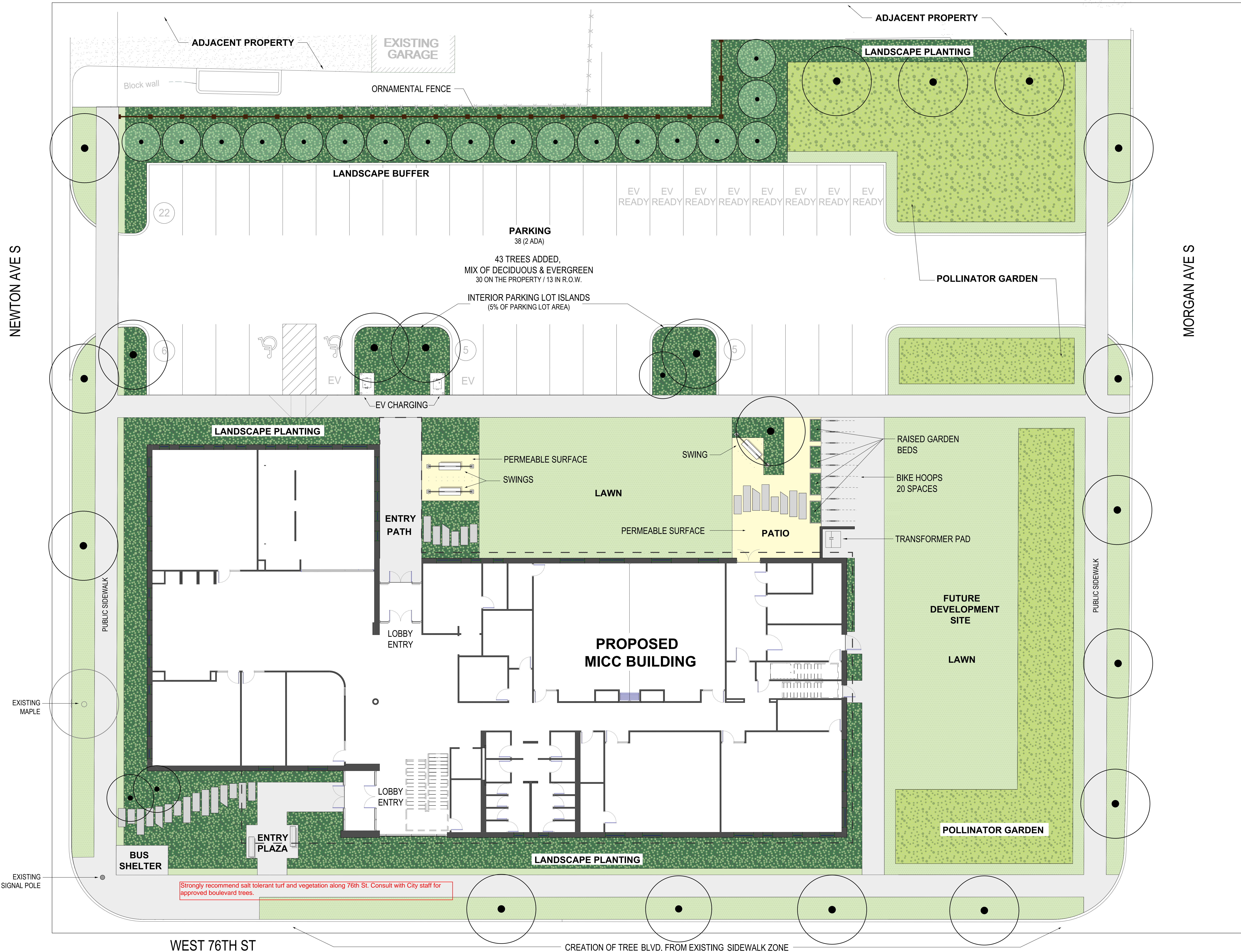


1 SITE PLAN
1" = 10'-0"

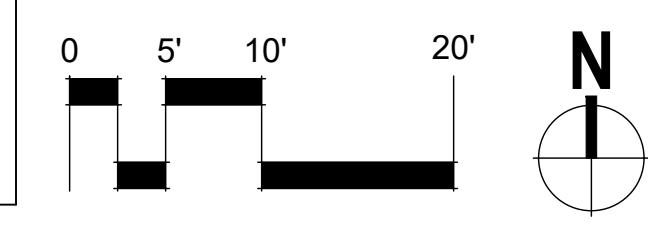


NEWTON AVE S

MORGAN AVE S



Strongly recommend salt tolerant turf and vegetation along 76th St. Consult with City staff for approved boulevard trees.



General Fire Protection Requirements – Richfield Fire Department

Please keep in mind that this is a generic listing of requirements and not necessarily all will apply to your specific installation. Also note that additional requirements may apply in your situation depending upon the size and scope of your project. It is the responsibility of the property owner to make sure that their architect, designer and subcontractors are familiar with all applicable requirements of the [2020 Minnesota State Fire Code \(MSFC\)](#) and applicable National Fire Protection Association (NFPA) standards.

- Complete NFPA 13 compliant sprinkler system along with NFPA 72 alarm system. Actual requirements will vary depending upon decisions made by the architect and the hazard class being protected. An alarm annunciator panel shall be placed near the main entrance to facilitate fire department response. Richfield has adopted [Chapter 1306](#) of the MSFC.
- The location of the system panel shall be in an approved location.
- A permanent map is to be located at the FAAP and the sprinkler control room. The map shall show the sprinkler zones and where the control valve is located for that zone.
- A service maintenance agreement is required for the sprinkler system. Provide a copy of this agreement at the time of the final inspection.
- A 6" water main (minimum) to supply the sprinkler system. Actual size will be determined by the sprinkler system requirements. A fire pump may be needed based on system hydraulic requirements.
- Hydrostatic tests are required when 20 or more new heads are installed.
- Monitoring of systems is required by an approved monitoring company in buildings with 20 or more sprinkler heads and in existing buildings with 100 or more sprinkler heads.
- A fire hydrant shall be within 100' of a suitable apparatus placement location to be utilized for feeding the sprinkler system through the FDC (Fire Department Connection). The FDC *should not* be more than 50' from said apparatus location, preferred at location of front entry/fire alarm panel.
- The entrance drive shall be a minimum of 20' in width. See [MSFC Appendix D, Fire Apparatus Access Roads](#) for width requirements along with signage/parking restrictions. If a fire road is not possible, designated emergency vehicle parking is required.
- All RFD vehicles shall be able to effectively maneuver through all parking lots and access roads. The largest current turning radius of RFD apparatus is 35', it is expected that the turning radius for fire apparatus access shall be greater than this.
- Richfield has adopted [Appendix O of the 2020 MSFC](#) which relates to fires and barbecues on balconies or patios of multi-family residential structures.
- A Knox brand security access device with building keys shall be placed in a location approved by the Richfield Fire Department. Knox brand locking FDC caps are also required. They may be ordered online at www.knoxbox.com
- Please contact Assistant Chief Jenell Brooks if you have questions 612-243-4501 or jbrooks@richfieldmn.gov.
- **Inspection requests shall be made at least 3-5 days in advance via email to rgraack@richfieldmn.gov and jskule@richfieldmn.gov or by phone 612-861-9860.**

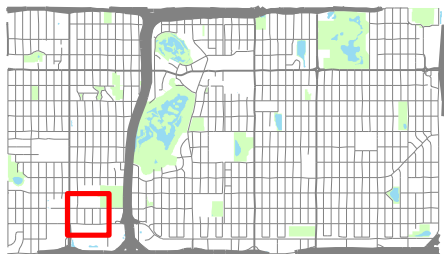
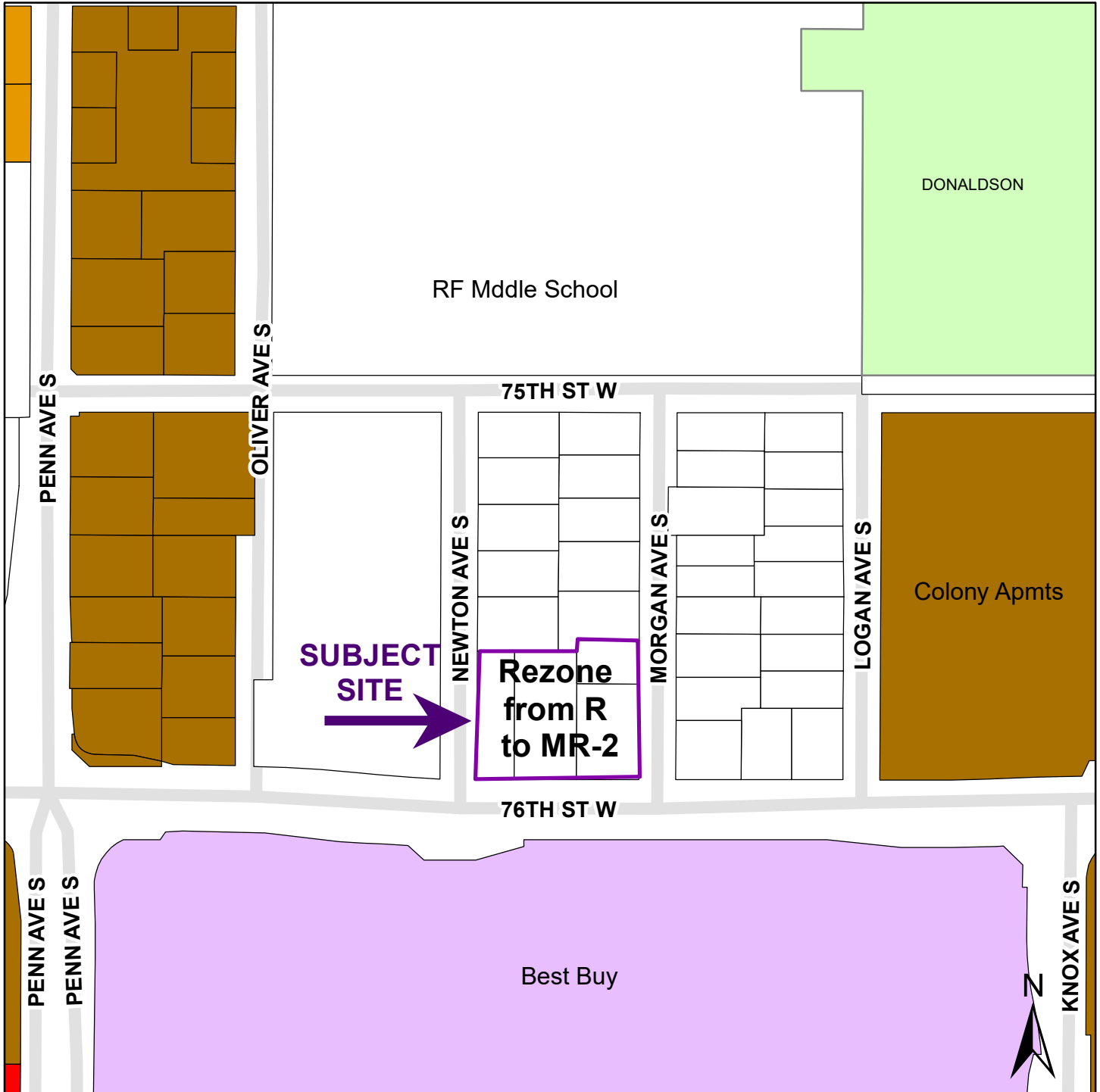









2000, 2006, & 2018 W 76th Street; 7532 Morgan Ave S

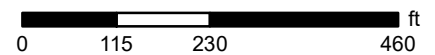
MICC Location and Zoning Map


Case #:Z25-8



Legend

-  R Low Density Residential
-  MR-3 High-Density Multi-Family
-  C-2 General Commercial
-  PC-2 Planned General Commercial
-  Parks



 MR-2 Multi-Family



PROPOSED



MICC Learning Center Project Narrative

October 13, 2025

Introduction

Minnesota Independence College and Community (MICC) seeks land use approvals to build a facility for serving autistic and neurodivergent adults. MICC is unique nationally, offering a specialized vocational and life skills training program to foster independence within a supportive community. The City of Richfield has been an integral part of that community.

MICC's Mission and Impact

At MICC, we know the best way to teach life skills is through firsthand experience in a supportive and vibrant community. Our person-centered curriculum allows autistic and neurodivergent adults to define their own paths to success. Our location in Richfield provides numerous community engagement and employment opportunities, essential for our students' growth.

Need for Expansion

The demand for our programs has outgrown our current facilities. With a 138% increase in autism diagnoses in Minnesota from 2009 to 2020, the need for postsecondary education and employment support for autistic individuals is critical. The existing rented spaces in Richfield (at Colony Apartments and Woodlake Church) are inadequate and not designed for the experiential learning essential for our students. These disjointed, outdated and inaccessible spaces hinder program collaboration and resource sharing. Currently, MICC serves approximately 50 students each year in their College Program.

In addition to the anticipated growth in the educational program, the building will serve over 100 autistic and neurodivergent adults (all MICC graduates) living independently within a 10-block area and utilizing MICC for wrap-around services to ensure they can sustain their independence, have access to opportunities for social activities, and contribute positively to the community. These individuals are an important part of MICC's community, but also Richfield, their home.

New Campus Plan

We propose redeveloping 4 single-family properties at 2000, 2006 & 2018 W 76th Street and 7532 Morgan Ave S to build a new 27,000 square foot, two story building that will serve as MICC's Learning Center and organizational headquarters. The new campus will include:



- Appropriate teaching and socializing areas to allow students to engage authentically with peers.
- Flexible classrooms designed for small and large group engagement, integrated technology and multi-purpose furniture, as well as space for physical fitness, yoga and meditation areas.
- Student support spaces for advisory services on continued education and employment,
- Staff offices promoting cross-department collaboration and flexibility for our expanding team.
- Reserved land for future expansion or potential housing development.
- MICC will continue to contract with Colony Apartments for our students' housing needs and social spaces.

MICC is fundraising for the capital campaign to build the new camps building. MICC would request a two year approval period to allow time for fundraising between land use approvals and building permit.

Land Use Approvals

MICC will seek the following land use approvals:

1. Replat
 - a. MICC seeks to replat the existing four properties into two parcels with one property for MICC's new building and the other for future expansion or housing.
2. Rezoning and CUP
 - a. Request to rezone the property to MR-2 aligns with the 2040 Comprehensive Plan. We will be requesting a Conditional Use Permit for MICC to operate an educational use in MR-2 and future re-use of the property.
3. Variances
 - a. Request to reduce the non-residential building setbacks from the Code required 30' to 6.5' along 76th Street, 8' on Newton Avenue and 10' along the new interior side lot line. This reduction will make the most effective use of the site while maintaining compatibility with the surrounding neighborhood. By reducing the setback requirement, it will help create a better streetscape presence along 76th Street and allow for greater intensity on an infill site. The second floor has about a 1.5' overhang, so there will be a greater setback from the first floor to provide more area for landscaping.



- b. Request to increase the maximum lot (building) coverage from 30% to 37.0%. The additional coverage allows the project to efficiently accommodate the building footprint necessary to support MICC. The need for this variance is largely a result of re-platting the property to intentionally preserve land for a future expansion or potential housing. The slight increase in lot/building coverage provides the flexibility to meet today's needs while safeguarding opportunities for tomorrow. At the same time, the design thoughtfully incorporates landscaping, green space, and stormwater best practices.
- c. Request to reduce the number of parking stalls from the Code required 53 stalls to 38 stalls.
 - i. Per the City of Richfield's zoning code, high schools require 1 stall per employee plus 1 per 8 students.
 - ii. There are approximately 60 MICC employees, but 20 staff are located at the Colony Apartments providing services to students. Approximately 40 staff would office out of the Learning Center. Staffing is expected to remain stable in the next five years.
 1. MICC anticipates that most of its administrative staff will work in the new building, primarily Monday through Friday during the day with peak times in the afternoon. However, MICC's flexible work environment allows some employees to work from home. To better understand demand, MICC conducted a parking study that measured peak and off-peak usage:
 - Peak demand (Tues–Thurs, noon–4:00 pm): 40 stalls
 - Typical peak usage: ~30 stalls
 - Off-peak, evenings, weekends: ~15 stalls
 - iii. The College Program enrollment is projected to stay consistent at approximately 50 students. All students in the College Program reside at Colony Apartments and most students walk or utilize public transit or Metro Mobility. Only four students have vehicles registered with their apartment. Students must apply and be approved to have a vehicle on campus and cannot use their vehicle to go to class or programming.
 - iv. MICC also provides support and services for participants that have successfully completed the College Program through the Community Program to provide customizable services to thrive in and remain living



independently in the community. The Community Program is expected to grow to serve 100+ graduates. However, participants rely on public transit, Metro Mobility or walk to MICC as they live within a 10-block radius.

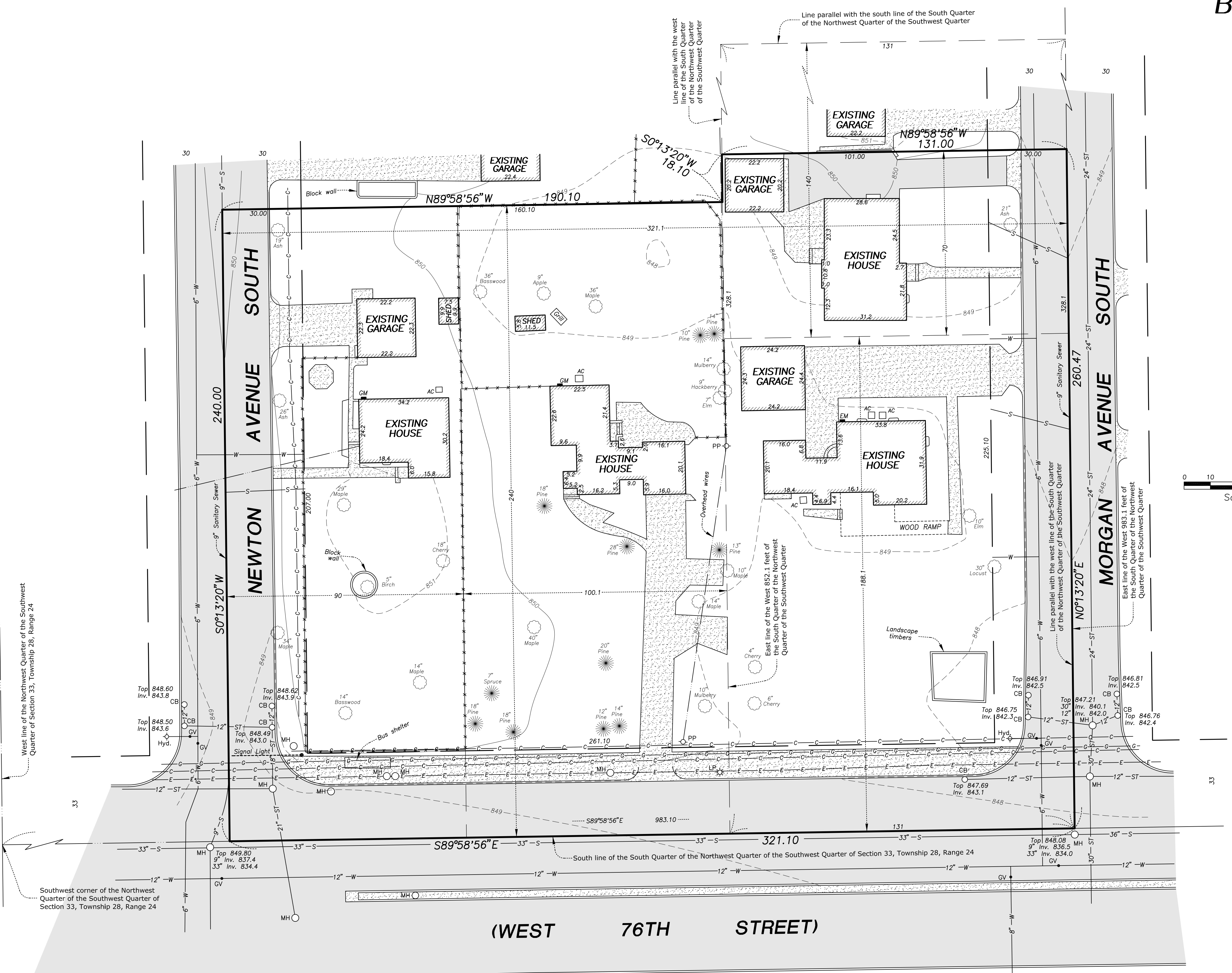
- v. The location qualifies for a 10% reduction in parking due to proximity of a high frequency transit line.
- vi. The location also qualifies for a 10% reduction in parking in exchange for a transit-supportive plaza. MICC will provide a paved plaza north of the sidewalk and a public access easement. This results in a final parking stall count of 39 stalls. The existing bus shelter was removed in 2025, but it is expected that ridership demand will increase. MICC will work with MTC to reinstall the bus shelter.
- vii. The site will accommodate an additional 10 stalls on a separate parcel for the potential MICC future expansion or housing.
- viii. Below is the summary of the parking required per Code compared to the proposed number of parking stalls. With flexible work arrangements, and high student transit use, MICC’s approach balances operational needs with efficient land use and supports the organization’s mission.

		<u>Parking Required</u>
Number of Employees	40	40
Number of Students	200	25
		65
High Frequency Transit Route	10%	59
Bike Parking Reduction	0%	59
Transit Plaza	10%	53
Number of Proposed Stalls		38
Difference		-15

Conclusion

We look forward to the City’s land use review and approval for the new facility.

Boundary and Topographic Survey for: MICC

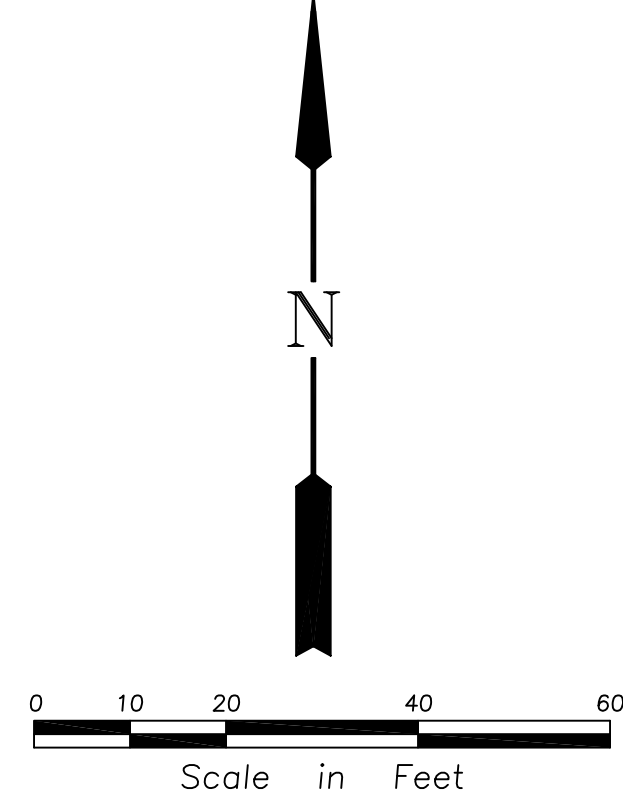


NOTES

- * Bearings shown are based on the Hennepin County Coordinate System.
- * Utilities shown are from information furnished by the City of Richfield and respective utility companies in response to Gopher State One Call Ticket No. 221813480 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Areas: 79,436 square feet (1.82 acres) including roads.
55,876 square feet (1.28 acres) excluding roads.
- * Bench mark: Top nut of hydrant at the northwest corner of West 76th Street and Newton Avenue South. Elevation = 851.94 feet (1988 N.A.V.D.).
- * This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27053C0456F dated November 4, 2016.

LEGEND

- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- ET — Electrical Transformer
- AC — Air Conditioner
- CS — Concrete Surface
- BS — Bituminous Surface
- C — Buried Gas
- BC — Buried Communications
- E — Buried Electric
- GM — Gas Meter
- F — Fence



PROPERTY DESCRIPTION

- DOCUMENT NO. 10371002**
The South 188.1 feet of the following described tract: That part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28 North, Range 24, West of the 4th principal meridian described as follows: Beginning at a point on the South line thereof distant 983.1 feet East of West line thereof; thence North parallel with the West line thereof 328.1 feet to point; thence West on a line parallel with the South line thereof 131 feet to a point; thence South line on a line parallel with the West line thereof 328.1 feet to a point; thence East on a straight line 131 feet to the place of beginning.
- DOCUMENT NO. 10561570**
The South 240 feet of the East 100.1 feet of the West 852.1 feet of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28 North, Range 24 West of the 4th Principal Meridian, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.
- DOCUMENT NO. 10586410**
The Southerly 240 feet of the West 90 feet of the East 321.1 feet of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28 North, Range 24, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.
- DOCUMENT NO. 11122921**
The South 70 feet of that part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24: Beginning on the South line of said South 1/4 of the Northwest 1/4 of the Southwest 1/4 distant 983.1 feet East of the West line thereof; thence North parallel with said West line, 328.1 feet; thence West parallel with said South line, 131 feet; thence South parallel with said West line, 328.1 feet; thence East 131 feet to the point of beginning, Hennepin County, Minnesota.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 20th day of August, 2022
REHDER & ASSOCIATES, INC.
Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 224-3330.010

Preliminary Plat of: MICC BULLDOG

PROPERTY DESCRIPTION

(Per Old Republic National Title Insurance Company, Issuing Agent: All American Title Company, LLC, Commitment for Title Insurance, Commitment No. 201587 C-1, Commitment Date: August 1, 2025)

Parcel 1:

The Southerly 240 feet of the West 90 feet of the East 321.1 feet of the West 983.1 feet of South 1/4 of Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Parcel 2:

The South 240 feet of the East 100.1 feet of the West 852.1 feet of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24 West of the 4th Principal Meridian, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Parcel 3:

The South 188.1 feet of the following described tract: That part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24, West of the 4th principal meridian described as follows: Beginning at a point on the South line thereof distant 983.1 feet East of West line thereof; thence North parallel with the West line thereof 328.1 feet to a point; thence West on a line parallel with the South line thereof 131 feet to a point; thence South on a line parallel with the West line thereof 328.1 feet to a point; thence East on a straight line 131 feet to the place of beginning, Hennepin County, Minnesota.

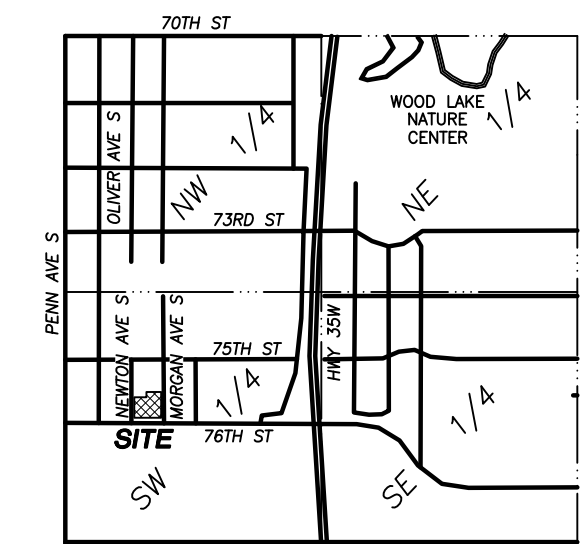
Parcel 4:

The South 70 feet of the North 140 feet of that part of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24; Beginning on the South line of said South 1/4 of the Southwest 1/4 of the Southwest 1/4 distant 983.1 feet East of the West line thereof; thence North parallel with said West line 328.1 feet; thence West parallel with said South line, 131 feet; thence South parallel with said West line, 328.1 feet; thence East 131 feet to the point of beginning, Hennepin County, Minnesota.

SURVEYOR NOTES

- Orientation of the bearing system used for this survey is based on the NAD83 (1986 ADJ) coordinate projection for Hennepin County, Minnesota.
- As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket Nos. 221813480). The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
- The ownership and tax parcel information shown hereon was taken from Hennepin County's Web Based Public GIS mapping. Rehder & Associates, Inc. did not determine ownership of adjacent land.
- The area of the subject property is 79,436 square feet or approximately 1.82 acres of land.
Proposed Area of Lot 1 is 43,554 square feet or 1.00 acre of land.
Proposed Area of Lot 2 is 11,712 square feet or 0.27 acre of land.
- Proposed lot usage is an education center.
- The subject property is currently zoned "R, Low Density Residential." Proposed zoning change from Zone "R" to Zone "MR-2." Building setbacks shown are per zoning MR-2, Multi-Family Residential.

VICINITY MAP



Section 33, Township 28, Range 24
(NOT TO SCALE)

LEGEND

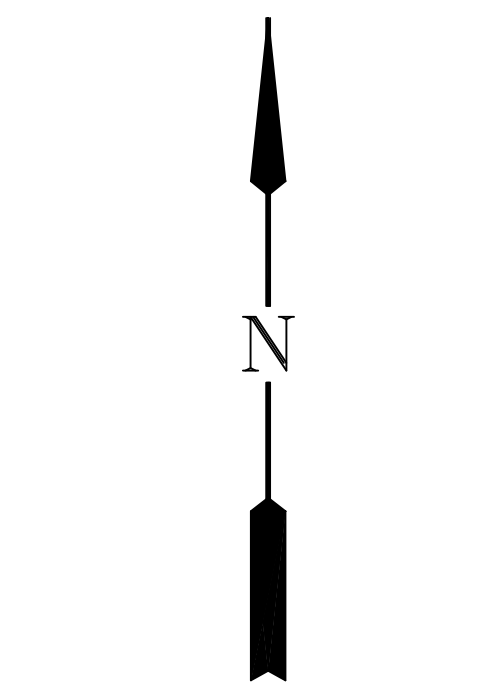
- Found Government Monument
- S— Sanitary Sewer
- ST— Storm Sewer
- W— Watermain
- Hyd. ⚡ Hydrant
- GV • Gate Valve
- MH ○ Manhole
- CB □ Catch Basin
- Inv. Invert Elevation
- PP ○ Power Pole
- LP × Light Pole
- ⊞ Electrical Transformer
- AC □ Air Conditioner
- Concrete Surface
- Bituminous Surface
- G— Buried Gas
- C— Buried Communications
- E— Buried Electric
- GM ■ Gas Meter

CERTIFICATION

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of October, 2025
REHDER & ASSOCIATES, INC.

Matthew D. Thiel
Matthew D. Thiel, Land Surveyor Minnesota
License No. 634581



SCALE IN FEET

OWNER

Minnesota Independence College and Community
7501 Logan Avenue South, #2A
Richfield, MN 55423
Attn: Amy Gudmestad
Phone: (612) 869-4008

APPLICANT

Minnesota Independence College and Community
7501 Logan Avenue South, #2A
Richfield, MN 55423
Attn: Amy Gudmestad
Phone: (612) 869-4008

ENGINEER/SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive, Suite 110
Eagan, Minnesota 55122
Attn: Matthew Thiel
Phone: (651) 337-6723
Email: mthiel@rehder.com

MICC

LEARNING CENTER

2018 76th Steet West, Richfield, MN 55423

PROJECT NUMBER: 3233.001.02
 CLIENT PROJECT NUMBER:



DOCUMENT PACKAGE

ISSUED: NOVEMBER 18, 2025

PACKAGE: LAND USE APPLICATION - REVISON 1



RSP Architects
 1220 Marshall St NE
 Minneapolis, MN 55413-1036
 612.677.7100
 rsparch.com

CONSULTANTS

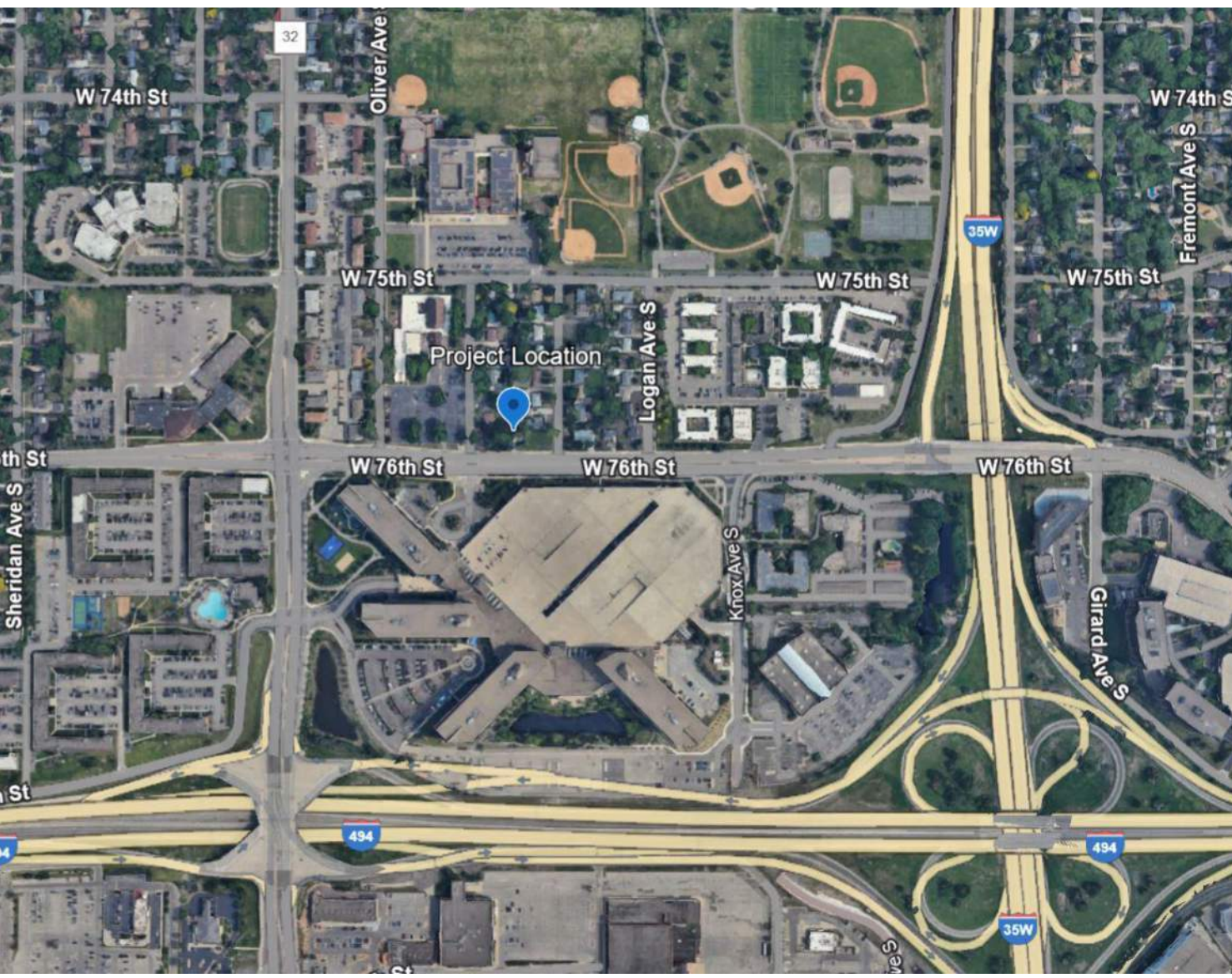
CERTIFICATION

NOT FOR CONSTRUCTION
 11-18-2025

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.

Name
 License No.
 Expiration Date
 Date Signed
 PROJECT FOR
MICC
 LEARNING CENTER

LOCATION MAP



KEY PLAN



PROJECT TEAM

OWNER

Minnesota Independence College and Community
 7501 Logan Avenue S., Suite 2A
 Richfield, MN 55423
 Phone: 612.869.4008

Amy Gudmestad, Chief Executive Officer
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 Email: agudmestad@micc.org

NTH, INC.
 Amanda Janzen
 Phone: 612.359.3216
 Email: ajjanzen@nth-inc.com

OWNERS REPRESENTATIVE
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 Amanda Janzen
 Phone: 612.359.3216
 Email: ajjanzen@nth-inc.com

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 Email: mark.forsberg@rsparch.com

Scott Aspenson, AIA, Design Principal
 Megan Cupery, CID, Interior Designer
 Curt Carlson, Project Captain

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Doug Wolf, PE, SE
 Email: dwoolf@eraeng.com

MECH/ELEC ENGINEERS

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Madeline Folin, PE, Electrical
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Maddie Aase
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 Eagan, MN 55122
 Phone: 651.337.0729

Nicholas Adam, PE
 Phone: 651.337.0729
 Email: nidam@rehder.com

LANDSCAPE/ SITE DESIGN

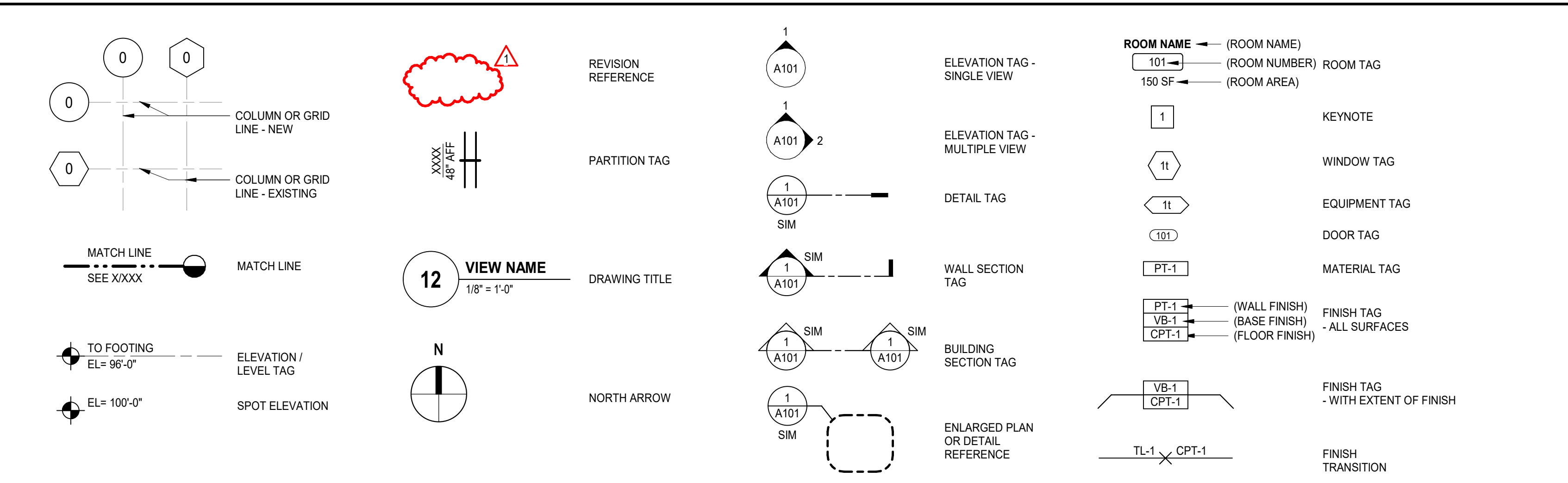
TLALU Collaborative
 212 N 3rd Avenue, Suite 315
 Minneapolis, MN 55401
 Phone: 651.240.6655

Bruce Chamberlain, FASLA
 Email: bchamberlain@tallcollaborative.com

CODE SUMMARY

SHEET NO.	NAME	Land Use Application	Schematic Design-Pricing Package	Land Use Application Revt	ISSUES
00	General				
G000	COVER SHEET	3	3	3	
G001	GENERAL INFORMATION	3	3		
PR101	76TH & MORGAN	3	3		
PR102	76TH & NEWTON	3	3		
PR103	NORTH ENTRY PERSPECTIVE	3	3		
PR104	NORTH SIDEWALK PERSPECTIVE	3	3		
PR105	PARKING LOT PERSPECTIVE	3	3		
20	Civil				
C000	EXISTING SITE CONDITIONS	3	3	3	
C100	SITE DEMOLITION PLAN	3	3	3	
C200	SITE DIMENSION PLAN	3	3	3	
C300	GRADING, DRAINAGE & EROSION CONTROL PLAN	3	3	3	
C400	UTILITY PLAN	3	3	3	
C500	DETAILS	3	3	3	
C501	DETAILS	3	3	3	
C502	MNDOT DETAILS	3	3	3	
C600	SWPPP	3	3	3	
25	Landscape				
L000	GENERAL LANDSCAPE SHEET				
L100	OVERALL SITE MATERIAL PLAN				
40	Architectural				
A101	FIRST FLOOR PLAN	3	3	3	
A102	SECOND FLOOR PLAN	3	3	3	
A401	EXTERIOR ELEVATIONS	3	3	3	
A501	BUILDING SECTIONS	3	3	3	
A511	WALL SECTIONS	3	3	3	
A512	WALL SECTIONS	3	3	3	
A601	DETAILS	3	3	3	
60	Interiors				
I101	FIRST FLOOR FINISH PLAN	3			
I102	SECOND FLOOR FINISH PLAN	3			
70	Structural				
S000	STRUCTURAL COVER SHEET	3			
S101	FIRST FLOOR FOUNDATION PLAN	3			
S102	SECOND FLOOR FRAMING PLAN	3			
S103	ROOF FRAMING PLAN	3			
75	Mechanical				
M200	MECHANICAL SYMBOLS AND ABBREVIATIONS	3			
M201	FIRST FLOOR MECHANICAL PLAN	3			
M202	SECOND FLOOR MECHANICAL PLAN	3			
M203	MECHANICAL ROOF PLAN	3			
85	Electrical				
E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS	3			
E100	ELECTRICAL SITE PHOTOMETRIC PLAN	3	3	3	
E201	FIRST FLOOR ELECTRICAL PLAN	3			
E202	SECOND FLOOR ELECTRICAL PLAN	3			
E500	ELECTRICAL RISER DIAGRAM	3			
98	PRESENTATION				
P001	OVERALL SITE LAYOUT PLAN W/ PROOF OF HOUSING CONCEPT	3	3		

DRAWING SYMBOLS



CONSULTANTS

CERTIFICATION

**NOT FOR
 CONSTRUCTION
 11-18-2025**

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.

Name
 License No.
 Expiration Date
 Date Signed

PROJECT FOR
MICC
 LEARNING CENTER



Project No. 3233.001.02
 Drawn By CAC
 Checked By MF
 Date 11/18/25

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	10/13/25	LAND USE APPLICATION
	11/18/25	LAND USE APPLICATION REV1

76TH & MORGAN

PR101

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11-18-2025**

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76TH & NEWTON

PR102

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ISSUES / REVISIONS	
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11/18/25	LAND USE APPLICATION REV1

NORTH ENTRY
PERSPECTIVE

PR103

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11-18-2025**

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PROJECT FOR
MICC
LEARNING CENTER



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	10/13/25	LAND USE APPLICATION
	11/18/25	LAND USE APPLICATION REV1

NORTH SIDEWALK
PERSPECTIVE

PR104

CONSULTANTS

CERTIFICATION

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11-18-2025**

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PROJECT FOR
MICC
LEARNING CENTER



Project No. 3233.001.02
Drawn By CAC
Checked By MF
Date 11/18/25

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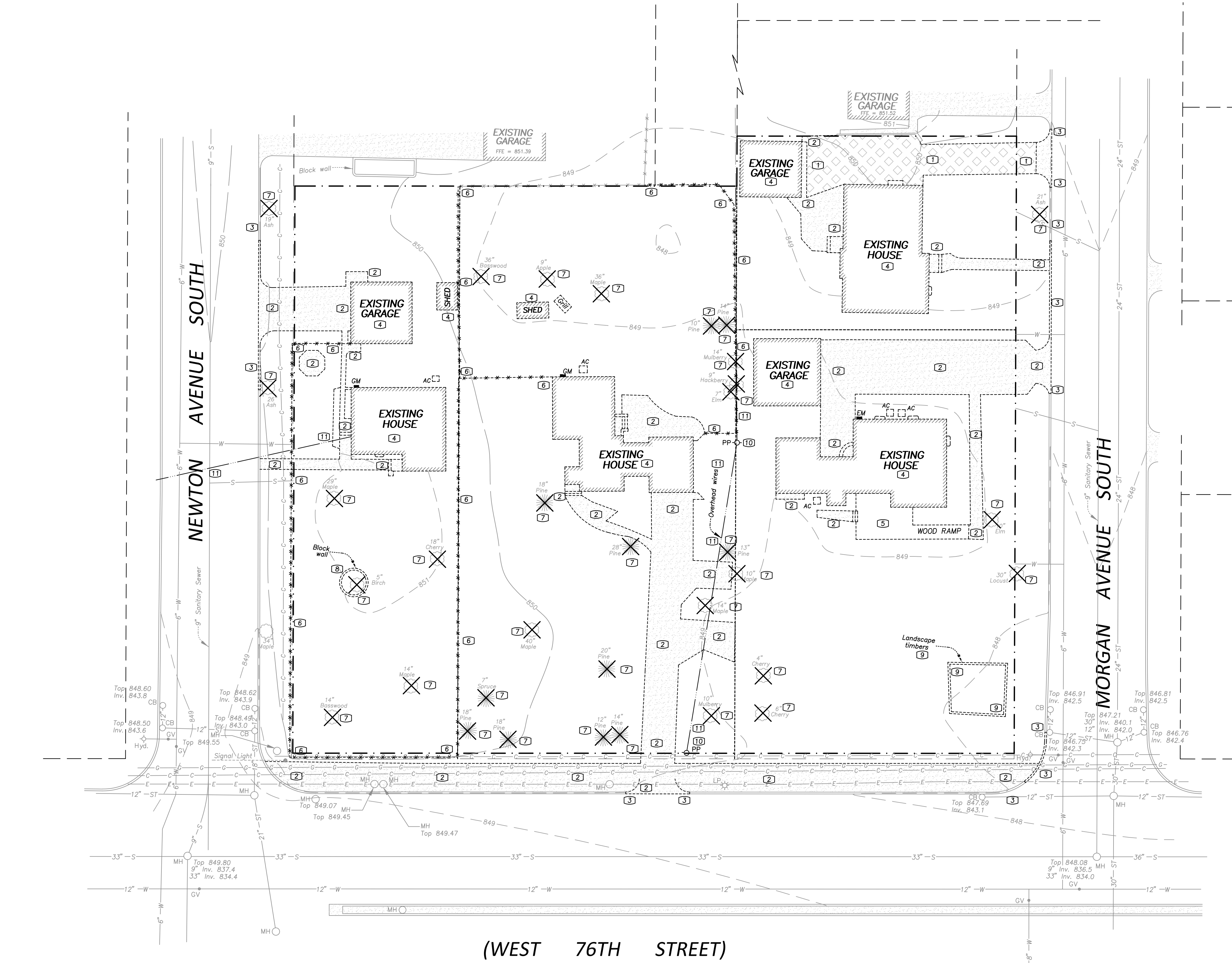
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	10/13/25	LAND USE APPLICATION
	11/18/25	LAND USE APPLICATION REV1

PARKING LOT
PERSPECTIVE

PR105



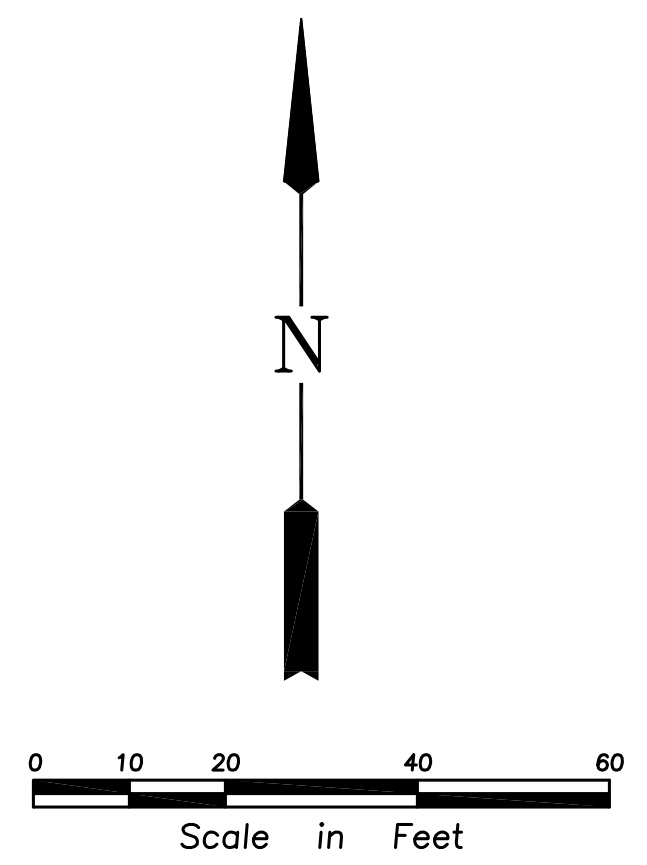
NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRIATE UTILITY COMPANY.

NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING BUILDING

NOTE: SEE UTILITY PLAN FOR REMOVAL OF EXISTING UTILITY SERVICES

- DEMOLITION NOTES**
- 1 - Remove bituminous pavement
 - 2 - Remove concrete pavement
 - 3 - Remove curb & gutter
 - 4 - Remove house/garage/shed
 - 5 - Remove wood deck
 - 6 - Remove fence
 - 7 - Remove tree(s)
 - 8 - Remove brick wall
 - 9 - Remove landscape timbers
 - 10 - Remove power pole (Coordinate with utility company)
 - 11 - Remove utility line (Coordinate with utility company)

- LEGEND**
- EXISTING BITUMINOUS TO BE REMOVED
 - EXISTING CONCRETE TO BE REMOVED
 - BOUNDARY/ROW/BLOCK LINE
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING BURIED COMMUNICATION LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION



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Project No.	3233.001.02
Drawn By	BQ
Checked By	NPA
Date	11/18/2025

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ISSUES / REVISIONS

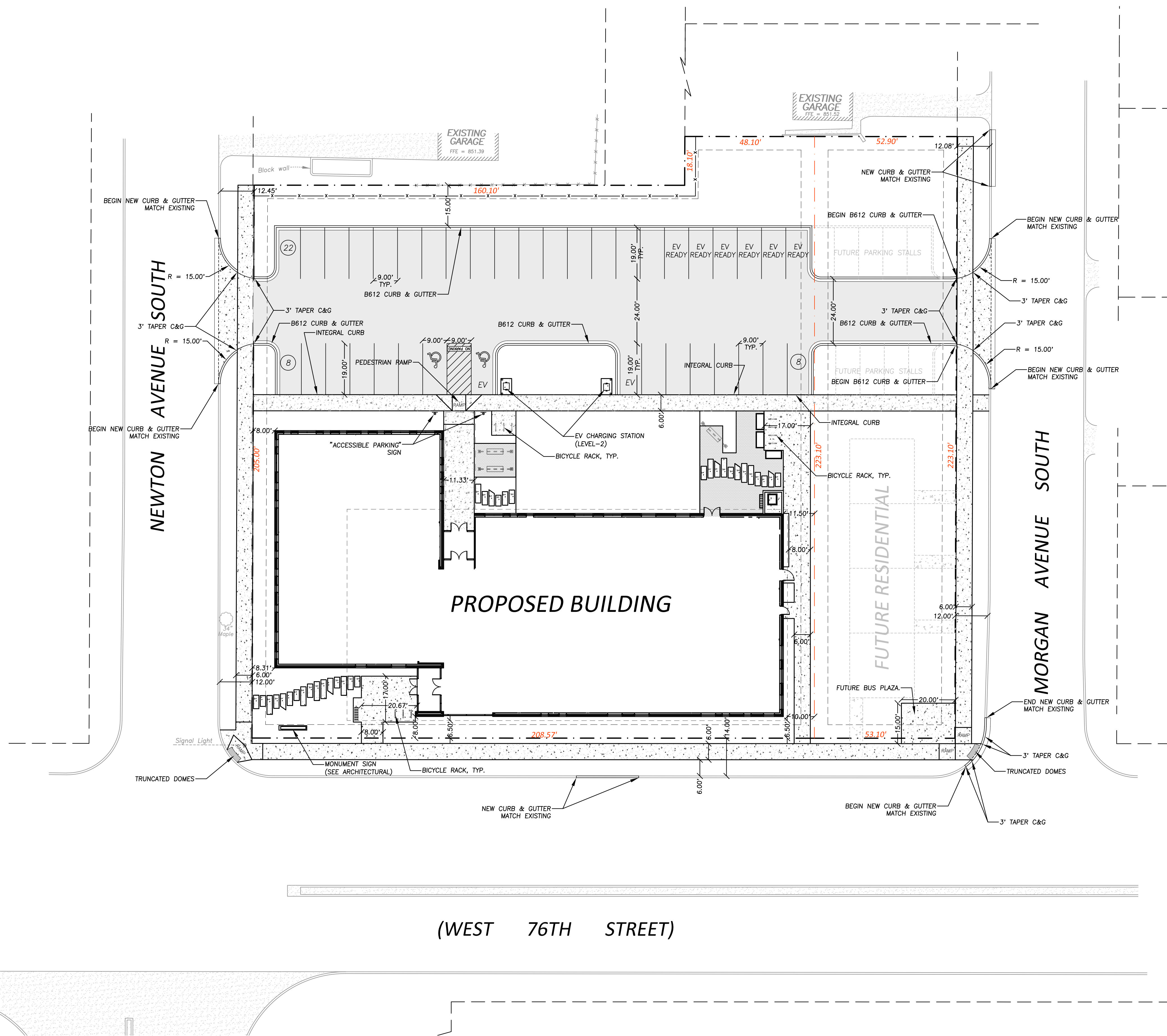
NO.	DATE	DESCRIPTION
10/13/25		LAND USE APPLICATION SCHEMATIC
10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1

SITE DEMOLITION PLAN

C100

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.



SITE SUMMARY

SITE AREA = 1.27 ACRES
DISTURBED AREA = 1.57 ACRES
EXISTING IMPERVIOUS AREA = 0.32 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 0.77 ACRES
FUTURE IMPERVIOUS AREA = 0.13 ACRES

MICC SITE
SITE AREA = 43,554 SQ.FT.
POST CONSTRUCTION IMPERVIOUS AREA = 31,855 SQ.FT. (73.1%)
POST CONSTRUCTION BLDG COVERAGE = 15,108 SQ.FT. (34.7%)
POST CONSTRUCTION BLDG COVERAGE INCLUDING OVERHANG = 16,113 SQ.FT. (37.0%)

FUTURE RESIDENTIAL SITE
SITE AREA = 11,712 SQ.FT.
POST CONSTRUCTION IMPERVIOUS AREA = 1,907 SQ.FT. (16.3%)
FUTURE IMPERVIOUS AREA = 5,530 SQ.FT. (47.2%)
FUTURE BUILDING AREA = 2,400 SQ.FT. (20.5%)

PARKING STALLS & BICYCLE PARKING SUMMARY

MICC STAFF = 40
MICC STUDENTS = 200

STAFF PARKING STALLS REQUIRED = 1 PER STAFF = 40 STALLS
STUDENT PARKING STALLS REQUIRED = 1 PER 8 STUDENTS = 25 STALLS
STALLS REQUIRED (NO REDUCTIONS) = 65 STALLS
HIGH FREQUENCY TRANSIT ROUTE REDUCTION (10% REDUCTION) = 65 x 0.9 = 59 STALLS REQUIRED
TRANSIT PLAZA REDUCTION (10% REDUCTION) = 59 x 0.9 = 53 STALLS REQUIRED

TOTAL PARKING STALLS REQUIRED = 53 STALLS
PARKING STALLS PROVIDED = 38 STALLS (36 STANDARD + 2 ACCESSIBLE)
FUTURE PARKING STALLS PROVIDED = 10 STALLS

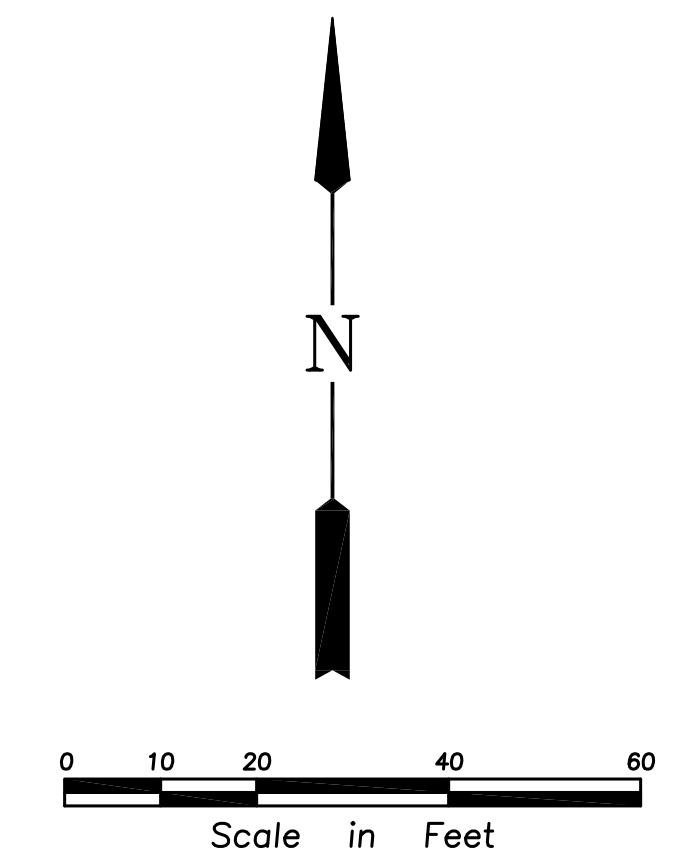
BICYCLE PARKING REQUIRED = 1 PER 10 STUDENTS
BICYCLE PARKING PROVIDED = 20 (10 HOOPS W/2 BICYCLES PER HOOP)

EV CHARGING STATIONS REQUIRED = 5% OF PARKING STALLS PROVIDED
EV CHARGING STATIONS PROVIDED = 5% X 38 = 2 CHARGING STATIONS
EV CHARGING STATIONS PROVIDED = 2 (LEVEL-2)

EV READY SPACES REQUIRED = 20% OF PARKING STALLS PROVIDED
EV READY SPACES REQUIRED = 20% X 38 = 8 EV READY SPACES
EV READY SPACES PROVIDED = 8 (7 LEVEL-2 + 1 LEVEL-3)

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- - - PROPOSED LOT LINE
- - - EASEMENT
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED BITUMINOUS
- [Pattern] PROPOSED PERMEABLE PAVEMENT



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ISSUES / REVISIONS

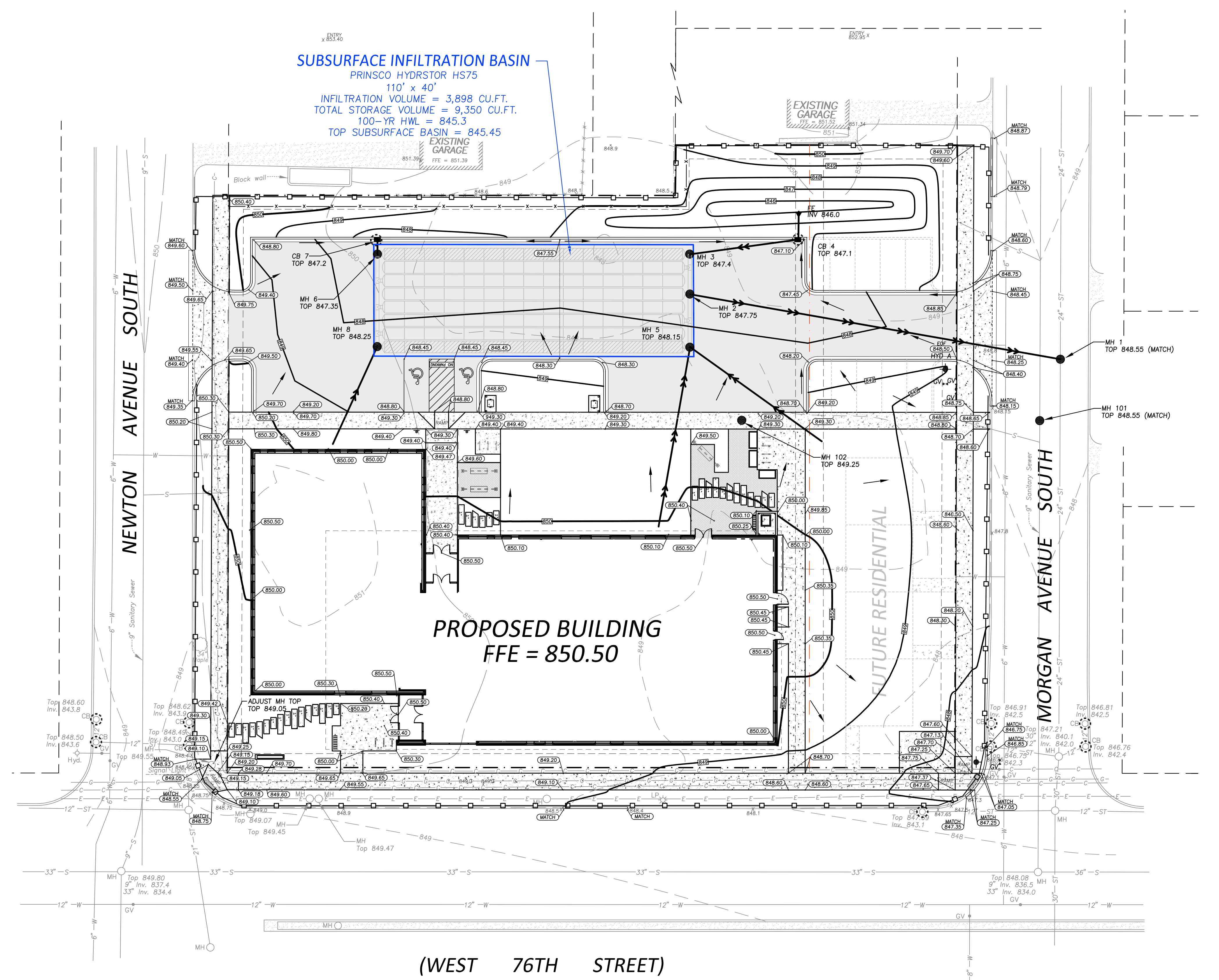
NO.	DATE	DESCRIPTION
10/13/25		LAND USE APPLICATION SCHEMATIC
10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1

SITE DIMENSION PLAN

C200

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

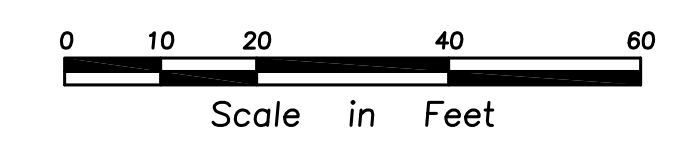
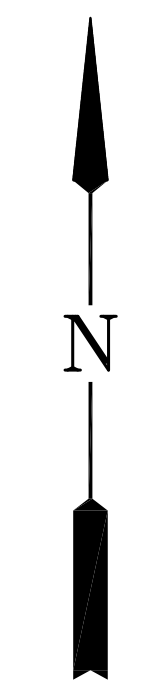
- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

POLLUTION PREVENTION MANAGEMENT

- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- ◆ PROPOSED HYDRANT
- ⋯ PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BITUMINOUS
- ▭ PROPOSED PERMEABLE PAVEMENT
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- PROPOSED LOT LINE
- EASEMENT
- DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- C — EXISTING BURIED COMMUNICATION LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
10/13/25		LAND USE APPLICATION SCHEMATIC
10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1

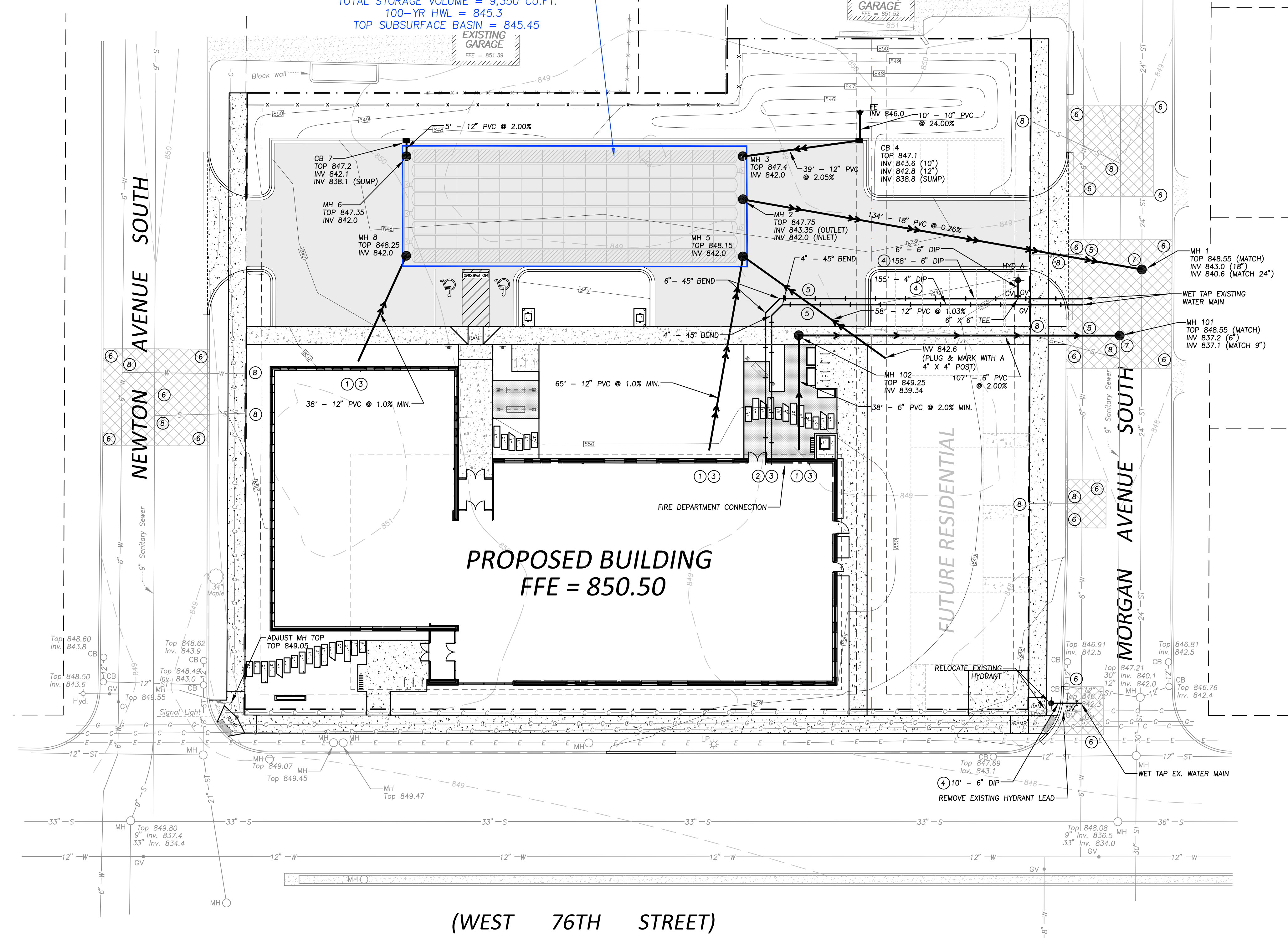
GRADING, DRAINAGE & EROSION CONTROL PLAN

C300

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

SUBSURFACE INFILTRATION BASIN
PRINSCO HYDRATOR HS75
110' x 40'
INFILTRATION VOLUME = 3,898 CU.FT.
TOTAL STORAGE VOLUME = 9,350 CU.FT.
100-YR HWL = 845.3
TOP SUBSURFACE BASIN = 845.45



- UTILITY NOTES**
- 1 - All sewer services to extend to a point 5' from proposed building.
 - 2 - Bring water main into proposed building and cap at the floor.
 - 3 - Verify all service locations and inverts with mechanical engineer before construction.
 - 4 - All watermain to have a minimum of 7.5' of cover.
 - 5 - Maintain a minimum of 18" of vertical separation between watermain & sewer.
 - 6 - Remove & replace existing bituminous pavement and curb & gutter, match existing sections.
 - 7 - Construct proposed manhole over existing sewer.
 - 8 - Remove existing sanitary sewer and water service up to the main per City requirements.

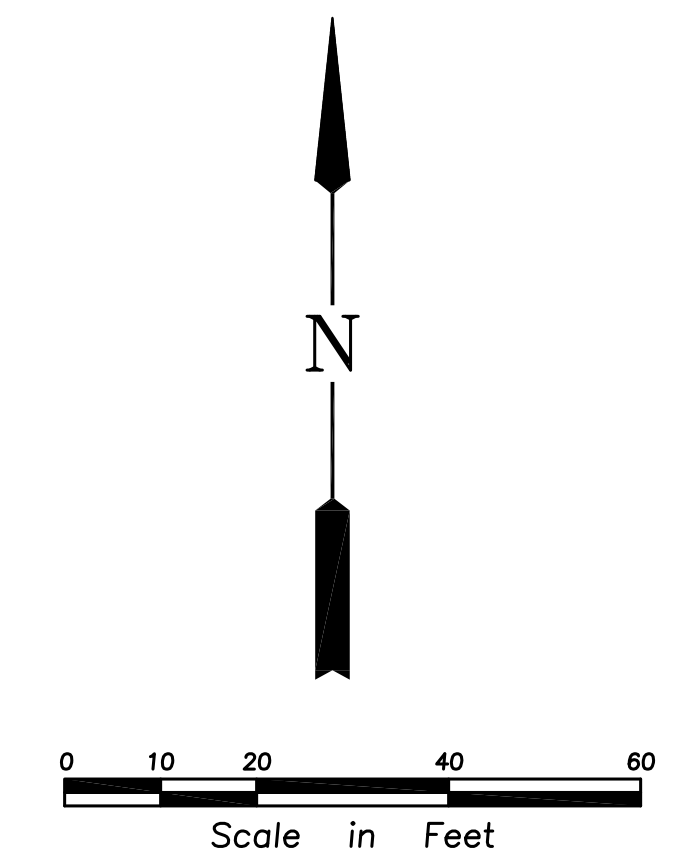
CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 1	48"	R-1642B
MH 2	48"	R-1642B
MH 3	48"	R-1642B
CB 4	48"	R-3067V
MH 5	48"	R-1642B
MH 6	48"	R-1642B
CB 7	48"	R-3067V
MH 8	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	849.2
RELOCATED HYD	847.7

- LEGEND**
- PROPOSED MANHOLE
 - PROPOSED CATCH BASIN
 - ◆ PROPOSED HYDRANT
 - ◆ PROPOSED GATE VALVE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - ▭ PROPOSED CONCRETE
 - ▭ PROPOSED BITUMINOUS
 - ▭ PROPOSED PERMEABLE PAVEMENT
 - BOUNDARY/ROW/BLOCK LINE
 - PROPOSED LOT LINE
 - EASEMENT
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BURIED GAS LINE
 - EXISTING BURIED ELECTRIC LINE
 - EXISTING BURIED COMMUNICATION LINE



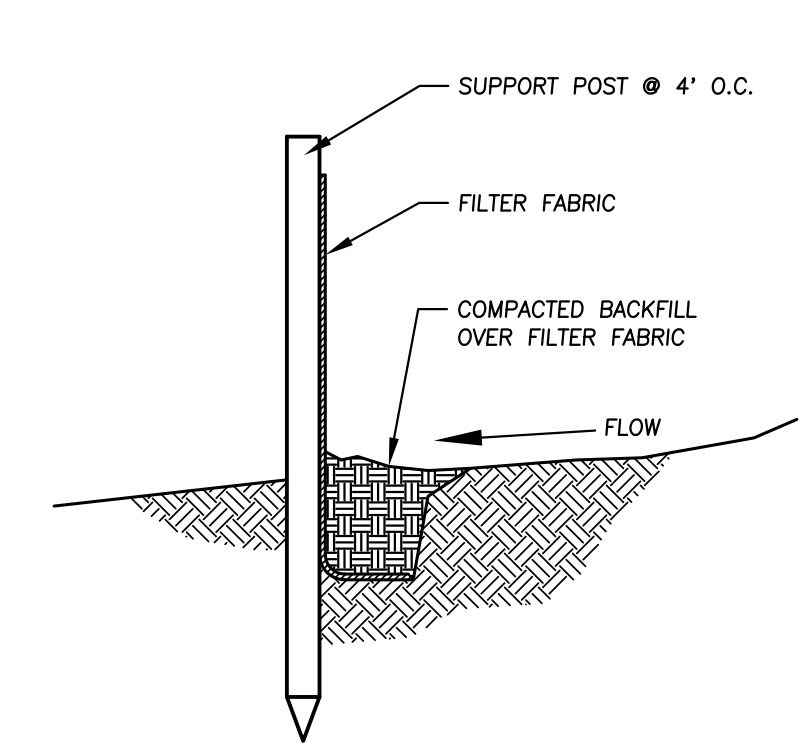
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Checked By NPA
Date 11/18/2025

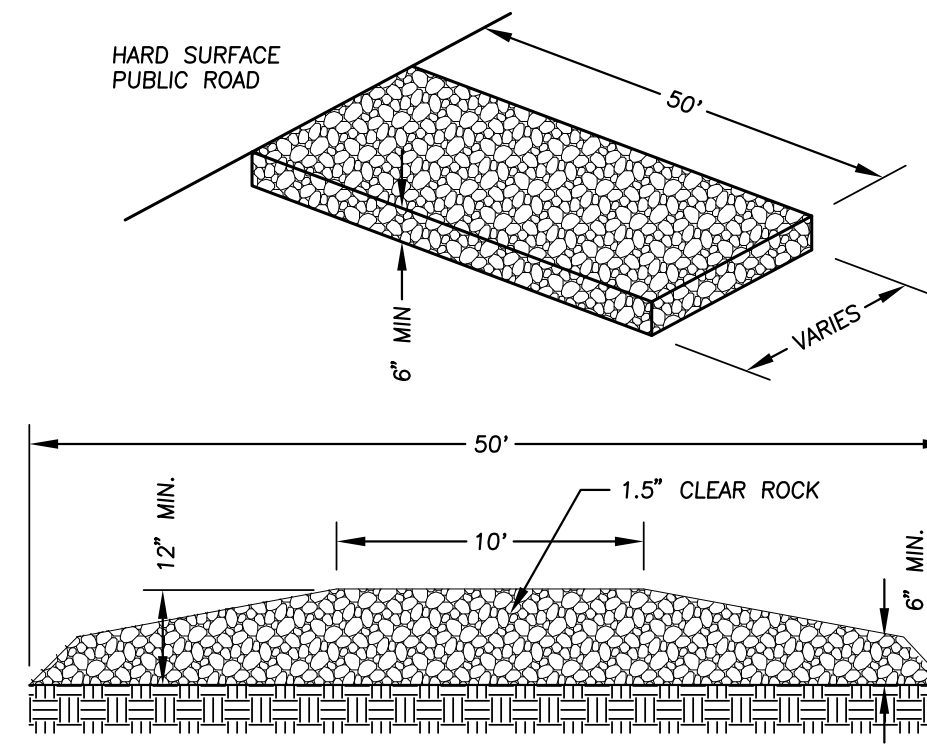
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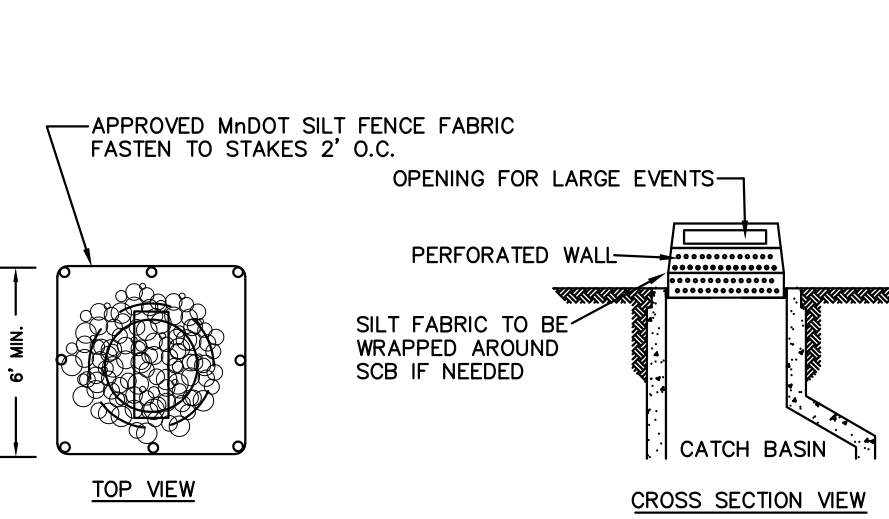
NO.	DATE	DESCRIPTION
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10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1



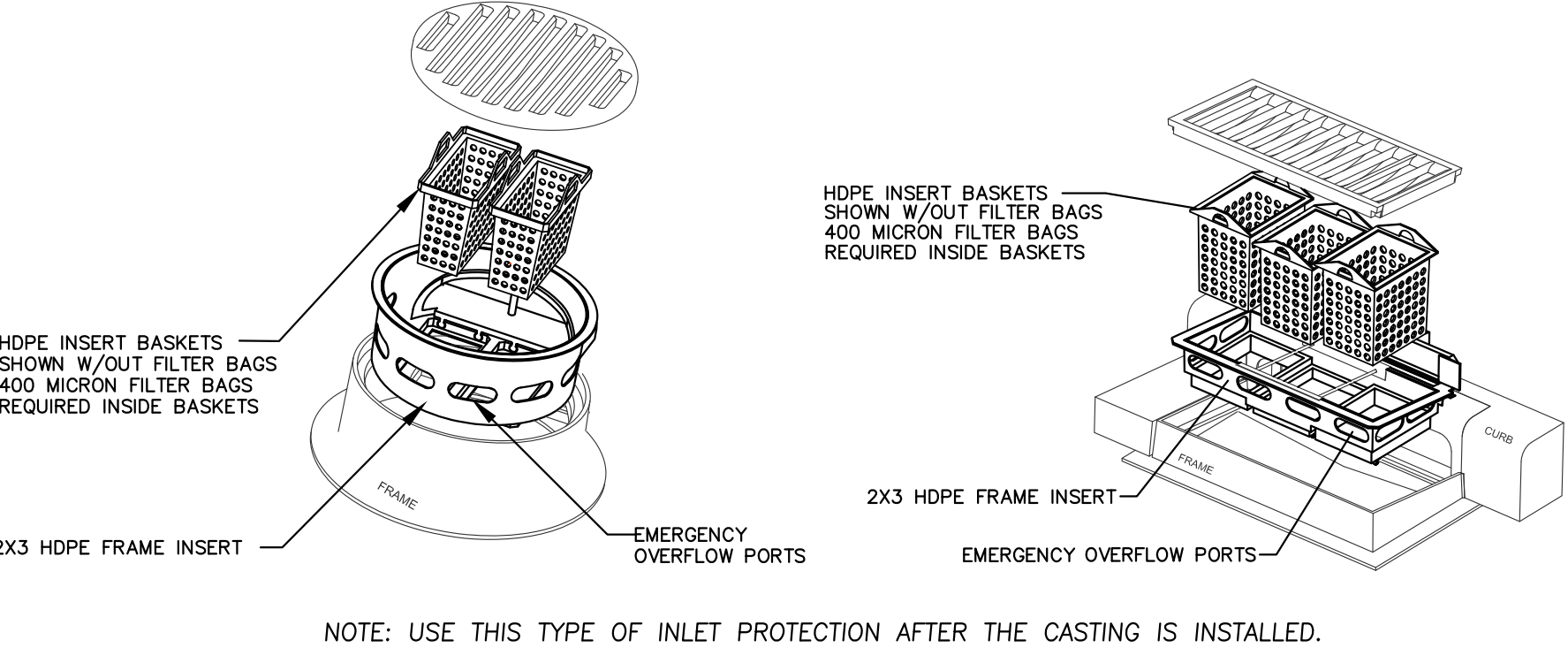
1
C5
SILT FENCE
NO SCALE



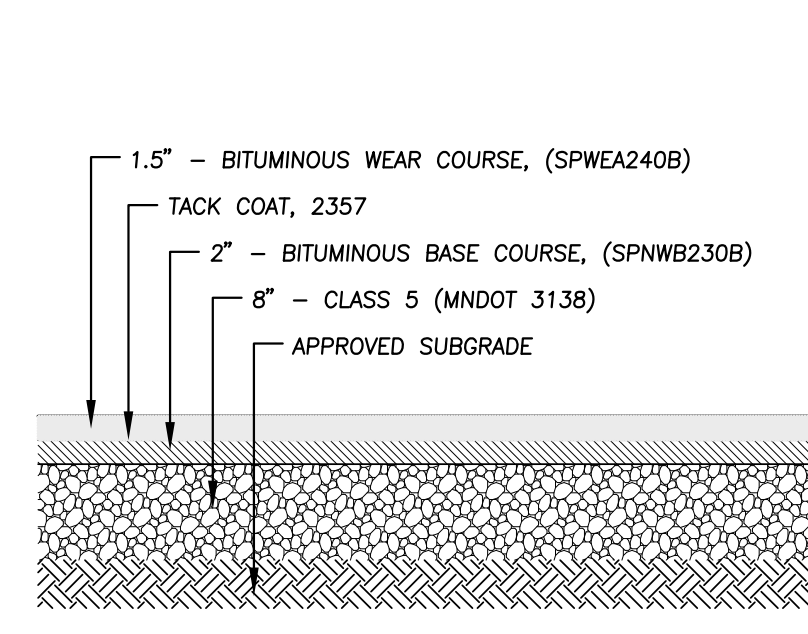
2
C5
ROCK CONSTRUCTION ENTRANCE
NO SCALE



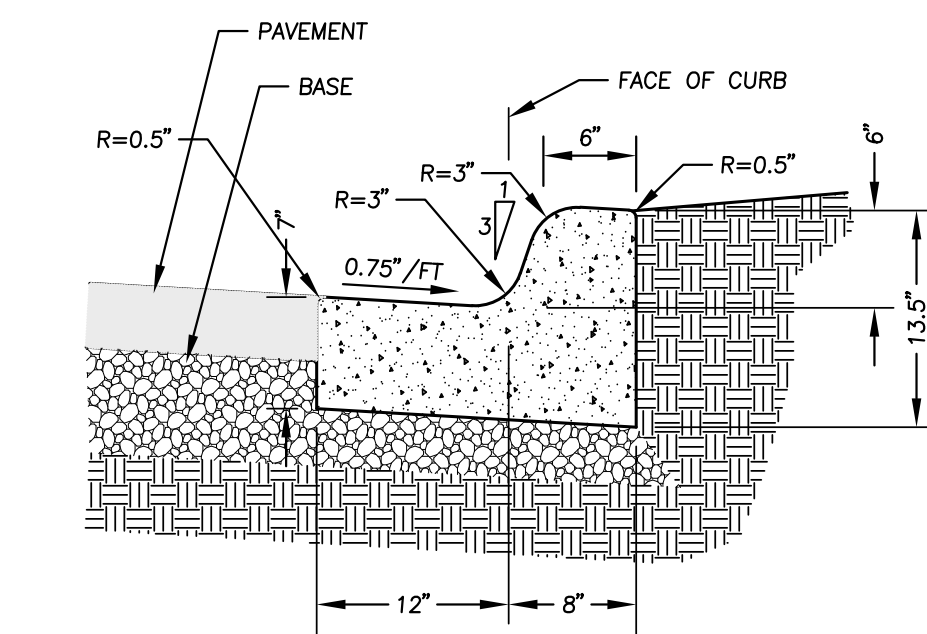
3
C5
INLET PROTECTION (INFRAFAFER OR EQUAL)
NO SCALE



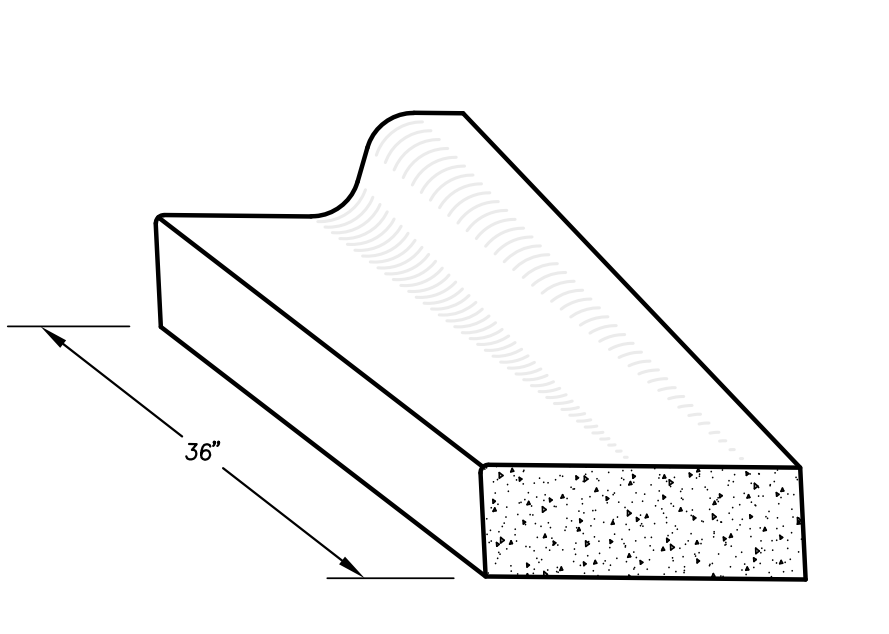
4
C5
INLET PROTECTION (INFRAFAFER OR EQUAL)
NO SCALE



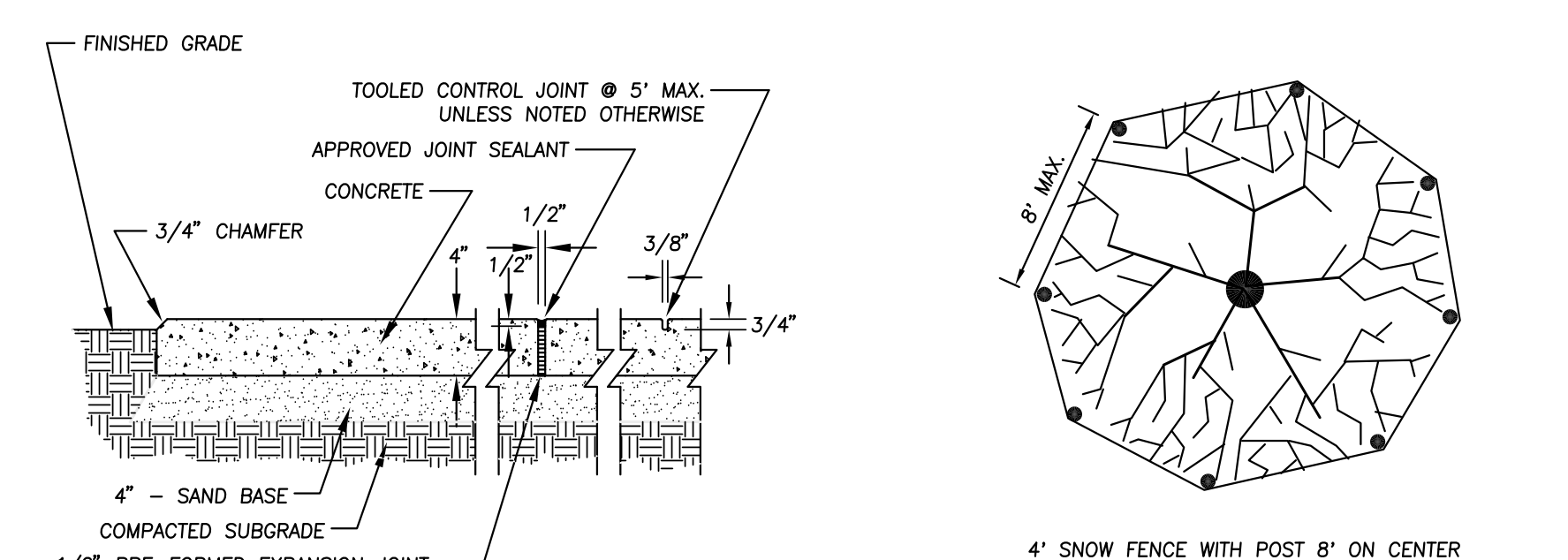
5
C5
PAVEMENT SECTION
NO SCALE



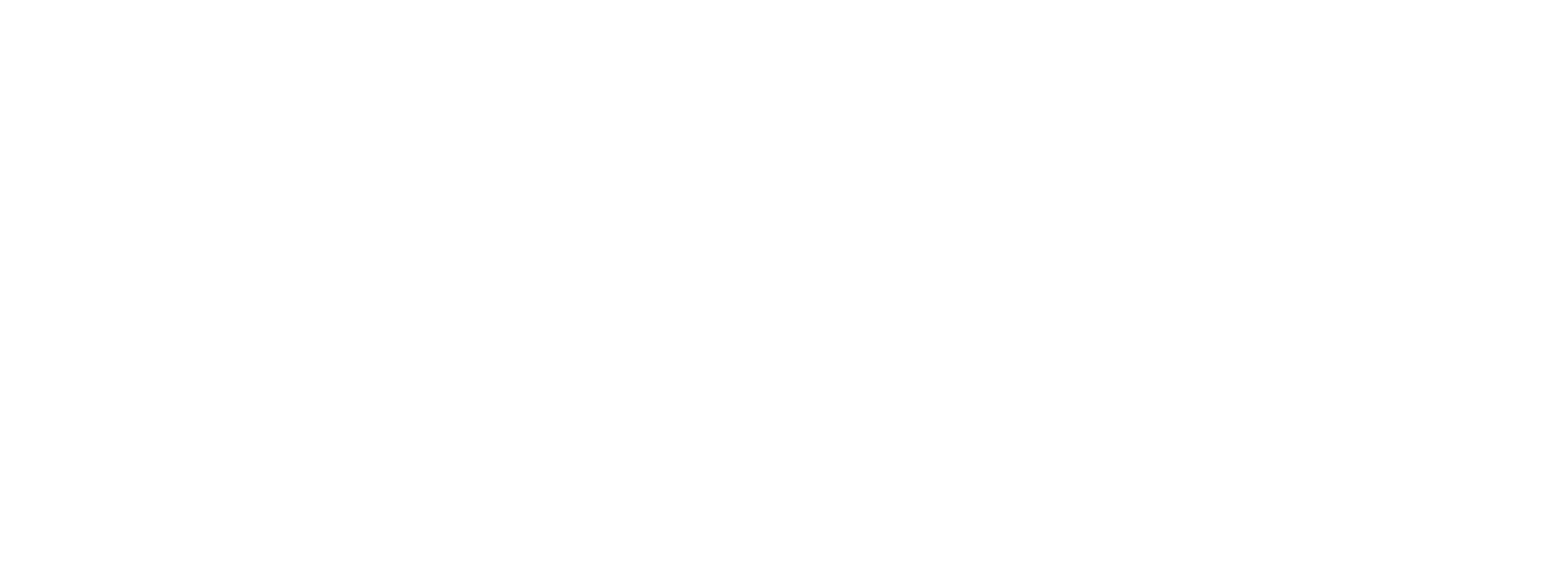
6
C5
B612 CONCRETE CURB & GUTTER
NO SCALE



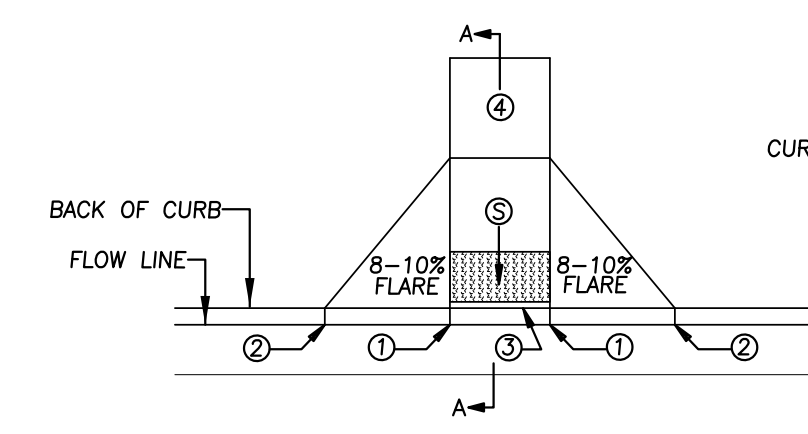
7
C5
CURB & GUTTER BEAVERTAIL
NO SCALE



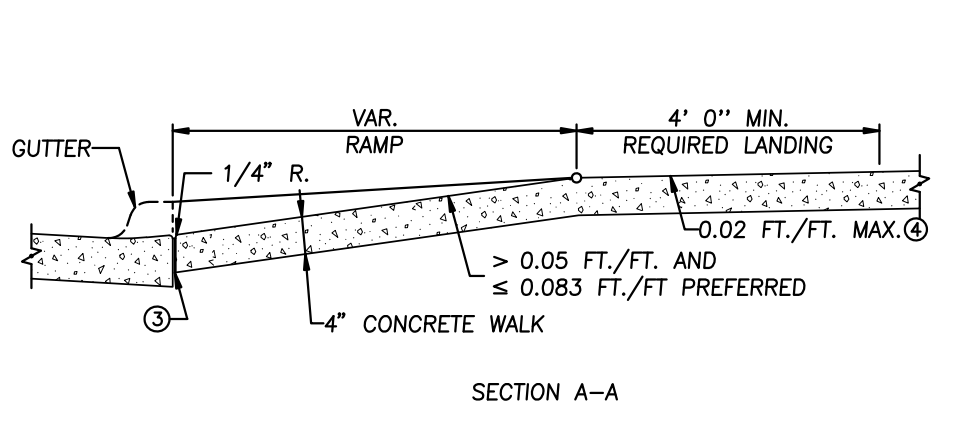
8
C5
CONCRETE SIDEWALK
NO SCALE



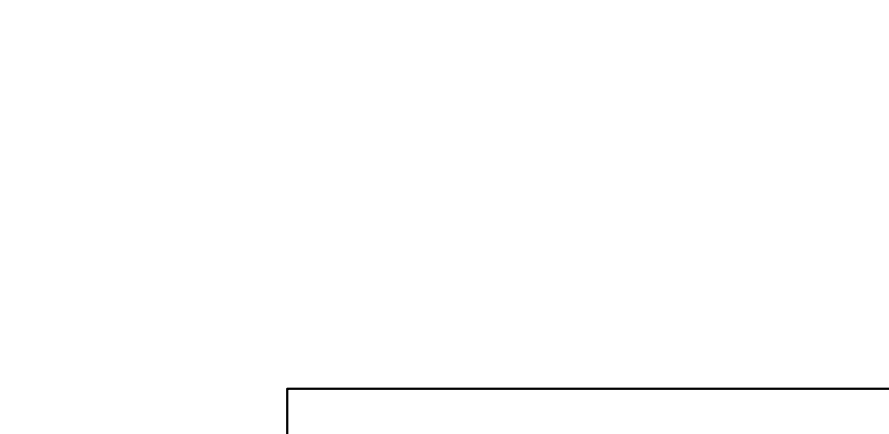
9
C5
TREE PROTECTION
NO SCALE



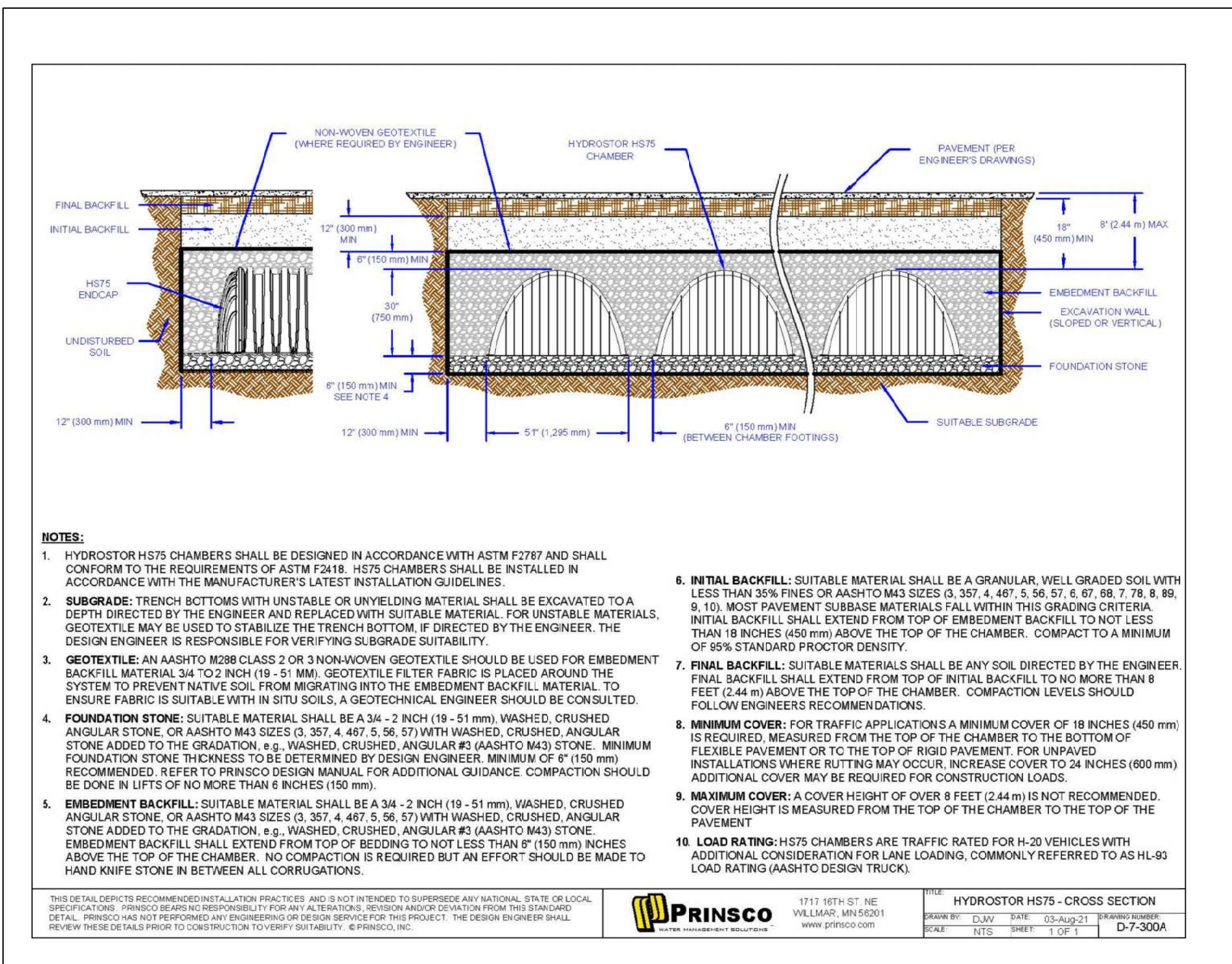
7
C1
PEDESTRIAN RAMP
NO SCALE



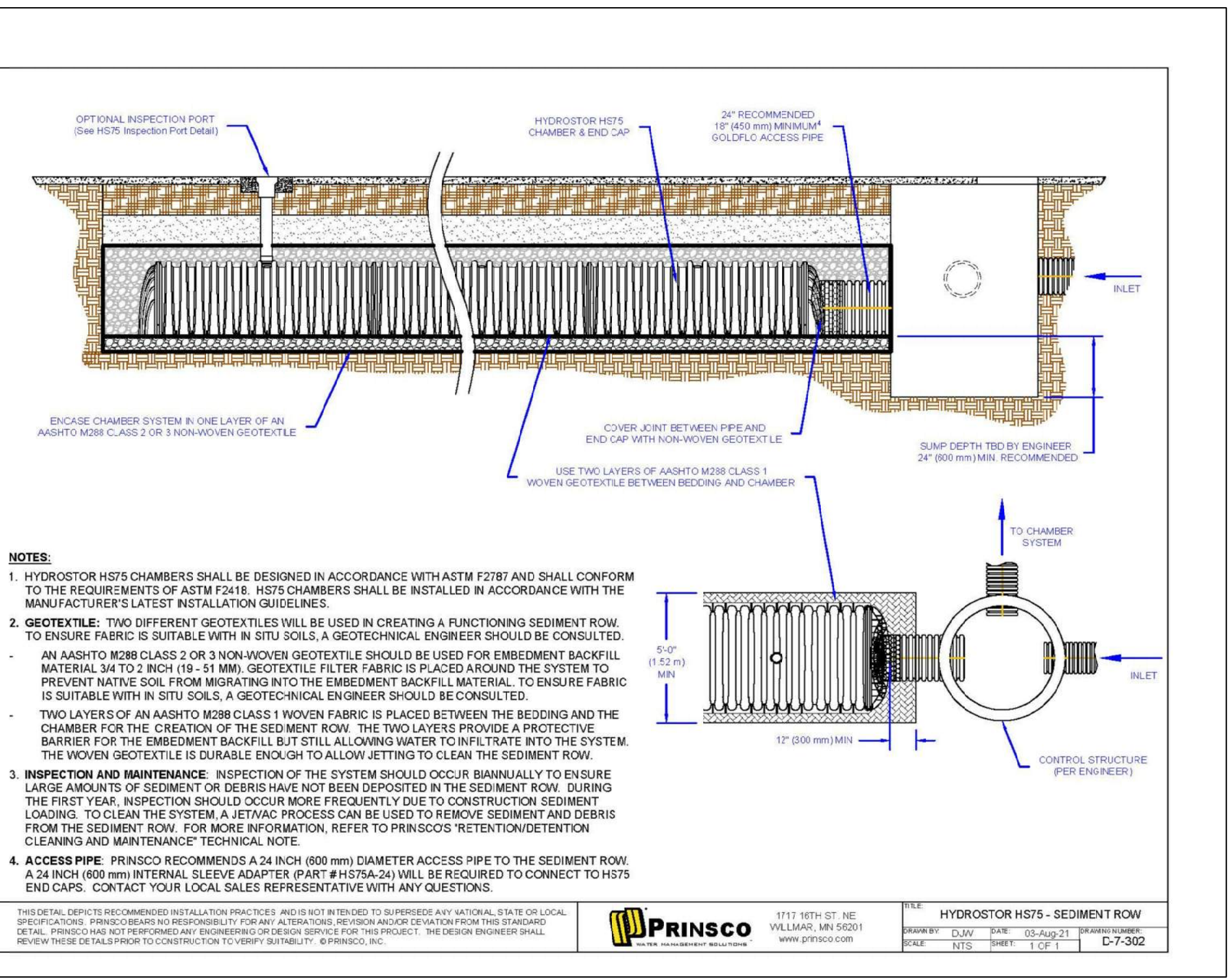
11
C5
ACCESSIBLE PARKING SIGN AND POST
NO SCALE



12
C5
SIDEWALK/INTEGRAL CURB
NO SCALE



NOTES:
1. HYDROSOR HST5 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2118. HST5 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. SUBGRADE: TRENCH BOTTOMS WITH UNDESIRABLE OR UNWEIGHED MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNDESIRABLE MATERIALS, GEOTEXTILES MAY BE USED TO STABILIZE THE TRENCH BOTTOM IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. GEOTEXTILE: AN AASHTO M28 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL 3/4" TO 2" (19 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. FOUNDATION STONE: SUITABLE MATERIAL SHALL BE A 3/4" - 2" (19 - 51 mm) WASHED, CRUSHED ANGULAR STONE OR AASHTO M33 SIZES (3, 307, 4, 487, 5, 56, 57) WITH WASHED, CRUSHED ANGULAR STONE ADDED TO THE GRADATION, e.g. WASHED, CRUSHED, ANGULAR #8 (AASHTO M33) STONE. FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 6" (150 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 6 INCHES (150 mm).
5. EMBEDMENT BACKFILL: SUITABLE MATERIAL SHALL BE A 3/4" - 2" (19 - 51 mm) WASHED, CRUSHED ANGULAR STONE OR AASHTO M33 SIZES (3, 307, 4, 487, 5, 56, 57) WITH WASHED, CRUSHED ANGULAR STONE ADDED TO THE GRADATION, e.g. WASHED, CRUSHED, ANGULAR #8 (AASHTO M33) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 18 INCHES (450 mm) ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 3% FINES OR AASHTO M33 SIZES (3, 307, 4, 487, 5, 56, 57, 6, 67, 8, 7, 78, 8, 88, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 18 INCHES (450 mm) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEER'S RECOMMENDATIONS.
7. FINAL BACKFILL: SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEER'S RECOMMENDATIONS.
8. MINIMUM COVER: FOR TRAFFIC APPLICATION A MINIMUM COVER OF 18 INCHES (450 mm) IS REQUIRED. MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEETABLE PAVEMENT OR TO THE TOP OF ASPHALT PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 24 INCHES (600 mm). ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. MAXIMUM COVER: A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
10. LOAD RATING: HST5 CHAMBERS ARE TRAFFIC RATED FOR 4-30 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LOADS. COMMONLY REFERRED TO AS HL-90 LOAD RATING (AASHTO DESIGN TRUCK).
THIS DETAIL DEPTH IS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO DOES NOT WARRANT OR REPRESENT FOR ANY APPLICATIONS OUTSIDE OF THOSE SPECIFICALLY LISTED. PRINSCO SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO THE PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.



NOTES:
1. HYDROSOR HST5 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2118. HST5 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. GEOTEXTILE: TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED. AN AASHTO M28 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL 3/4" TO 2" (19 - 51 mm). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
3. INSPECTION AND MAINTENANCE: INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR, INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JETWAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/IDENTIFICATION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. ACCESS PIPE: PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. A 24 INCH (600 mm) INTERNAL SLEEVE ADAPTER (PART #HSTRA-24) WILL BE REQUIRED TO CONNECT TO HST5 END CAPS. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.
THIS DETAIL DEPTH IS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO DOES NOT WARRANT OR REPRESENT FOR ANY APPLICATIONS OUTSIDE OF THOSE SPECIFICALLY LISTED. PRINSCO SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO THE PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

NO.	DATE	DESCRIPTION
10/13/25		LAND USE APPLICATION SCHEMATIC
10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1

STANDARD DRIVWAY ENTRANCE WITH SIDEWALK

RESIDENTIAL - 20' MAX FRONT YARD, 22' MAX SIDE OR REAR YARD
COMMERCIAL - 28' MIN 32' MAX
*MAX WIDTH OF APRON AND DRIVEWAY BASED ON LOT SIZE AND MAY BE LESS THAN 20'

- EXISTING ASPHALT STREET SHALL NOT BE USED AS A FORM.
- CONTRACTOR SHALL REMOVE EXISTING BITUMINOUS A MINIMUM OF 12 INCHES FROM FACE OF CUTTER TO ALLOW FOR FORM PLACEMENT.
- BITUMINOUS PAVEMENT SHALL BE CUT STRAIGHT AND PARALLEL TO CURBLINE.
- MOOT TYPE 250 BITUMINOUS WEAR MIXTURE WILL BE INSTALLED TO MATCH EXISTING ASPHALT.
- TACK COAT REQUIRED ON ALL EXPOSED SURFACES IN CONTACT WITH BITUMINOUS PATCH.
- COMMERCIAL DRIVEWAY ENTRANCE REQUIRED FOR APARTMENT UNITS OF MORE THAN 4 UNITS.
- IF PRESENT, SIDEWALKS SHALL PASS THROUGH DRIVEWAYS AT 2% MAXIMUM CROSS SLOPE. FOR A MINIMUM WIDTH OF 4', SEPARATED FROM THE DRIVEWAY APRON SLOPE BY A JOINT.
- SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT.
- IF PRESENT, STREET LIGHT CONDUIT MUST BE COVERED FOR PROTECTION PRIOR TO POUR. BARE WIRES MUST BE PLACED IN 3" ELECTRICAL PVC CONDUIT 18" DEEP AND 1" BACK FROM CURB. EXTEND CONDUIT 1' FROM END BOLTS.

SEPARATE PERMIT REQUIRED FROM BUILDING INSPECTIONS FOR DRIVEWAY REPLACEMENT

APPROVAL 12/20/24
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

R-1733 SERIES MANHOLE WITH CONCEALED LID (CONE SECTION)

NEENAH R-1733 (5001 LIGHTWEIGHT SELF-SEALING SOLID LID)

CONCRETE COLLAR TO ENCASE CASTING AND CONCRETE ADJUSTING RINGS. USE CONCRETE CURB AND GUTTER MIX OR MORTAR MIX (SPEC. 2506.2B) FOR COLLAR.

MIN 1 AND MAX 4 ADJUSTING RINGS. MORTAR (DESIGNED FOR UNDERGROUND UTILITY INSTALLATION) BETWEEN CASTINGS, RINGS AND STRUCTURE.

NOTES: 1. MACHINED BEARING SURFACE.
2. LETTERED 2" STORM SEWER W/ 2 CONCEALED PICKHOLES.
3. H-20 LOAD OR GREATER.
4. WEIGHT- 122 LBS.

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

STORM SEWER BEDDING

COMPACTED SAND

12" MIN TYPICAL

12" MIN OVER PIPE

SAND BEDDING

8" MIN BEDDING

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

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

VALVE BOX INSTALLATION

COVER TO SAY IN PARALLEL LETTERS TO GRADE

7.5" MINIMUM COVER

VALVE BOX SCREW TYPE THREADED EQUAL

VALVE BOX SHALL BE INSTALLED IN A TRUE VERTICAL ALIGNMENT, NOT CENTERED ON OPENING

STEEL GATE VALVE ADAPTOR WITH PROTECTIVE COATING AND 2" THICK ATTACHED RUBBER GASKET ADAPTOR FOR 1/2" OR APPROXIMATE EQUAL

D.I.P. BRANCH GATE VALVE

PRECAST CONCRETE BASE (18"x24" MINIMUM)

1 C.Y. 1" CLEAR HARDROCK NO LIMESTONE

NOTES: 1. HYDRANT, STUB & SERVICE VALVES SHALL BE RODDED TO THE MAIN AND MEGALUG ON ALL FITTINGS.
2. AMERICAN FLOW CONTROL 2500 SERIES RESILIENT WEDGE TYPE OR APPROVED EQUAL.
3. THE RODS AND MEGALUG FROM VALVE TO HYDRANT.
4. THE RODS TO BE 1/2" DIAMETER THREADED (316) STAINLESS STEEL. SEE DETAIL WTR-11.
5. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
6. NO INSIDE ADJUSTMENT SECTIONS ALLOWED (I.E. NO INSERTS).
7. CONTRACTOR TO PROVIDE A FENCE T-POST AND SHALL BE INSTALLED BY THE CONTRACTOR AT ALL GATE VALVES LOCATED OUTSIDE OF STREET SECTIONS. PAINT BLUE.
8. ALL COMPONENTS OF PIPE FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE CERTIFIED AS LEAD-FREE AS PER SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT.

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

WATER MAIN WET TAP

7.5" MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

MEGALUG

STAINLESS STEEL TAPPING SLEEVE

PROVIDE COPPER CONDUCTIVITY STRAP TO BYPASS TAPPING SLEEVE. MINIMUM 1/2" WIDE FLAT COPPER STRIP.

AMERICAN FLOW CONTROL 2500 SERIES RESILIENT WEDGE TYPE OR APPROVED EQUAL

SECTION A-A

1 C.Y. 1" CLEAR HARDROCK NO LIMESTONE

CONCRETE THRUST BLOCK

CONCRETE BLOCK

UNDISTURBED EARTH

NOTES: ALL COMPONENTS OF PIPE FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE CERTIFIED AS LEAD-FREE AS PER SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT.

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

R-1733 SERIES MANHOLE WITH CONCEALED LID (TOP SLAB)

NEENAH R-1733 (5001 LIGHTWEIGHT SELF-SEALING SOLID LID)

CONCRETE COLLAR TO ENCASE CASTING AND CONCRETE ADJUSTING RINGS. USE CONCRETE CURB AND GUTTER MIX OR MORTAR MIX (SPEC. 2506.2B) FOR COLLAR.

MIN 1 AND MAX 4 ADJUSTING RINGS. MORTAR (DESIGNED FOR UNDERGROUND UTILITY INSTALLATION) BETWEEN CASTINGS, RINGS AND STRUCTURE.

NOTES: 1. MACHINED BEARING SURFACE.
2. LETTERED 2" STORM SEWER W/ 2 CONCEALED PICKHOLES.
3. H-20 LOAD OR GREATER.
4. WEIGHT- 122 LBS.

APPROVAL 12/6/2017
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NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS Poured AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1, C2, C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE B EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1, A2, A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. 8" x 45" MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE AND PIPE.

PIPE SIZE	BUTTRESS DIMENSIONS						
	22° BEND	45° BEND	90° BEND		90° BEND		
	B ₁	D ₁	B ₂	D ₂	B ₃	D ₃	
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-5"	
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-4"	2'-0"	
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	3'-4"	
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	4'-0"	
20"	3'-4"	2'-8"	5'-4"	3'-4"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	
30"	---	---	9'-3"	6'-0"	17'-0"	6'-0"	

CONCRETE SHALL BE IN CONTACT WITH THE QUADRANT OF PIPE.

SECTION A-A

PLAN 90° BENDS

PLAN 45° BENDS

PLAN 22° BENDS

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

TYPICAL MEGALUG/ROD LOCATIONS

TEES

CROSSES

BENDS

MEGALUGS

HYDRANT LEADS

SLEEVES

NOTES: 1. MEGALUGS, MANUFACTURED BY EBAA IRON, INC. OR APPROVED EQUAL, SHALL BE USED AT ALL MECHANICAL JOINTS.
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS.
3. THRUST BLOCKS REQUIRED BEHIND ALL TEES, BENDS AND HYDRANTS.
4. ALL BOLTS, STEEL BOLTS, T-BOLTS, WASHERS, NUTS AND RODS INSTALLED BELOW GRADE SHALL BE ASTM A193 STAINLESS STEEL.
5. ALL NUTS AND BOLTS ON ALL FITTINGS SHALL BE COR-BLUE OR APPROVED EQUAL.
6. RODS SHALL MEET APPROVAL OF CITY ENGINEER OR INSPECTOR.
7. ALL COMPONENTS OF PIPE FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE CERTIFIED AS LEAD-FREE AS PER SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT.

APPROVAL 12/6/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

WATERMAIN BEDDING

COMPACTED SAND

12" MIN TYPICAL

12" MIN OVER PIPE

SAND BEDDING

8" MIN BEDDING

NOTES: 1. BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE PIPE UNLESS MODIFIED IN THE CONTRACT DOCUMENTS.

APPROVAL 12/7/2017
CITY ENGINEER

CITY OF RICHFIELD
ENGINEERING DIVISION

STORM STANDARD MANHOLE

NEENAH R-1733 (5001 LIGHTWEIGHT) SERIES CASTING, SELF-SEALING SOLID LID WITH 2 CONCEALED PICKHOLES. SEE DETAIL WTR-10A.

CONCRETE COLLAR TO ENCASE CASTING AND CONCRETE ADJUSTING RINGS. USE CONCRETE CURB AND GUTTER MIX OR MORTAR MIX (SPEC. 2506.2B) FOR COLLAR.

MIN 1 AND MAX 4 ADJUSTING RINGS. MORTAR (DESIGNED FOR UNDERGROUND UTILITY INSTALLATION) BETWEEN CASTINGS, RINGS AND STRUCTURE.

MOOT TYPE "C" CONE

10" RING RUBBER GASKET

PRECAST R.C.P. WALLS

MIN 1" MIN GROUT DOORHOUSE, PLASTER OUTSIDE WITH 1/2" MIN COLLAR, STRIP INSIDE CLEAN

BASES SHALL BE 8" STANDARD PRECAST WITH 2" LEAN GROUT FOR 14" DEEP OR LESS, AND INCREASE 1" THICKNESS FOR EVERY 4" OF DEPTH GREATER THAN 14"

GROUT INVERT TO 1/2" PIPE DIAMETER

NOTES: 1. ALL MANHOLES MUST BE A MINIMUM OF 4' IN DEPTH.
2. PROVIDE POURED CONCRETE INVERTS AND DOORHOUSES.
3. MARKING POSTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT ALL MANHOLES LOCATED OUTSIDE OF STREET SECTION.
4. VARY RING THICKNESS TO USE MINIMUM NUMBER OF RINGS.
5. GROUT ALL DOORHOUSES INSIDE AND OUT AND LIFT HOLES TO INSPECTORS APPROVAL.
6. DOORHOUSE OPENING SHALL NOT BE MORE THAN 4" LARGER THAN THE PIPE.
7. RUBBERIZED BITUMASTIC SEALER USED AT ALL JOINTS.
8. NO MANHOLE STEPS ALLOWED.
9. 2", 4" AND ADJUSTING RINGS ARE ACCEPTABLE.
10. BLOCK MANHOLES SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM CITY ENGINEER.

APPROVAL 12/2/2017
CITY ENGINEER

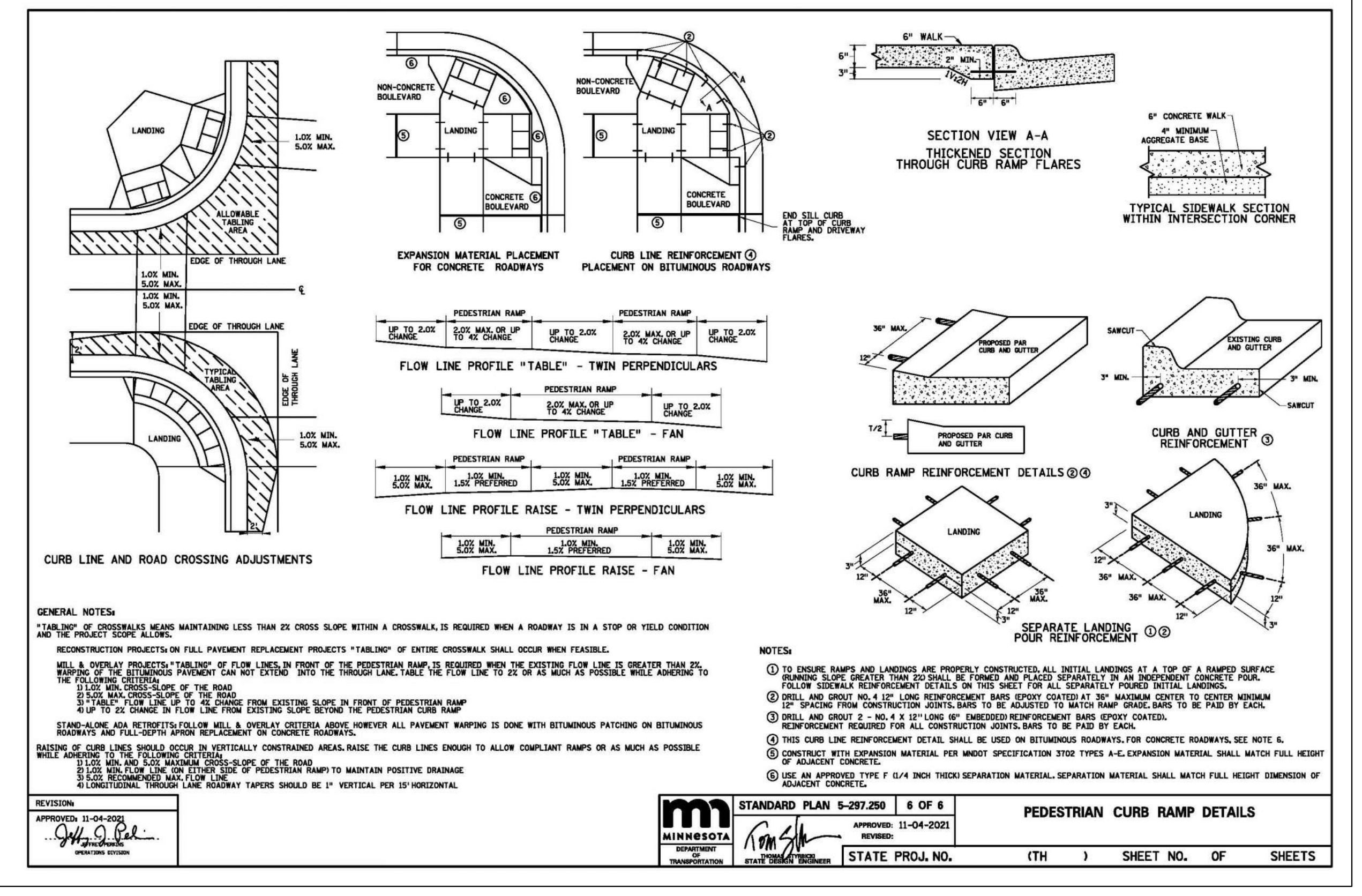
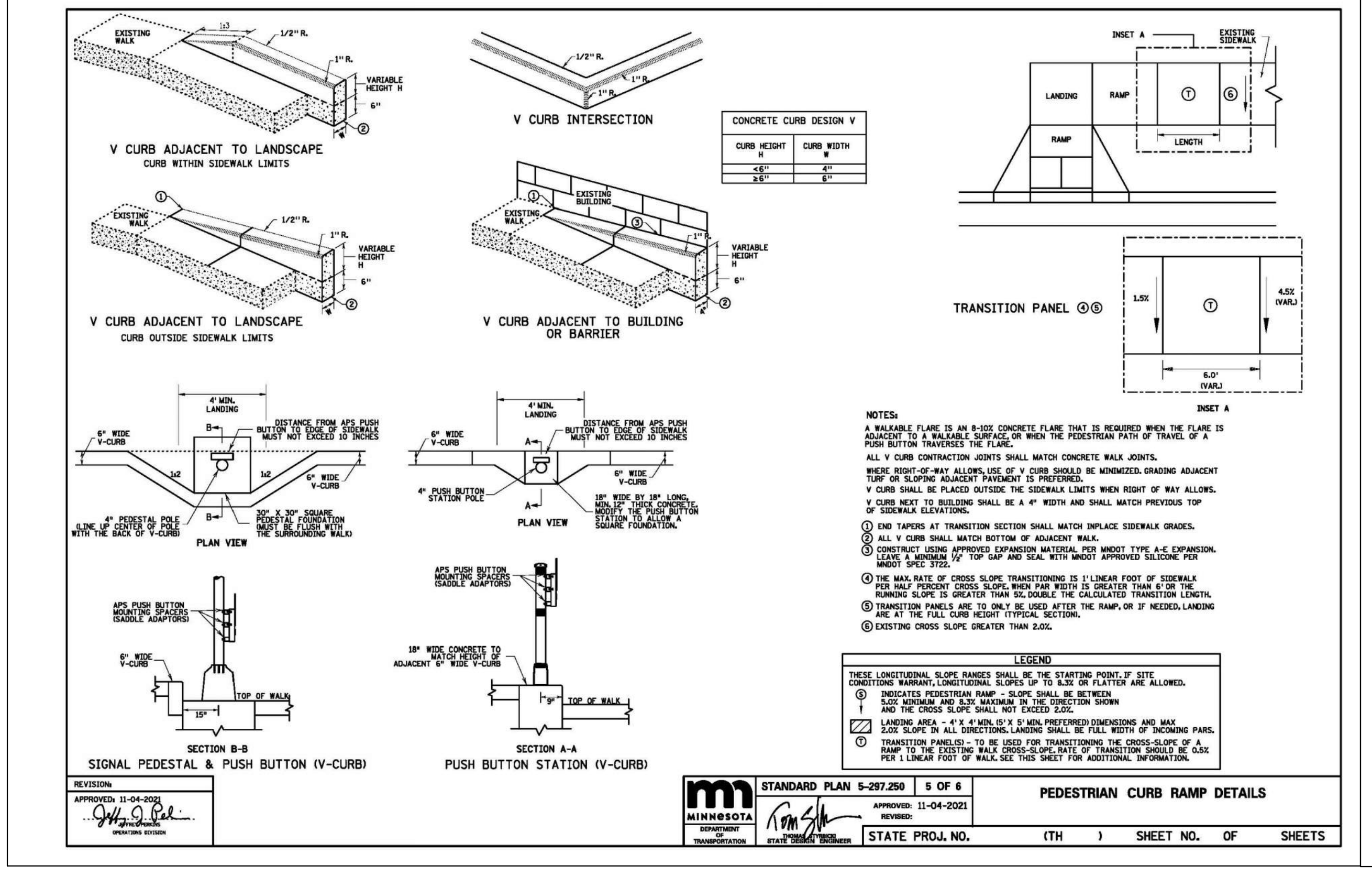
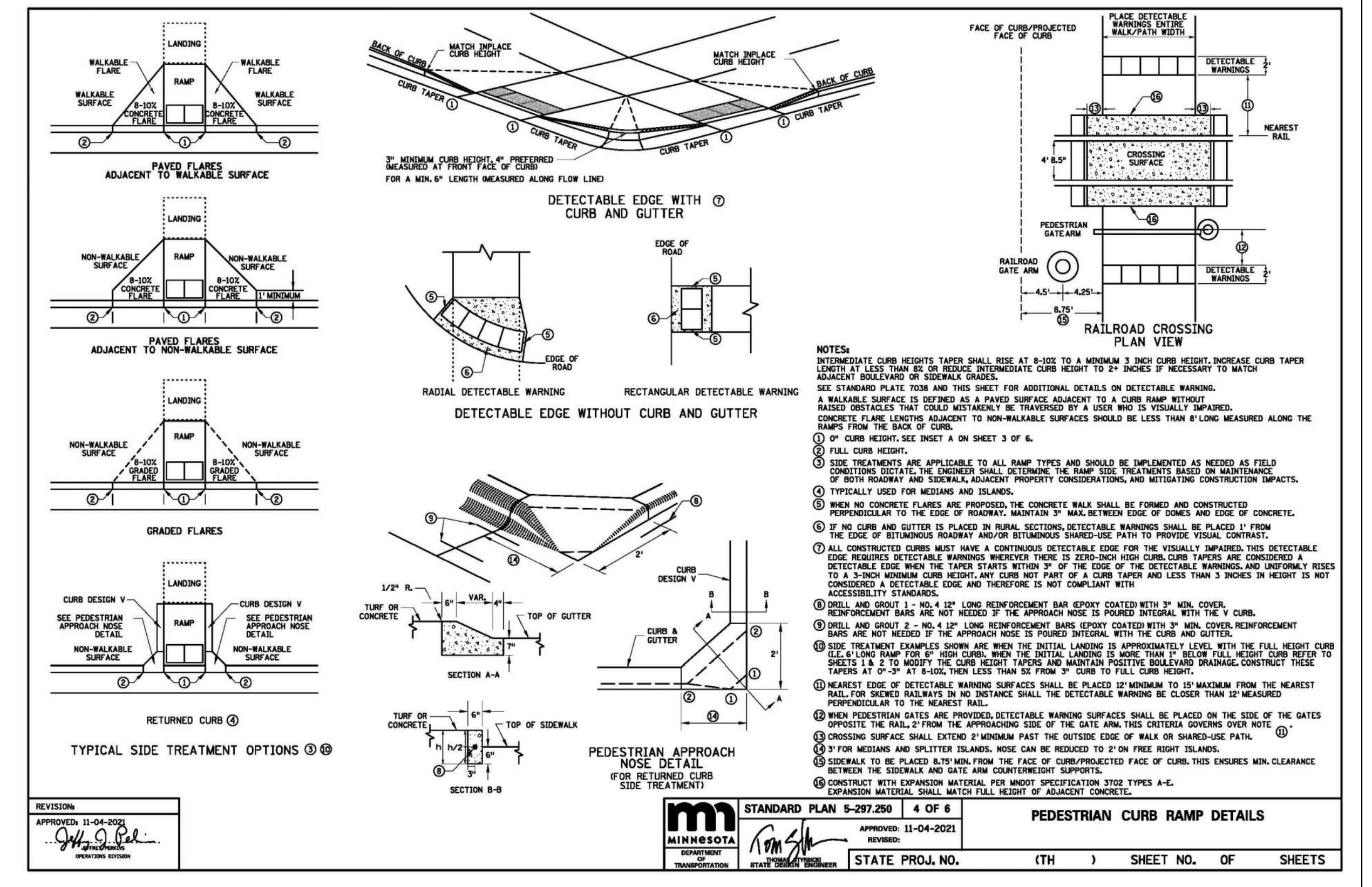
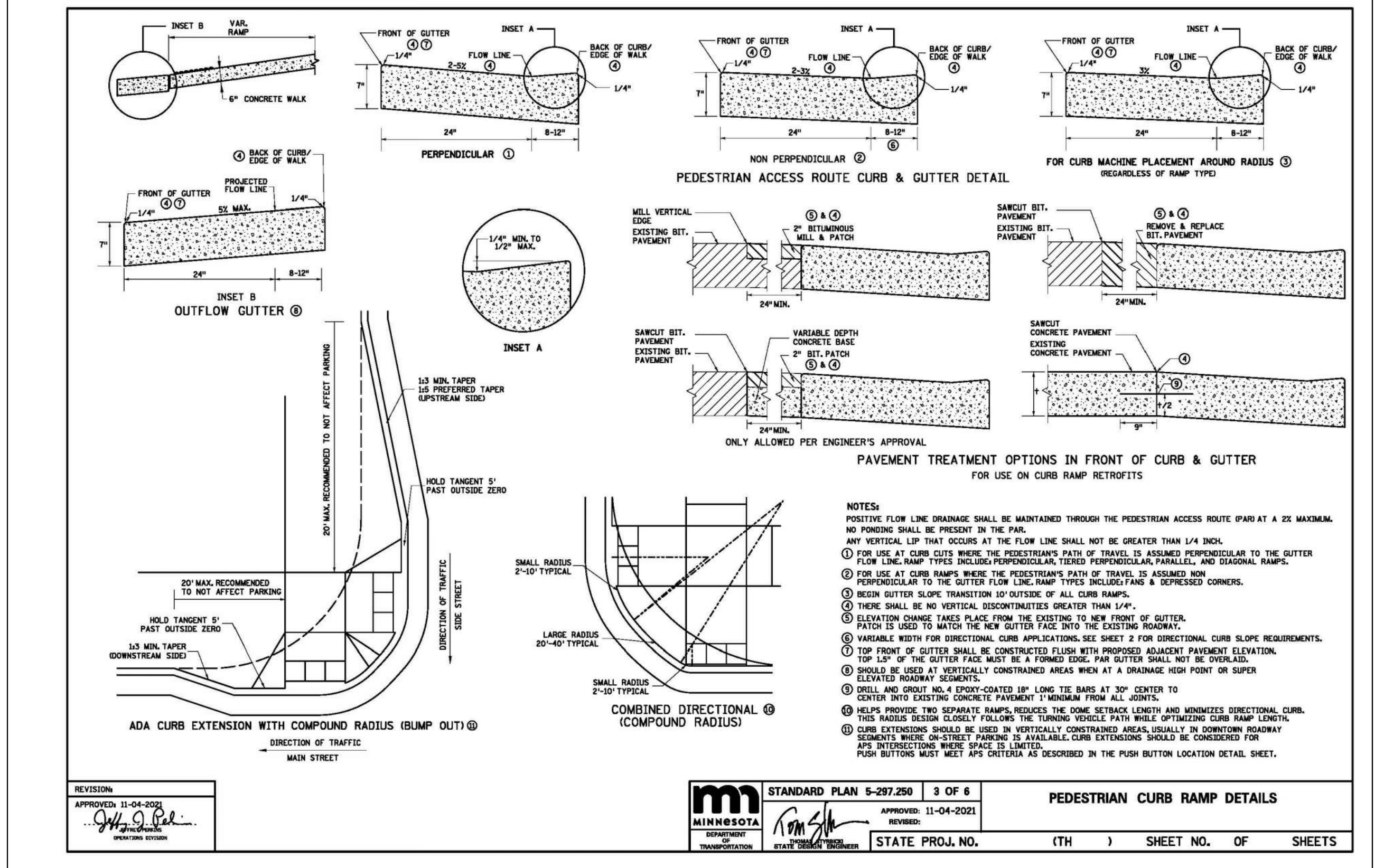
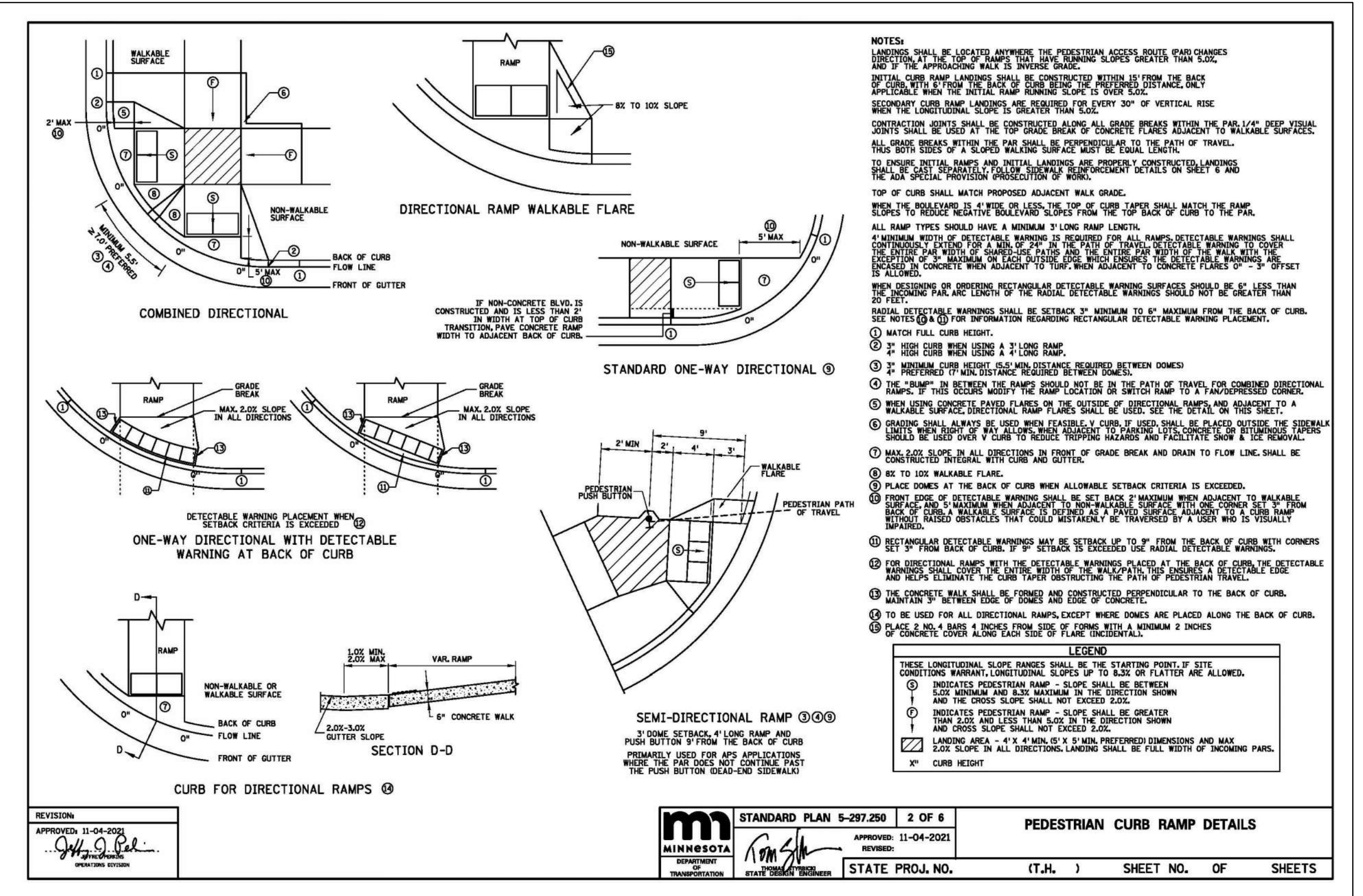
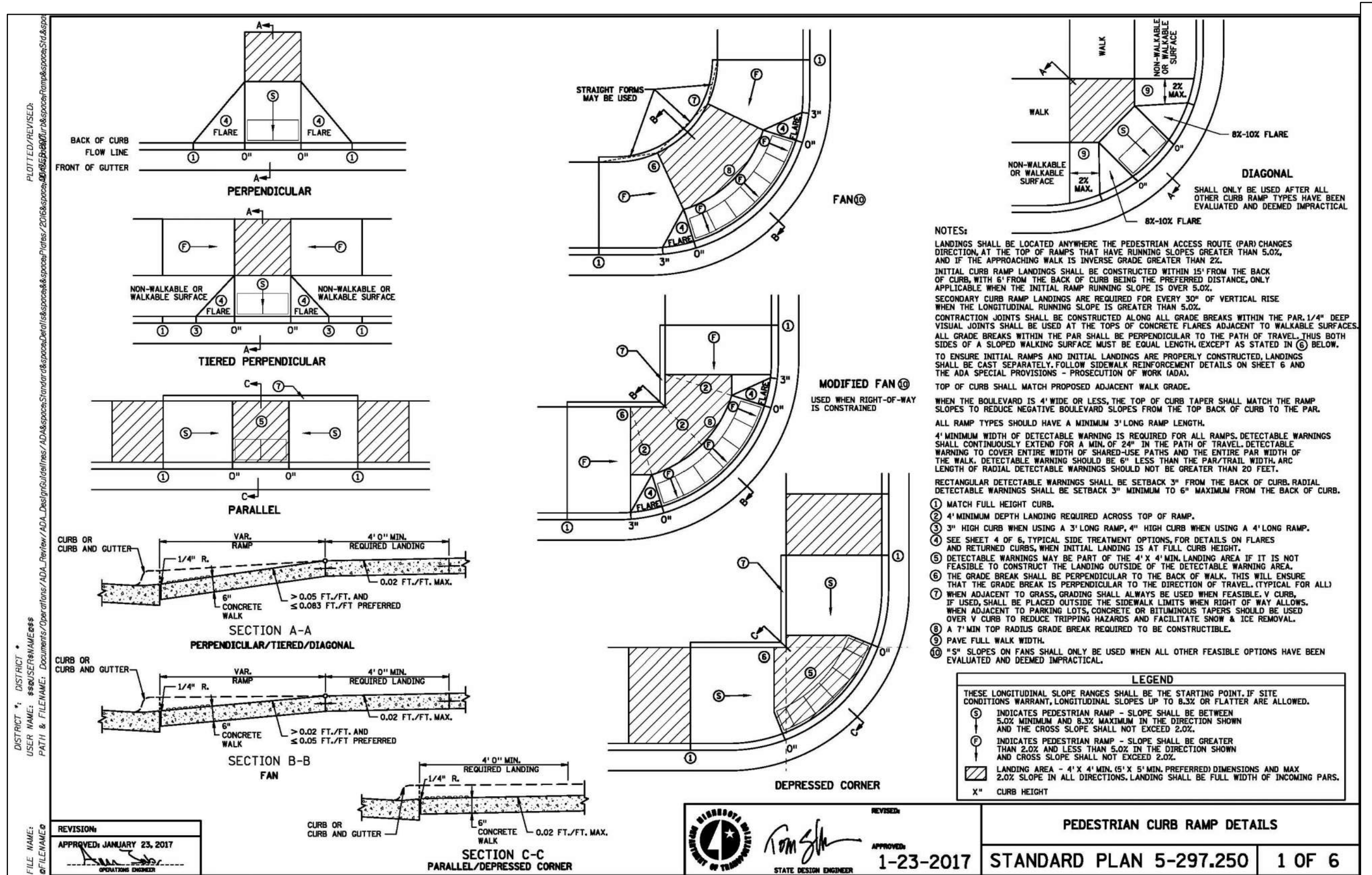
CITY OF RICHFIELD
ENGINEERING DIVISION

Project No. 3233.001.02
Drawn By BQ
Checked By NPA
Date 11/18/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
10/13/25		LAND USE APPLICATION SCHEMATIC
10/29/25		DESIGN-PRICING PACKAGE
11/18/25		LAND USE APPLICATION REV1



SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW 15,000 SQUARE FOOT BUILDING, SUBSURFACE INFILTRATION BASIN, NEW BITUMINOUS PARKING LOT, PREPARING THE SITE FOR A FUTURE RESIDENTIAL BUILDING, AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL VEHICLE TRACKING BMP.
 - INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
 - CLEAR AND GRUB SITE.
 - STRIP AND STOCKPILE TOPSOIL.
 - REMOVE PAVEMENTS AND UTILITIES.
 - ROUGH GRADE SITE.
 - IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
 - INSTALL UTILITIES.
 - INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
 - INSTALL CURB AND GUTTER (AS REQUIRED).
 - INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
 - SEED AND MULCH.
 - INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
 - ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
 - PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
 - SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.
- SITE DATA:

3.1. SITE ADDRESS:	NORTHEAST CORNER OF MORGAN AVENUE & 76TH STREET, 1.27 ACRES
3.2. SITE AREA:	1.27 ACRES
3.3. AREA OF DISTURBANCE:	1.57 ACRES
3.4. PRE-CONSTRUCTION IMPERVIOUS AREA:	0.32 ACRES
3.5. POST-CONSTRUCTION IMPERVIOUS AREA:	0.77 ACRES
3.6. PLANNED CONSTRUCTION START DATE:	TBD
3.7. ESTIMATED CONSTRUCTION COMPLETION DATE:	TBD
- GENERAL SOIL TYPE: POORLY GRADED SANDS (SP); SILTY SANDS (SM), AND POORLY GRADED SANDS WITH SILT (SP-SM) PER SOIL BORINGS
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
- THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE; IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
- NO ENGINE DEGRASSING IS ALLOWED ON SITE.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.8-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
- DOCUMENT RETENTION: PERMITEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.
- SWPPP AMENDMENTS AND SUBMITTALS:
 - CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
 - UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
 - THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
 - TYPES AND/OR LOCATION OF BMP'S
 - MATERIAL STORAGE AND SPILL RESPONSE
 - FUELING PLANS
 - LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
 - PROJECT PHASING
 - IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
 - THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLIANCE WITH SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
 - IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
 - IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 717E.
 - THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.
- INSPECTION & MAINTENANCE
 - A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
 - ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
 - THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
 - INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH.
 - INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES.
 - INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
 - NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER.
 - INSPECTIONS MUST INCLUDE:
 - ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
 - SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
 - CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
 - INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
 - PERMITEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
 - ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
 - PERMITEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
 - ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
 - SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

- CONCRETE WASHOUT AREA:
 - CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
 - CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
 - CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.
- POLLUTION PREVENTION AND OTHER BMP'S:
 - PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
 - HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
 - PORTABLE TOILETS MUST BE SECURED.
 - ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
 - ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.
- EROSION PREVENTION PRACTICES:
 - STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DRAINAGE DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
 - THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
 - TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
 - MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
 - ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
 - THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.
- SEDIMENT CONTROL PRACTICES:
 - DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
 - ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
 - INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
 - TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUST MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
 - SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
 - THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
- TEMPORARY SEDIMENTATION BASIN:
 - A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT, WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
- DEWATERING:
 - A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
- FINAL STABILIZATION:
 - FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
 - SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
 - PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERCENTAGE DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
 - ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
 - ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
 - FOR RESIDENTIAL CONSTRUCTION ONLY PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
 - FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.
- TERMINATION OF COVERAGE:
 - PERMITEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
 - TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

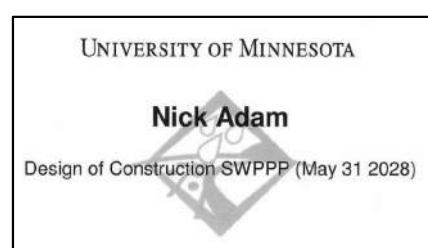
THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING, DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

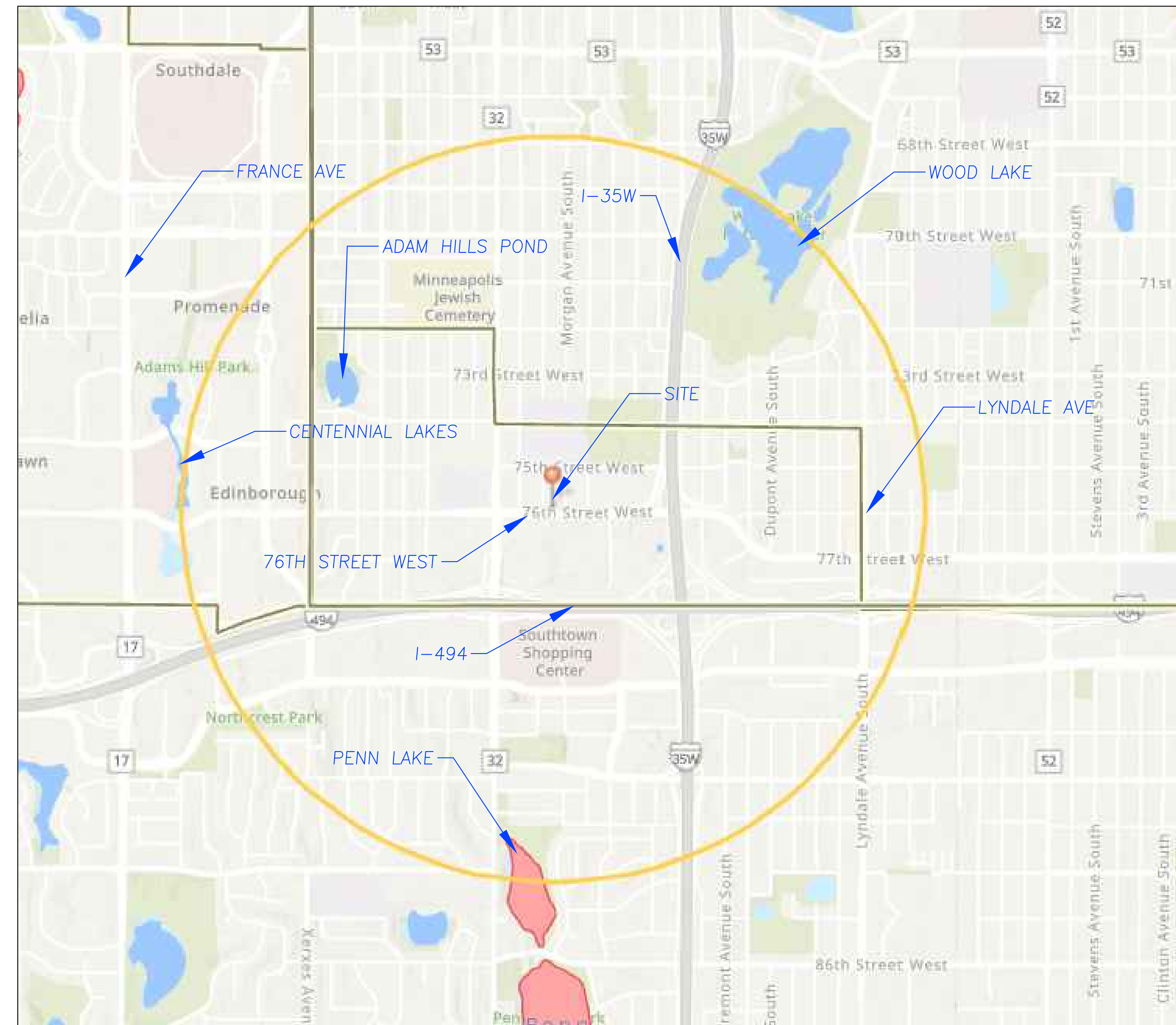
OWNER:
 BY: xxxxxxxxxxxxxxx
 NAME: xxxxxxxxxxxxxxx
 TITLE: xxxxxxxxxxxxxxx
 PHONE: xxxxxxxxxxxxxxx
 EMAIL: xxxxxxxxxxxxxxx

SWPPP DESIGNER:
 BY: REHDER & ASSOCIATES, INC.
 NAME: NICHOLAS ADAM, P.E.
 TITLE: PROJECT ENGINEER
 PHONE: 651-337-6729
 EMAIL: NADAM@REHDER.COM



CONTRACTOR:
 BY: TBD
 NAME: TBD
 TITLE: TBD
 PHONE: TBD
 EMAIL: TBD

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
PENN LAKE	LAKE	NO	NO
WOOD LAKE	LAKE	NO	YES

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING
X	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	975	L.F.
INLET PROTECTION (PRE-CASTING)	2	EACH
INLET PROTECTION (POST-CASTING)	11	EACH
X		

SITE STABILIZATION COMPLETION:
 STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:
 A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS



RSP Architects
 1220 Marshall St NE
 Minneapolis, MN 55413-1036
 612.677.7100
 rsparch.com

CONSULTANTS



CERTIFICATION

NOT FOR CONSTRUCTION
 11-18-2025

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.

Name
 License No.
 Expiration Date
 Date Signed
 PROJECT FOR
 MICC
 LEARNING CENTER

Project No. 3233.001.02
 Drawn By BQ
 Checked By NPA

Date 11/18/2025

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	10/13/25	LAND USE APPLICATION SCHEMATIC
	10/29/25	DESIGN-PRICING PACKAGE
	11/18/25	LAND USE APPLICATION REV1

SWPPP

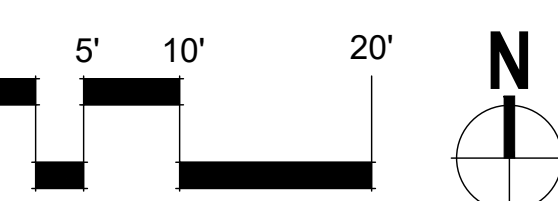
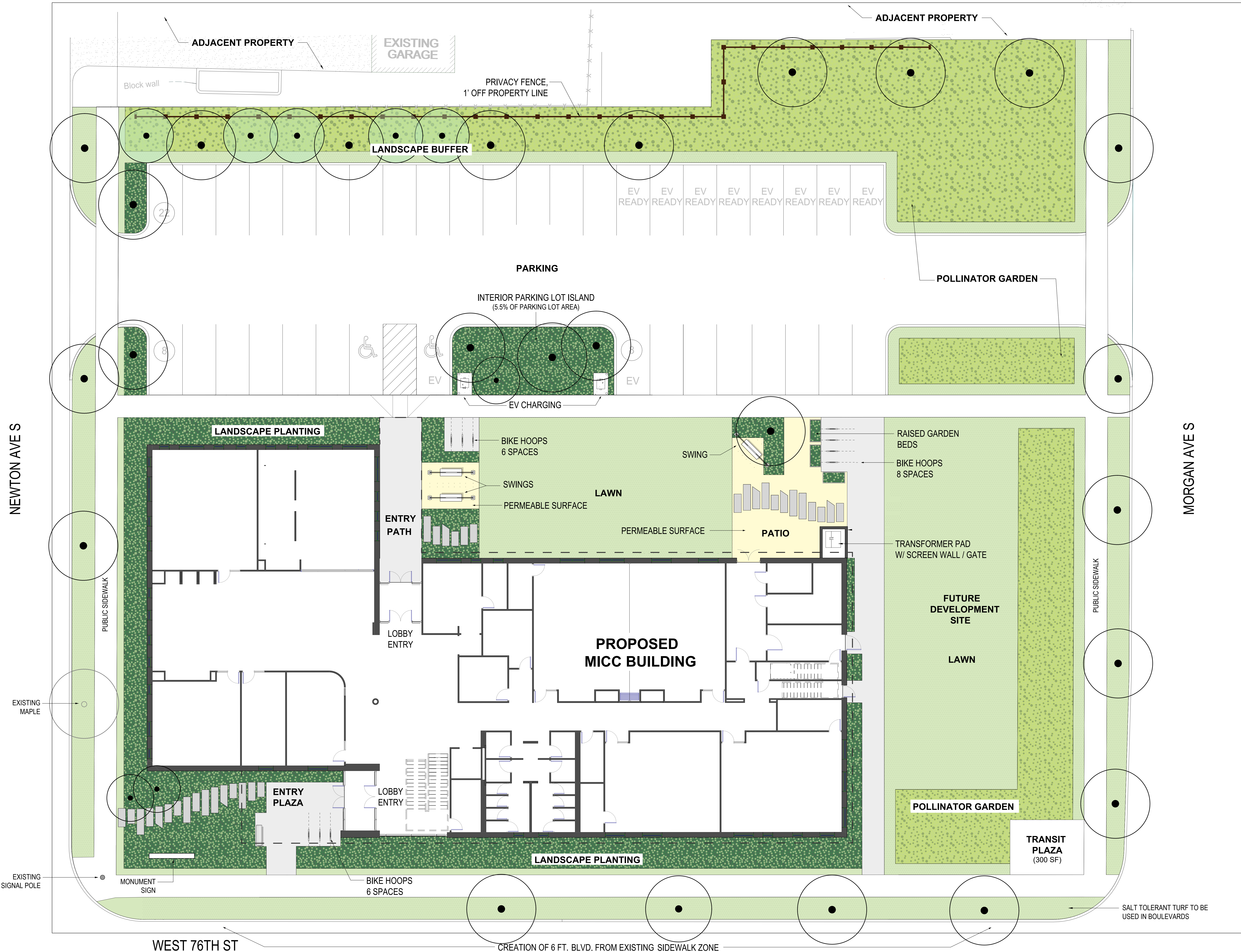
C600

ILLUSTRATIVE
SITE PLAN

11.18.2025

NOTES:

- PARKING LOT VEGETATED ISLANDS:**
CODE REQUIREMENT:
5% OF PAVED AREA
PROPOSED:
PAVED AREA: 14,618 SF
VEG. ISLANDS: 800 SF (5.5%)
- TREES:**
CODE REQUIREMENT
23 OVERSTORY
20% (5) 4.5" CAL.
20% (5) 3.5" CAL.
60% (13) 2.5" CAL.
ORNAMENTAL - 1.5" CAL.
PROPOSED:
40 OVERSTORY
(26 ON PROP. 14 IN R.O.W.)
TREES WILL MEET SIZING REQ'S.
- BIKE PARKING:**
CODE REQUIREMENT:
20 SPACES FOR PARKING BONUS
PROPOSED:
20 SPACES
LOCATED AT BUILDING ENTRANCES AND ALONG CIRCULATION ROUTES.



GENERAL NOTES

- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- CONTRACTOR MUST COORDINATE ALL PHASES OF CONSTRUCTION WORK INCLUDING ITEMS DONE BY OTHERS THAT MAY IMPACT CONSTRUCTION INCLUDED IN CONTRACT.
- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- ALL EXISTING CONDITIONS SHOWN IN THE LANDSCAPE DRAWINGS ARE BASED ON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. TU-LLI COLLABORATIVE, LLC OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO: EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION MATERIAL INSTALLATION BEGINS.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN IN THE PLANS AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECTS LAYOUT. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.
- CONTRACTOR TO CONTAIN OPERATIONS WITHIN LIMITS OF WORK AT ALL TIMES. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY THE PROJECT MANAGER OR OWNER IN WRITING. LIMITS OF WORK SHOWN ON PLAN(S) MAY BE ADJUSTED IN FIELD BY THE PROJECT MANAGER IF DEEMED NECESSARY.
- CONTRACTOR MUST DAILY MONITOR FOR PUBLIC SAFETY AND STAY WITHIN LIMITS OF WORK. KEEP AREA CLEAN OF DEBRIS AND ANY OTHER CONSIDERATIONS AS DIRECTED BY THE PROJECT MANAGER.
- ANY DISTURBANCE CREATED BY CONSTRUCTION STAGING MUST BE REMOVED AND RESTORED TO ORIGINAL CONDITIONS.
- REFER TO CIVIL FOR DRAINAGE, EROSION AND SEDIMENTATION CONTROL MEASURES AND REQUIREMENTS.
- REFER TO CIVIL DRAWINGS FOR SPOT ELEVATIONS AND SLOPES INDICATING FINISH GRADES, UNLESS NOTED ON LANDSCAPE DRAWINGS.
- ELEVATIONS TO BE FIELD-VERIFIED. ADJUST AS NEEDED TO MATCH FINISH GRADES AND DRAINAGE SLOPES.
- ALIGNMENT AND GRADES OF PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO COORDINATE ALL DRAINAGE, SLEEVING AND CONDUIT PLACEMENT OF ALL TRADES ON PROJECT.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- SEE LIGHTING PLANS FOR SPECIFIC LIGHTING LAYOUT AND OTHER ELECTRICAL COMPONENTS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AS STATED IN THE SPECIFICATIONS FOR ALL ELEMENTS AS SHOWN IN THE DRAWINGS AND GET APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONDUCTING ANY WORK.
- SIDEWALK AND STEPS/STAIR LOCATIONS TO BE STAKED BY CONTRACTOR FOR REVIEW BY PROJECT MANAGER AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO SCORE CAST IN PLACE CONCRETE PAVING AS SHOWN IN PLANS. ANY CHANGES TO THE SCORING LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER.

MATERIAL LEGEND

- CONCRETE
- PERMEABLE SURFACE
- LAWN - 8,531 SF
- POLLINATOR PLANTING - 6,131 SF
- SHRUB AND PERENNIAL BED - 13,117 SF
- ORNAMENTAL FENCE - 176 FEET
- STEEL EDGING
- SHADE TREE - QTY. 21
- ORNAMENTAL TREE - QTY. 3
- CONIFEROUS TREE - QTY. 19

NOTES:

PARKING LOT VEGETATED ISLANDS:

- CODE REQUIREMENT: 5% OF PAVED AREA
- PROPOSED: PAVED AREA: 14,618 SF VEG. ISLANDS: 900 SF (5.5%)

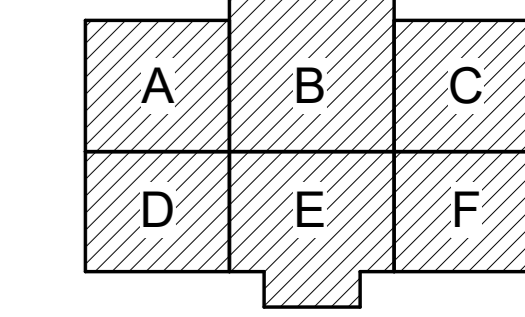
TREES:

- CODE REQUIREMENT: 23 OVERSTORY 20% (5) 4" CAL 20% (5) 3.5" CAL 60% (13) 2.5" CAL
- PROPOSED: 40 OVERSTORY (28 ON PROP. 14 IN R.O.W.) TREES WILL MEET SIZING REQ'S.

BIKE PARKING:

- CODE REQUIREMENT: 20 SPACES FOR PARKING BONUS
- PROPOSED: 20 SPACES LOCATED AT BUILDING ENTRANCES AND ALONG CIRCULATION ROUTES.

KEY PLAN



Project No.	
Drawn By	AH
Checked By	BC
Date	10/18/25

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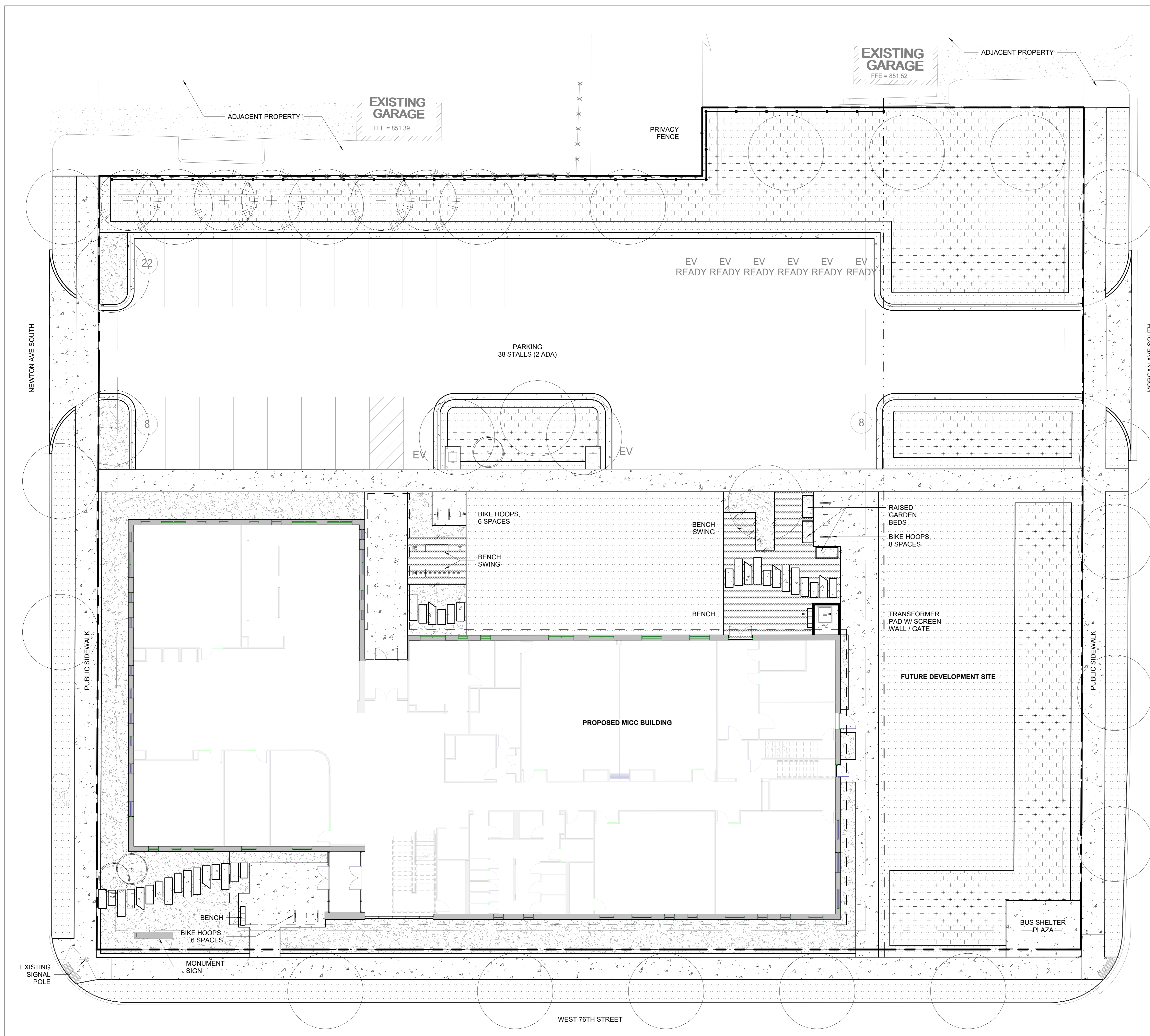
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	10/13/25	LAND USE APPLICATION
2	10/29/25	SCHEMATIC DESIGN-PRICING PACKAGE
3	11/18/25	LAND USE APPLICATION REV1

OVERALL SITE MATERIAL PLAN

L100



SITE PLAN
1" = 10'-0"



NOT FOR CONSTRUCTION
11-18-2025

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.

Name
License No.
Expiration Date
Date Signed
PROJECT FOR
MICC
LEARNING CENTER

Project No. 3233.001.02
Drawn By CAC
Checked By MF
Date 11/18/25

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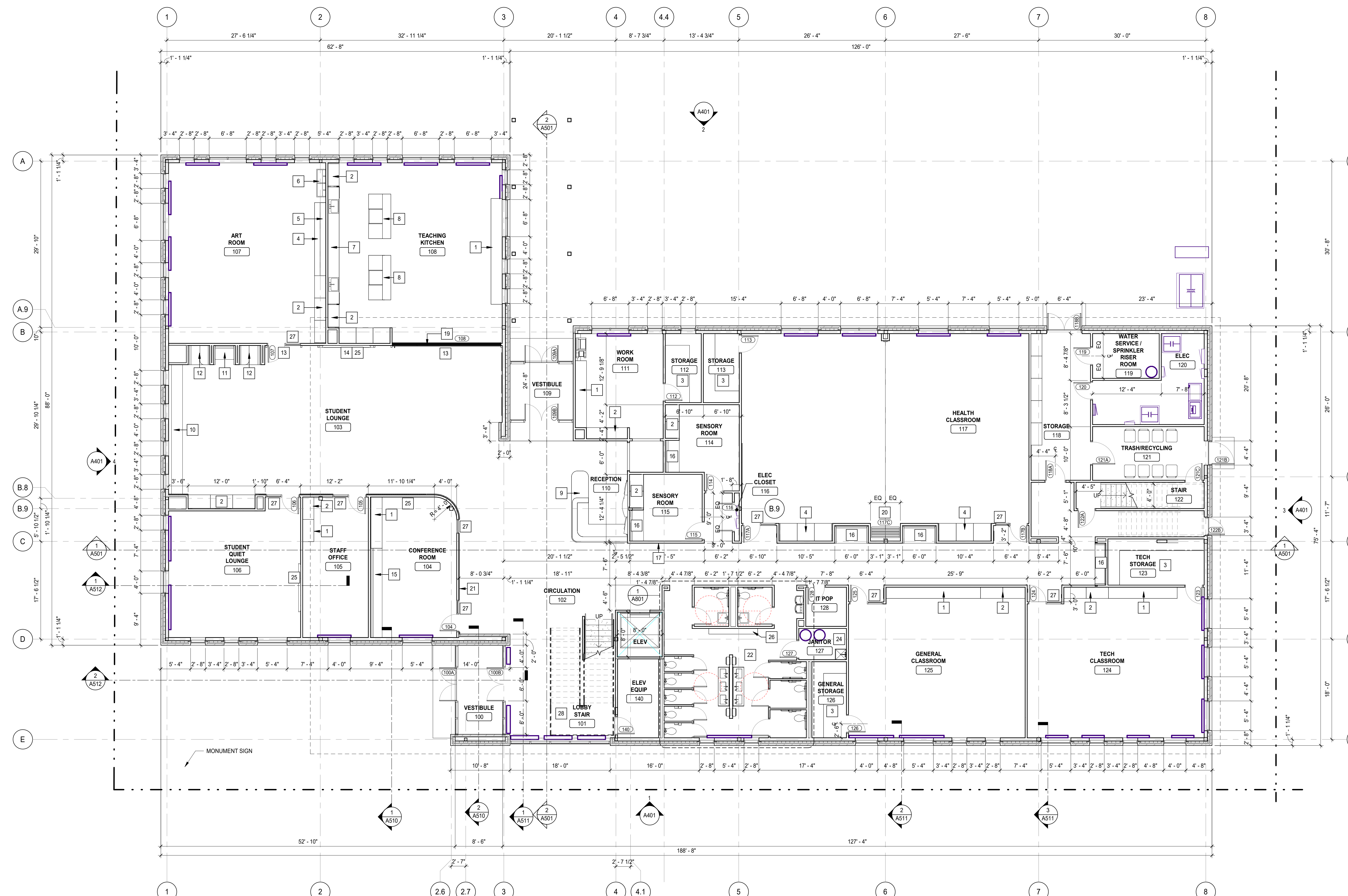
GENERAL NOTES - FLOOR PLAN

- A. PARTITIONS TO BE TYPE A3A, UNLESS NOTED OTHERWISE.
- B. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO:
 1. FACE OF CONCRETE BLOCK, UNLESS NOTED OTHERWISE.
 2. FACE OF GYPSUM BOARD PARTITION, UNLESS NOTED OTHERWISE.
- C. PLAN DIMENSIONS LOCATING EXTERIOR WALLS ARE TO:
 1. EXTERIOR FACE OF MASONRY, CAST IN PLACE CONCRETE OR CONCRETE WALL PANEL, UNLESS NOTED OTHERWISE.
 2. EXTERIOR FACE OF ALUMINUM FRAMES AT ALL AREAS OF CURTAIN WALL, UNLESS NOTED OTHERWISE.
 3. EXTERIOR FACE OF SHEATHING AT ALL AREAS OF SHEATHING, UNLESS NOTED OTHERWISE.
- D. PLAN DIMENSIONS LOCATING STRUCTURAL ELEMENTS ARE TO CENTERLINE OF COLUMNS AND BEAMS, UNLESS NOTED OTHERWISE.
- E. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS IN EXTERIOR WALL SYSTEMS ARE ROUGH OPENING DIMENSIONS.
- F. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- G. DOORS TO BE WOOD WITH HOLLOW METAL FRAMES, 8'-0" UNO.

KEYNOTES - FLOOR PLAN

NOTE ALL KEYNOTES MAY NOT BE USED ON THIS SHEET

NO.	DESCRIPTION
1	PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP
2	FULL HEIGHT PLASTIC LAMINATE CABINETS WITH ADJUSTABLE SHELVING
3	ADJUSTABLE PLASTIC LAMINATE SHELVING, STANDARD AND BRACKET FULL HEIGHT
4	PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH STAINLESS STEEL COUNTERTOP
5	PLASTIC LAMINATE FLOATING SHELVES WITH IN WALL BRACKET
6	WALL MOUNTED, DUAL BASIN STAINLESS STEEL UTILITY SINK
7	KITCHEN MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP, TO INCLUDE FULL SIZE COMMERCIAL REFRIGERATOR (3), DISHWASHER (2), SINK/ FAUCET (2), AND WATER LINE FOR COFFEE MAKER.
8	KITCHEN ISLAND MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP AND BAR HEIGHT PERCH COUNTERTOP, TO INCLUDE MICROWAVE (1), FREESTANDING ELECTRIC RANGE, AND EXHAUST HOOD.
9	RECEPTION DESK: PLASTIC LAMINATE INTERIOR AND DRAWERS WITH QUARTZ COUNTERTOP, DESK TO BE WRAPPED IN (WD-1) TAMBOUR PANELS, DESK TO BE ADA COMPLIANT
10	UPHOLSTERED (UPH-1) BANQUETTE WITH 1'-2" H UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE
11	UPHOLSTERED (UPH-1) BANQUETTE WITH 7'-6" H UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE, PLASTIC LAMINATE WALL MOUNTED WORKSURFACE, 3" THICK UPHOLSTERED (UPH-1) PANEL ON SIDES AND CEILING OF OPENING.
12	UPHOLSTERED (UPH-1) BANQUETTE WITH 7'-6" UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE, PLASTIC LAMINATE WALL MOUNTED WORKSURFACE, 3" THICK UPHOLSTERED (UPH-1) PANEL ON SIDE, BACK AND CEILING OF OPENING.
13	3" W X 4" D WOOD TRIM AROUND TOP AND SIDES OF OPENING.
14	3" W X 4" D 10W X 6" H WOOD TRIM FOR WALL MOUNTED TV.
15	UPHOLSTERED (UPH-1) BANQUETTE WITH FULL HEIGHT BACK AND 4" H PAINT GRADE WOOD BASE
16	UPHOLSTERED BUILT IN NOOK, SIDES, BACK, TOP AND BOTTOM TO BE 3" THICK UPHOLSTERED PANEL (UPH-1)
17	OWNER PROVIDED DONOR WALL, GC TO PROVIDE IN-WALL BLOCKING.
18	DEMOUNTABLE WALL SYSTEM, BASE BID, TEKION TEK VUE DEMOUNTABLE WALL SYSTEM WITH GLASS DOOR 9'-0" H, ALT ZONA LYNN TELESCOPING GLASS WALL WITH INTEGRATED SWING GLASS DOOR, 9'-0" H.
19	PROVIDE MODERN FOLD OPERABLE PARTITION, ACOUSTI-SEAL PAIRED PANEL SYSTEM.
20	INTERACTIVE SCREE: REFER TO ELECTRICAL CONSULTANT SPECIFICATIONS, GC TO PROVIDE BACKING AND NECESSARY SUPPORT.
21	RESTROOMS: PROVIDE DRINKING FOUNTAIN WITH BOTTLE FILLER, TOILETS, QUARTZ VANTY AND APRON WITH UNDERMOUNT SINKS, FAUCET AND SOAP DISPENSOR, PROVIDE RESTROOMS ACCESSORIES: GRAB BARS, RECESSED PAPER TOWEL DISPENSOR/TRASH, TOILET PAPER DISPENSOR, SANITARY DISPOSAL, ROSE HOOK, AND WOOD FRAMED MIRROR.
22	MOTHERS ROOM: PROVIDE PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP, PROVIDE UNDERMOUNT SINK, FAUCET AND UNDER COUNTER REF.
23	JANITOR: PROVIDE SINK AND FAUCET
24	OWNER PROVIDED TV, GC TO PROVIDE IN-WALL BLOCKING.
25	WALL MOUNTED PLASTIC LAMINATE 3" THICK BENCH.
26	TEKION TEK VUE DEMOUNTABLE WALL SYSTEM WITH WOOD DOORS, 9'-0" H, SEE PLAN FOR WIDTH.
27	BUDGET \$50,000 FOR STAIR.
28	STAFF KITCHEN MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP, TO INCLUDE FULL SIZE COMMERCIAL REFRIGERATOR (2), DISHWASHER, MICROWAVE (2), SINK / FAUCET, AND WATER LINE FOR COFFEE MAKER.



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

NOT FOR CONSTRUCTION
11-18-2025

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.

Name
License No.
Expiration Date
Date Signed

PROJECT FOR
MICC
LEARNING CENTER

Project No. 3233.001.02
Drawn By CAC
Checked By MF
Date 11/18/25

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ISSUES / REVISIONS

NO. DATE	DESCRIPTION
10/13/25	LAND USE APPLICATION
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11/18/25	DESIGN PRICING PACKAGE
	LAND USE APPLICATION REV1

GENERAL NOTES - FLOOR PLAN

- A. PARTITIONS TO BE TYPE A3A, UNLESS NOTED OTHERWISE.
- B. PLAN DIMENSIONS LOCATING INTERIOR PARTITIONS ARE TO:
 1. FACE OF CONCRETE BLOCK, UNLESS NOTED OTHERWISE.
 2. FACE OF GYPSUM BOARD PARTITION, UNLESS NOTED OTHERWISE.
- C. PLAN DIMENSIONS LOCATING EXTERIOR WALLS ARE TO:
 1. EXTERIOR FACE OF MASONRY, CAST IN PLACE CONCRETE OR CONCRETE WALL PANEL, UNLESS NOTED OTHERWISE.
 2. EXTERIOR FACE OF ALUMINUM FRAMES AT ALL AREAS OF CURTAINWALL, UNLESS NOTED OTHERWISE.
 3. EXTERIOR FACE OF SHEATHING AT ALL AREAS OF SHEATHING, UNLESS NOTED OTHERWISE.
- D. PLAN DIMENSIONS LOCATING STRUCTURAL ELEMENTS ARE TO CENTERLINE OF COLUMNS AND BEAMS, UNLESS NOTED OTHERWISE.
- E. PLAN DIMENSIONS LOCATING DOOR AND WINDOW OPENINGS IN EXTERIOR WALL SYSTEMS ARE ROUGH OPENING DIMENSIONS.
- F. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT AND/OR OWNER.
- G. DOORS TO BE WOOD WITH HOLLOW METAL FRAMES, 8'-0" UNO.

KEYNOTES - FLOOR PLAN

NOTE ALL KEYNOTES MAY NOT BE USED ON THIS SHEET

NO.	DESCRIPTION
1	PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP
2	FULL HEIGHT PLASTIC LAMINATE CABINETS WITH ADJUSTABLE SHELVING.
3	ADJUSTABLE PLASTIC LAMINATE SHELVING, STANDARD AND BRACKET FULL HEIGHT
4	PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH STAINLESS STEEL COUNTERTOP.
5	PLASTIC LAMINATE FLOATING SHELVES WITH IN WALL BRACKET.
6	WALL MOUNTED, DUAL BASIN STAINLESS STEEL UTILITY SINK
7	KITCHEN MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP. TO INCLUDE FULL SIZE COMMERCIAL REFRIGERATOR (3), DISHWASHER (2), SINK / FAUCET (2), AND WATER LINE FOR COFFEE MAKER.
8	KITCHEN ISLAND MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP AND BAR HEIGHT PERCH COUNTERTOP. TO INCLUDE MICROWAVE (1), FREESTANDING ELECTRIC RANGE, AND EXHAUST HOOD.
9	RECEPTION DESK: PLASTIC LAMINATE INTERIOR AND DRAWERS WITH QUARTZ COUNTERTOP. DESK TO BE WRAPPED IN (WD-1) TAMBOUR PANELS. DESK TO BE ADA COMPLIANT.
10	UPHOLSTERED (UPH-1) BANQUETTE WITH 1'-2" H UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE.
11	UPHOLSTERED (UPH-1) BANQUETTE WITH 7'-6" H UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE. 3" THICK UPHOLSTERED (UPH-1) PANEL ON SIDES AND CEILING OF OPENING.
12	UPHOLSTERED (UPH-1) BANQUETTE WITH 7'-6" UPHOLSTERED BACK AND 4" H PAINT GRADE WOOD BASE. PLASTIC LAMINATE WALL MOUNTED WORKSURFACE. 3" THICK UPHOLSTERED (UPH-1) PANEL ON SIDE, BACK AND CEILING OF OPENING.
13	3" W X 4" D WOOD TRIM AROUND TOP AND SIDES OF OPENING.
14	3" W X 4" D 10'W X 6" H WOOD TRIM FOR WALL MOUNTED TV.
15	UPHOLSTERED (UPH-1) BANQUETTE WITH FULL HEIGHT BACK AND 4" H PAINT GRADE WOOD BASE.
16	UPHOLSTERED BUILT IN HOOK, SIDES, BACK, TOP AND BOTTOM TO BE 3" THICK UPHOLSTERED PANEL (UPH-1).
17	OWNER PROVIDED DONOR WALL. GC TO PROVIDE IN-WALL BLOCKING.
18	DEMOUNTABLE WALL SYSTEM: BASE BID: TEKNION TEK VUE DEMOUNTABLE WALL SYSTEM WITH GLASS DOOR 9'-0" H. ALT. ZONA LYNN TELESCOPING GLASS WALL WITH INTEGRATED SWING GLASS DOOR, 9'-0" H.
20	PROVIDE MODERN FOLD OPERABLE PARTITION, ACoustIc-SEAL PAIRED PANEL SYSTEM.
21	INTERACTIVE SCREE: REFER TO ELECTRICAL CONSULTANT SPECIFICATIONS. GC TO PROVIDE BACKING AND NECESSARY SUPPORT.
22	RESTROOMS: PROVIDE DRINKING FOUNTAIN WITH BOTTLE FILLER, TOILETS, QUARTZ VANTY AND APRON WITH UNDERMOUNT SINKS, FAUCET AND SOAP DISPENSOR. PROVIDE RESTROOMS ACCESSORIES: GRAB BARS, RECESSED PAPER TOWEL DISPENSOR/TRASH, TOILET PAPER DISPENSOR, SANITARY DISPOSAL, ROSE HOOK, AND WOOD FRAMED MIRROR.
23	MOTHERS ROOM: PROVIDE PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP. PROVIDE UNDERMOUNT SINK, FAUCET AND UNDER COUNTER REF.
24	JANITOR: PROVIDE SINK AND FAUCET.
25	OWNER PROVIDED TV. GC TO PROVIDE IN-WALL BLOCKING.
26	WALL MOUNTED PLASTIC LAMINATE 3" THICK BENCH.
27	TEKNION TEK VUE DEMOUNTABLE WALL SYSTEM WITH WOOD DOORS, 9'-0" H. SEE PLAN FOR WIDTH.
28	BUDGET \$50,000 FOR STAIR.
29	STAFF KITCHEN MILLWORK: PLASTIC LAMINATE LOWER CABINETS / DRAWERS WITH QUARTZ COUNTERTOP. TO INCLUDE FULL SIZE COMMERCIAL REFRIGERATOR (2), DISHWASHER, MICROWAVE (2), SINK / FAUCET, AND WATER LINE FOR COFFEE MAKER.



1 SECOND FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION
11-18-2025

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.

Name
License No.
Expiration Date
Date Signed

PROJECT FOR
MICC
LEARNING CENTER

Project No. 3233.001.02
Drawn By CAC
Checked By MF
Date 11/18/25

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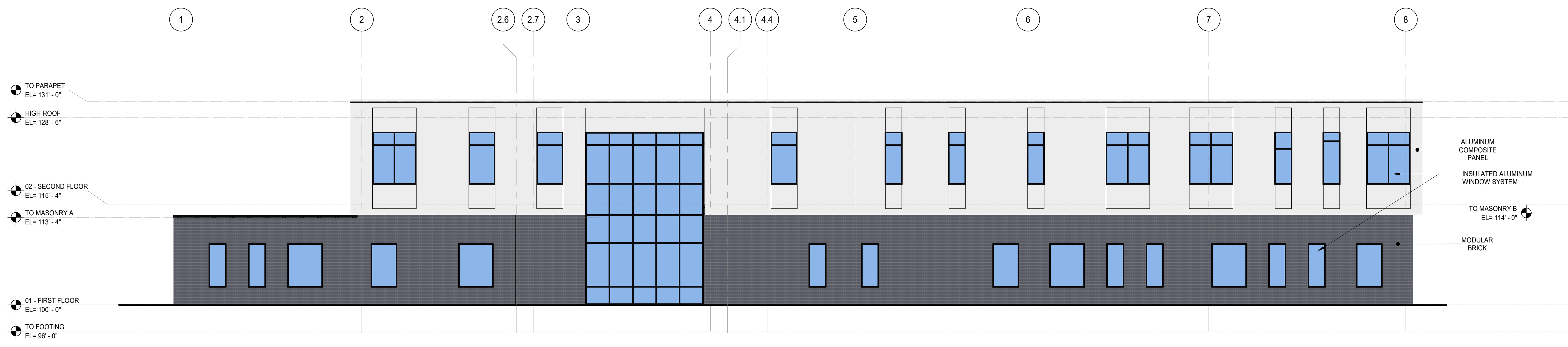
ISSUES / REVISIONS	
NO.	DATE
1	10/13/25
2	11/18/25

NO.	DATE	DESCRIPTION
1	10/13/25	LAND USE APPLICATION
2	11/18/25	LAND USE APPLICATION REV1

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO A65x SERIES SHEETS FOR ALUMINUM FRAME AND CURTAINWALL TYPES.

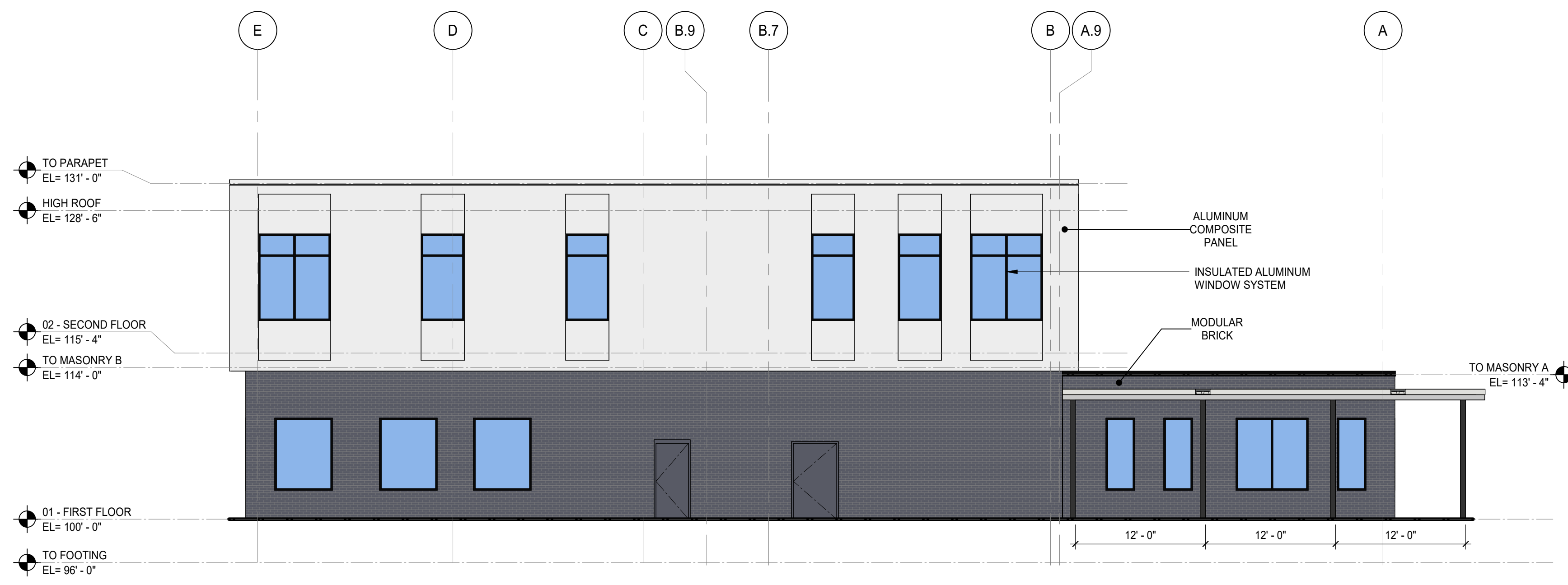
KEYNOTES - EXTERIOR ELEVATION	
NOTE: ALL KEYNOTES MAY NOT BE USED ON THIS SHEET	
NO.	DESCRIPTION



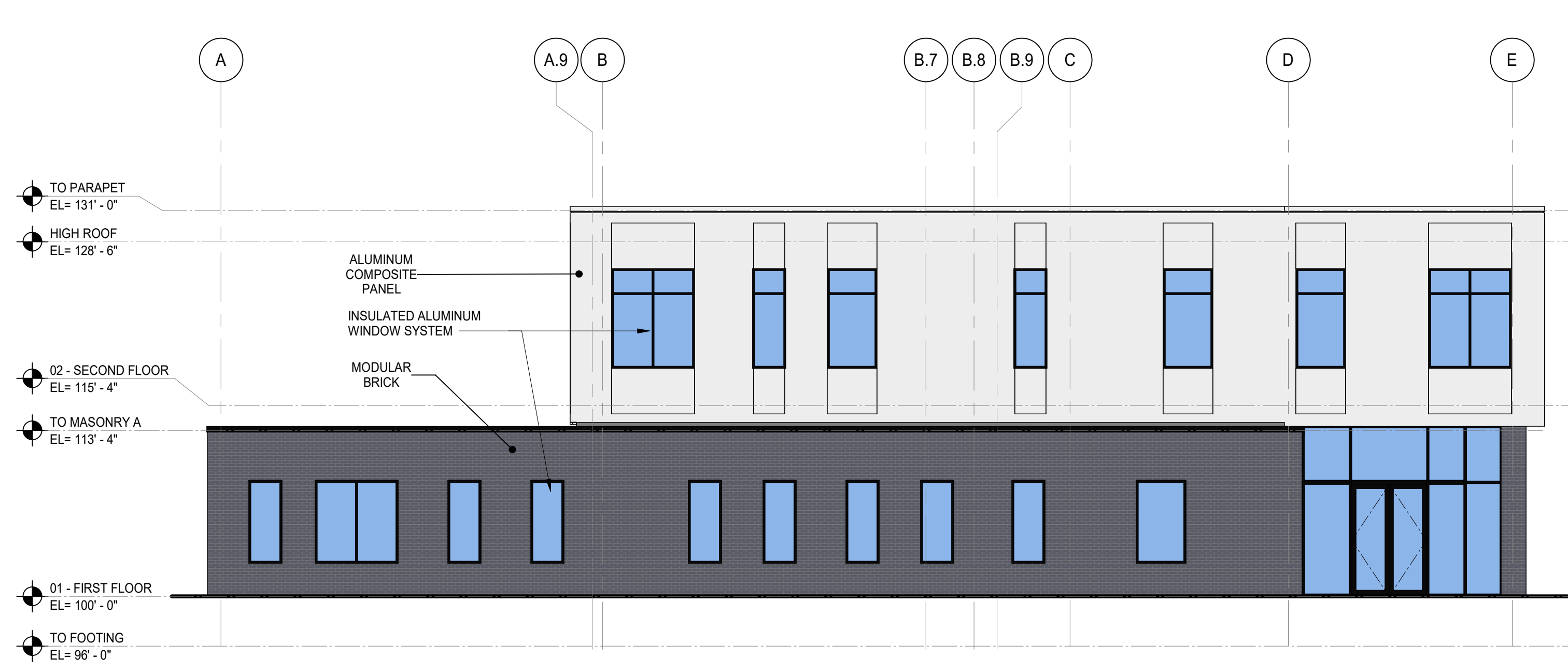
1 ELEVATION - SOUTH
1/8" = 1'-0"



2 ELEVATION - NORTH
1/8" = 1'-0"



3 ELEVATION - EAST
1/8" = 1'-0"



4 ELEVATION - WEST
1/8" = 1'-0"

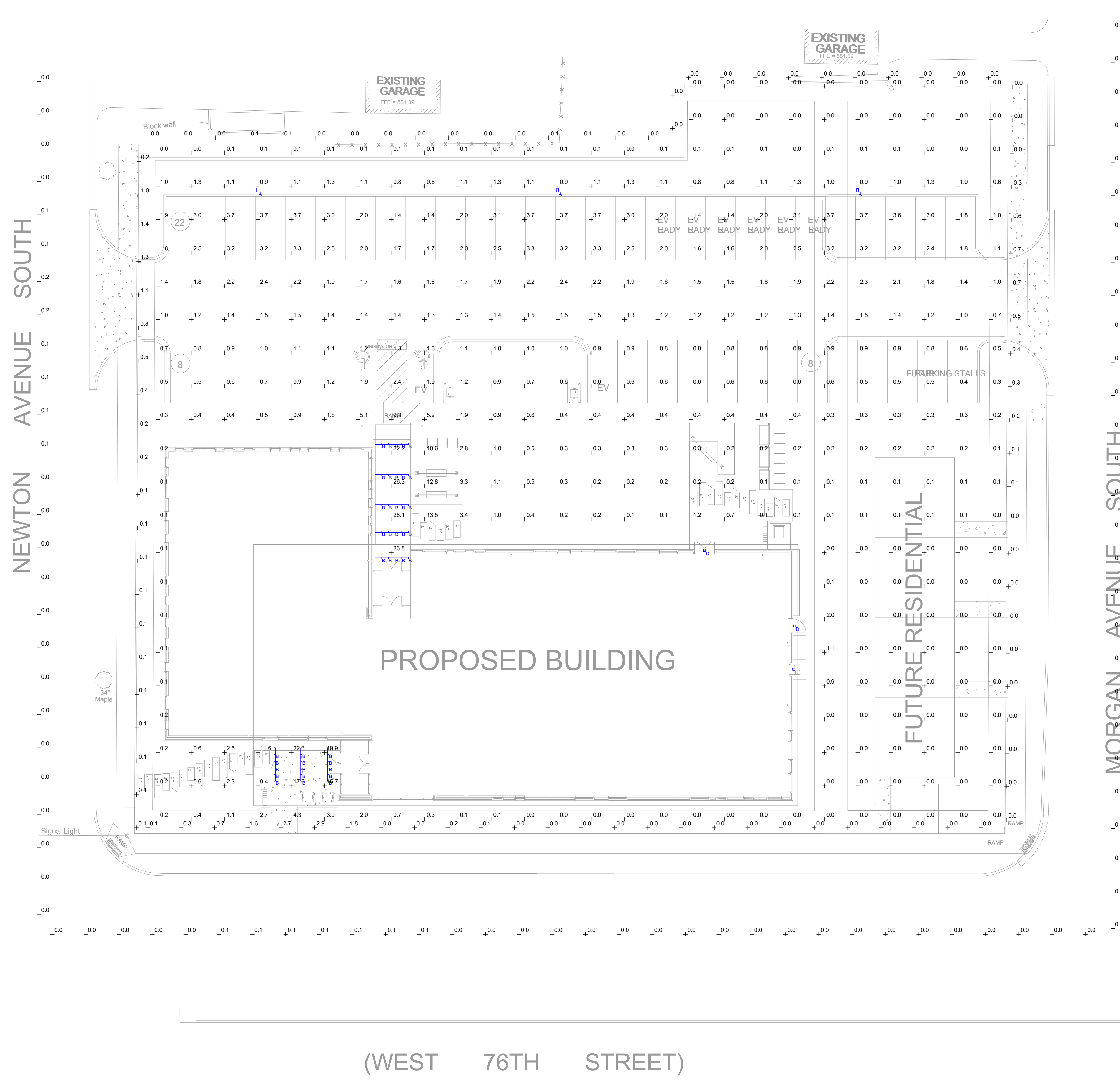
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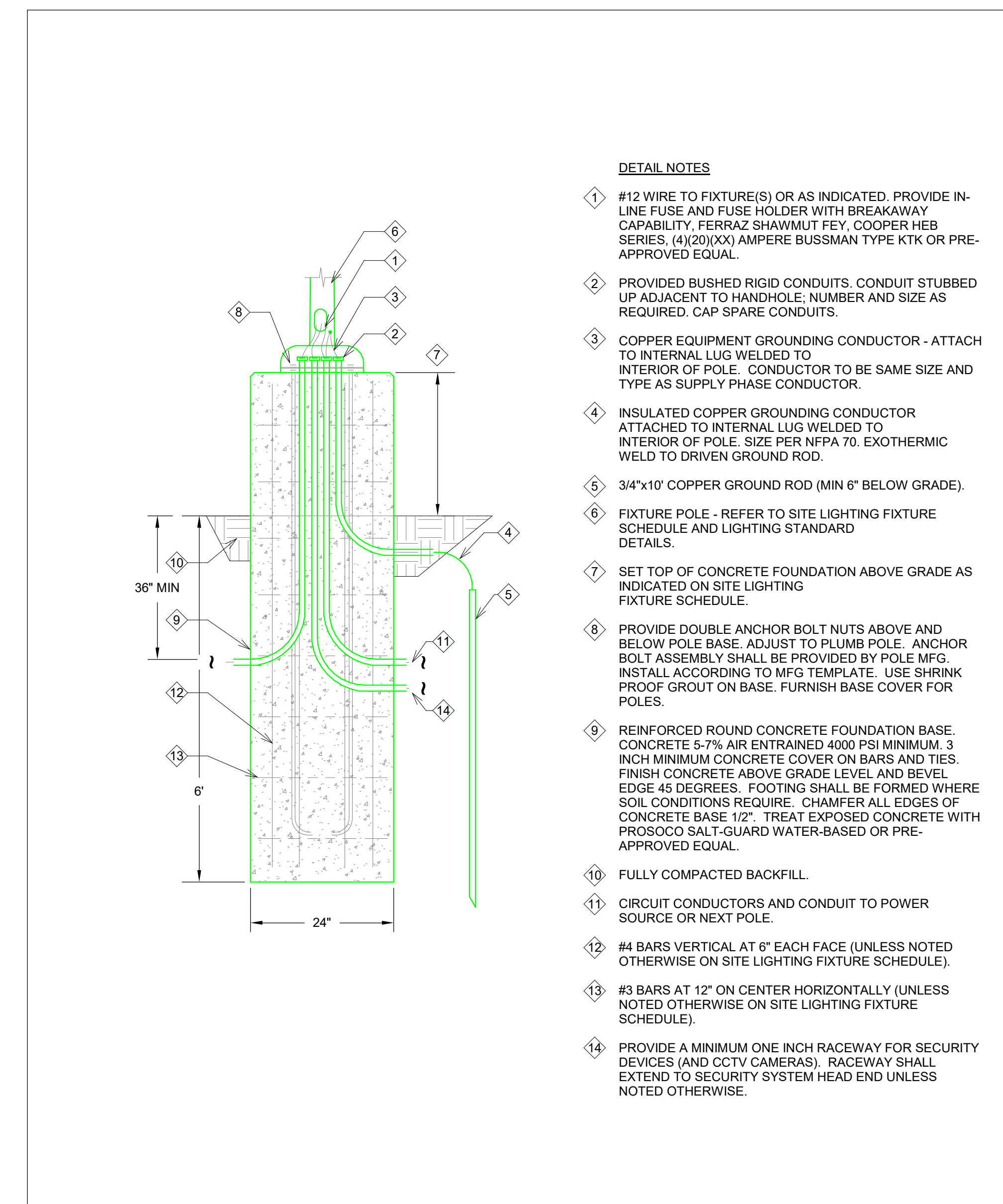
Name
License No.
Expiration Date
Date Signed
PROJECT FOR
MICC LEARNING CENTER

Symbol	Label	QTY	Manufacturer	Catlog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	A	3	SIGNIFY CANADA LTD	OFF-S-A04-740-BLC	OffForm - Small, 40 LEDs, 4000K CCT, TYPE BLC OPTIC, 70CRI	1	1063	1	50.65
□	B	40	ALW USA	LP3 SRWL-3FT-LOW-DIRECT-4000-80-EXT-F (with EXT Flush Lens)	Covers LP3.5 Trimmable with Flush Lens (LP3 SRWL), Trimmable, Medium Flush Lens (LP3 SRWL), Perimeter, Flush-Mount (LP3 SRWL), Recessed (LP3 SR), Wet Location (LP3 SRWL), Recessed-Wall Location (LP3 SRWL), with EXT Flush Lens. NOTE: THIS IS FILE IS FOR EXT FLUSH LENSES ONLY. IT DOES NOT APPLY TO LP3.5 MODELS WITH RECESSED LENSES OR REVEAL LENSES.	1	1206	1	10.6
□	D	3	Lithonia Lighting	LDMSQ 3550 L5BAR LD	BIN SQUARE LDR, 3500K, 5,000LM, MATTE DIFFUSE FINISH	1	4118	1	59.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Area	+	1.5 fc	28.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.2 fc	2.9 fc	0.0 fc	N/A	N/A
Middle of Road	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A



1 SITE LIGHTING PHOTOMETRICS
1/16" = 1'-0"



2 POLE MOUNTING DETAIL WITH GROUNDING
12" = 1'-0"

- DETAIL NOTES**
- #12 WIRE TO FIXTURE(S) OR AS INDICATED. PROVIDE IN-LINE FUSE AND FUSE HOLDER WITH BREAKAWAY CAPABILITY. FERRAZ SHAWMUT FEY, COOPER-HEB SERIES, [4](20)(XX) AMPERE BUSSMAN TYPE KTK OR PRE-APPROVED EQUAL.
 - PROVIDED BUSHED RIGID CONDUITS. CONDUIT STUBBED UP ADJACENT TO HANDHOLE. NUMBER AND SIZE AS REQUIRED. CAP SPARE CONDUITS.
 - COPPER EQUIPMENT GROUNDING CONDUCTOR - ATTACH TO INTERNAL LUG WELDED TO INTERIOR OF POLE. CONDUCTOR TO BE SAME SIZE AND TYPE AS SUPPLY PHASE CONDUCTOR.
 - INSULATED COPPER GROUNDING CONDUCTOR ATTACHED TO INTERNAL LUG WELDED TO INTERIOR OF POLE. SIZE PER NFPA 70. EXOTHERMIC WELD TO DRIVEN GROUND ROD.
 - 3/4"x10' COPPER GROUND ROD (MIN 6" BELOW GRADE).
 - FIXTURE POLE - REFER TO SITE LIGHTING FIXTURE SCHEDULE AND LIGHTING STANDARD DETAILS.
 - SET TOP OF CONCRETE FOUNDATION ABOVE GRADE AS INDICATED ON SITE LIGHTING FIXTURE SCHEDULE.
 - PROVIDE DOUBLE ANCHOR BOLT NUTS ABOVE AND BELOW POLE BASE. ADJUST TO PLUMB POLE. ANCHOR BOLT ASSEMBLY SHALL BE PROVIDED BY POLE MFG. INSTALL ACCORDING TO MFG TEMPLATE. USE SHRINK PROOF GROUT ON BASE. FURNISH BASE COVER FOR POLES.
 - REINFORCED ROUND CONCRETE FOUNDATION BASE. CONCRETE 5-7% AIR ENTRAINED 4000 PSI MINIMUM. 3 INCH MINIMUM CONCRETE COVER ON BARS AND TIES. FINISH CONCRETE ABOVE GRADE LEVEL AND BEVEL EDGE 45 DEGREES. FOOTING SHALL BE FORMED WHERE SOIL CONDITIONS REQUIRE. CHAMFER ALL EDGES OF CONCRETE BASE 1/2". TREAT EXPOSED CONCRETE WITH PROSOCO SALT-GUARD WATER-BASED OR PRE-APPROVED EQUAL.
 - FULLY COMPACTED BACKFILL.
 - CIRCUIT CONDUCTORS AND CONDUIT TO POWER SOURCE OR NEXT POLE.
 - #4 BARS VERTICAL AT 6" EACH FACE (UNLESS NOTED OTHERWISE ON SITE LIGHTING FIXTURE SCHEDULE).
 - #3 BARS AT 12" ON CENTER HORIZONTALLY (UNLESS NOTED OTHERWISE ON SITE LIGHTING FIXTURE SCHEDULE).
 - PROVIDE A MINIMUM ONE INCH RACEWAY FOR SECURITY DEVICES (AND CCTV CAMERAS). RACEWAY SHALL EXTEND TO SECURITY SYSTEM HEAD END UNLESS NOTED OTHERWISE.

Project No. 3233.001.02
Drawn By AB
Checked By MMF
Date 10/13/2025

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ISSUES / REVISIONS	
NO.	DESCRIPTION
10/13/25	LAND USE APPLICATION
10/29/25	SCHEMATIC DESIGN-PRICING PACKAGE
11/18/25	LAND USE APPLICATION REV1

NOT FOR CONSTRUCTION
11-18-2025

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.

Name
License No.
Expiration Date
Date Signed

PROJECT FOR
MICC
LEARNING CENTER

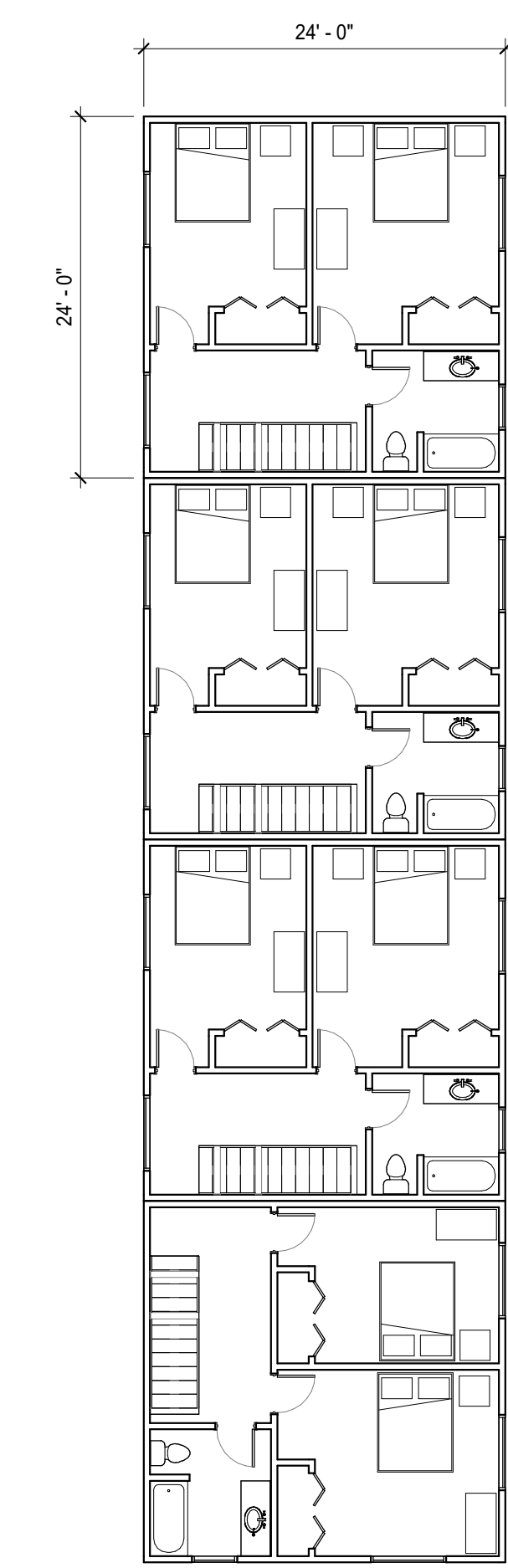
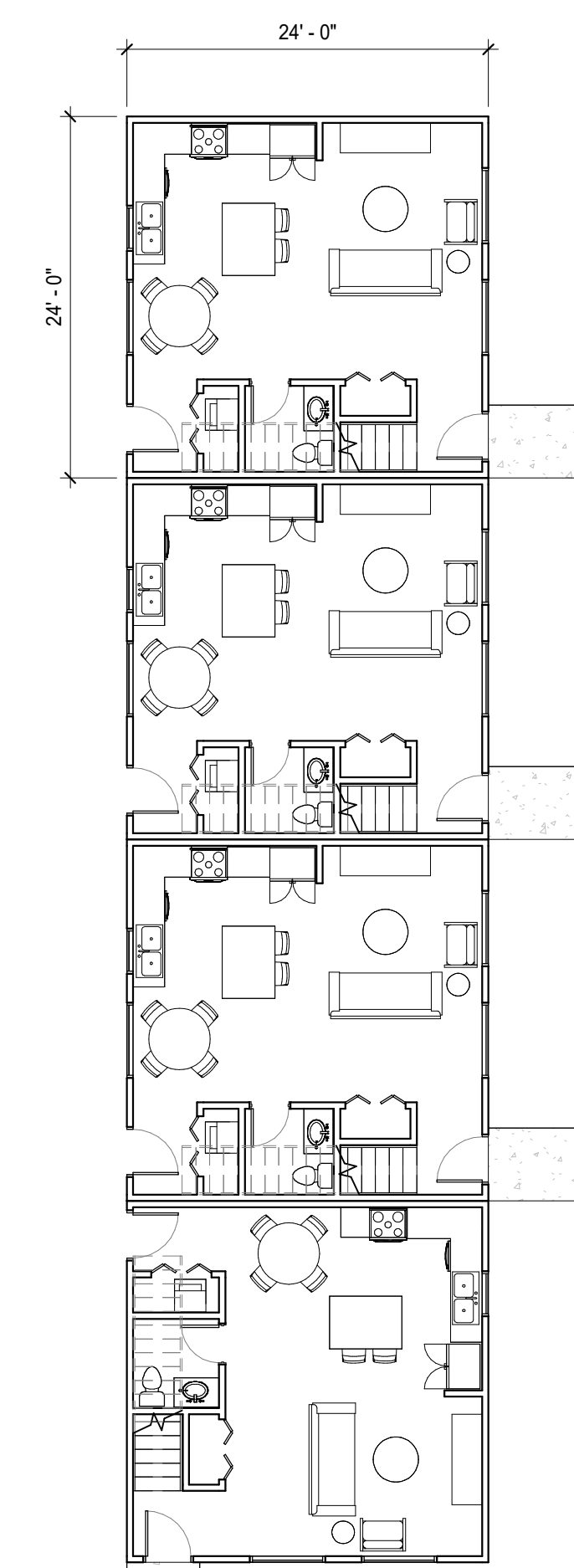
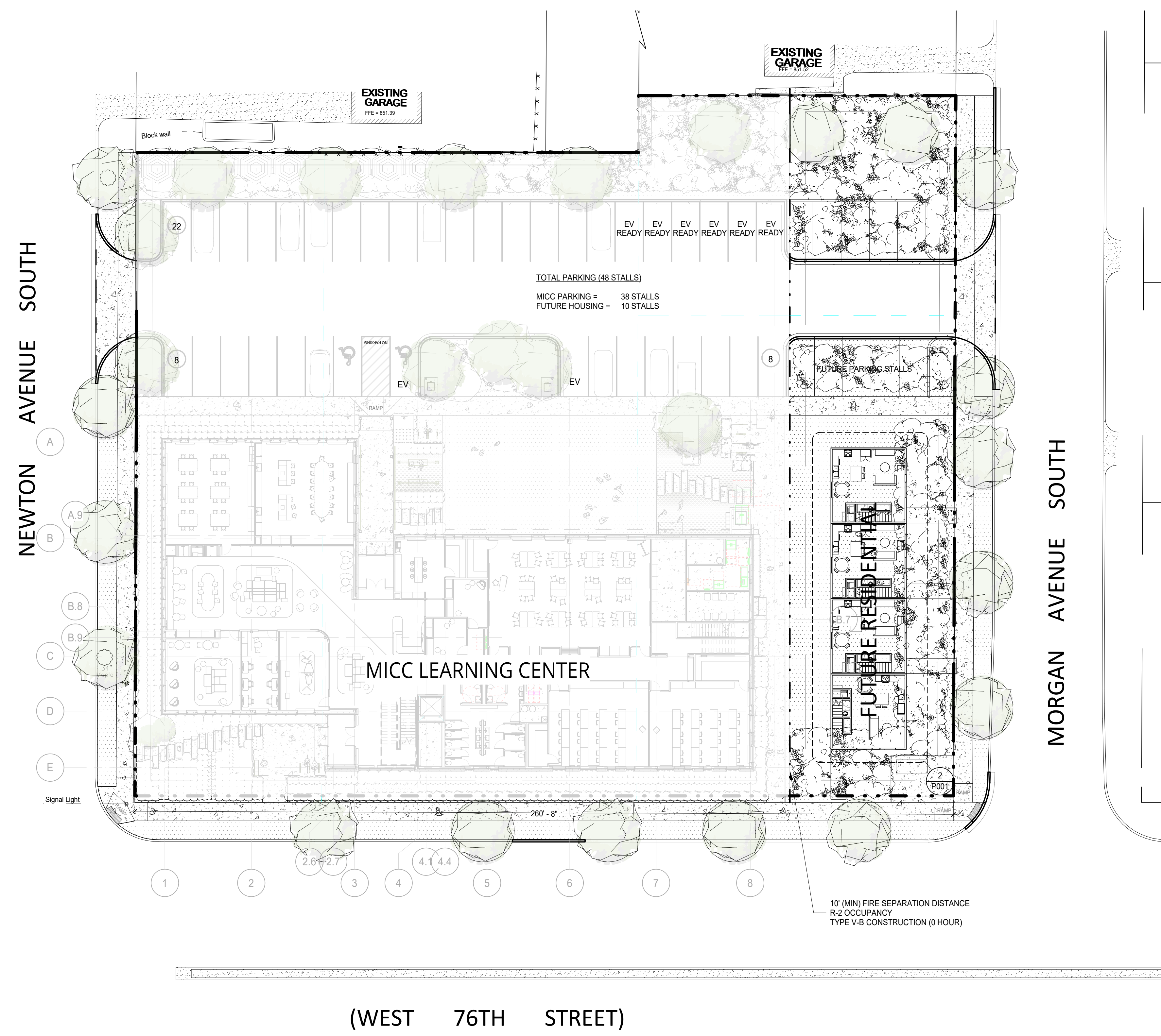
NOTES
A. DRAWING REPRESENTS PROOF OF CONCEPT FOR FUTURE RESIDENTIAL PROJECT. RESIDENTIAL DEVELOPMENT ON SITE IS NOT IN SCOPE.

MR-2
LOT SIZE (MIN): 6,000 SF
LOT AREA: 11,712 SF
LOT WIDTH (MIN): 52'
LOT WIDTH: 52.1'
COVERAGE (MAX): 45%
PROPOSED BUILDING COVERAGE: 2,400 SF = 20%

HEIGHT (MAX): 3 STORIES / 36'
SETBACKS (MIN):
FRONT = 15'
SIDE (INTERIOR) = 5'
SIDE (STREET) = 15'
ADJACENT TO PARKING = 15'
PROPOSED SETBACKS:
FRONT = 15'
SIDE (STREET) = 15'
IMPERVIOUS SURFACE (MAX): 70%
PROPOSED IMPERVIOUS AREA: (64%) 7500 SF

PARKING (MIN): 1.25 UNIT = 5 STALLS
PROPOSED PROOF OF PARKING = 10 STALLS

POTENTIAL FUTURE HOUSING
UNITS (24'x24') = 1,152 SF
(4) 2-LEVEL WALK-UP UNITS (100'x24') = 2,400 SF



1 ARCHITECTURAL SITE PLAN Option B
1" = 20'-0"

2 FIRST FLOOR PLAN - RESIDENTIAL UNIT B
3/32" = 1'-0"

3 SECOND FLOOR PLAN - RESIDENTIAL UNIT B
3/32" = 1'-0"

Project No. 3233.001.02
Drawn By CAC
Checked By MF
Date 11/18/25

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ISSUES / REVISIONS	
NO.	DESCRIPTION
10/13/25	LAND USE APPLICATION
11/18/25	LAND USE APPLICATION REV1

OVERALL SITE LAYOUT PLAN W/ PROOF OF HOUSING CONCEPT

P001

Department	Monday				Tuesday				Wednesday				Thursday				Friday				Saturday				Sunday							
	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am	8am-12pm	12pm-4pm	4pm-8pm	8pm-12am				
Admin Department Parking Usage	4	4	2	0	8	8	2	0	12	12	2	0	5	5	3	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
College Program Parking Usage	16	16	1	1	17	18	1	1	17	18	1	1	17	18	1	1	13	15	2	1	1	2	1	1	2	2	1	1	2	2	1	1
Community Program Parking Usage	6	7	3	0	7	8	5	0	8	9	6	0	7	7	5	0	5	5	3	0	1	1	1	0	0	3	3	0	0	3	3	0
Careers Program Parking Usage	9	9	0	0	9	9	0	0	9	9	0	0	9	9	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Program Parking Usage	0	3	6	4	1	5	6	4	1	5	6	4	0	5	6	4	0	2	5	5	0	0	0	0	0	2	2	1	0	2	2	1
Total	35	39	12	5	42	48	14	5	47	53	15	5	38	44	15	5	28	32	10	6	2	3	2	1	2	7	6	2				

To: Amy Gudmestad, Chief Executive Officer
 Minnesota Independence College and Community (MICC)

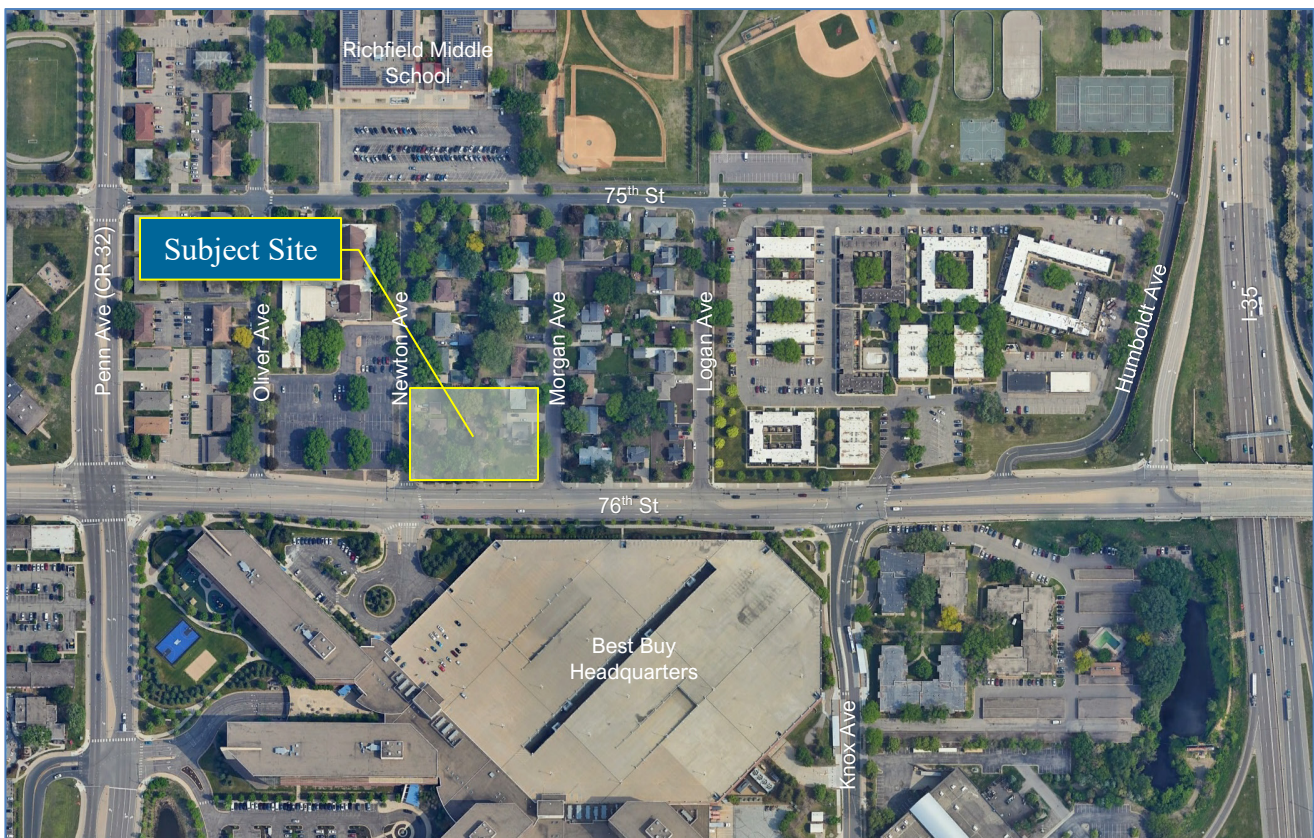
From: Matt Pacyna, PE, Principal
 Transportation Collaborative & Consultants, LLC

Date: October 23, 2025

Subject: MICC Learning Center Development Traffic Review

INTRODUCTION

TC2 conducted a traffic review of the proposed Minnesota Independence College and Community (MICC) learning center development in the City of Richfield. The site under consideration is generally north of 76th Street between Newton Avenue and Morgan Avenue. The proposed development would replace four (4) single-family properties with a 27,000 square foot learning center and organization headquarters. The purpose of the traffic review is to document the site changes with respect to trip generation, site operations, and overall traffic impact to the area, as well as identify any improvements or considerations to ensure safe and efficient operations for all users. The following information provides an overview of the traffic review findings.



PROJECT DETAILS

MICC provides specialized vocational and life skills training programs to foster independence for autistic and neurodivergent adults. Existing MICC rented spaces in Richfield are at the Colony Apartments and Woodlake Lutheran Church, which are adjacent to the proposed development site. The current facilities serve approximately 50 students each year in the college program, while also providing a community program for access to social activities and services for about 100 MICC graduates that live nearby.

The proposed development would centralize MICC services, programming, and operations into a new 27,000 square foot building. The college program is not anticipated to expand, however the community program could increase to serve up to a total capacity of approximately 150 MICC graduates. However, it should be noted that the community program is more individualized, and not all users would be at the facility at any given time. Employment is expected to continue to stay at about 40 employees.

As noted earlier, the proposed development would replace four (4) single-family properties, one of which is currently used by MICC for administrative purposes. Access to the proposed development is planned in two locations, with one access to both Newton Avenue and Morgan Avenue approximately 150 feet north of 76th Street. A total of 38 parking spaces are planned, with the potential for up to 10 additional parking spaces (if needed); approximately 20 bicycle parking spaces are planned.

TRIP GENERATION

To quantify the expected trip generation of the proposed development, an estimate was developed using the *ITE Trip Generation Manual, 12th Edition*, which includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. Trip generation estimates for the existing single-family homes and MICC were also developed to illustrate the change in site trips as compared to the proposed land use. Note that given the MICC is a relatively unique land use, a combination of ITE categories (i.e., Private High School, Junior / Community College, School District Office, and General Office Building) were reviewed. The trip generation estimate shown for the MICC represents the average of these categories.

The trip generation summary, shown in [Table 1](#), indicates that the proposed MICC development is expected to generate 45 a.m. peak hour (32 in / 13 out), 27 p.m. peak hour (7 in / 20 out), and 254 daily trips (127 in / 127 out). When considering the change in MICC trips to the overall area, the increase in trip generation is estimated to be approximately 10 peak hour trips or less and fewer than 100 additional daily trips. Further discussion regarding traffic impacts is outlined in the following section.

Table 1 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Existing – Single-Family Homes (210)	4 Homes*	1	2	2	2	26
Existing – MICC	40-emp / 150 Students	25	10	5	15	200
Proposed – MICC	40-emp / 200 Students	32	13	7	20	254
Change in MICC Trips (+ / -)		+ 7	+ 3	+ 2	+ 5	+ 54

* Trip generation is based on three (3) homes since the MICC currently utilizes one (1) of the homes.

TRAFFIC IMPACTS

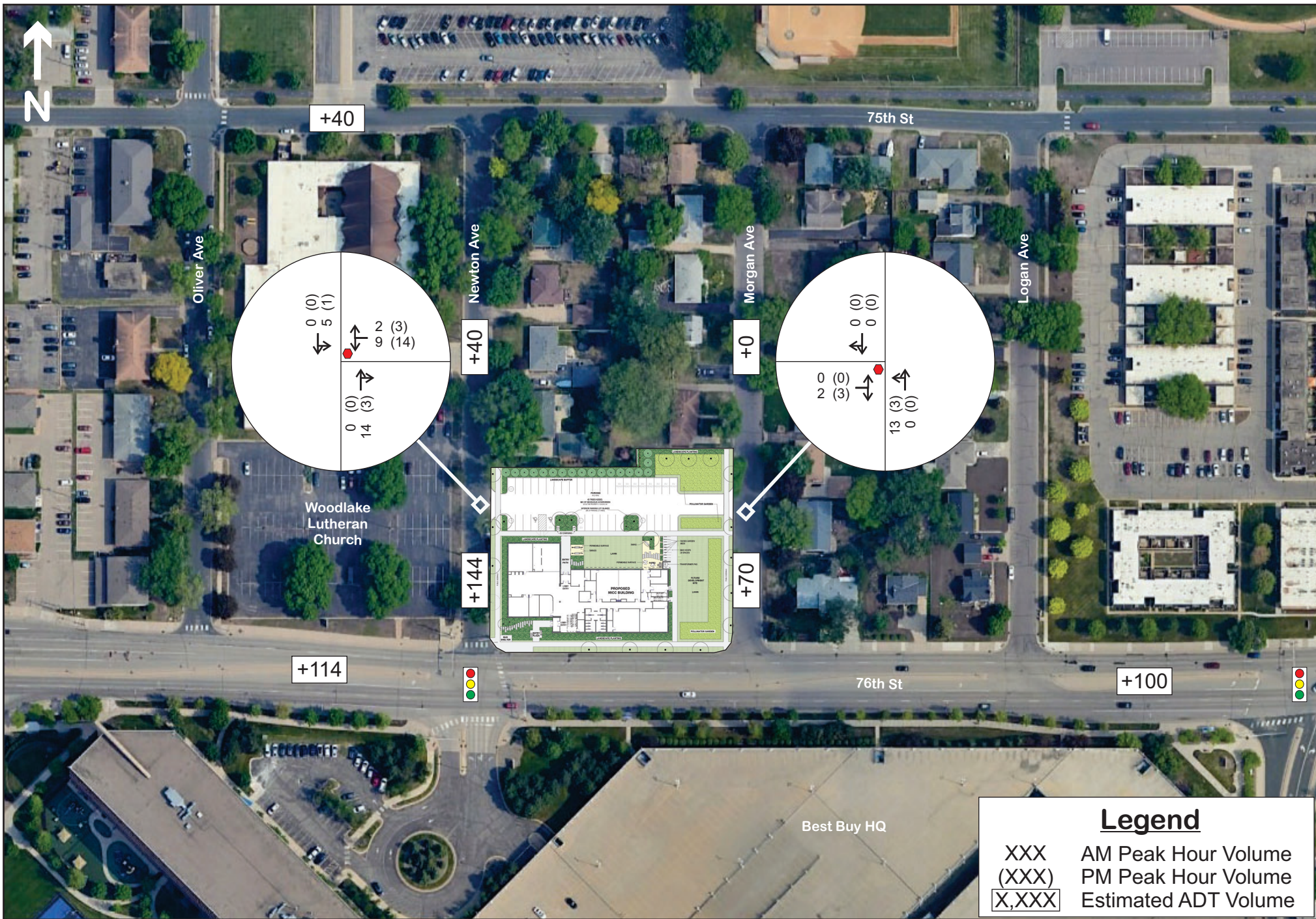
Since the proposed MICC development is already operating within the area and the change in trips represents up to 10 additional peak hour trips and less than 100 new daily trips to the overall transportation network, the resultant impact to area roadway capacity is expected to be negligible. Note that with the consolidation of MICC services, there will be more traffic into / out of the proposed development site when compared to the existing single-family homes / MICC administration office. However, this increase is partially offset by the fact that a portion of the existing MICC traffic utilizes Woodlake Lutheran Church, which is directly across Newton Avenue from the proposed development. The anticipated site generated trips are shown in [Figure 1](#).

Most traffic (i.e. ~75%) to / from the proposed development is expected to utilize Newton Avenue, while about 25% would utilize Morgan Avenue. This is primarily related to the signalized full-access at the 76th Street / Newton Avenue intersection as opposed to the right-in / right-out access at the 76th Street / Morgan Avenue intersection. Existing traffic volumes along Newton Avenue and Morgan Avenue are generally 400 vehicles per day or less. These 2-lane local roadways have a planning level roadway capacity of about 8,000 vehicles per day and thus there is adequate capacity to support the proposed development with minimal impacts to the adjacent transportation system. In addition, the change in traffic at the 76th Street / Newton Avenue intersection is not expected to significantly change the intersection level of service or queuing.

SITE PLAN REVIEW

A preliminary review of the proposed site plan does not indicate any significant issues with respect to access, circulation, or parking. However, the following items are offered for consideration:

- 1) Review proposed signage and landscaping to avoid creating any sight distance issues.
- 2) Confirm truck (i.e., garbage / recycling, delivery, and emergency services) maneuverability to ensure adequate circulation is provided.
- 3) Collaborate with the City and Metro Transit to locate the bus shelter / transit stop in the northeast quadrant of the 76th Street / Newton Avenue intersection.



Required Findings – MICC

CUP, Variances & Preliminary Plat - 2000 76th Street West

Part 1 – Conditional Use Permit: The findings necessary to issue a Conditional Use Permit (CUP) are as follows (547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.*

The proposed use of the property as a learning institution similar to a high school is consistent with the guiding "Medium Density Residential" designation. Further, the project advances the following goals of the Comprehensive Plan:

- » Establish a land use pattern and supporting infrastructure that preserves and enhances the ability of residents to make personal connections in their neighborhoods.
- » Encourage a mix of uses that serve surrounding local neighborhoods (many of MICC students live in the immediate neighborhood)
- » Focuses development along major transportation thoroughfares.
- » Provides pedestrian friendly building and site design
- » Encourage development of areas where vehicle use is minimized.

2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.*

The purpose of the Zoning Code in general is to protect and promote the public health, safety, aesthetics, economic viability, and general welfare of the City. To comply with the medium density residential guiding the property will be rezoned to MR-2 (Multifamily Residential). While not explicitly stated, it is the intent of the MR-2 district to provide space for semi-public facilities and institutions that support and complement urban residential area. With the recommended conditions of approval, the proposal does just that.

3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.*

There are no officially adopted redevelopment plans or urban design guidelines for this area.

4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.*

Except for the setback, lot cover and parking variances requested, the proposal complies with all other performance standards of the Code.

5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.*

The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues.

6. *The use will not have undue adverse impacts on the public health, safety, or welfare.*

The proposed two-story classroom/office building and associated parking does not pose any threats to public health, safety and welfare. It is believed that adequate provisions already are, or will be, in place to protect public health, safety and welfare.

7. *There is a public need for such use at the proposed location.*

MICC has been outgrowing their current locations in the immediate area; see applicant's narrative.

8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit.*

Section 525.07, Subd.4, has five requirements that are all being met.

Part 2 - Variances

The applicant is requesting three setback variances, a lot cover variance, and a parking variance as follows:

Per Code Section 525.15, Subd. 1:

- A 22 foot variance from the 30 foot setback required long the front/west side (Newton Avenue).
- A 23.5 foot variance from the 30 foot setback required along the side abutting a public right-of-way (76th Street).
- A 15 foot variance from the 25 foot setback required along the rear/east side (new interior lot line)

Also per Code Section 525.15, Subd. 1:

- A variance to allow 37% coverage when 30% is the maximum

Per Code Section 544.13, Subd.6:

- A 15 stall variance from the 52 stall parking requirement for a "high school" in order to provide 38 parking spaces.

In evaluating a variance, the Planning Commission and City Council shall consider the following (Subsection 547.11):

- a) *There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.*

Setbacks: The property is somewhat unique in that it is situated across the street from the Best Buy campus. The City recently amended the residential portion of the multifamily development regulations to reduce setback requirements. The City may want to consider whether or not it is also appropriate to amend the non-residential portion of the multifamily development regulations as well, as thirty foot setbacks from all sides are contrary to the desired urban massing and form, particularly along higher volume arterial roadways. The desire for reduced

setbacks was expressed by both the City and the applicant during work session discussions. Pushing the building towards the southwest corner of the site both increases the setback to the residential properties to the north, and creates a better streetscape along 76th Street West. Also, at least two of the three setback variances would not be needed if the second parcel were not being reserved for future development.

Lot Cover: The City's lot cover requirement is set rather low for a non-residential use and could maybe be studied in the future. Regardless, it has long been a desire of both the City and the applicant to incorporate housing into this project. While not a viable component at this time, a separate parcel is being platted with the intention of future development. This is relevant because the proposal could be designed to meet the lot cover limit if it did not reserve space for potential future housing.

Parking: The proposal is unique in that MICC's clientele are a very low-driving population. The code allows Council approved parking reductions for low-driving populations, but only in relation to residential projects; the provision does not apply to non-residential projects. Therefore, a variance is needed. The parking variance would not likely be appropriate for typical post-secondary schools and staff has included a condition of approval related to this unique characteristic.

- b) *There are "practical difficulties" that prevent the property owner from using the property in a reasonable manner.*

The practical difficulty is the usual circumstance explained in (a) above.

- c) *The variance would not alter the character of the neighborhood or the locality.*

Setbacks: The setback variances increase the distance between the proposed building and the residential homes to the north, helping to maintain the same light and air that they currently enjoy. Also, it appears that there are portions of the Best Buy building that are closer than 30 feet to the property line. Consequently, the variances are serving to preserve existing character.

Lot Cover: The lot cover is similar in proportion to the Busy Buy building directly across the street. Therefore, the variance is in keeping with the character of the neighborhood.

Parking: Whenever possible, minimizing the amount of parking constructed is pedestrian-friendly building and site design, which serves to preserve the walkable, urban hometown character of the community.

Negative impacts related to the granting of these variances are not anticipated.

- d) *The variance is the minimum necessary to alleviate the practical difficulty.*

Setbacks: It would be easier to provide greater setbacks if the project was not carving out space for a future development lot. According to the applicant, the variances are the minimum necessary to alleviate the practical difficulty.

Lot Cover: At 52 feet wide, the proposed Lot 2, reserved for future development (either housing or facility expansion) is just slightly over the code requirement of 50 feet. If the reservation of space for future housing is still a priority for both the City and the applicant then – except for the creation of a flag lot which is highly discouraged - the variance is the minimum necessary.

Parking: The applicant has analyzed their existing parking usage and has provided documentation supporting the rationale behind the request. Staff agrees that the variance is the minimum necessary to alleviate the practical difficulty.

- e) *The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.*

The proposed development generally follows principles of good site design. The requested variances are not anticipated to adversely impact the aesthetics of the community or its health, safety and welfare, the preservation of which are the principal objectives of the zoning code. In relation to the Comprehensive Plan, see item 1 in part 1, above.

Part 3 – Preliminary Plat the City Council, as a basis for their approval, must make the following findings prior to approval of a preliminary plat (500.15, Subd.7):

- (a) The subdivision is in conformance with this Section and the applicable regulations of the Zoning Ordinance;
- Both lots comply with the design standards of Section 500.21 and meet the size and width requirements of the MR-2 zoning district.
- (b) The subdivision does not conflict with any goals or policies of the Comprehensive Plan or other sub-area plan; the Capital Improvements Program; or any other City policy or regulation.
- There are no sub-area plans that apply to the subject site. The plat complies with both the Comp Plan and the CIP.
- (c) The subdivision can be economically served with public facilities and services.
- The lots are already served by public facilities and services and any increase in service can be accommodated.
- (d) The subdivision design mitigates potential substantial and irreversible negative impacts on the environment, including, but not limited to: topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and storm water storage needs;

- There are no steep slopes, naturally occurring lakes, ponds, rivers or streams. The site is pretty flat. There are quite a few mature trees that will be lost with the redevelopment of the site, but the proposal meets the City's planting requirements, as well as the stormwater retention and filtration requirements.

(e) The subdivision will not be detrimental to the public health, safety or welfare.

- Staff finds that the platting of the property will not be detrimental to the public health, safety or welfare.