

(Top 3 inches reserved for recording data)

**DECLARATION OF COVENANTS AND AGREEMENT
FOR MAINTENANCE OF STORMWATER FACILITIES**

This Declaration and Agreement (the “Agreement”) is made by and between Allina Health System, a Minnesota Nonprofit Corporation, 2925 Chicago Avenue, Minneapolis, MN 55407 (the “Owner” or “Responsible Party”), and the City of Northfield, a Minnesota municipal corporation (the “City”); (collectively the “parties”).

RECITALS:

WHEREAS, the Owner is the fee owner of certain real property located in the City of Northfield, Rice County, Minnesota, legally described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the City Development Review Committee (“DRC”) approved a site plan for improvements for a parking lot expansion (the “project”) upon the Property; and

WHEREAS, all construction and site improvements for the project must be in conformance with the approved site plan (the “Site Plan”) and in conformance with City Code; and

WHEREAS, the Owner plans to install, operate, repair and maintain a Bio-filtration basin (the “Facilities”) on the Property designed by Loucks Inc. in accordance with the requirements of City Code, Chapter 22, Division 2, Stormwater Management; and

WHEREAS, the Owner shall install, operate, repair and maintain the Facilities pursuant to City Code and in accordance with those approved plans and specifications, including but not limited to the following plans, attached hereto as Exhibits and incorporated herein by reference, hereinafter collectively referred to as the “specifications”:

Exhibit B Site Plan (C2-1)
Exhibit C Grading, Drainage & Erosion Plan (C3-1)

- Exhibit D Utility Plan (C4-1)
 - Exhibit E Landscape Plan (L1-1)
 - Exhibit F Utility Details (C8-1-C8-2)
 - Exhibit G Stormwater Maintenance Plan
- ; and

WHEREAS, in order to provide stormwater management and control, to meet the City's stormwater permitting requirements, and to promote the water quality and volume control to the City's stormwater system and water bodies, including but not limited to the Cannon River, the Owner and the City agree that it is reasonable for the City to require the Owner and all subsequent owners of the Property to inspect, operate, repair, maintain and replace, at the Owner's cost and expense, the Facilities on a regular basis to ensure that the Facilities function as intended in compliance with the specifications, applicable law, stormwater permitting requirements, and this Agreement; and

WHEREAS, pursuant to City Code, the Owner and the City desire to set forth, in this recordable instrument, their agreement to establish covenants and declarations upon the Property for the installation of and ongoing operation, repair, maintenance and replacement of the Facilities on the Property by the Owner and the Owner's successors and assigns at the Owner's and the Owner's successors' and assigns' cost and expense.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Installation, Construction and Maintenance.

- a. Construction and Installation Requirements. The Owner shall construct and install the Facilities in accordance with the Site Plan, the approved specifications and this Agreement, at the Owner's sole cost and expense.
- b. Maintenance Obligation. The Owner shall operate, maintain, repair and replace, when necessary, the Facilities in accordance with the Site Plan, the approved specifications, this Agreement, and applicable law and City Code, as amended, at the Owner's sole cost and expense.
- c. Snow and Leaves Removal and Prohibited Storage. The Owner shall sweep clean the private streets, driveways, parking area and walkways on the Property in April or May and October or November each year to remove from the Property all sand and salt deposited on the private streets, driveways, parking area and walkways. The Owner shall also remove all tree leaves from the Property after they fall to the ground in October or November each year.
- d. Personal Property or Debris Storage Prohibited. The Owner shall not deposit or store any personal property or debris, litter, or other objects within the Facilities or in any manner that will otherwise interfere with the proper operation and

maintenance of the Facilities, and the Owner shall keep the Facilities free of any debris, leaves, litter, or other objects.

- e. Maintenance of Vegetation. As applicable, the Owner shall maintain and, when necessary, replace approved plants and vegetation set forth in the specifications. Notwithstanding normal plant maintenance, such as pruning, dividing or thinning vegetation, the Owner shall seek approval from the City before altering the plants used as part of or in relation to the Facilities. The Owner shall not use any chemicals within the Facilities unless first approved by the City and only when necessary for the protection of the Facilities or vegetation associated therewith. The Owner shall repair any erosion within or surrounding the Facilities. The Owner shall conduct monthly inspections of the Facilities during the growing season, at the Owner's sole cost and expense, to ensure the Facilities and associated vegetation are maintained in compliance with the specifications, this Agreement, and applicable law and City Code, as amended. If necessary, the Owner shall repair the Facilities if not in conformance with the standards set forth herein. Repairing landscape and vegetation to maintain a healthy plant community associated with the Facilities may include replacement of dead or diseased plants, vegetation or mulch and removal of noxious weeds, litter or other debris.
- f. Maintenance Costs. The Owner shall incur and pay all costs associated with operating, maintaining, repairing and replacing the Facilities on the Property.

2. Inspections.

- a. Annual Inspections. The Facilities shall be inspected annually by a Qualified Person selected by the Owner to determine whether or not the same are functioning in accordance with the specifications, this Agreement, and applicable law and City Code, as amended. As used in this Agreement, the term "Qualified Person" shall mean a professional engineer licensed by the State of Minnesota, or a person approved by the City Engineer based on training and experience. The Owner's responsibilities under this Section shall be at the Owner's sole cost and expense. If, as a result of the inspection, the Facilities or any portion thereof are determined not to be functioning in accordance with the specifications, this Agreement, and applicable law and City Code, as amended, the Owner shall restore/repair/replace, as necessary and required by the City Engineer, the Facilities to function as specified herein. Upon request from the Owner, the City Engineer may establish an inspection schedule permitting such inspections to be performed less frequently than annually, but the City Engineer may reinstate the annual inspection schedule at any time by notice to the Owner in the City Engineer's sole judgment and discretion.
- b. City Notification of Inspection. The City shall be notified at least 48 hours prior to the annual inspections or any repair, maintenance or replacement of the Facilities

and, at the sole cost of the City, a representative of the City may observe any inspection, repair, maintenance or replacement.

- c. City Right of Entry and Independent Inspection. Pursuant to City Code, Section 22-306, which is incorporated herein by reference as amended, the City shall have right of entry onto the Property to inspect the Facilities at any time, but the City shall use reasonable efforts to notify the Owner of its intent to enter the Property to inspect. The City shall have the right to enter the Property when the City has a reasonable basis to believe that a violation of the specifications, this Agreement, or applicable law and City Code, as amended, is occurring or has occurred and to enter upon the Property when necessary, in the City Engineer's sole judgment and discretion, for abatement of a public nuisance or correction and enforcement of a violation of City Code or this Agreement. The City shall not be subject to or liable for any claims of trespass by the Owner in exercising its rights under this Agreement.
 - d. Inspection and Maintenance Report. The Owner shall submit a report to the City, no later than two (2) weeks after any annual inspection or maintenance of the Facilities, providing the following information:
 - i. Date and time of inspection;
 - ii. Log of findings;
 - iii. Date and time of maintenance; and
 - iv. Log of maintenance performed.
3. Remediation and Waiver of Rights.
- a. Remediation Plan. If the City Engineer determines that the Facilities do not conform to the specifications, this Agreement, or applicable law and City Code, as amended, the City Engineer shall notify the Owner of the deficiency in writing. The Owner shall submit a proposed remediation plan and schedule to the City Engineer within thirty (30) days after receipt of such notice from the City. If the proposed remediation plan and schedule are not acceptable to the City Engineer, the City Engineer shall notify the Owner of the deficiency, and the Owner shall submit a revised plan to the City Engineer within fourteen (14) days after receipt of such notice. If the City Engineer approves the proposed remediation plan and schedule, the Owner shall perform the remediation in compliance therewith at the Owner's sole cost and expense.
 - b. Failure to Repair. If the Owner fails to submit a proposed remediation plan and schedule to the City Engineer as prescribed above, or fails to implement a City Engineer approved remediation plan to bring the Facilities into compliance with the specifications, this Agreement, or applicable law and City Code, as amended, then at the sole cost and expense of the Owner, the City shall have the right, but no obligation, to prepare a remediation plan for the Facilities, enter upon the Property

and complete all work necessary to correct the Facilities so as to bring the Facilities into compliance.

- c. Reimbursement to the City. The Owner shall reimburse the City within thirty (30) days after receipt of an invoice from the City for any and all costs incurred by the City in connection with preparing a remediation plan for the Facilities and all work completed by the City to bring the Facilities back into compliance.
 - d. Waiver of Rights and Certification. If the Owner does not timely reimburse the City, the City may recover its costs by levying a special assessment against the Property certifying the same to the Rice County Auditor for collection in the same manner as property taxes upon the Property. The Owner, on behalf of itself and its successors and assigns, hereby acknowledges the benefit of such inspection/maintenance/repair/replacement of the Facilities to the Property and hereby expressly waives any rights to hearings, notice of hearings, objections or appeal relating to the levying of any City assessments, the right to contest the City levied assessments under Minnesota Statutes § 429.081 or the certification of such levied assessments to the Rice County Auditor for collection with property taxes upon the Property.
 - e. Right of Entry. The City shall have the right to enter the Property to implement the terms of this Paragraph 3 and enforce City Code, including but not limited to Chapter 22. The City shall not be subject to or liable for any claims of trespass by the Owner. City Code, Section 22-308 is incorporated herein by reference, as amended.
4. Standards for Performance. Any act of construction, installation, operation, maintenance, repair or replacement to be performed under this Agreement shall be performed in a good and workmanlike manner pursuant to sound engineering practices and in compliance with all applicable governmental requirements, City Code and the specifications.
 5. Amendment, Release or Termination. Notwithstanding anything herein to the contrary, no amendment, release or termination of any of the provisions of this Agreement shall be effective or may be filed of record unless the City consents to the amendment, release or termination. Such consent must be evidenced by a resolution duly approved by the City Council, or successor body. The Owner, on behalf of itself and its successors and assigns, expressly acknowledges and agrees that the City has no obligation whatsoever to approve or act upon any proposed amendment, release or termination, and may withhold or delay consent for any reason or no reason whatsoever, or may condition consent upon such terms as the City deems desirable, it being the City's absolute right and prerogative to insist that the terms of this Agreement remain in effect and unaltered and to permit amendment, release or termination only at such times and under such circumstances, if any, as the City deems desirable in the exercise of its sole judgment and discretion. The Owner, on behalf of itself and its successors and assigns, further agrees and covenants, consistent with this acknowledgment, not to institute any legal proceedings against the City on the grounds that the City failed to respond appropriately to a proposed amendment, release or termination, and to indemnify the City against any expense, including litigation costs, which the City

incurs as a result of any violation by that party of this covenant. The City may, at any time, give up the right to approval granted hereunder, said action to be evidenced by City Council resolution. Notwithstanding anything herein to the contrary, the Property shall not be deemed dedicated to the public or otherwise public land. The City shall have no obligation and no right, other than as provided in this Agreement or under the ordinances, statutes and other laws under which the City operates, to maintain or administer Property.

6. Duration. This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties, and any and all of their successors and assigns.
7. Authority. The Owner covenants with the City that they are the fee owners of the Property as described above and have good right to create the covenants contained herein.
8. Attorney's Fees. If any action at law or in equity shall be brought by the City on account of any breach of this Agreement by the Owner, the City shall be entitled to recover from the Owner reasonable attorney's fees, the amount of which shall be fixed by the Court and shall be made a part of any judgment or decree rendered.
9. General Terms.
 - a. **RECITALS**. The recitals to this Agreement are made a part hereof and incorporated herein by reference.
 - b. **VOLUNTARY AND KNOWING ACTION**. The parties, by executing this Agreement, state that they have carefully read this Agreement and understand fully the contents thereof; that in executing this Agreement they voluntarily accept all terms described in this Agreement without duress, coercion, undue influence, or otherwise, and that they intend to be legally bound thereby.
 - c. **AUTHORIZED SIGNATORIES**. The parties each represent and warrant to the other that (1) the persons signing this Agreement are authorized signatories for the entities represented, and (2) no further approvals, actions or ratifications are needed for the full enforceability of this Agreement against it; each party indemnifies and holds the other harmless against any breach of the foregoing representation and warranty.
 - d. **NOTICES**. All communications, demands, notices, or objections permitted or required to be given or served under this Agreement shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, and addressed to the other party to this Agreement, to the address set forth in this Agreement, or if to a party not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner. Any party may change its address by giving notice in writing, stating its new address, to any other party as provided in the foregoing manner. Commencing on the 10th day after the giving of such notice, such newly designated

address shall be such address for the purpose of all communications, demands, notices, or objections permitted or required to be given or served under this Agreement.

- e. **NOT PARTNERSHIP, JOINT VENTURE, OR FIDUCIARY RELATIONSHIP CREATED HEREBY.** Nothing contained in this Agreement shall be interpreted as creating a partnership, joint venture, or relationship of principal and agent between the City and the Owner.
- f. **CUMULATIVE RIGHTS.** Except as otherwise expressly stated herein, no right or remedy herein conferred on or reserved to the City is intended to be exclusive of any other right or remedy hereby provided by law, but each shall be cumulative in, and in addition to, every other right or remedy given herein or hereafter existing at law, in equity, or by statute.
- g. **COMPLIANCE WITH LAWS.** Owner shall abide by all Federal, State and local laws, statutes, ordinances, rules and regulations now in effect or hereinafter adopted pertaining to this Agreement or to the Facilities, improvements, personal property, programs and staff for which the Owner is responsible.
- h. **GOVERNING LAW.** This Agreement shall be deemed to have been made and accepted in Rice County, Minnesota, and the laws of the State of Minnesota shall govern any interpretations or constructions of the Agreement without regard to its choice of law or conflict of laws principles.
- i. **DATA PRACTICES.** The parties acknowledge that this Agreement is subject to the requirements of Minnesota's Government Data Practices Act, Minnesota Statutes, Section 13.01 et seq.
- j. **NO WAIVER.** Any party's failure in any one or more instances to insist upon strict performance of any of the terms and conditions of this Agreement or to exercise any right herein conferred shall not be construed as a waiver or relinquishment of that right or of that party's right to assert or rely upon the terms and conditions of this Agreement. Any express waiver of a term of this Agreement shall not be binding and effective unless made in writing and properly executed by the waiving party.
- k. **SEVERABILITY.** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision. Any invalid or unenforceable provision shall be deemed severed from this Agreement to the extent of its invalidity or unenforceability, and this Agreement shall be construed and enforced as if the Agreement did not contain that particular provision to the extent of its invalidity or unenforceability.
- l. **HEADINGS AND CAPTIONS.** Headings and captions contained in this Agreement are for convenience only and are not intended to alter any of the

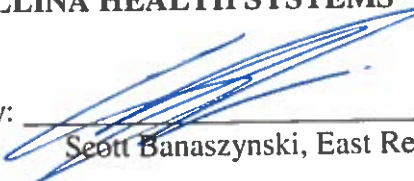
provisions of this Agreement and shall not be used for the interpretation of the validity of the Agreement or any provision hereof.

m. **SURVIVABILITY.** All covenants, indemnities, guarantees, releases, representations and warranties by any party or parties, and any undischarged obligations of City and Owner arising prior to the expiration of this Agreement (whether by completion or earlier termination), shall survive such expiration.

n. **RECORDING.** This Agreement shall bind the heirs, executors, administrators, assigns and successors of the parties. This Agreement shall be recorded by the City at the expense of the Owner within 30 days of full execution hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this document on the latest date affixed to the signatures hereto.

ALLINA HEALTH SYSTEMS

By: 
Scott Banaszynski, East Region Manager

Date: 9/25/17

COUNTY OF Ramsey)
) ss.
STATE OF MINNESOTA)

The foregoing instrument was acknowledged before me, a notary public in and for the above named County and State, on September 25, 2017, by Scott Banaszynski _____, its Regional Manager, on behalf of Allina Health Systems, a Minnesota Nonprofit Corporation under the laws of the State of Minnesota, Owner.


Notary Public



CITY OF NORTHFIELD

By: _____
Rhonda Pownell, Its Mayor

Date: _____

By: _____
Deb Little, Its City Clerk

Date: _____

COUNTY OF RICE)
) ss.
STATE OF MINNESOTA)

The foregoing instrument was acknowledged before me, a notary public in and for the above named County and State, on _____, 2017, by Rhonda Pownell and Deb Little, respectively the Mayor and City Clerk, on behalf of the City of Northfield, a municipal corporation under the laws of the State of Minnesota.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

FLAHERTY & HOOD, P.A.
525 Park Street, Suite 470
St. Paul, MN 55103-2122
651-225-8840

EXHIBIT A

Legal Description of Property

Lot 4, Block 2 CLINTON HEIGHTS, according to the recorded plat thereof, Rice County, Minnesota.

EXHIBIT B

Site Plan (C2-1)

**ALLINA
NORTHFIELD
PARKING
EXPANSION**

1400 JEFFERSON ROAD
NORTHFIELD, MN 55057



LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

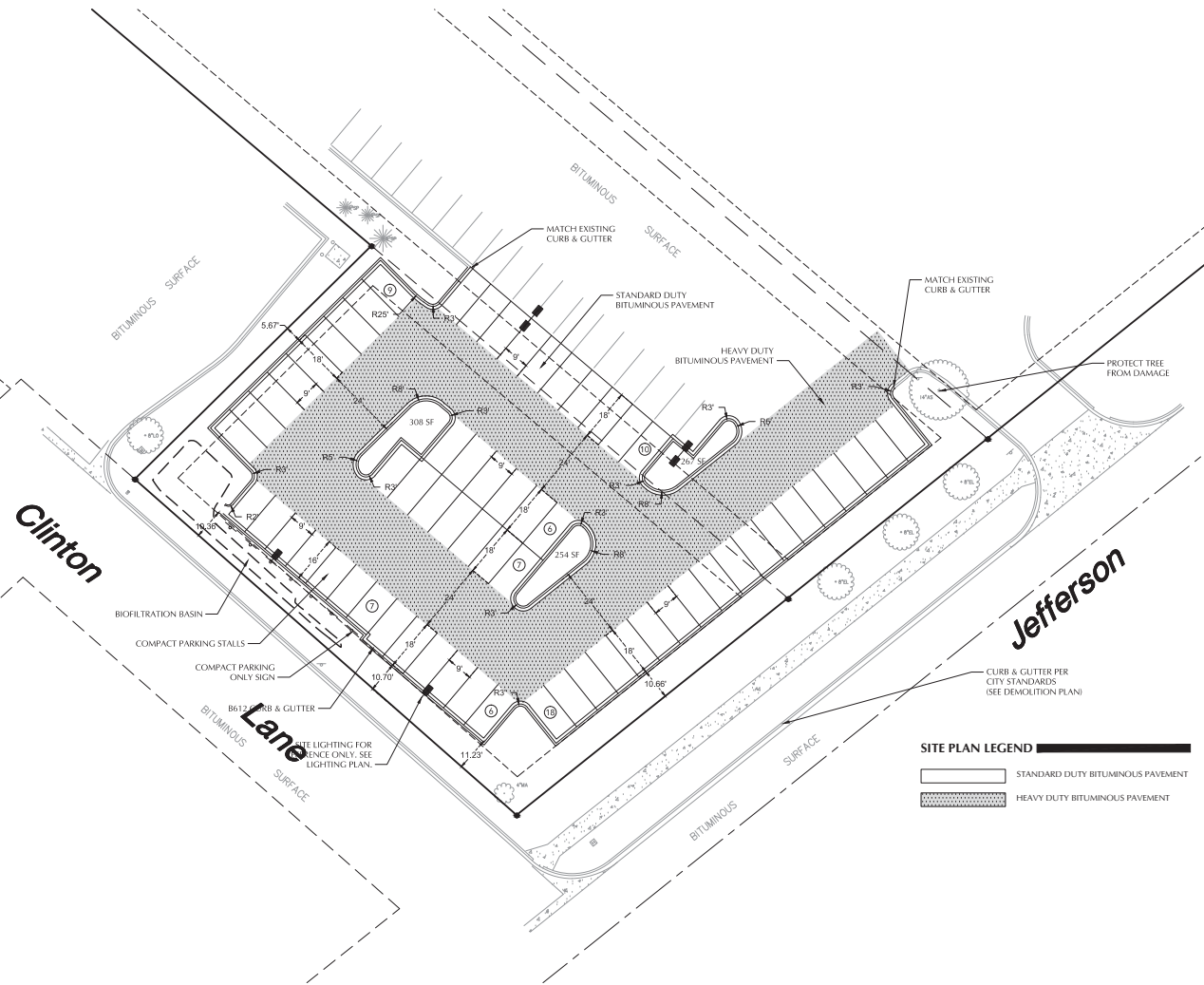
SITE DATA

CURRENT ZONING: C2-B HIGHWAY COMMERCIAL

DISTURBED AREA: 0.63 AC
EXISTING IMPERVIOUS AREA: 0.653 AC (18.4%)
PROPOSED IMPERVIOUS AREA: 0.481 AC (16.3%)

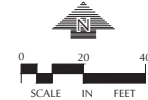
OFF-STREET PARKING:
56 FULL LENGTH STALLS
7 COMPACT STALLS

PARKING SETBACKS:
PUBLIC STREETS: 10 FEET
INTERIOR SIDE: 5 FEET



SITE PLAN LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT



| EXISTING | CIVIL LEGEND | PROPOSED |
|----------|----------------------|----------|
| | SANITARY MANHOLE | |
| | STONE MANHOLE | |
| | CATCH BASIN | |
| | CULVERT | |
| | HYDRANT | |
| | GATE VALVE | |
| | POST INDICATOR VALVE | |
| | LIGHT POLE | |
| | POWER POLE | |
| | SIGN | |
| | REINFORCING | |
| | SOLE BORING | |
| | WATER MANHOLE | |
| | UTILITY MANHOLE | |
| | ELECTRIC MANHOLE | |
| | WATER SERVICE | |
| | SANITARY SERVICE | |
| | HANDICAP PARKING | |
| | DIRECTION OF FLOW | |
| | SPOT ELEVATION | |
| | CONTOURS | |
| | SANITARY SEWER | |
| | STORM SEWER | |
| | WATERMAIN | |
| | FOGMAN | |
| | DANKLINE | |
| | SALT FENCE | |
| | CURB & GUTTER | |
| | RETAINING WALL | |
| | TIE LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | FENCE LINE | |
| | UNDERGROUND TELE | |
| | UNDERGROUND GAS | |
| | OVERHEAD UTILITY | |

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.



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

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CADD QUALIFICATION

CADD files prepared by the Contractor for the project are the property of the Consultant and shall not be used for any other project, for addition to this project or for completion of the project by anyone without written approval by the Consultant. With the Consultant's written approval, the Contractor is permitted to obtain copies of the CADD drawing files for information and reference only. All material or information, revisions, additions, or deletions to these CADD files shall be made in the form of a punch listing and submitted to the Consultant for review and approval. The Contractor shall be responsible for all information, errors, and omissions.

SUBMITTALS/REVISIONS

| | |
|----------------|----------|
| CITY SUBMITTAL | 08/29/17 |
| PERMIT SET | 09/26/17 |

PROFESSIONAL SIGNATURE

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

License No. 49923
Date 09/22/17

QUALITY CONTROL

Locks Project No. 17318
Project Lead PJD
Drawn By ZHW/ZBM
Checked By PJD
Review Date 08/29/17

SHEET INDEX

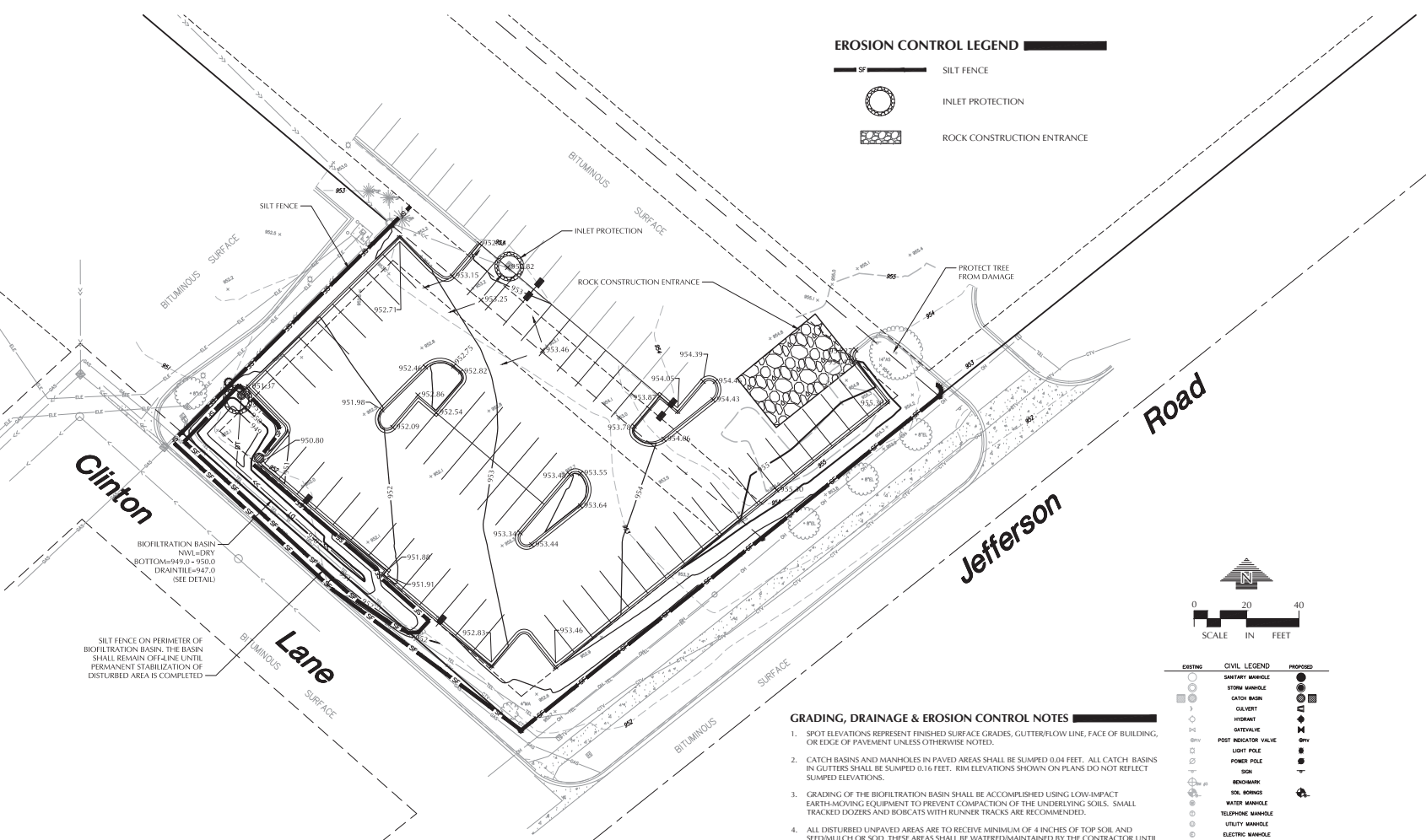
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|--------|------------------------------------|
| CD-1 | COVER SHEET |
| 1 | OF 1 BOUNDARY & TOPOGRAPHIC SURVEY |
| CD-2 | EXISTING SITE SURVEY |
| CD-3 | PROPOSED SITE SURVEY |
| CD-4 | PROPOSED SITE SURVEY |
| CD-5 | PROPOSED SITE SURVEY |
| CD-6 | PROPOSED SITE SURVEY |
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| CD-98 | PROPOSED SITE SURVEY |
| CD-99 | PROPOSED SITE SURVEY |
| CD-100 | PROPOSED SITE SURVEY |

**SITE PLAN
C2-1**

EXHIBIT C

Grading, Drainage & Erosion Plan (C3-1)

EROSION CONTROL LEGEND



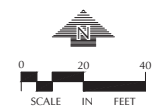
Clinton Lane

Jefferson Road

Lane

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- GRADING OF THE BIOFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOIL. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. B1706375), DATED 07/16/2017 AS PREPARED BY BRAUN INTEREC FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE UTILITY PLAN FOR STORM SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- BIOFILTRATION BASIN SHALL REMAIN OFFLINE UNTIL PERMANENT STABILIZATION OF THE WORK AREA IS COMPLETE.



| EXISTING | CIVIL LEGEND | PROPOSED |
|----------|----------------------------|----------|
| | SANITARY MANHOLE | |
| | STONE MANHOLE | |
| | CATCH BASIN | |
| | CULVERT | |
| | HYDRAULIC GATE/VALVE | |
| | POST INDICATOR VALVE | |
| | LIGHT POLE | |
| | POWER POLE | |
| | SIGN | |
| | ROADMARK | |
| | SOL BORING | |
| | WATER MANHOLE | |
| | TELEPHONE MANHOLE | |
| | UTILITY MANHOLE | |
| | ELECTRIC MANHOLE | |
| | WATER SERVICE | |
| | SANITARY SERVICE | |
| | HANDICAP PARKING | |
| | DIRECTION OF FLOW | |
| | SPOT ELEVATION | |
| | CONTOURS | |
| | SANITARY SEWER | |
| | STORM SEWER | |
| | WATERMAIN | |
| | FOREMAN | |
| | DRANKITE | |
| | ROCK CONSTRUCTION ENTRANCE | |
| | SILT FENCE | |
| | CURB & GUTTER | |
| | RETAINING WALL | |
| | TIE/LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | FENCE LINE | |
| | UNDERGROUND TELE | |
| | UNDERGROUND GAS | |
| | OVERHEAD UTILITY | |

CADD QUALIFICATION

CADD files prepared by the contractor shall meet the requirements of the Consultant professional services for use solely with respect to the project. These CADD files shall not be used on other projects. In addition to this project, or for continuation of this project by the project without written approval by the Consultant. With the Consultant's written approval, the Contractor may use the CADD files for other projects. The Consultant will be notified by email of any such use. The Contractor shall be responsible for any revisions, additions, or deletions to these CADD files that shall be made as part of the permit application process, including any additions and the permit shall hold harmless and indemnify the Consultant from any liability, damages, claims, and expenses.

SUBMITTAL/REVISIONS

| CITY SUBMITTAL | DATE |
|----------------|----------|
| PERMIT SET | 08/29/17 |
| | 09/26/17 |
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PROFESSIONAL SIGNATURE

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

License No. 49923
Date 09/22/17

QUALITY CONTROL

Locks Project No. 17318
Project Lead PJJ
Drawn By ZHW/ZBM
Checked By PJJ
Review Date 08/29/17

SHEET INDEX

| NO. | DESCRIPTION | COUNT |
|------|------------------------------------|-------|
| CO-1 | COVER SHEET | 1 |
| 1 | BOUNDARY & TOPOGRAPHIC SURVEY | 1 |
| 2 | CIVIL & MECHANICAL RECOMMENDATIONS | 1 |
| 3 | EXISTING & PROPOSED PAVEMENT | 1 |
| 4 | PROPOSED PAVEMENT | 1 |
| 5 | PROPOSED PAVEMENT | 1 |
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CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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

Utility Plan (C4-1)

**ALLINA
NORTHFIELD
PARKING
EXPANSION**

1400 JEFFERSON ROAD
NORTHFIELD, MN 55057



LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

CADD files prepared by the consultant shall be the property of the consultant and shall not be used for any other project without the written approval of the consultant. With the consultant's written approval, the consultant shall be permitted to obtain copies of the CADD drawings for the information and reference use of its personnel or subcontractors, additional, or otherwise. These CADD files shall be made available at the end of the project unless otherwise specified in writing and the party shall hold harmless and indemnify the consultant from any and all responsibility, claims, and liabilities.

SUBMITTAL/REVISIONS

| | |
|----------------|----------|
| CITY SUBMITTAL | 08/29/17 |
| PERMIT SET | 09/26/17 |

PROFESSIONAL SIGNATURE

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

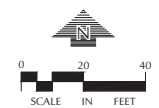
License No. 49923
Date 09/22/17

QUALITY CONTROL

Locks Project No. 17318
Project Lead PJD
Drawn By ZHW/ZBM
Checked By PJD
Review Date 08/29/17

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| CO-100 | LANDSCAPE SITE PLAN |



| EXISTING | CIVIL LEGEND | PROPOSED |
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| ○ | SANITARY MANHOLE | ○ |
| ○ | STORM MANHOLE | ○ |
| ○ | CATCH BASIN | ○ |
| ○ | CULVERT | ○ |
| ○ | HYDRANT | ○ |
| ○ | GATEVALVE | ○ |
| ○ | POST INDICATOR VALVE | ○ |
| ○ | LIGHT POLE | ○ |
| ○ | POWER POLE | ○ |
| ○ | SIGN | ○ |
| ○ | REBAR/PI | ○ |
| ○ | SOIL BORGES | ○ |
| ○ | WATER MANHOLE | ○ |
| ○ | TELEPHONE MANHOLE | ○ |
| ○ | UTILITY MANHOLE | ○ |
| ○ | ELECTRIC MANHOLE | ○ |
| ○ | WATER SERVICE | ○ |
| ○ | SANITARY SERVICE | ○ |
| ○ | MANHOLE PARKING | ○ |
| ○ | DIRECTION OF FLOW | ○ |
| ○ | SPOT ELEVATION | ○ |
| ○ | CONTOURS | ○ |
| ○ | SANITARY SEWER | ○ |
| ○ | STORM SEWER | ○ |
| ○ | WATERMAIN | ○ |
| ○ | FORDMAN | ○ |
| ○ | DRAINAGE | ○ |
| ○ | SALT FENCE | ○ |
| ○ | CURB & GUTTER | ○ |
| ○ | WATERMAIN WALL | ○ |
| ○ | TIE LINE | ○ |
| ○ | EASEMENT LINE | ○ |
| ○ | SETBACK LINE | ○ |
| ○ | FENCE LINE | ○ |
| ○ | UNDERGROUND TELE | ○ |
| ○ | UNDERGROUND GAS | ○ |
| ○ | OVERHEAD UTILITY | ○ |

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- PROPOSED PIPE MATERIALS:
STORM SEWER PVC SCH 40 10" DIAMETER
STORM SEWER PERFORATED HDPE 6" DIAMETER
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE CASTGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.

STORM SEWER SCHEDULE

| STRUCTURE NO. | CASTING | MANHOLE SIZE |
|---------------|---------|--------------|
| CB 1 | R-4342 | 27" PRECAST |
| STMH 2 | R-1642 | 48" PRECAST |



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

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UTILITY PLAN

C4-1

EXHIBIT E

Landscape Plan (L1-1)

IRRIGATION NOTES:

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

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SO/SEED AREAS AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

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

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

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

LANDSCAPE INSTALLATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

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

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

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

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

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

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PER EMBENT HERBICIDE (PEREN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

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

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

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

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

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

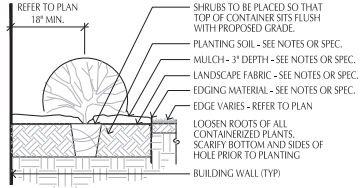
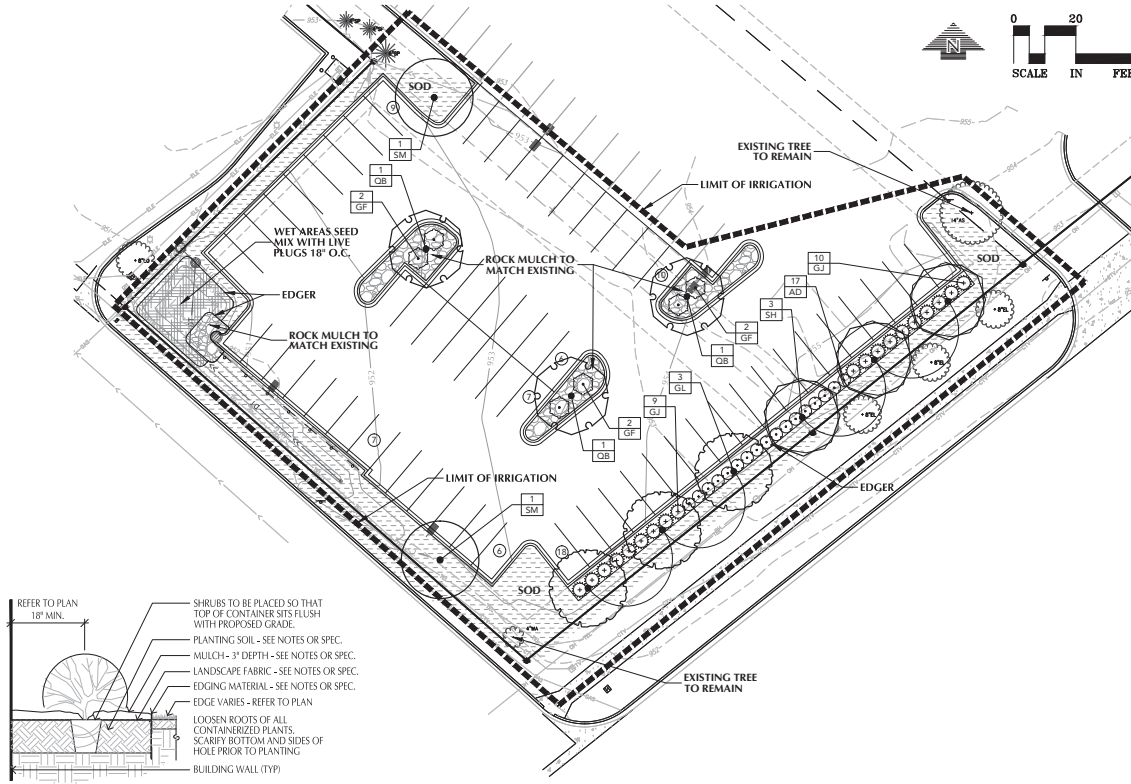
WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF ANY PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

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

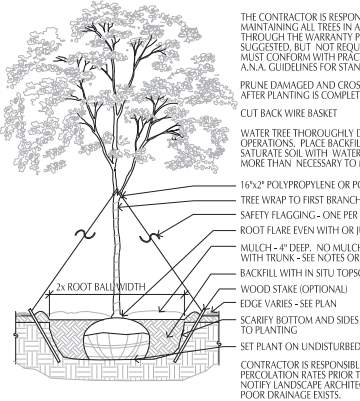
FALL SO/SEEDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. ORNAMENTAL SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER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

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED BY PLANTING, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WORKING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPORTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTON CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.



1 SHRUB PLANTING DETAIL
SCALE: 3/8" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

| PLANT SCHEDULE | | | | | | |
|-----------------|-----|---------------------|---------------------------------|-------|----------|--|
| DECIDUOUS TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | |
| GL | 3 | GREENSPIRE LINDEN | Tilia cordata 'Greenspire' | B & B | 2.5" Cal | |
| SM | 2 | SIENNA GLEN MAPLE | Acer freemanii 'Sienna Glen' | B & B | 2.5" Cal | |
| SH | 3 | SKYLINE HONEYLOCUST | Gleditsia triacanthos 'Skycole' | B & B | 2.5" Cal | |
| OB | 3 | SWAMP WHITE OAK | Quercus bicolor | B & B | 2.5" Cal | |

| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | MIN CONT | MIN SIZE | SPACING |
|--------|-----|------------------------|---------------------------------|----------|----------|----------|
| AD | 17 | ARCTIC FIRE DOGWOOD | Cornus sericea 'Arctic Fire' | 5 gal | 24" HGT | 48" o.c. |
| GJ | 19 | GREY OWL JUNIPER | Juniperus virginiana 'Grey Owl' | 5 gal | 24" SPRD | 60" o.c. |
| GF | 6 | GRO-LOW FRAGRANT SUMAC | Rhus aromatica 'Gro-Low' | 5 gal | 24" SPRD | 84" o.c. |

LANDSCAPE REQUIREMENTS:
 1 TREE AND 1 SHRUB REQUIRED PER 5 PARKING STALLS.
 SCREENING IS REQUIRED BETWEEN PARKING LOT AND RESIDENTIAL AREAS SOUTHEAST OF SITE.
 63 STALLS PROPOSED
 13 TREES REQUIRED
 11 TREES PROPOSED, 2 EXISTING TREES TO REMAIN
 13 SHRUBS REQUIRED
 42 SHRUBS PROPOSED

ALLINA NORTHFIELD PARKING EXPANSION

1400 JEFFERSON ROAD
NORTHFIELD, MN 55057

Alina Health

LOUCKS

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

CADD: This project was prepared by the CADD drafter(s) listed below who are duly licensed and in good standing with the state of Minnesota. The CADD drafter(s) listed below are not responsible for the accuracy of the information or data provided in this project, but only for the accuracy of the information or data provided in the CADD drawings. The CADD drafter(s) listed below are not responsible for the accuracy of the information or data provided in the CADD drawings. The CADD drafter(s) listed below are not responsible for the accuracy of the information or data provided in the CADD drawings.

SUBMITTALS/REVISIONS

| | |
|------------------------|----------|
| CITY SUBMITTAL | 08/29/17 |
| PERMIT SET | 09/26/17 |
| PROFESSIONAL SIGNATURE | |

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

QUALITY CONTROL

| | |
|--------------------|----------|
| License No. | 48303 |
| Date | 09/26/17 |
| Loecks Project No. | 17318 |
| Project Lead | PJD |
| Drawn By | TJF |
| Checked By | TJF |
| Review Date | 09/22/17 |

SHEET INDEX

| | |
|-------|------------------------|
| CO-1 | COVER SHEET |
| CO-2 | GENERAL NOTES |
| CO-3 | PLANTING SCHEDULE |
| CO-4 | IRRIGATION PLAN |
| CO-5 | EDGER PLAN |
| CO-6 | LANDSCAPE PLAN |
| CO-7 | LANDSCAPE PLAN |
| CO-8 | CIVIL DETAILS |
| CO-9 | LANDSCAPE PLAN |
| CO-10 | LANDSCAPE PLAN |
| CO-11 | TREE PRESERVATION PLAN |

LANDSCAPE PLAN

L1-1

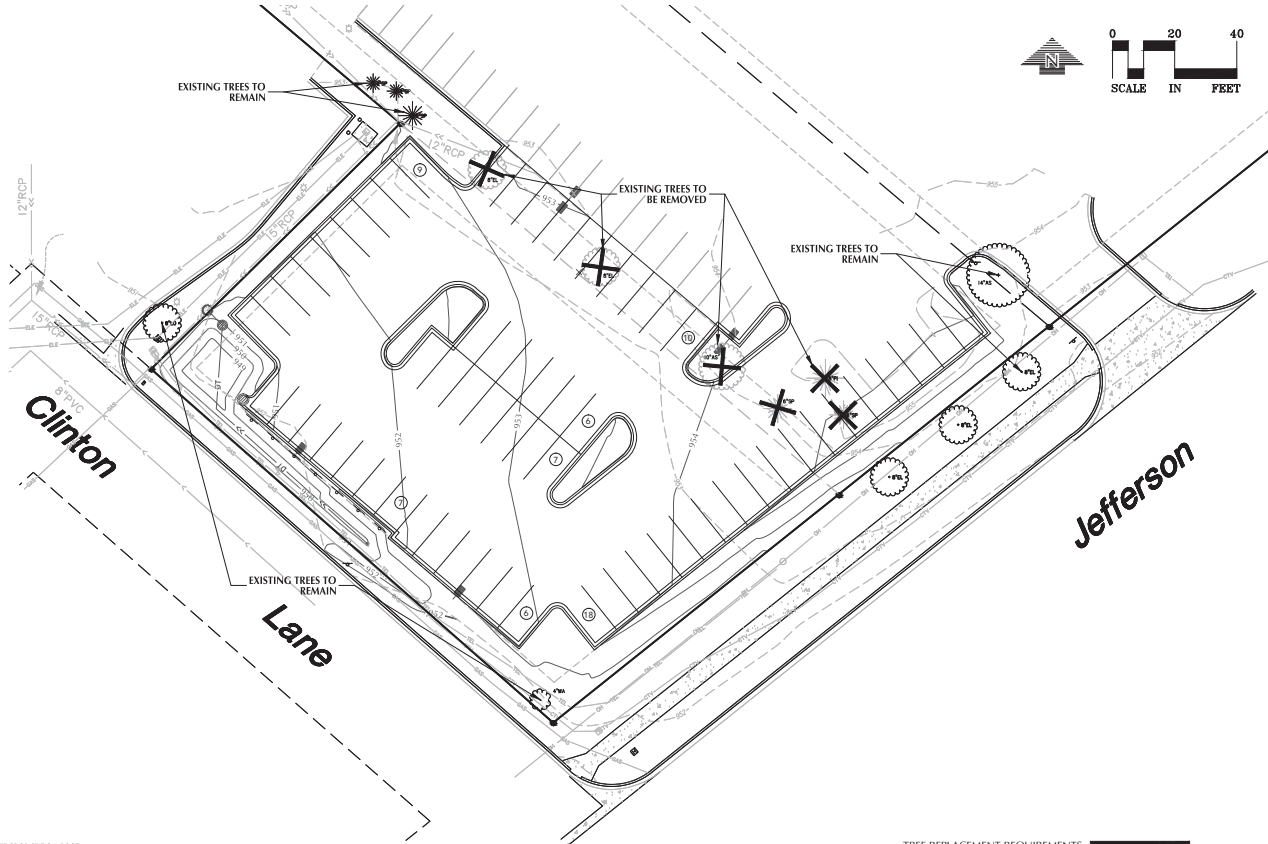
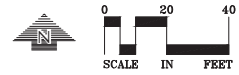
**ALLINA
NORTHFIELD
PARKING
EXPANSION**

1400 JEFFERSON ROAD
NORTHFIELD, MN 55057



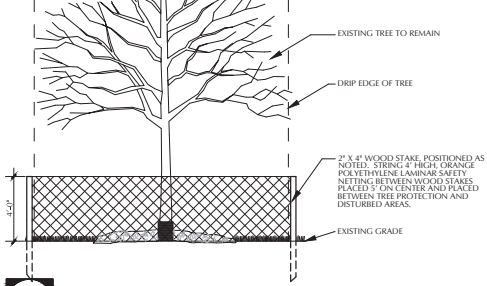
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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
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TREE PROTECTION NOTE:
INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 10' TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM DISRUPTION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.



1 TREE PROTECTION
SCALE: 1/2" = 1'-0"
Tree Protection.DWG

TREE REPLACEMENT REQUIREMENTS:
NO TREES GREATER THAN 12" DBH ARE BEING REMOVED.

| TREE SCHEDULE | | | | |
|---------------|------|-------------|---------|---------------------|
| NUMBER | SIZE | SPECIES | STATUS | WITHIN PROJECT AREA |
| 1 | 4" | MAPLE | SAVED | YES |
| 2 | 8" | ELM | SAVED | NO |
| 3 | 8" | ELM | SAVED | NO |
| 4 | 8" | ELM | SAVED | NO |
| 5 | 14" | ASH | SAVED | YES |
| 6 | 10" | ASH | REMOVED | YES |
| 7 | 8" | ELM | REMOVED | YES |
| 8 | 8" | ELM | REMOVED | YES |
| 9 | 6" | SPRUCE | SAVED | NO |
| 10 | 4" | SPRUCE | SAVED | NO |
| 11 | 4" | SPRUCE | SAVED | NO |
| 12 | 8" | HONEYLOCUST | SAVED | NO |

CADD QUALIFICATION

This project is the CADD preparation and plotting of the Civil Engineering and Land Surveying work of the Civil Engineering and Land Surveying departments of the Consulting Professional Services for the site and site related to the project. These CADD files shall not be used on other projects, for addition to this project, or for completion of this project, by anyone without written approval by the Consultant. With the Consultant's written approval, the Consultant is permitted to utilize copies of the CADD drawing files for reproduction and distribution only. All material or information received, addition, or deletion to these CADD files shall be made at the risk of the party making such revision, addition, or deletion and the party shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

| | |
|----------------|----------|
| CITY SUBMITTAL | 08/29/17 |
| PERMIT SET | 09/26/17 |

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Luoucks
Date: 09/26/17

QUALITY CONTROL

License No. 48263
Date: 09/26/17
Loucks Project No. 17318
Project Lead PJD
Drawn By TJP
Checked By TJP
Review Date 09/22/17

SHEET INDEX

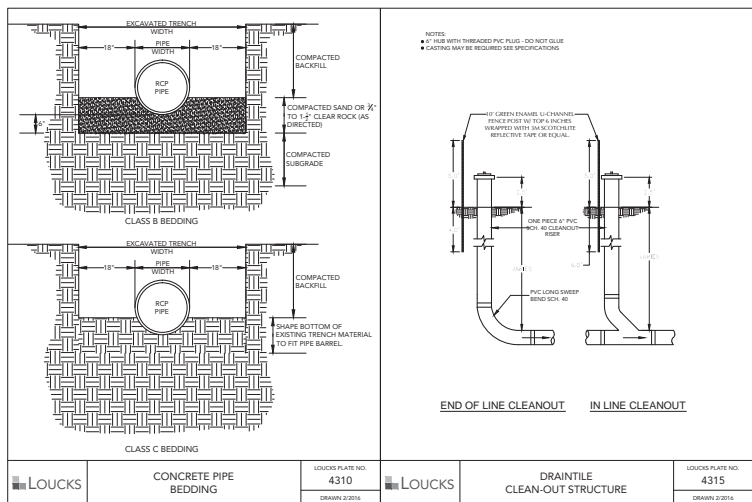
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|------|-----------------------------|
| CO-1 | COVER SHEET |
| 1 | TOPOGRAPHIC & TYPING SURVEY |
| 2 | EXISTING CONDITIONS |
| 3 | PROPOSED CONDITIONS |
| 4 | REMOVAL PLAN |
| 5 | SITE PLAN |
| 6 | GRADING PLAN |
| 7 | UTILITY PLAN |
| 8 | UTILITY PLAN |
| 9 | CIVIL DETAILS |
| 10 | LANDSCAPE PLAN |
| 11 | LANDSCAPE PLAN |
| 12 | TREE PRESERVATION PLAN |

**TREE
PRESERVATION
PLAN**

L2-1

EXHIBIT F

Utility Details (C8-1-C8-2)

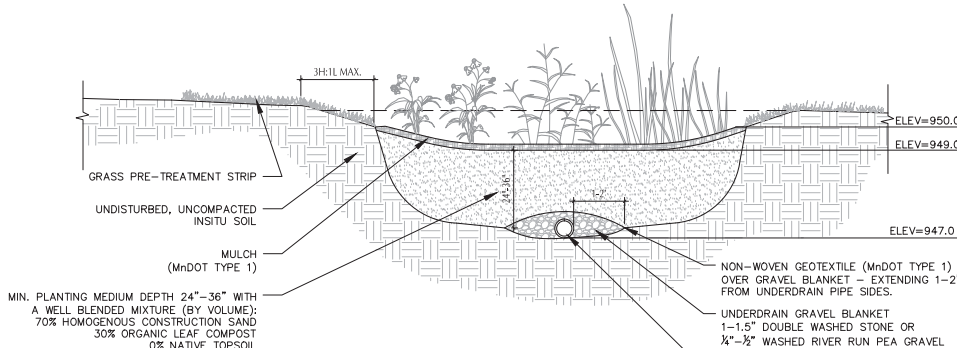
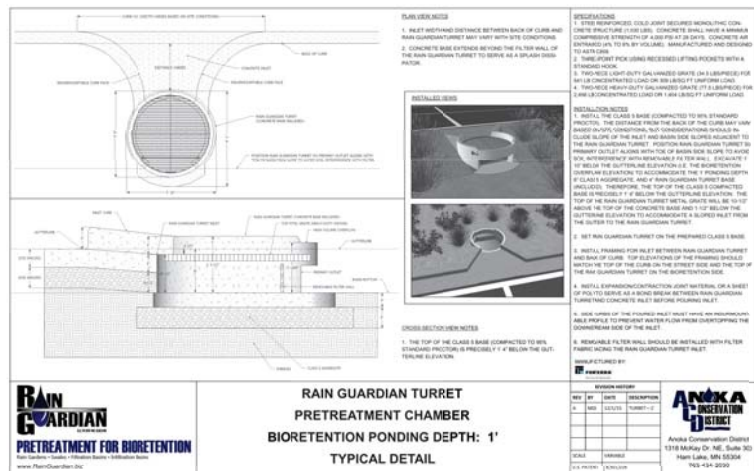


CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS. LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CRODGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICES UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH BIORETENTION DEVICES.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.



CADD QUALIFICATION

CADD file prepared by the contractor for the project. The contractor shall verify the accuracy of the CADD file prior to use and shall be responsible for any errors or omissions in the CADD file. The contractor shall be responsible for any errors or omissions in the CADD file.

SUBMITTAL/REVISIONS

| CITY SUBMITTAL | DATE |
|----------------|----------|
| PERMIT SET | 08/29/17 |
| | 09/26/17 |
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PROFESSIONAL SIGNATURE

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

QUALITY CONTROL

| | |
|--------------|----------|
| License No. | 49923 |
| Date | 09/22/17 |
| Project No. | 17318 |
| Project Lead | PJD |
| Drawn By | ZHW/ZBM |
| Checked By | PJD |
| Review Date | 08/29/17 |

SHEET INDEX

| COVER SHEET | COVER SHEET |
|-------------|------------------------------------|
| 1.00 | 1.00 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.01 | 1.01 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.02 | 1.02 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.03 | 1.03 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.04 | 1.04 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.05 | 1.05 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.06 | 1.06 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.07 | 1.07 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.08 | 1.08 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.09 | 1.09 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.10 | 1.10 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.11 | 1.11 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.12 | 1.12 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.13 | 1.13 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.14 | 1.14 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.15 | 1.15 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.16 | 1.16 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.17 | 1.17 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.18 | 1.18 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.19 | 1.19 BOUNDARY & TOPOGRAPHIC SURVEY |
| 1.20 | 1.20 BOUNDARY & TOPOGRAPHIC SURVEY |

EXHIBIT G

Stormwater Maintenance Plan



Operations & Maintenance Plan

Allina Health Parking Expansion
Northfield, MN

Prepared by Loucks

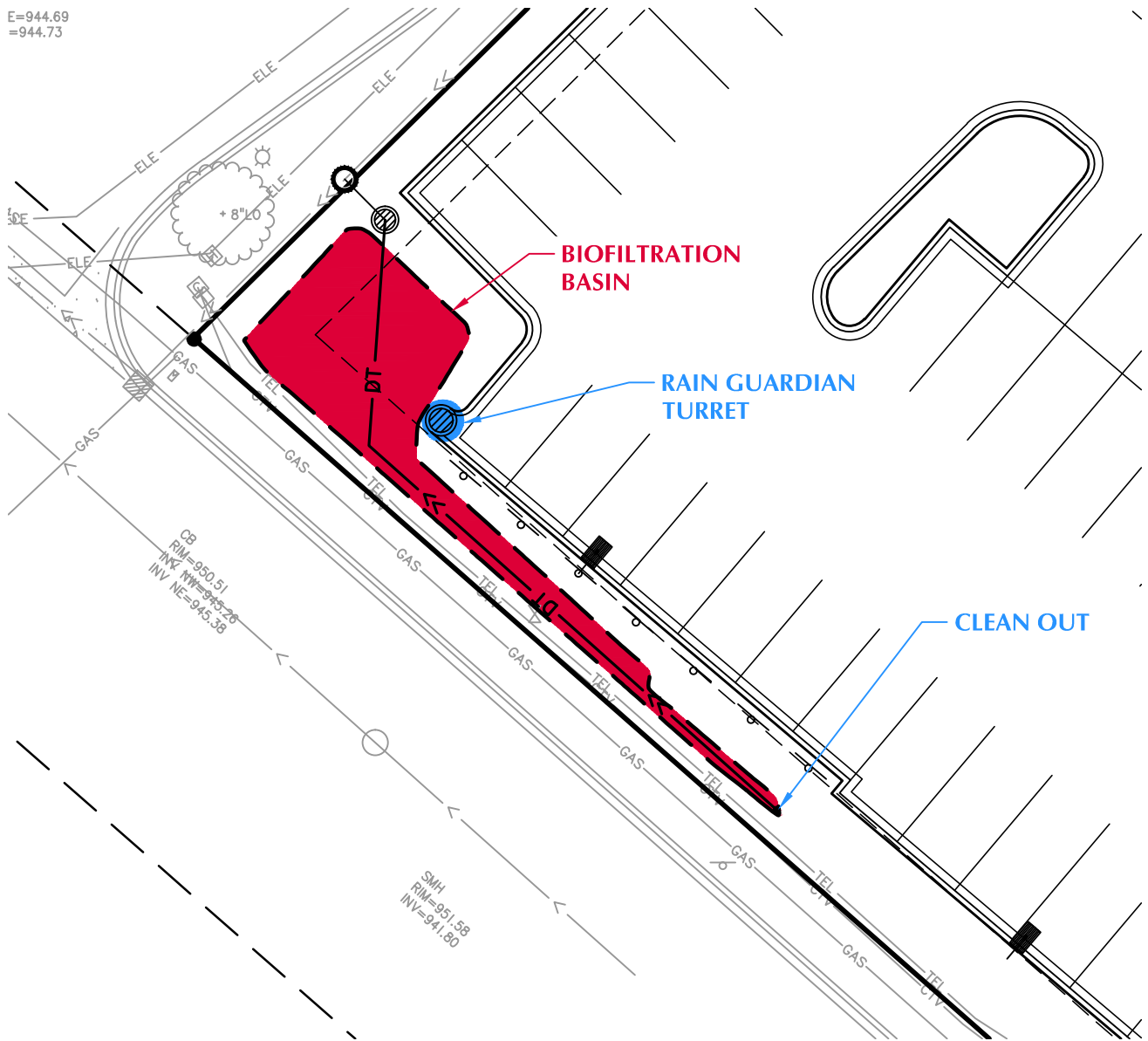
Loucks Project No. 17318

EXHIBIT



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SCALE IN FEET

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=944.73



PROJECT NUMBER: 17318

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Maple Grove, MN 55369
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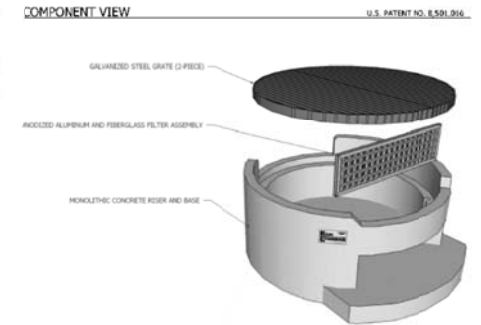
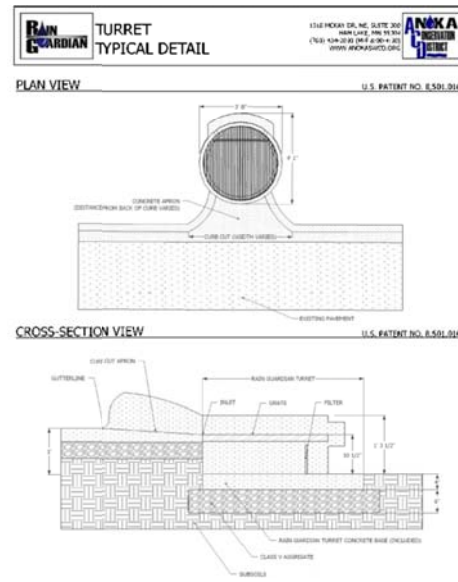
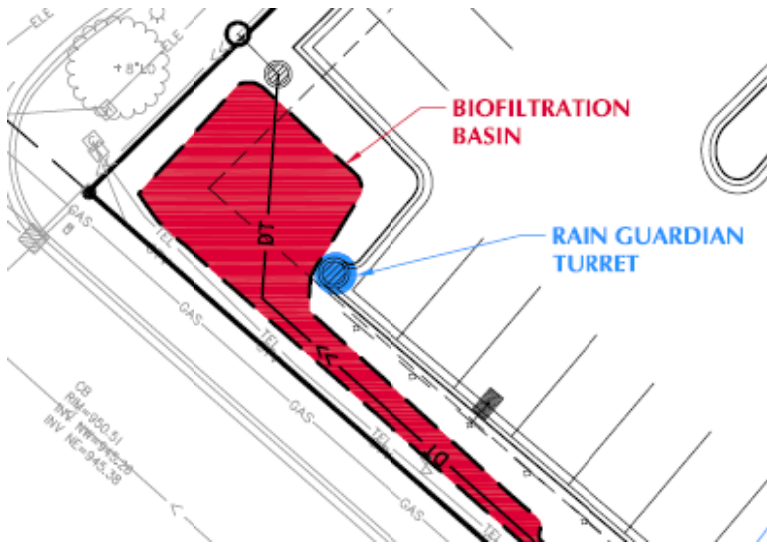
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ENVIRONMENTAL

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OPERATIONS &
MAINTENANCE
EXHIBIT

Allina Health Parking Expansion – Northfield, MN BMP Maintenance and Inspection Specifications

Rain Guardian Turret



- SPECIFICATIONS**
- MANUFACTURED BY: Creston
- STEEL REINFORCED, COOLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (4,000 LBS).
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVESTRENGTH OF 4,000 PSI AT 28 DAYS. CONCRETE AIR (UNTRAINED 6% TO 8% BY VOLUME).
 - MANUFACTURED AND DESIGNED TO ASTM C888.
 - THREE POINT BUCK LOGS PRECEDED LIFTING POCKETS WITH 4 STANDARD HOOK.
 - GRID HEIGHT BASE TO BE CONFORMED TO 95% STAMPER PROCTOR.
 - TWO #7 REE LIGHT DUTY GALVANIZED GRATE (34.5 LBS/PIECE) FOR 541 LB CONCENTRATED LOAD OR 309 LB/SQ FT UNIFORM LOAD.
 - TWO #7 REE HEAVY DUTY GALVANIZED GRATE (77.1 LBS/PIECE) FOR 2,454 LB CONCENTRATED LOAD OR 1,404 LB/SQ FT UNIFORM LOAD.
 - USE EXPANSION JOINT MATERIAL BETWEEN TURRET AND BIORETENTION INLET.
- RAN GUARDIAN DETAILS

| | | |
|----------------|--|--|
| BMP ID: | Location: North west side of parking lot expansion | Inspection Frequency: Following rain events until a specific schedule is developed |
|----------------|--|--|

Description of Device: Rain Guardian Turret pre-treatment device. Flow enters the structure through the inlet grate where debris and particles settle out with clean flow discharging through the bottom of the structure.

Structure Access: Through the top metal grate which can be lifted by hand.

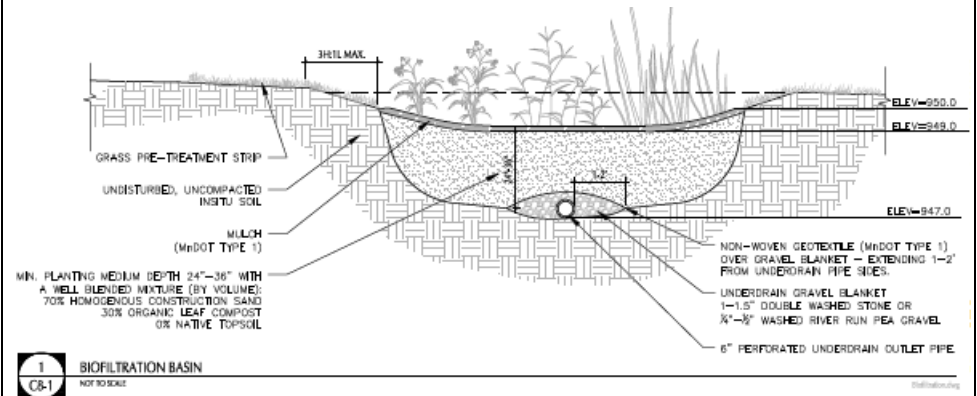
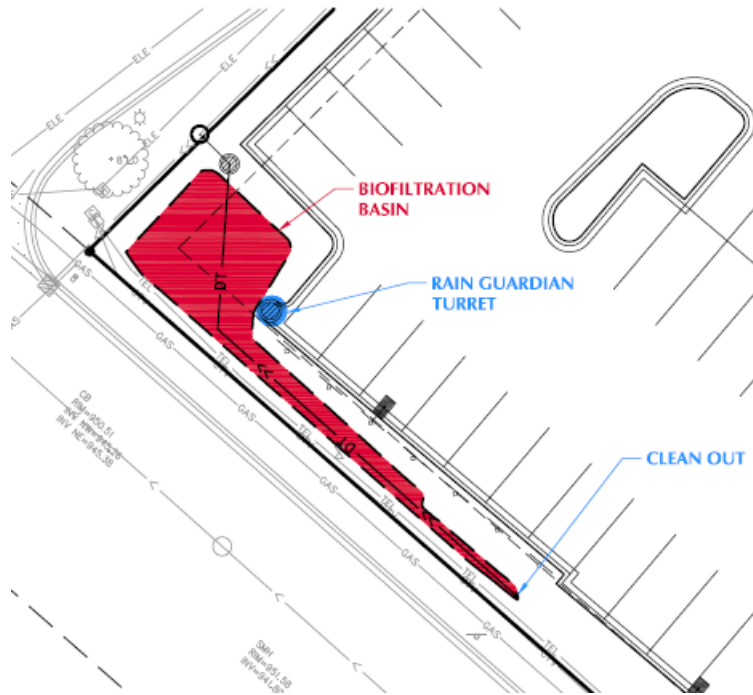
Notes and Comments: Sediment inspections are performed by a visual inspection of the top metal grate and the internal chamber. Maintenance shall be provided if areas of the top metal grate are clogged or the chamber is > 75 % full or the vertical filter wall is clogged. Maintenance shall be completed when stormwater has completely drained from the infiltration practice. Ensure all debris collected during cleaning of the chamber is completely removed from the site and properly disposed of according to local environmental rules.

Allina Health Parking Expansion – Northfield, MN BMP Maintenance and Inspection Specifications

| BMP ID: | | Rain Guardian Turret Maintenance and Inspection Report | | |
|---|---------------------------|---|-----------------|---|
| Inspection Date / / 20 | | Inspector: | | |
| Inspection Activity | Observations Measurements | Maintenance | Maint. Required | Actions Required/Date Completed/Responsible Foreman |
| Inspection of top metal grate for trash and debris. | | Remove and dispose of any trash or debris by hand or with a shovel. | Yes No | / / 20 Responsible Party: |
| Inspection of inside chamber for trash, debris and particles. | | Remove top metal grate and place on paved surface to avoid damage to nearby plants. Remove and dispose of any trash, debris and particles within the chamber using a shovel. | Yes No | / / 20 Responsible Party: |
| Inspect vertical filter wall. | | Remove drop-in filter by lifting vertically. Clean filter wall with a stiff bristled broom or rinse clean with pressurized water. Once cleaning is complete, reinstall filter wall with filter fabric facing the inside of the chamber and replace top metal grate. | Yes No | / / 20 Responsible Party: |
| Inspect all visible structural components. | | Repair as able and note observations notifying maintenance foremen of any observed damage to structure, casting, internal components, blockages of inlets/outlets, etc. | Yes No | / / 20 Responsible Party: |

Allina Health Parking Expansion – Northfield, MN BMP Maintenance and Inspection Specifications

BIOFILTRATION BASIN



| | | |
|---|--|--|
| BMP ID: | Location: Landscape area at west side of parking lot | Inspection Frequency: Bi-annually (Spring and Fall) until a specific schedule is developed |
| <p>Description of Device: The biofiltration basin practice captures and temporarily stores water before allowing it to filtrate into the draintile. During larger stormwater events, the water elevation in the basin reaches the catch basin outlet control structure. Stormwater then enters the structure and discharges through the 10” outlet pipe.</p> | | |
| <p>Structure Access: The outlet control structure can be accessed through a standard surface manhole casting. No <i>Confined Space Entry</i> permit is required for routine cleaning and inspections. This structure is located within the biofiltration basin. Drantile connected into the outlet control structure can also be accessed by the cleanout structures located on the end of the line.</p> | | |
| <p>Notes and Comments: Visual inspections of the biofiltration basin will need to be performed to ensure the basin is properly draining. Standing water should not be present within the basin 48 hours after the conclusion of any rain event. Ensure all debris collected during cleaning of the facilities is completely removed from the site and properly disposed of according to local environmental rules.</p> | | |

Allina Health Parking Expansion – Northfield, MN BMP Maintenance and Inspection Specifications

| BMP ID: | | BIOFILTRATION BASIN Maintenance and Inspection Report | | |
|---|---------------------------|--|-----------------|---|
| Inspection Date / / 20 | | Inspector: | | |
| Inspection Activity | Observations Measurements | Maintenance | Maint. Required | Actions Required/Date Completed/Responsible Foreman |
| Inspection of biofiltration basin. | | Remove any trash, debris or excess sediment at the bottom of the basin. Remove any dead vegetation, trim live vegetation if needed and remove weeds. | Yes No | / / 20 Responsible Party: |
| Inspection of inlets and outlets from the biofiltration basin. | | Remove any trash, debris or excess sediment at the biofiltration basin inlet and outlet. Ensure the outlet control structure is not restricted and/or blocked in any matter. | Yes No | / / 20 Responsible Party: |
| Inspect contributing areas for plugged catch basins, erosion, trash, leaves, and debris. | | Remove any trash, debris or sediment from the contributing areas draining to the basin. Ensure all contributing areas are properly stabilized and free from erosion. Mow grass filter strips as needed and remove grass clippings to prevent clogging of the basin | Yes No | / / 20 Responsible Party: |
| Inspect all visible structural components: Manholes, Castings, Covers and pipe connections. | | Repair as able and note observations notifying maintenance foremen of any observed damage to structure, manholes, casings and associated loose or missing bolts, blockages of inlets/outlets, etc. | Yes No | / / 20 Responsible Party: |