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

This Declaration and Agreement (the “Agreement”) is made by and Hometown Federal Credit Union, a credit union chartered under the laws of the United States, with a business address at 2400 W. Bridge Street, Owatonna, MN 55060 (the “Owner” or “Responsible Party”), and the City of Northfield, a Minnesota municipal corporation, with a business address at 801 Washington Street, Northfield, MN 55057 (the “City”); (each a “Party” and 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 new Credit Union and associated improvements including roadway/driveway, sanitary sewer, storm sewer, water, storm water management facilities, sidewalk and trails, grading and erosion control facilities and other private improvements (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 storm water filtration basin and related appurtenances (the “Facilities”) on a portion of the Property for future use and benefit of the project; and

WHEREAS, the Facilities on the Property were designed by Anderson Engineering of MN, LLC, 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	Existing Conditions Survey (C1)
Exhibit C	Demolition Plan (C2)
Exhibit D	Grading & Drainage Plan (C3)
Exhibit E	Grading Enlargement & Filtration Basin Details (C4)
Exhibit F	Erosion and Sediment Control Plan (C5)
Exhibit G	Utility & Paving Plan (C6)
Exhibit H	Details (C7, C8)
Exhibit I	Stormwater Pollution Prevention Plan (C9, C10)
Exhibit J	Preliminary Plat (C11)
Exhibit K	Planting Plan (L1)
Exhibit L	Planting Details (L2)
Exhibit M	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 and appropriate 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, as applicable, 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 Leaf 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, or applicable law and the City Code, as amended, the Owner shall restore/repair/replace, as necessary, or as 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 Site Plan, the approved 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, the Site Plan, the approved specifications, and applicable law and rules.

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. **NO 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.

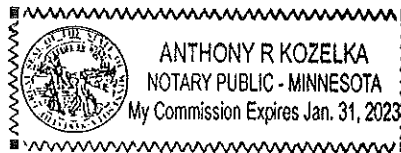
IN WITNESS WHEREOF, the Parties hereto have hereunto executed this document on the latest date affixed to the signatures hereto.

**Hometown Federal Credit Union**


By: Kim Westphal  
Kim Westphal, President/CEO

Date: 9/11/20

COUNTY OF Steele )  
 ) ss.  
STATE OF MINNESOTA )



The foregoing instrument was acknowledged before me, a notary public in and for the above named County and State, on Sept 11<sup>th</sup>, 2020, by Kim Westphal, President/CEO, on behalf of Hometown Federal Credit Union, a credit union chartered under the laws of the United States.

  
\_\_\_\_\_  
Notary Public

**CITY OF NORTHFIELD**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Rhonda Pownell, Its Mayor

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Deb Little, Its City Clerk

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 \_\_\_\_\_, 2020, 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**

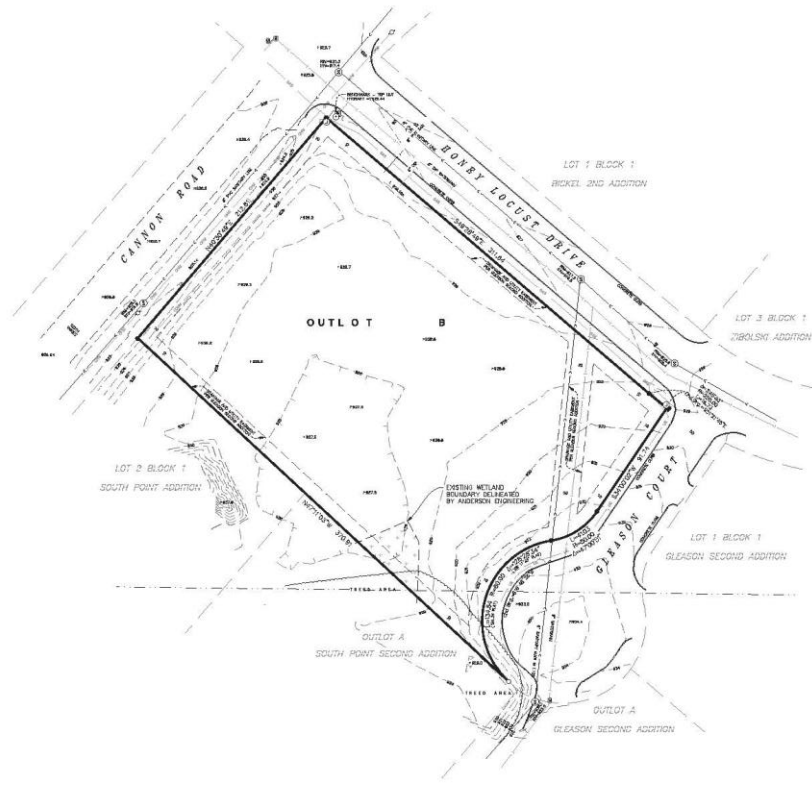
**Legal Description of Property**

Block 1 Lot 1 & Lot 2 Home Town Credit Union Addition.

## EXHIBIT B

### Existing Conditions Survey (C1)

#### EXISTING CONDITIONS SURVEY



SURVEY FOR: **HOMETOWN CREDIT UNION**

PROPERTY ADDRESS:

Green Court, Northfield, Minnesota

LEGAL DESCRIPTION:

Outlot B, GLEASON SECOND ADDITION, Rice County, Minnesota

CERTIFICATION:

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

Dated: November 22, 2019

Anderson Engineering of Minnesota, LLC

by: *[Signature]*  
Jack Burke  
Minnesota License No. 20281

#### NOTES:

1. The horizontal datum and bearings are based on the Rice County Coordinate System, NAD83 (2011).
2. The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant located at the southerly corner of Honey Locust Drive and Cannon Road (projected herein). Elevation = 928.44 feet.
3. The area of the property described herein is 72,188 square feet or 1.6367 acres.
4. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, show ground evidence and Gopher State One Call markings per local number 1650680. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.

#### LEGEND

- ② COMMUNICATION JUNCTION BOX
- ③ HYDRANT
- ⌵ POWER POLE
- ① SANITARY MANHOLE
- SEWER
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- COMMUNICATION
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- STREAMBED SURFACE
- DEPRESSION CONTOUR



[www.htg-architects.com](http://www.htg-architects.com)  
Minneapolis    Palm Springs

9300 Hennepin Town East  
Minneapolis, MN 55427  
Tel: 952.278.8880  
Fax: 952.278.8822

#### PROJECT

**HOMETOWN  
CREDIT UNION**

#### NEW BUILDING

#### NORTHFIELD, MINNESOTA

#### ISSUED SET COMMUNICATION DOCUMENTS

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#### EXISTING CONDITIONS SURVEY

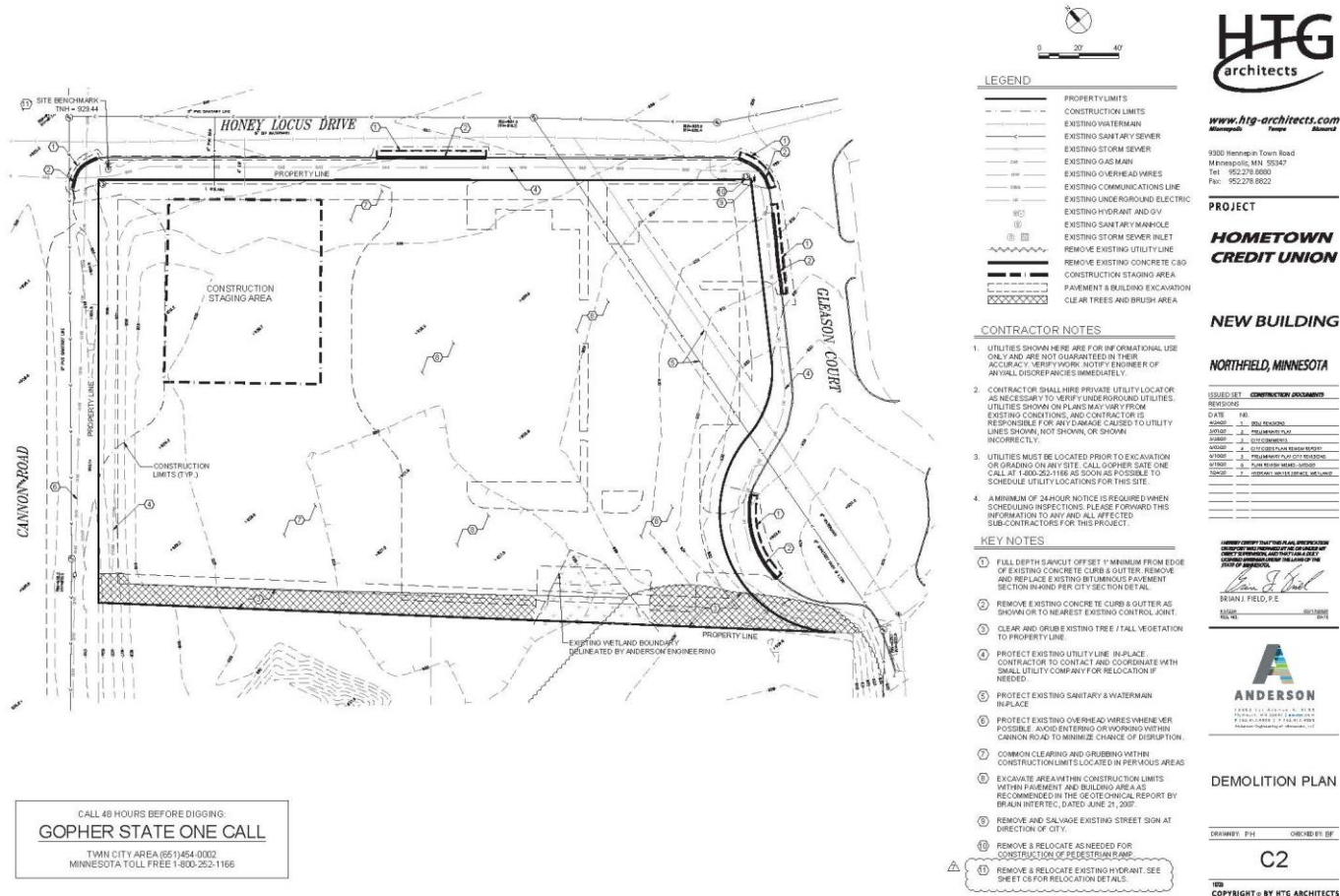
DRAWN: D.G. CHECKED BY: J.B.

C1

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# EXHIBIT C

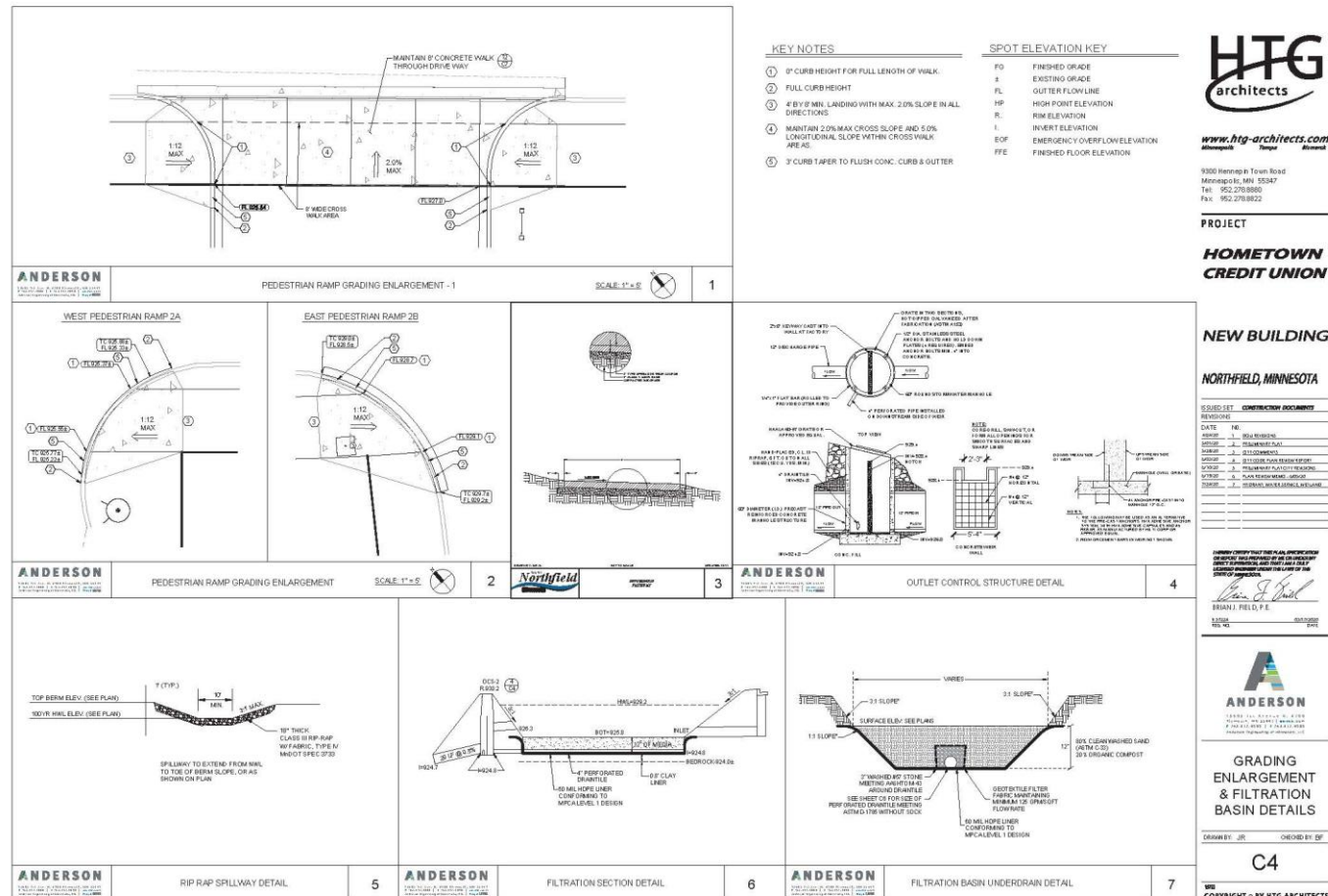
## Demolition Plan (C2)





# EXHIBIT E

## Grading Enlargement & Filtration Basin Details (C4)



**HTG**  
architects

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9300 Hennepin Town Road  
Minneapolis, MN 55347  
Tel: 952.278.8800  
Fax: 952.278.8822

**PROJECT**

**HOMETOWN CREDIT UNION**

**NEW BUILDING**

**NORTHFIELD, MINNESOTA**

DATE	REVISION	CONSTRUCTION DOCUMENT
01/15/2010	1	ISSUED FOR PERMIT
02/15/2010	2	ISSUED FOR PERMIT
03/15/2010	3	ISSUED FOR PERMIT
04/15/2010	4	ISSUED FOR PERMIT
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06/15/2010	6	ISSUED FOR PERMIT
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02/15/2018	98	ISSUED FOR PERMIT
03/15/2018	99	ISSUED FOR PERMIT
04/15/2018	100	ISSUED FOR PERMIT

**ANDERSON**

GRADING ENLARGEMENT & FILTRATION BASIN DETAILS

DESIGNED BY: JRF    CHECKED BY: JRF

**C4**

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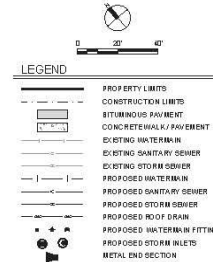


# EXHIBIT G

## Utility & Paving Plan (C6)

### GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND PER THE GEOTECHNICAL REPORT BY BRAUN INTERTEC ISSUED ON JUNE 21, 2007 UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF NORTHFIELD ENGINEERING STANDARDS AND THE 2015 EDITION OF MINOT SPECIFICATIONS UNLESS DIRECTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MINOT PERMITS. VERIFY AND OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- EXISTING TOPOGRAPHIC AND UTILITY INFORMATION IS PROVIDED BY THE OWNER ON A SURVEY PREPARED BY ANDERSON ENGINEERING. IT IS ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE TO METERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UNDERGROUND UTILITIES.
- ALL HANDICAPPED STALLS AND ACCESS RAMPS SHALL COMPLY WITH CURRENT ADA STANDARDS. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING ENTRANCES.
- WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 12" HORIZONTAL AND 10" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM 6" RIBBON SANITARY SEWER WATERMAIN TO BE INSULATED PER C.E.A.M. SPECIFICATIONS. WHERE COVER DEPTH CANNOT BE ACHIEVED, CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
- WATER SERVICE MATERIALS SHALL BE PVC CROSS-TYPE R-100 PER CITY OF NORTHFIELD. CONTRACTOR SHALL VERIFY EXISTING SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION. ALL INSTALLED PIPE SHALL REQUIRE TESTING PER CITY AND STATE REQUIREMENTS. THIS WILL INCLUDE, AT A MINIMUM, CONDUCTIVITY AND PRESSURE TESTING, AS WELL AS TESTING FOR BACTERIA AND PROPER DISINFECTION FOLLOWING C.E.A.M. STANDARDS SPECIFICATIONS UNLESS NOTED OTHERWISE. INSTALL TRACER WIRE JOINT RESTRAINTS AND THROST BLOCKING ON ALL WATERMAIN PIPE AND FITTING PER CITY OF NORTHFIELD STANDARDS.
- SANITARY SEWER PIPE MATERIALS SHALL BE PVC 304.36. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M. STANDARDS. WHERE 7.5 FOOT COVER DEPTH ARE NOT ACHIEVED, THIS APPLIES TO ALL PROPOSED NEW PIPE FOR THIS PROJECT. ALL SANITARY SEWER PIPE SHALL REQUIRE TESTING AND CONSENT TESTING.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. AS PROVED RESIDENT RUBBER JOINTS MUST BE USED MEETING ASTM F2510 TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS. DO NOT GROUT OVER FLEXIBLE CONNECTIONS TO MANHOLES.
- HOPE STORM SEWERS MUST MEET ASTM F14. USE MINNESOTA RULES, CHAPTER 4114 SECTION 1105.4 AND INSULATION STANDARD 11. WATER TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS, INCLUDING STRUCTURES. THE INSTALLATION MUST COMPLY WITH ASTM D2231.
- WHERE REWORK IS DISCOUNTED DURING UTILITY INSTALLATION CONTRACTOR TO COMPLY WITH SECTION C.6. UTILITY SUPPORT WITHIN THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC ON JUNE 21, 2007.



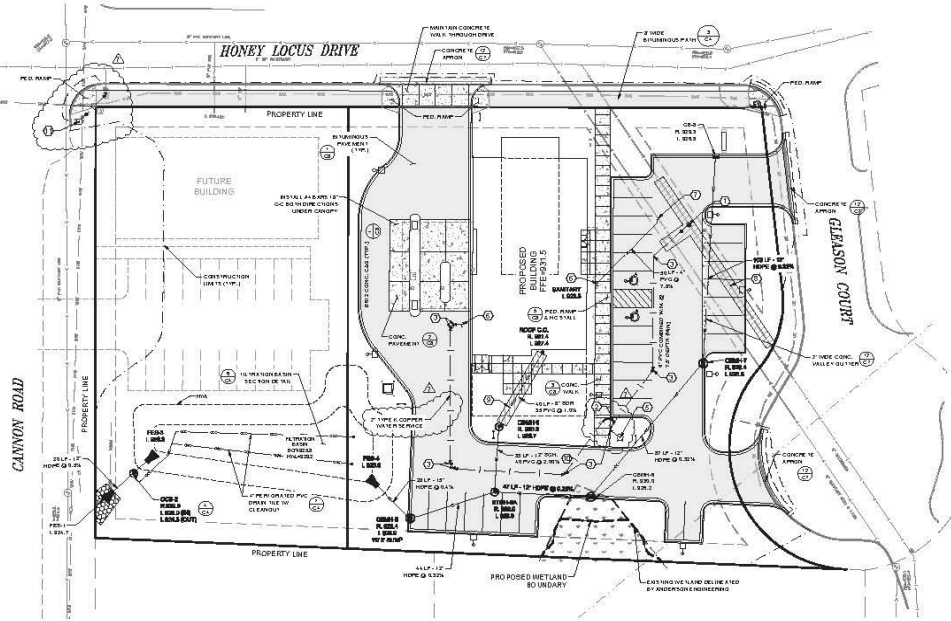
### KEY NOTES

- CONNECT TO EXISTING 18" WATERMAIN W/ 6" TEAR AND GATE VALVE. CONFIRM SIZE AND TYPE PRIOR TO MAKING CONNECTION.
- INSTALL 6" TEE WITH CURB STD F.
- INSTALL WATER MAIN BEND AS SHOWN.
- NOT USED.
- INSTALL HYDRANT 5' FROM BACK OF CURB.
- W/ 4" GATE VALVE.
- STUB UTILITY 5' FROM BUILDING OUTLINE.
- CONNECT TO EXISTING 18" PVC SANITARY WITH 4" W/ 6" ELEVATOR 5' FROM CURB AND TYPE PRIOR TO MAKING CONNECTION. SANITARY SEWER CONNECTION TO 8" CUT-IN AND REPAIR CO UP LINES.
- VERIFY 7.5' COVER OVER EXISTING WATERMAIN. WHERE COVER DEPTH CANNOT BE MET, INSTALL 2" POLYSTYRENE INSULATION. INSULATE AT A RATE OF 1" INSULATION FOR EACH FOOT OF COVER LESS THAN 7.5'. MINIMUM 2" OF INSULATION.
- INSTALL 4" WIDE 2" THICK NEW POLYSTYRENE INSULATION OVER ROOF DRAIN.
- PVC AT WATERMAIN CROSSING TO BE TYPE SCHEDULE 40 MEETING ASTM D1105. WATER MAIN TO NOT CONTAIN JOINTS OR CONNECTIONS WITHIN 10' OF STORM PIPE.
- RELOCATE EXISTING HYDRANT. INSTALL AT 10' WITHIN 8' OF DRAIN OF CHANNELED HYDRANT GATE VALVE AS SHOWN.

### OWNER'S NOTE

- ROOF DRAIN CONNECTION AT CBBH-4 TO BE INSPECTED ANNUALLY TO ENSURE CATCH BASIN CLEAR OF ALL DEBRIS.

STRUCTURE SCHEDULE		
NO.	SIZE	CASTING & NOTES
FES-1	12" MES	RIP RAP PER TCT
ODS-2	48" ROUND	SPLIT TOP GRATE ADA
FES-3	12" MES	INSTALL TRASH GUARD
FES-4	18" MES	RIP RAP PER TCT
CBBH-5	48" ROUND	NEENAH R-2027-M
CBBH-6	48" ROUND	NEENAH R-2027-M
CBBH-7	48" ROUND	NEENAH R-2027-M
CBBH-8	48" ROUND	NEENAH R-2027-M
CBBH-9	48" ROUND	NEENAH R-2027-M



9300 Highway 4 Town Road  
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Fax: 952.278.8822

**PROJECT**

**HOMETOWN CREDIT UNION**

**NEW BUILDING**

**NORTHFIELD, MINNESOTA**

EXISTING SET	CONSTRUCTION DOCUMENTS
DATE	REV
10/1/10	1.0
10/1/10	2.0
10/1/10	3.0
10/1/10	4.0
10/1/10	5.0
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10/1/10	16.0
10/1/10	17.0
10/1/10	18.0
10/1/10	19.0
10/1/10	20.0

ANDERSON ENGINEERING, INC. IS THE DESIGNER OF RECORD FOR THIS PROJECT. ANY CHANGES TO THE PLANS MUST BE APPROVED BY ANDERSON ENGINEERING, INC. BEFORE CONSTRUCTION.

BRAN J. REED, P.E.



**UTILITY & PAVING PLAN**

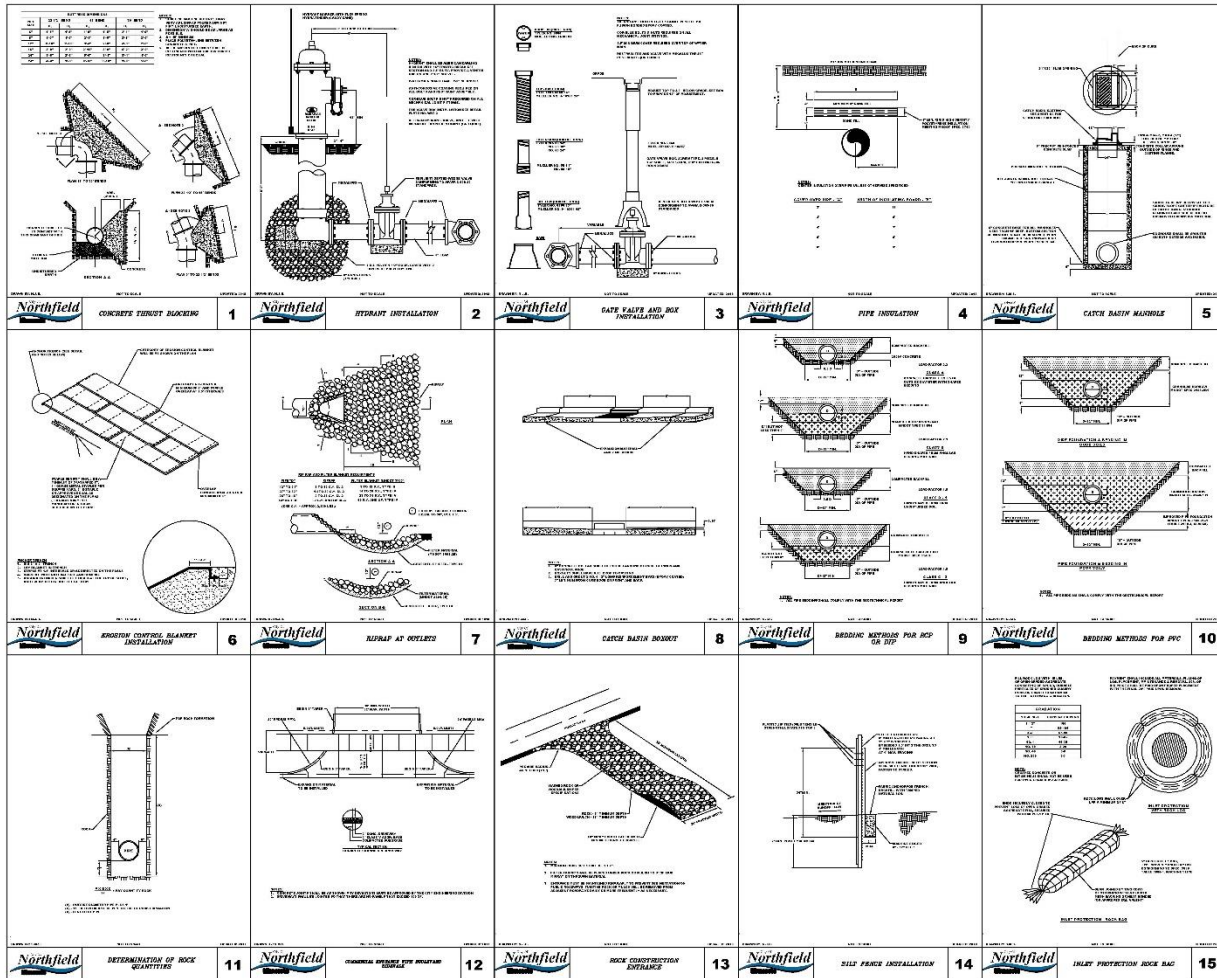
DRAWN BY: JH CHECKED BY: SF

**C6**

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# EXHIBIT H

## Details (C7, C8)



www.htg-architects.com  
Minneapolis Tampa Birmingham

9300 Hennepin Town Road  
Minneapolis, MN 55347  
Tel: 612.778.8880  
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PROJECT

**HOMETOWN  
CREDIT UNION**

NEW BUILDING

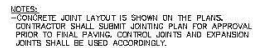
NORTHFIELD, MINNESOTA

PROJECT NO. 11777 CONSTRUCTION DOCUMENTS  
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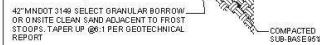


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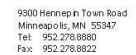
1. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
3. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
4. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
5. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
6. MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.

① 0" CURB HEIGHT FOR FULL LENGTH OF CONCRETE WALK.

- P DETAIL SCALE: 1"=5'

SCALE: 1"=5'

6

**HOMETOWN  
CREDIT UNION**

## NEW BUILDING

## NORTHFIELD, MINNESOTA

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 ENGINEER UNDER THE LAWS OF THE STATE OF MISSISSIPPI.

  
BRIAN J. FIELD, P.E.

1-57220 REG. NO. 00197/2020 DATE



DETAILS -  
PG 2 OF 2

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STORM WATER POLLUTION PREVENTION PLAN NARRATIVE - PAGE 2 OF 2

1. INITIATE RILET STABILIZATION IMMEDIATELY WHEN CONSTRUCTION WAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE SITE. COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE NOT APPROPRIATE AND THEREFORE EXEMPT FROM THE STABILIZATION REQUIREMENT.
2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEED, OR BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT. TOPSOIL, BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER CONTROL. BMPs USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
- A. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 AND OCTOBER 1, SEED WITH SEED MIXTURE 21-111
  - B. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
  - C. MULTI-YEAR CONSTRUCTION 22-111
4. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.
5. AREAS THAT HAVE SLOPES LESS THAN 3:1 TO RECEIVE HYDROMULCH APPLICATION. AREAS WITHIN LAST 200 LINEAL FEET OF DRAINAGE DITCH OR SWALE. AREAS WITH SLOPES GREATER THAN 3:1 TO RECEIVE A COVER OF EROSION CONTROL BLANKET.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
7. SEED SHALL BE APPLIED AT RATE AS SPECIFIED PER MDT SEEDING MANUAL, WITH 2 TONS SHREDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING PER MDT SPEC. SECTION 30984 MULCHING IS AN ACCEPTABLE ALTERNATE FOR COVER.

GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. CONTRACTOR SHALL MAINTAIN THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS WITHIN 7 DAYS UPON IMPLEMENTATION. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
2. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE AREA OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DETERMINING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW A MINIMUM OF 7 DAYS FOR THE ENGINEER TO REVIEW AND ACCEPT. SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
3. IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INITIAL EROSION CONTROL BMPs BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
4. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
5. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING SOURCE DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS, DELINEATE AREAS FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
6. ROUTE STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISPERSION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
7. DIRECT DISCHARGES FROM BMPs TO VEGETATED AREA WHENEVER FEASIBLE. PROVIDE VELOCITY DISPERSION DEVICES AS NEEDED TO PREVENT EROSION.
8. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL, WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
9. ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UP GRADIENT OF ANY BUFFER ZONES BEFORE AND UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
10. LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE 2 HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
11. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
12. FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE WATER WORK IS COMPLETED.
13. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
14. PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ON TO PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACK OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS OBSERVED. REGULAR STREET SWEEPING IS NOT AN ACCEPTABLE ALTERNATIVE TO PROPER CONSTRUCTION EXIT INSTALLATION AND MAINTENANCE. CONSTRUCTION EXITS ARE INCIDENTAL.
15. DISCHARGE USED OR SEDIMENT LAGOON TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LAGOON WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS OR TEMPORARY SEDIMENT TRAPS TO THE DESIGN CAPACITY AT THE END OF UP GRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
16. PROVIDE EROSION PROTECTION AT ANY OUTFALL OF DRAINAGE ACTIVITIES.
17. PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DRAINAGE OR SITE DRAINING PURPOSES.

POLLUTION PREVENTION

1. PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
2. STORE ALL BUILDING MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS, PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDFILLABLE MATERIALS UNDER COVER WITH SECONDARY CONTAINMENT.
3. PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS OTHERWISE STORED AS HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
4. STORE, COLLECT AND DISPOSE OF ALL SOLID WASTE.
5. POSITION ALL PORTABLE TOILETS SO THAT THEY ARE EROSION AND CANNOT BE TIPPED OR KNOCKED OVER. PROPERLY DISPOSE OF ALL SANITARY WASTE.
6. FUEL AND MAINTENANCE CONTAINER AREAS WHENEVER FEASIBLE. USE Drip PANS OR ABSORBENT MATERIALS TO PREVENT SPILLS OR LEAKED CHEMICALS FROM DISCHARGING TO SURFACE WATER OR STORMWATER CONVEYANCES. PROVIDE A SPILL KIT AT EACH LOCATION THAT VEHICLE AND EQUIPMENT ARE FUELED OR MAINTAINED AT.

7. LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA OF THE SITE. CONTAIN RUNOFF FROM THE WASHING AREA TO A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL. PROPERLY DISPOSE OF ALL WASTE GENERATED BY VEHICLE AND EQUIPMENT WASHING. ENVIRONMENTAL DEGREASING IS NOT ALLOWED ON THE SITE.
8. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OF CONCRETE, STUCCO, PAINT, FLOOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND, LESSON THE CONTAINMENT SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR CONTAINMENT AREA.
9. CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER.
10. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRADINGS, CUTTING, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
11. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, CONCRETE WASH OUT, AND OTHER CONCRETE WASTES FROM LEAVING THE SITE, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANING WASTE FROM LEAVING THE SITE AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING DITCHES AND CULVERTS.

RECORD RETENTION

THE SWPPP, ALL CHANGES TO IT AND INSPECTION AND MAINTENANCE RECORDS MUST BE KEPT ON-SITE DURING CONSTRUCTION. THE OWNER MUST RETAIN A COPY OF THE SWPPP FOLLOWING WITH THE FOLLOWING RECORDS FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT).

- ANY OTHER PERMITS REQUIRED FOR THE PROJECT.
- RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION.
- ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENT THAT HAVE BEEN IMPLEMENTED INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
- ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INITIATION	INSPECTION & MAINTENANCE	REMOVAL
SOIL EROSION CONTROL DEVICES	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SOIL STOCKPILING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
OUTSTANDING SURFACES	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
ROADS	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SEEDING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SEEDING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SEEDING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SEEDING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED
SEEDING	PLAN & COMMENCEMENT OF WORK OPERATIONS	INSPECT AND MAINTAIN PERIMETER SEDIMENT CONTROL DEVICES	REMOVED WHEN WORK IS COMPLETED

SITE ASSESSMENTS FOR GROUNDWATER OR SOIL CONTAMINATION

LAND HAS NOT BEEN DEVELOPED. THEREFORE, THERE IS NO PROBABLE CAUSE OF SOIL CONTAMINATION ON THE SITE.

SITE CONSTRAINTS

THE EXISTING FILL AND SOFT MUD CLAY PRESENT ON THE SITE ARE NOT SUITABLE FOR USE OF TYPICAL STORMWATER MANAGEMENT AND SEDIMENT CONTROL BMPs. FURTHERMORE, THE SITE HAS NO EXISTING STORM SEWER TO UTILIZE.

LONG-TERM MAINTENANCE & OPERATION OF PERMANENT STORMWATER MANAGEMENT

HOMETOWN CREDIT UNION IS RESPONSIBLE FOR THE LONG-TERM OPERATION & MAINTENANCE OF THE FILTRATION BASIN LOCATED IN THE SOUTHEAST CORNER OF THE PROPERTY. HOMETOWN CREDIT UNION PLANS TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY OF NORTHFIELD THAT IDENTIFIES THAT HOMETOWN CREDIT UNION IS RESPONSIBLE FOR OWNERS MAINTENANCE AND HOW RESPONSIBILITY WILL BE TRANSFERRED TO OTHER AGENCIES.

MINIMIZE SOIL COMPACTION & PRESERVE TOPSOIL

THE FOLLOWING ACTIONS CAN BE MADE TO MINIMIZE / PREVENT SOIL COMPACTION DURING CONSTRUCTION ACTIVITIES:

- REDUCE CONTACT AREA PRESSURE TO PROTECT TOPSOIL BY INCREASING THE CONTACT AREA OF THE WHEEL, USE WIDE TIRES OR FLAT TIRE TIRES, USE TIRE INFLATION PRESSURE CONTROL SYSTEM, USE CHALKER, TRUCKS OR SENSITIVE SITES.
- REDUCE WHEEL LOAD.
- REDUCE WHEEL SLIP.
- REDUCE THE NUMBER OF PASSES.

SOIL RIPPERING / SUBSIDING NOTES

- SOIL RIPPERING CAN BE CONDUCTED PRIOR TO OR AFTER TOPSOIL PLACEMENT.
- SOIL SHOULD BE RIPPERED TO A TARGET DEPTH OF 20 INCHES WITH AN EFFECTIVE DEPTH OF 15-18 INCHES.
- SPECIFIC OF THE WHEEL SHOULD BE 20 INCHES.
- CALL FOR LOCATES PRIOR TO DEEP SOIL RIPPERING.
- SOIL RIPPERING IS TO BE USED WHERE TOP SOIL HAS BECOME OVER COMPACTED AND WITHIN INFILTRATION / FILTRATION AREAS.

DESIGN OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs

- THE EXPECTED FREQUENCY OF RAINFALL IS A 1-YEAR EVENT WITH AN INTENSITY OF 2.5 IN/HR FOR A 24 HOUR DURATION.
- EXPECTED FLOW FROM IMPERVIOUS SURFACE IS APPROXIMATELY 3.0 CFS AT ITS PEAK WITH A VOLUME OF 12 ACRES FEET.
- RUNOFF WILL BE CAPTURED VIA STORM SEWER AND ROUTED TO THE PROPOSED FILTRATION BASIN.
- PEAK DISCHARGE RATES WITHIN SWALES AND AT FLARED END SECTIONS ARE TO BE BELOW 5.0 FEET PER SECOND TO PREVENT SCOURING.
- SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON SITE ARE CLAY SILT OR SMALLER.

PERMANENT STORMWATER MANAGEMENT

FILTRATION BASIN DESCRIPTION:

A PERMANENT FILTRATION BASIN WILL BE CONSTRUCTED NEAR THE SOUTH WEST CORNER OF THE SITE AND WILL DISCHARGE TO THE CANNON RD DITCH. SURFACE AREA OF THE BASIN WILL BE APPROXIMATELY 5500 SF WITH A DEPTH OF 3.4 FEET. DISCHARGE FROM THE BASIN WILL BE CONTROLLED BY AN OUTLET CONTROL STRUCTURE (OCS) LOCATED IN THE SOUTHWEST CORNER OF THE BASIN. WITHIN THE OCS WILL BE A CONCRETE NOTCHED WEIR WHERE STORMWATER IS DIRECTED TO A 12" SIZE PIPE, AS A PRE TREATMENT TO THE BASIN. THE STORM CATCH BASIN IMMEDIATELY UPSTREAM OF THE WEIR TO HAVE A 2" SUMP. A 12 INCH SECTION OF FILTRATION MEDIA IS PROPOSED WITH 4 INCH PERFORATED PVC DRAIN TILE WITH 3 INCH WASHED STONE AND WRAPPED WITH A GEOTEXTILE FABRIC. THE FILTRATION MEDIA WILL CONSIST OF 80% CLEAN WASHED SAND AND 20% ORGANIC COMPOST. A BROAD CRESTED RIP RAP SPILLWAY 10 FEET LONG AND 5 FEET WIDE WILL BE PROVIDED AS AN EMERGENCY OVERFLOW TO THE BASIN FOR EVENTS LARGER THAN A 100-YEAR FREQUENCY. THE FILTRATION BASIN WILL BE LINED WITH A HDPE LINER DUE TO THE SHALLOW BEDROCK. APPROXIMATELY 60 FEET DOWN FROM THE BOTTOM OF THE FILTRATION MEDIA.

VOLUME REDUCTION INFEASIBILITY:

THE NEW IMPERVIOUS SURFACE ADDED WHEN FULLY DEVELOPED WILL EQUAL 44207 SF. THE WATER QUALITY VOLUME OF ONE INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT TO BE RETAINED ON SITE IS EQUAL TO 42007 SF. (4" x 362 CF). THE FILTRATION BASIN HAS A CUMULATIVE STORAGE VOLUME BELOW THE LOWEST OUTLET AT ELEVATION OF 928.4 OF 912.0 CF, WELL ABOVE THE MPC-A REQUIRED AMOUNT.

WATER QUALITY & DRAIN DRAIN TIME

THE NEW IMPERVIOUS SURFACE ADDED WHEN FULLY DEVELOPED WILL EQUAL 44207 SF. THE WATER QUALITY VOLUME OF ONE INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT TO BE RETAINED ON SITE IS EQUAL TO 42007 SF. (4" x 362 CF). THE FILTRATION BASIN HAS A CUMULATIVE STORAGE VOLUME BELOW THE LOWEST OUTLET AT ELEVATION OF 928.4 OF 912.0 CF, WELL ABOVE THE MPC-A REQUIRED AMOUNT.

USING AN INFILTRATION RATE OF 0.8 IN/HR OR 0.067 FT/HR FOR THE FILTER MEDIA, DRAIN DRAIN TIME IS CALCULATED PER BELOW, WHERE A IS THE BOTTOM AREA OF THE BASIN (SQ.) & V IS THE MEDIAN INFILTRATION RATE (FT/HR), AND V IS THE CUMULATIVE STORAGE OF THE BASIN UNDER THE LOWEST OUTLET (CF).

DRAIN DOWN TIME (HR) =  $V / (A \times V)$  =  $51230 / (0.067 \times 212)$  (12) = 30.00 HR - BELOW THE REQUIRED 40 HRS.

TOTAL SUSPENDED SOLIDS (TSS) REMOVAL

THE PROPOSED FILTRATION BASIN HAS BEEN SIZED AND DESIGNED PER THE MINNESOTA STORMWATER MANAGEMENT DESIGN CRITERIA. THE PROPOSED FILTRATION BASIN WILL BE APPROXIMATELY 5500 SF. THE STORMWATER MANAGEMENT PLAN SHOWN IN THE CONSTRUCTION DOCUMENTS, THE FILTRATION BASIN REMOVES 80% OF THE TOTAL TSS OF ANNUAL TSS DIRECTED FROM THE WATER SHED AND 71% OF THE TSS FOR THE ENTIRE SITE. THE DRAINAGE AREA THAT IS NOT FLOW TO THE FILTRATION BASIN WILL BE DIRECTED INTO THE CANNON RIVER RD DITCH THAT WILL REMOVE 80% OF THE ENTIRE SITES TSS.

WITH THE COMBINATION OF THE FILTRATION BASIN AND THE CANNON RD DITCH, 80% OF THE SITES ANNUAL TSS LOAD WILL BE REMOVED.

ENVIRONMENTAL IMPACTS

WETLANDS:

THE EXISTING WETLAND TO THE SOUTH EXTENDS INTO THE PROPERTY, TOTALING APPROXIMATELY 1400 SF. THE WETLAND HAS BEEN DELINEATED BY ANDERSON ENGINEERING AND CLASSIFIED AS A TYPE 1 WETLAND. RICE COUNTY IS NOT PART OF THE 1/4 COUNTY METRO AREA, AND SINCE THE WETLAND STRADDLES THE PROPERTY LINE THE SET BACK MINIMUM IMPACT WOULD BE LIMITED TO 400 SF.

IMPACT TO THE WETLAND IS LIMITED TO 300 SF. ANDERSON HAS SUBMITTED A JOINT APPLICATION TO THE USACE TO MAKE A JURISDICTIONAL DETERMINATION IF THE WETLAND IS TO BE FEDERALLY REGULATED UNDER THE CLEAN WATER ACT UNDER CURRENT RULE. DECISION IS PENDING. WHEN THE PROPER JURISDICTION IS DETERMINED TO BE EITHER FEDERAL OR THE RICE SWCD, ANDERSON WILL FOLLOW WETLAND MITIGATION SEQUENCE WITH SAID CHAIRMAN.

ENDANGERED SPECIES:

ENDANGERED SPECIES WILL NOT BE IMPACTED WITH THIS PROJECT.

ARCHAEOLOGICAL REVIEW:

THE SITE IS NOT ANTICIPATED TO BE AN ARCHAEOLOGICAL SITE.

NOTICE OF TERMINATION NOTES

- PRIOR TO SUBMITTING A NOTICE OF TERMINATION TO THE MPCA, THE PERMANENT STORMWATER TREATMENT SYSTEM HAS BEEN CONSTRUCTED, INSPECTED, AND IS OPERATING AS DESIGNED.
- SUBMIT NOTICE OF TERMINATION TO THE MPCA ONCE PERMIT TERMINATION CONDITION ARE MET.

ESTIMATED BMP'S QUANTITIES

BMP	ORIGINAL ESTIMATE	MODIFICATION	DATE
ENERGY DISSIPATOR			
TEMP. OVERFLOW DITCH			
CHECK DAMS	2 EACH		
TEMP. SEEDING	5000 SF		
PERMANENT SEEDING	21200 SF		
PERMANENT SOILING	15000 SF		
MULCHES (SPECIFIED)			
CAT3 EROSION CONTROL BLANKET	1200 SF		
SOIL TACKIFIERS	1700 LBS		
SILT FENCING			
EROSION CONTROL MATS			
STORM DRAIN INLET PROTECTION	5 EACH		
SEDIMENT OR PERMANENT SEDIMENTATION BASIN	1 EACH		
CONSTRUCTION ENTRANCE	3 EACH (MIN. 1)		
PERMANENT SEDIMENTATION BASIN			
SEMI-AUTOMATIC SAMPLING PLAN REQUIRED			
CONCRETE TRUCK WASHOUT	OFF SITE		



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PROJECT

HOMETOWN CREDIT UNION

NEW BUILDING

NORTHFIELD, MINNESOTA

ISSUED SET CONSTRUCTION DOCUMENTS

REVISIONS

DATE	NO.	DESCRIPTION
4/26/20	1	DOLLS REVISIONS
5/11/20	2	PRELIMINARY PLAN
5/26/20	3	CITY COMMENTS
6/25/20	4	CITY CODES PLAN REVISION REPORT
6/17/20	5	PRELIMINARY PLAN CITY REVISIONS
6/17/20	6	PLAN REVIEW AUDIO - 6/17/20
7/24/20	7	HYDRANT, WATER SPRINKLER, WET

### Preliminary Plat (C11)

## 21

## Planting Plan (L1)



### Planting Details (L2)

### GENERAL LANDSCAPE NOTES

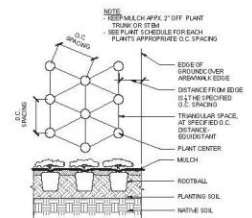
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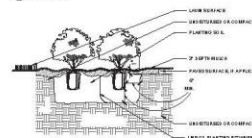
30. CALCULATED TO PROVIDE UP TO AND INCLUDING 4" SHALL BE REINFORCED AT 1" ABOVE GROUND SURFACE AND 2" ABOVE GROUND SURFACE FOR LANDSCAPE TREES.
31. FOR BILLED & BURIED PLANT MATERIAL, REMOVAL OF THE TOP HALF OF THE BURLAP FROM THE ROOT BALL AND WASTE CANES, IF ANY, SHALL BE REMOVED FROM THE TOP HALF OF THE BURLAP AND WASTE CANES.
32. ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
33. SHRUBS AND GROUNDCOVER SHALL BE PLANTED ANCHORED AT ONE HALF THEIR ORNAMENT SPACING FROM PALM SURFACES AND 1" FROM REINFORCED NOTES.
34. DECIDUOUS SHRUBS SHALL MAINTAINANCE OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
35. ALL SHRUBS AND TREES SHALL BE PLANTED WITH LANDSCAPE FABRIC INSTALLED WITHIN 1" OF THE ROOT BALL AND SHALL BE WATERED 2 TIMES THE QUANTITY OF THE CONTAINER.
36. LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE SPECIFICATIONS OF THE LANDSCAPE CONTRACTOR AND THE STANDARDS OF THE ANSICZKO STANDARDS UNLESS OTHERWISE NOTED IN PLANS OR SPECIFICATIONS.

### GENERAL SODDING, SEEDING & TOPSOIL NOTES

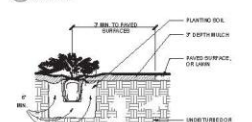
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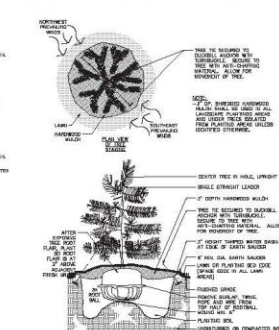
1 SHRUB BED SPACING (TYP.)



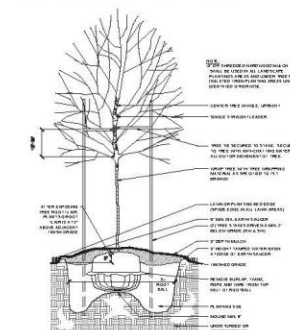
② DECIDUOUS SHRUB PLANTING (TYP.)



EVERGREEN SHRUB PLANTING (TYP.)



EVERGREEN TREE PLANTING (TYP.)



⑤ DECIDUOUS TREE PLANTING (TYP.)

### GENERAL IRRIGATION NOTES

3. PRIOR TO CONTRACT SIGNATURE, THE OWNER, CONTRACTOR AND ALL LOCAL, STATE, COUNTY AND FEDERAL AGENCIES SHALL CONDUCT VISUAL INSPECTIONS OF UNDERGROUND UTILITIES.
4. THE INFORMATION SHALL BE DESCRIBED IN SYSTEM BY THE CONTRACTOR. THESE LOCATIONS ARE TO BE RECORDED BY THE CONTRACTOR AND THE INFORMATION IS TO BE SHOWN ON THE SPECIFICATIONS AT THE POINT OF THE UNDERGROUND WORKING. THESE SHALL BE RECORDED BY THE CONTRACTOR AND THE INFORMATION IS TO BE SHOWN ON THE SPECIFICATIONS AT THE POINT OF THE UNDERGROUND WORKING.
5. VALVES AND CIRCUITS SHALL BE SEPARATELY BASED ON UNDERGROUND. SO THAT THE TYPICAL INFORMATION IS TO BE RECORDED BY THE CONTRACTOR AND THE INFORMATION IS TO BE SHOWN ON THE SPECIFICATIONS AT THE POINT OF THE UNDERGROUND WORKING.
6. CONFORMANCE OF MATERIAL, DESIGN AND FUTURE MODIFICATION AND BUILDING SHALL BE RECORDED BY THE CONTRACTOR AND THE INFORMATION IS TO BE SHOWN ON THE SPECIFICATIONS AT THE POINT OF THE UNDERGROUND WORKING.
7. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FILL WATER SOURCE COORDINATE TO ALL PRESSURE TO BE REGENERATED.
8. SYSTEM SHALL BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 10 PSI TO COMPLETE THE PROJECT.
9. MAIN PIPES AND OTHER RELEVANT WATER TECHNOLOGIES SHALL BE RECORDED WITHIN THE PROJECT DESIGN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKING METHOD APPROVAL AND LOCAL PLANNING IDENTIFY AN APPROVED CONTRACTOR'S PROJECT COMPLETION.

9. AVOID OVER-SPRAY INTO THE SIDEWALKS, STAINS AND PARKING AREAS. SPRINKLER SIZE SHALL BE DETERMINED ON SITE BY THE IRRIGATION SPECIALIST TO PROVIDE THE MAXIMUM COVERAGE OF THE SPRINKLER. THE SPRINKLER SHALL BE LOCATED AT EACH SIDE OF EACH SPURWAY PROVIDED HEAD-TO-HEAD COVERAGE.
10. WITHIN EACH LAKE/SLOPE AREA:
  - A. PROVIDE ONE SPRINKLER FOR EACH TOP AND BOTTOM OF SLOPE AND EACH SPURWAY.
  - B. INSTALL LATERAL PIPES PARALLEL TO SLOPE.
  - C. PROVIDE ONE SPRINKLER FOR EACH LATERAL LATERAL PIPE. PIPES SHALL BE 12" AND BEED NUMBERED. SPRINKLERS W/ADJUSTABLE SPRINKLER PIVOT PERPENDICULAR TO FIELD LATERAL PIPES.
11. LOCATE UNDER BODIES AWAY FROM ROAD/DRIVE TO REDUCE ANY VISUAL WEAR APPROPRIATE.
12. DO NOT TRIM THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. MARKING PIPING INDICATING TIE RODS SHALL BE INSTALLED WITH AN AMBAGH GAUGE OF 30 INCHES FROM BOTTOM OF RODS ABOVE GROUND AND CONFINED LATERALS NOT TO BE MARKED. CONFINED LATERALS SHALL BE MARKED WITH 12" PIPES WITH PIPES MARKED WITH 12" PIPES.
14. IRRIGATION SPECIALIST SHALL FURNISH AND INSTALL SUBSURFACE LATERAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY E.E.
15. TOP OF MAINLINE SHALL BE AT LEAST 36" BENEATH GROUND SURFACE.
16. TOP OF LATERALS SHALL BE AT LEAST 18" BENEATH GROUND SURFACE.

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## PROJECT

**HOMETOWN  
CREDIT UNION****NEW BUILDING**

NORTHFIELD, MINNESOTA

[illegible]

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

  
 CURT H. CLAY, P.L.A.

# 45012 \_\_\_\_\_ 06/12/2020  
 REG. NO. \_\_\_\_\_ DATE



## PLANTING DETAILS

DRAWN BY JAF	CHECKED BY CHC
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**Exhibit M**  
**Stormwater Maintenance Plan**

**Filtration Basin**

1. Check the outlet structure regularly for clogging and clean and/or repair as necessary.
2. Check banks and bottom surface of filtration basin for erosion and correct as necessary.
3. Check and clean the facility of accumulated debris at least biannually and after each extreme storm event. Check the banks of filtration basin and repair areas of erosion. Remove nuisance vegetation species and take appropriate measures to control mosquitoes. Filtration facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a filtration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable (i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the filtration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).
4. Remove sediment, floatable and debris from inlets, outlets, and skimmers.
5. Trim or harvest vegetation as appropriate. Remove weeds and mow as appropriate to the plantings (some plantings will not require mowing). Filtration basin must be kept clean of excess sediment and debris. Healthy plant growth must be maintained by removing dead vegetation in the spring of each year, and the top two to five inches of media must be removed and replaced every three to five years so as not to impede filtration of sediment and oils.
6. If removed sediment contains contaminants, remove using special disposal methods, as appropriate.
7. Ensure filtration facility maintains complete drawdown within 48 hours. If drawdown exceeds 48 hours, maintenance to restore functionality must be performed.

### **Sump Manholes**

8. All sump catch basins/sump manholes must be inspected in the spring and fall of each year to determine if accumulated sediment is within 1 foot of the outlet pipe. Consider increasing inspection frequency as warranted. The sump manholes provide pretreatment of stormwater and removal of sediment/debris that is essential to the long-term success of the downstream filtration basin. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.
9. Parking lot sweeping should occur twice annually to remove snow removal grit in spring and plant debris (leaves) in fall.
10. Keep a plan identifying stormwater facility maintenance instructions on the site and a log listing the dates of maintenance and condition of the pond at the time of maintenance. A copy of the maintenance log and proposed maintenance instructions shall be provided to the City of Northfield Engineering Division upon request.