

**CITY OF PLYMOUTH
AGENDA
Regular City Council
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
August 12, 2025, 7:00 PM**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PLYMOUTH FORUM** - Individuals may address the council about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the City Council will continue with the agenda. The City Council will take no official action on items discussed at the forum, with the exception of referral to staff or commission or committee for future report.
- 4. PRESENTATIONS AND PUBLIC INFORMATION ANNOUNCEMENTS**
 - 4.1** Proclamation declaring August 22, 2025 as Arbor Day
 1. Proclamation
- 5. APPROVE AGENDA** - Council members may add items to the agenda including items contained in the Council Information Memorandum for discussion purposes or staff direction only. The council will not normally take official action on items added to the agenda.
- 6. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.
 - 6.1** Adopt proposed minutes
 1. July 22 Special
 2. July 22 Regular
 - 6.2** Approve disbursements
 1. Invoice Expense Distribution
 2. City Council Resolution 2025-207
 - 6.3** Item moved to 8.2
 - 6.4** Reject all bids for Lake Camelot Park Renovations (PR260001)
 1. Site Layout
 2. Bid Tab Summary
 3. City Council Resolution 2025-208
 - 6.5** Approve final closeout for Old Rockford Road Trail (PR230001)

1. Location Map
 2. Pay App #3 & Final
 3. City Council Resolution 2025-209
- 6.6** Award contract for 2025 Sanitary Sewer Lining and Maintenance Project (SS259001)
1. Location Map
 2. Letter of Recommendation and Bid Tabulation
 3. City Council Resolution 2025-210
- 6.7** Approve Memorandum of Understanding between the City of Plymouth, Minnesota and Allina Health System
1. Memorandum of Understanding
 2. City Council Resolution 2025-211
- 6.8** Approve expenditure from the DWI Forfeiture Resource Fund for purchase of traffic enforcement equipment
1. Laser Labs Quote
 2. Tactical Solutions Quote
 3. City Council Resolution 2025-212
- 6.9** Approve Amendment No. 1 to the development contract for "The Boulevard" located in the southeast quadrant of Bass Lake Road and I-494 (SPRC Land Ventures Plymouth, LLC -- 2024034)
1. Location Map
 2. Amendment No. 1 to Development Contract
 3. City Council Resolution 2025-213
- 6.10** Approve supplemental agreement for the Lancaster Lift Station Rehabilitation and Electrical Renovation Project (SS250001)
1. Location Map
 2. Supplemental Agreement
 3. City Council Resolution 2025-214
- 6.11** Approve encroachment agreement for a retaining wall within right-of-way in the Sunset Bluff Development (2025033)
1. Location Map
 2. Survey
 3. Final Plat
 4. Encroachment Agreement
 5. City Council Resolution 2025-215
- 6.12** Award contract for Plymouth Towne Square roof replacement project
1. PTS Bid Tabulation
 2. Gabriel Roofing
 3. City Council Resolution 2025-216

6.13 Approve a preliminary plat, final plat, and site plan, to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (Plateau Properties - 2025009)

1. Planning Commission Minutes
2. Planning Commission Staff Report
3. Location Map
4. Right of Way Acquisition Exhibit
5. Applicant's Narrative
6. Architectural Site Plans
7. Tree Preservation Plan
8. Civil Plans
9. Preliminary Plat
10. Final Plat
11. City Council Resolution 2025-217

6.14 Approve a site plan and variance to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (Solbakken 2025030)

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Applicant's Narrative
5. Architectural Plans
6. Civil Plans
7. City Council Resolution 2025-218

7. PUBLIC HEARINGS

7.1 Public hearing on the on-sale intoxicating liquor license application with Sunday sales of Angela's Kitchen LLC d/b/a Charcuterie Bar, 10160 6th Avenue North, Unit #122

1. Location Map
2. Property Owners within 500'
3. Floor Plans
4. City Council Resolution 2025-219

8. GENERAL BUSINESS

8.1 Update on the Plymouth Plaza Project, 1455 County Rd 101

1. Plymouth Plaza Update Presentation
2. 1455 County Road 101 LHB Letter of Finding

8.2 (Previously 6.3) Approve bid and authorize construction of the Northwest Greenway Park & Ride (TRN25002)

1. Site Layout
2. Award Recommendation Letter
3. Bid Tab Summary
4. City Council Resolution 2025-220

9. REPORTS AND STAFF RECOMMENDATIONS

10. QUARTERLY CITY MANAGER'S UPDATE (Medicine Lake Room)

11. ADJOURNMENT

To: Dave Callister, City Manager

Prepared by: Paul Buck, Forester

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Proclamation declaring August 22, 2025 as Arbor Day**

1. Action Requested:

Proclaim August 22, 2025 as Arbor Day.

2. Background:

Not applicable.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Proclamation



PROCLAMATION

WHEREAS, Arbor Day provides Plymouth residents with the opportunity to celebrate the importance of the urban forest to our economy, culture, history, and future of the city; and

WHEREAS, Plymouth can help build resilient communities and reduce negative impacts of climate change by planting and caring for trees; and

WHEREAS, Trees are of great value as they provide clean air and water, shade and wildlife habitat, recreational opportunities, while also capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

WHEREAS, Let's Plant Trees, a Minnesota-based non-profit organization, is coordinating a planting of 500 seedlings to replace lost ash trees due to the Emerald Ash borer infestation.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Plymouth City Council proclaims August 22, 2025 as

ARBOR DAY

in the City of Plymouth and invite all residents to participate in a tree planting at the Northwest Greenway, 5250 Peony Lane North, starting at 10 a.m. on August 22, 2025.

Mayor Jeffry Wosje



To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Maria Solano, Deputy City Manager

Item: **Adopt proposed minutes**

1. Action Requested:

Adopt proposed minutes.

2. Background:

Not applicable.

3. Budget Impact:

Not applicable.

4. Attachments:

1. July 22 Special
2. July 22 Regular

Proposed Minutes Special Council Meeting July 22, 2025

Deputy Mayor Peterson called a Special Meeting of the Plymouth City Council to order at 6:00 p.m. at Plymouth City Hall, 3400 Plymouth Boulevard, on July 22, 2025.

PLYMOUTH COUNCIL PRESENT: Deputy Mayor Peterson and Councilmembers Gregor, Pointner, Aldrich, Nelson, and Spoonheim.

PLYMOUTH COUNCIL ABSENT: Mayor Wosje.

PLYMOUTH STAFF PRESENT: City Manager Callister, Deputy City Manager Solano, Public Works Director Thompson, Public Safety Director Fadden, Fire Chief Coppa, Community and Economic Development Director Fernelius, Human Resources Director Timpone, Parks and Forestry Project Supervisor Rippe, Ice Manager Halverson, Recreation Manager Hemp, Community Center Manager Riley, Parks and Forestry Manager Swartzner, and City Clerk/Administrative Coordinator Gallup.

Local Sales Tax Update

Staff provided background information on the local option sales tax as an alternative funding source for future regional capital projects including Plymouth Ice Center improvements, Plymouth Community Center improvements and regional sports complex improvements. Council asked questions, provided feedback, and directed staff to move forward with planning, predesign, and a communications strategy.

Deputy Mayor Peterson recessed the meeting at 6:57 p.m.
Deputy Mayor Peterson reconvened the meeting at 7:57 p.m.

Set Future Study Sessions

This item was moved to the August 12 meeting.

Closed Meeting

Deputy Mayor Peterson asked for a motion to go into closed meeting as permitted by MN Statute Section 13D.05 Subd. 3(d) to receive a security briefing from Public Safety Director Erik Fadden regarding procedures and plans to protect public buildings and infrastructure, to discuss issues related to security systems, to discuss emergency response procedures, and discuss security deficiencies in or recommendations regarding public services, infrastructure and facilities.

Motion was made by Councilmember Gregor, and seconded by Councilmember Nelson to move into closed meeting. With all members voting in favor, the motion carried.

Motion was made by Councilmember Gregor, and seconded by Councilmember Nelson to open the meeting. With all members voting in favor, the motion carried.

Adjournment

Deputy Mayor Peterson adjourned the meeting at 8:25 p.m.

Jodi M. Gallup, City Clerk/Administrative Coordinator

Proposed Minutes Regular City Council Meeting July 22, 2025

Deputy Mayor Peterson called a Regular Meeting of the Plymouth City Council to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on July 22, 2025.

COUNCIL PRESENT: Deputy Mayor Peterson, Councilmembers Spoonheim, Gregor, Pointner, Aldrich, and Nelson.

COUNCIL ABSENT: Mayor Wosje.

STAFF PRESENT: City Manager Callister, Deputy City Manager Solano, Public Safety Director Fadden, Fire Chief Coppa, Public Works Director Thompson, Community and Economic Development Director Fernelius, Parks and Recreation Director Tomlinson, Human Resources Director Timpone, Fleet and Facility Manager Hanson, City Attorney Mattick, and City Clerk/Administrative Coordinator Gallup.

Plymouth Forum

Scott Johnson, 15420 3rd Avenue N., suggested reducing the speed limit around neighborhood schools and changing the ordinance to accommodate the safety concern.

Presentations and Public Information Announcements

(4.1) Present Annual Financial Overview

City Manager Callister presented the 2025 financial overview. The review focused on local budget and taxes, financial trends, debt, and how Plymouth compares to other cities.

City Manager Callister described the current financial conditions and outlined ways to improve them. He explained the tax rate and how property taxes for residents are calculated. He also briefly described the city's ten-year financial plan, current and past unemployment rates, fiscal disparities, local government aid, and tax increment financing as it relates to the city's redevelopment plans.

City Manager Callister expressed his congratulations to his department for the city's highest credit rating of AAA.

Approval of Agenda

Motion was made by Councilmember Pointner, and seconded by Councilmember Nelson, to approve the agenda. With all members voting in favor, the motion carried.

Consent Agenda

Motion was made by Councilmember Gregor, and seconded by Councilmember Aldrich, to adopt the Consent Agenda that included the following items:

- (6.1) Council minutes from special and regular meeting of June 24, 2025.
- (6.2) Resolution approving disbursements ending July 11, 2025 (Res2025-189).
- (6.3) Resolution approving the Medicine Lake Regional Trail Cooperative Agreement, Medicine Lake Property Rights Agreement, and Grant of Permanent Easement with Three Rivers Park District (Res2025-190).
- (6.4) Resolution approving Minnesota laws, 2025, 1st special session, chapter 13, article 5, section 18 (Res2025-191).
- (6.5) Resolution approving a donation from the Plymouth Crime and Fire Prevention Fund (Res2025-192).
- (6.6) Resolution authorizing the renewal of an agreement with the state of Minnesota to provide radiological response services (Res2025-193).
- (6.7) Resolution approving grant agreement with the state of Minnesota for the Station 73 Transit and Regional Improvement Program (TRIP) (ST230003) (Res2025-194).
- (6.8) Resolution approving lawful gambling application of Plymouth Lions at Bombay Pizza Kitchen at 2705 Annapolis Lane North, Suite A (Res2025-195).
- (6.9) Resolution approving an encroachment agreement for a fence on property located at 16925 47th Avenue North (Res2025-196).
- (6.10) Resolution approving grant agreement with the state of Minnesota for a Climate Action Plan (Res2025-197).
- (6.11) Resolution approving National League of Cities city summit travel request (Res2025-198).
- (6.12) Resolution establishing procedures relating to compliance with reimbursement bond regulations under the Internal Revenue Code (Res2025-199).
- (6.13) Resolution awarding contract for the city hall plaza and public safety garage repairs (Res2025-200).
- (6.14) Resolution designating consulting engineer for the Plymouth Creek Stream Restoration Project – Phase 1 (WR250001) (Res2025-201).
- (6.15) Resolution updating assessments for water main and sanitary sewer for Brinda Development (2024046) (Res2025-202).

(6.16) Resolution to approve a general amendment of the 2024 Community Development Block Grant annual action plan (Res2025-203).

(6.17) Ordinance amending chapter IV entitled Building, Housing and Construction Regulations of the Plymouth City Code (Ord2025-08), Resolution approving summary publication of Ordinance No. 2025-08 (Res2025-204).

(6.18) Resolution authorizing planning and design expenditures for potential local sales tax projects (Res2025-205).

With all members voting in favor, the motion carried.

Public Hearings

(7.1) Public hearing on the on-sale intoxicating liquor license application with Sunday sales of BPK Foods LLC d/b/a Bombay Pizza Kitchen, 2705 Annapolis Lane North, Suite A

City Clerk/Administrative Coordinator Gallup presented this item, noted the background investigation found no concerns, and residents within 500 feet have been notified.

Deputy Mayor Peterson opened the public hearing.

Krishna Bommidi, representing BPK Foods, LLC, 2705 Annapolis Lane North, Suite A, described Bombay Pizza Kitchen's different Indian infused styles of pizzas, along with traditional-style pizzas.

Deputy Mayor Peterson closed the public hearing.

Motion was made by Councilmember Aldrich, and seconded by Councilmember Spoonheim, to adopt Resolution approving on-sale intoxicating liquor license application with Sunday sales of BPK Foods LLC d/b/a Bombay Pizza Kitchen, 2705 Annapolis Lane North, Suite A (Res2025-206). With all members voting in favor, the motion carried.

General Business

There were no general business items.

Reports and Staff Recommendations

There were no staff reports.

Adjournment

Deputy Mayor Peterson adjourned the regular meeting at 7:45 p.m.

Jodi Gallup, City Clerk/Administrative Coordinator

To: Dave Callister, City Manager

Prepared by: Tammy Geurkink, Accounting Specialist

Reviewed by: Andrea Rich, Finance Director

Item: **Approve disbursements**

1. Action Requested:

Adopt resolution approving disbursements.

2. Background:

Attached are lists of city fund disbursements for the period ending 8/01/2025.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Invoice Expense Distribution
2. City Council Resolution 2025-207

Invoice Expense Distribution for Period Ended 8/1/25 Council Meeting 8/12/25

FUND	100	General Fund	1,453,213.03
	200	Recreation Fund	96,709.39
	210	Parker's Lake Cemetery Maint	0.00
	215	Destination Marketing Org Fund	2,535.00
	220	Transit System Fund	734,720.67
	234	Economic Development Fund	0.00
	240	Lawful Gambling	21,160.00
	250	Comm Dev Block Grant Fund	36,582.73
	254	HRA Section 8 Fund	1,879.64
	254	HAP Check Summary	338,123.07
	258	HRA General Fund	2,996.14
	280	Opioid Settlement Fund	0.00
	308	2005A TIF #1-1	0.00
	310	2009A TIF #7-5A Refund 1998A	0.00
	312	2010A GO Open Space	0.00
	314	2012A GO Refunding 2004A	0.00
	315	2015A GO Open Space	0.00
	316	Plymouth Creek Center Bonds	0.00
	400	General Capital Projects Fund	360,246.04
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	0.00
	406	Street Reconstruction Fund	0.00
	407	Project Administration Fund	0.00
	408	Park Construction	0.00
	409	Capital Improvement Fund	0.00
	412	Water Sewer Replace	0.00
	413	Improvement Project Construction	4,244,003.51
	417	Project Warranty Repairs	0.00
	418	Utility Trunk System Expansion	0.00
	420	Water Sewer Construction	0.00
	421	ENT-Water Resources Constrctn	0.00
	422	TIF 7-4 PTP Construction	0.00
	423	TIF 7-5 Rottlund (Const)	0.00
	424	TIF 7-6 Berkshire	0.00
	425	TIF Housing Assistance Program	0.00
	426	TIF 7-7 Stonecreek	0.00
	427	TIF 1-1 Shops at Plymth Crk	1,117.38
	428	TIF 1-2 Vicksburg Commons	0.00
	429	TIF HRA 1-3 Crossroads Station	94,152.66
	432	TIF 7-8 Quest	211,906.58
	433	TIF 7-9 Four Seasons	0.00
	434	TIF 7-10 Sands	7,395.11
	435	Plymouth Creek Center Expansion	0.00
	436	Doran Bassett Creek	0.00
	437	CON - Fire Stations	0.00
	438	TIF 7-12-Prudential/Blvd	500.00
	500	Water Fund	618,319.87
	510	Water Resources Fund	85,165.34
	520	Sewer Fund	1,371,224.00
	530	Solid Waste Management Fund	264,520.40
	540	Ice Center Fund	18,602.69
	550	Field House Fund	506.47
	600	Central Equipment Fund	304,168.52
	610	Public Facilities Fund	381,478.17
	620	Information Technology Fund	111,407.65
	630	Risk Management Fund	18,027.72
	640	Employee Benefits Fund	419,839.48
	660	Resource Planning	0.00
	700	Parkers's Lake Cemetery	0.00
	800	Investment Trust Fund	2,988.26
	850	Plymouth Town Square	0.00
	851	Vicksburg Crossing	0.00

Total Invoice Expense Distribution:

11,203,489.52

CITY OF PLYMOUTH

RESOLUTION No. 2025-207

RESOLUTION APPROVING DISBURSEMENTS ENDING AUGUST 1, 2025

WHEREAS, a list of disbursements for the period ending August 1, 2025 was presented to the City Council for approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the payment of the list of disbursements of the following funds is approved.

US Bank – Check Register

General & Special Revenue	\$ 2,344,920.82
Construction & Debt Service	\$ 4,919,321.28
Enterprise & Internal Service	\$ 3,596,248.57
Housing Redevelopment	<u>\$ 4,875.78</u>
Check Register Total	\$10,865,366.45

US Bank – Housing Assistance Payments

Housing & Redevelopment Authority	<u>\$ 338,123.07</u>
	\$ 338,123.07

GRAND TOTAL FOR ALL FUNDS \$11,203,489.52

Additionally, the US Bank Check Register amounts split by type of payment follow:

EFT	973,842.95
Check (#176755-177315)	9,891,523.50
Total	\$ 10,865,366.45

APPROVED by the City Council on this 12th day of August, 2025.



To: Dave Callister, City Manager

Prepared by:

Reviewed by:

Item: Item moved to 8.2

1. Action Requested:

2. Background:

3. Budget Impact:

4. Attachments:

To: Dave Callister, City Manager

Prepared by: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Reject all bids for Lake Camelot Park Renovations (PR260001)**

1. Action Requested:

Adopt the attached resolution rejecting all bids for Lake Camelot Park Renovations (PR260001).

2. Background:

Lake Camelot Park is located at 14105 Chankahda Trail east of the intersection of Chankahda Trail and Cheshire Parkway. The park was developed between 2002-2003 and totals approximately 48 acres. The city hosted two open houses to review two renovation options on August 22 and September 19, 2024, and solicited feedback through an online survey. City Council approved the master plan on November 26, 2024.

The master plan calls for replacement of the playground, parking lot, bridge, trails as deemed necessary, removal of the south boardwalk and replacement with two docks, installation of a permanent year-round bathroom facility along Cheshire Parkway and updating site furnishings and signs as needed.

The current playground was installed in 2002, and it is at the end of its useful life. The replacement cycle brings the playground up to current Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM), Certified Playground Safety Inspector (CPSI) and Americans with Disabilities (ADA) standards.

On Thursday, July 24 at 3 p.m., bids were publicly opened for this project. A total of four bids were received as detailed in the attached bid summary. All the bids received were above the engineer's estimate, with the lowest bidder being \$1,035,013.11 or

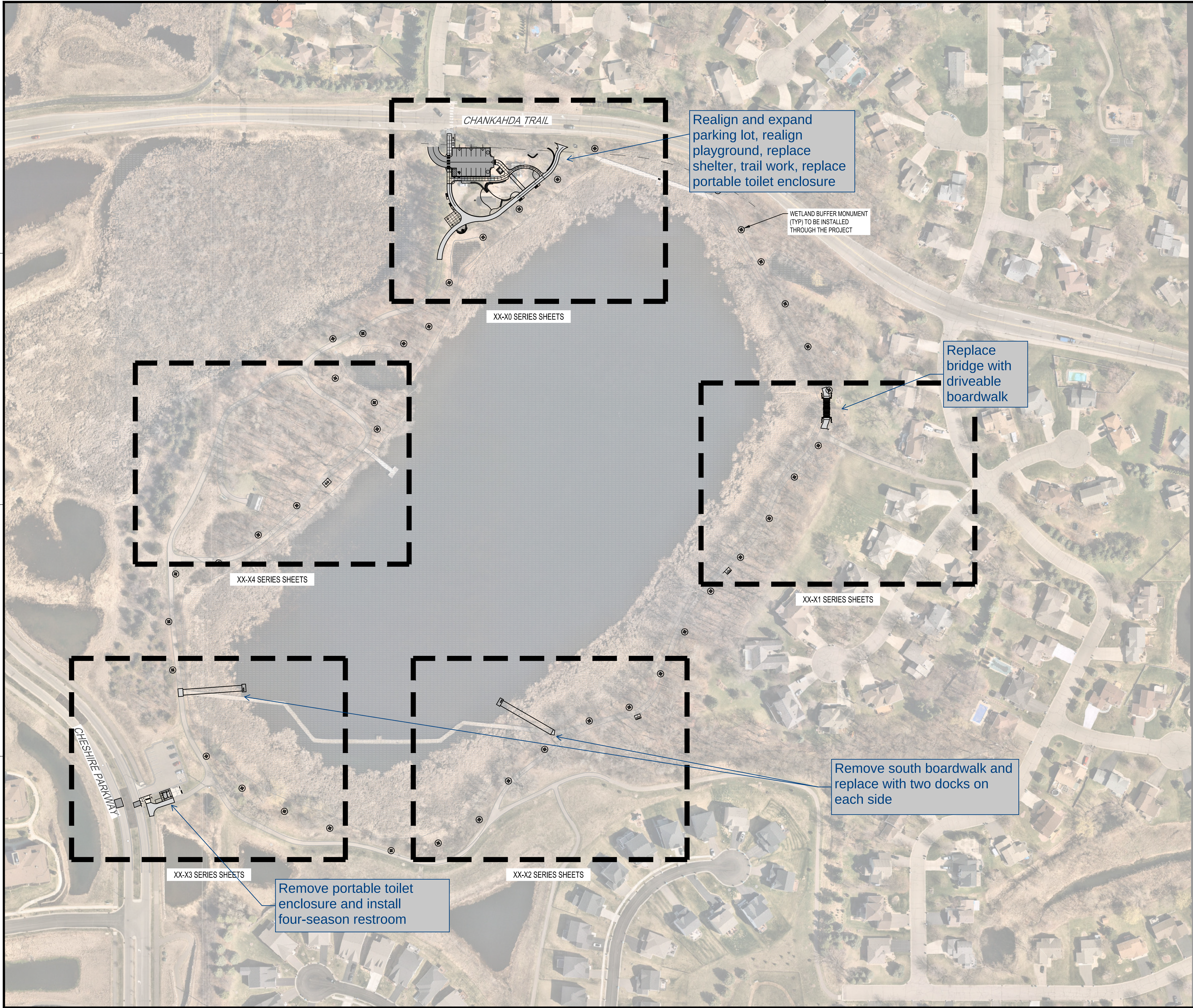
35.22% above the engineer's estimate and the highest bidder being \$2,340,757 or 205.82% above the engineer's estimates. Based on the bids received, staff recommends rejecting all bids and re-bidding this winter for construction in 2026. Bidding the project early for the 2026 construction season and having a longer window to complete construction should yield better bid prices.

3. Budget Impact:

This project is included in the 2025-2034 Capital Improvement Plan with a budgeted amount of \$2,300,000 from park replacement and a \$50,000 contribution from Three Rivers Park District.

4. Attachments:

1. Site Layout
2. Bid Tab Summary
3. City Council Resolution 2025-208



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.

AMANDA THOMAS
Amanda R. Thomas
DATE: 07/01/2025 LIC. NO. 58821

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.

BRETT HARRIS
B. Harris
DATE: 07/01/2025 LIC. NO. 60537

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

LAKE CAMELOT PARK IMPROVEMENTS

PLYMOUTH

MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

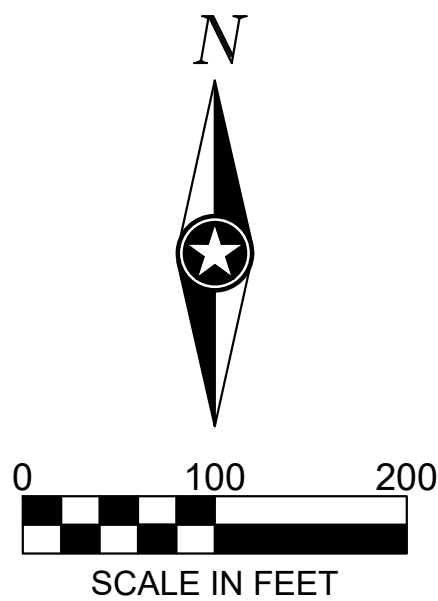
PROJECT NO.	25-31798
FILE NAME	31798 C0 SHEET KEY
DRAWN BY	AET
DESIGNED BY	BAH
REVIEWED BY	BAH
ORIGINAL ISSUE DATE	07/01/2025
CLIENT PROJECT NO.	PR260001

TITLE

OVERALL PLAN SHEET KEY

SHEET

C0-10

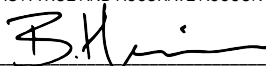


Bid Tabulation

Lake Camelot Park Improvements

Plymouth, MN



Project Number: 25-31798													
Bid Letting Time + Date: 03:00p.m., July 24, 2025													
Bid Letting Location: Virtual bid													
I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE ACCOUNT OF BIDS RECEIVED.				Engineer's Opinion of Probable Cost		Ebert Companies		Rochon		New Look Contracting, Inc.		Urban Companies	
Brett Harris, PLA 													
Date: 7/25/25 License Number: 60537													
Item No.	Construction Item	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	\$35,000.00	\$ 35,000.00	\$163,000.00	\$ 163,000.00	\$189,819.22	\$ 189,819.22	\$180,000.00	\$ 180,000.00	\$155,000.00	\$ 155,000.00
2	Rock Construction Entrance	Ea	2	\$2,500.00	\$ 5,000.00	\$2,172.56	\$ 4,345.12	\$3,045.00	\$ 6,090.00	\$2,875.00	\$ 5,750.00	\$3,000.00	\$ 6,000.00
3	Concrete Washout	Ea	2	\$1,000.00	\$ 1,000.00	\$783.75	\$ 1,567.50	\$787.50	\$ 1,575.00	\$1.00	\$ 2.00	\$2,000.00	\$ 4,000.00
4	Inlet Protection	Ea	4	\$250.00	\$ 1,000.00	\$222.59	\$ 890.36	\$262.50	\$ 1,050.00	\$200.00	\$ 800.00	\$400.00	\$ 1,600.00
5	Culvert End Control	Ea	1	\$250.00	\$ 250.00	\$329.18	\$ 329.18	\$525.00	\$ 525.00	\$150.00	\$ 150.00	\$1,000.00	\$ 1,000.00
6	Silt Fence	Ln Ft	2315	\$5.00	\$ 11,575.00	\$3.14	\$ 7,269.10	\$6.30	\$ 14,584.50	\$3.25	\$ 7,523.75	\$5.00	\$ 11,575.00
7	Perimeter Control	Ln Ft	60	\$3.00	\$ 180.00	\$3.14	\$ 188.40	\$10.50	\$ 630.00	\$6.00	\$ 360.00	\$7.00	\$ 420.00
8	Tree Protection Fencing	Ln Ft	635	\$3.00	\$ 1,905.00	\$4.18	\$ 2,654.30	\$9.45	\$ 6,000.75	\$5.00	\$ 3,175.00	\$7.00	\$ 4,445.00
9	Saw Cut Full Depth	Ln Ft	154	\$4.00	\$ 616.00	\$3.14	\$ 483.56	\$6.83	\$ 1,051.82	\$5.00	\$ 770.00	\$8.00	\$ 1,232.00
10	Remove Concrete Curb + Gutter	Ln Ft	438	\$8.00	\$ 3,504.00	\$4.18	\$ 1,830.84	\$6.30	\$ 2,759.40	\$6.50	\$ 2,847.00	\$13.00	\$ 5,694.00
11	Remove Concrete Walk	Sq Yd	3700	\$5.00	\$ 18,500.00	\$3.14	\$ 11,618.00	\$23.63	\$ 87,431.00	\$6.50	\$ 24,050.00	\$20.00	\$ 74,000.00
12	Remove Bituminous Roadway	Sq Yd	420	\$5.00	\$ 2,100.00	\$6.27	\$ 2,633.40	\$14.18	\$ 5,955.60	\$15.00	\$ 6,300.00	\$13.00	\$ 5,460.00
13	Remove Bituminous Trail	Sq Yd	798	\$5.00	\$ 3,990.00	\$6.27	\$ 5,003.46	\$14.18	\$ 11,315.64	\$5.50	\$ 4,389.00	\$13.00	\$ 10,374.00
14	Remove Retaining Wall	Ln Ft	132	\$9.00	\$ 1,188.00	\$20.90	\$ 2,758.80	\$12.60	\$ 1,663.20	\$13.00	\$ 1,716.00	\$50.00	\$ 6,600.00
15	Remove Monument Sign	Ea	1	\$500.00	\$ 500.00	\$1,254.00	\$ 1,254.00	\$525.00	\$ 525.00	\$1,000.00	\$ 1,000.00	\$2,000.00	\$ 2,000.00
16	Remove Bridge	Sq Ft	390	\$5.00	\$ 1,950.00	\$20.90	\$ 8,151.00	\$21.00	\$ 8,190.00	\$48.00	\$ 18,720.00	\$50.00	\$ 19,500.00
17	Remove Play Container	Ln Ft	375	\$5.00	\$ 1,875.00	\$6.27	\$ 2,351.25	\$8.40	\$ 3,150.00	\$19.00	\$ 7,125.00	\$12.00	\$ 4,500.00
18	Remove Existing Play Equipment + Foundations	LS	1	\$12,000.00	\$ 12,000.00	\$1,546.60	\$ 1,546.60	\$9,450.00	\$ 9,450.00	\$4,100.00	\$ 4,100.00	\$10,000.00	\$ 10,000.00
19	Remove Existing Swing Bench + Foundations	Ea	4	\$750.00	\$ 3,000.00	\$282.15	\$ 1,128.60	\$525.00	\$ 2,100.00	\$400.00	\$ 1,600.00	\$2,000.00	\$ 8,000.00
20	Disassemble + Salvage Existing Shelter	LS	1	\$2,500.00	\$ 2,500.00	\$5,643.00	\$ 5,643.00	\$15,750.00	\$ 15,750.00	\$6,250.00	\$ 6,250.00	\$12,000.00	\$ 12,000.00
21	Remove Deciduous Tree	Ea	10	\$750.00	\$ 7,500.00	\$444.13	\$ 4,441.30	\$525.00	\$ 5,250.00	\$312.00	\$ 3,120.00	\$1,150.00	\$ 11,500.00
22	Remove Coniferous Tree	Ea	9	\$750.00	\$ 6,750.00	\$444.13	\$ 3,997.17	\$525.00	\$ 4,725.00	\$312.00	\$ 2,808.00	\$575.00	\$ 5,175.00
23	Remove Sign	Ea	4	\$50.00	\$ 200.00	\$77.33	\$ 309.32	\$105.00	\$ 420.00	\$192.00	\$ 768.00	\$500.00	\$ 2,000.00
24	Clear + Grub Invasive Species	Sq Ft	10730	\$0.50	\$ 5,365.00	\$0.29	\$ 3,111.70	\$1.05	\$ 11,266.50	\$1.00	\$ 10,730.00	\$1.20	\$ 12,876.00
25	Common Excavation	Cu Yd	1896	\$14.00	\$ 26,544.00	\$3.14	\$ 5,953.44	\$15.75	\$ 29,862.00	\$10.50	\$ 19,908.00	\$32.00	\$ 60,672.00
26	Common Export	Cu Yd	1049	\$25.00	\$ 26,225.00	\$20.90	\$ 21,924.10	\$21.00	\$ 22,029.00	\$30.00	\$ 31,470.00	\$15.00	\$ 15,735.00
27	Amended Planting Soil	Cu Yd	50	\$75.00	\$ 3,750.00	\$94.05	\$ 4,702.50	\$89.25	\$ 4,462.50	\$28.00	\$ 1,400.00	\$75.00	\$ 3,750.00
28	Compost	Cu Yd	6	\$75.00	\$ 450.00	\$53.30	\$ 319.80	\$105.00	\$ 630.00	\$70.00	\$ 420.00	\$75.00	\$ 450.00
29	12" HDPE Storm Pipe	Ln Ft	136	\$60.00	\$ 8,160.00	\$55.39	\$ 7,533.04	\$44.10	\$ 5,997.60	\$70.00	\$ 9,520.00	\$60.00	\$ 8,160.00
30	4" Perforated Drain Tile	Ln Ft	987	\$3.00	\$ 2,961.00	\$4.18	\$ 4,125.66	\$7.35	\$ 7,254.45	\$22.50	\$ 22,207.50	\$28.00	\$ 27,636.00
31	4" PVC Clean Out	Ea	11	\$50.00	\$ 550.00	\$494.29	\$ 5,437.19	\$262.50	\$ 2,887.50	\$800.00	\$ 8,800.00	\$750.00	\$ 8,250.00
32	18" Drain Basin	Ea	2	\$5,000.00	\$ 10,000.00	\$3,426.56	\$ 6,853.12	\$2,100.00	\$ 4,200.00	\$3,645.00	\$ 7,290.00	\$4,000.00	\$ 8,000.00
33	36"x24" Catch Basin Type 1	Ea	1	\$5,000.00	\$ 5,000.00	\$4,821.63	\$ 4,821.63	\$6,300.00	\$ 6,300.00	\$5,525.00	\$ 5,525.00	\$5,000.00	\$ 5,000.00
34	12"x12" CS Flared End Section	Ea	1	\$2,500.00	\$ 2,500.00	\$1,199.66	\$ 1,199.66	\$840.00	\$ 840.00	\$950.00	\$ 950.00	\$1,000.00	\$ 1,000.00
35	4" SDR 35 Sewer Main	Ln Ft	92	\$65.00	\$ 5,980.00	\$63.75	\$ 5,865.00	\$64.05	\$ 5,892.60	\$360.00	\$ 33,120.00	\$100.00	\$ 9,200.00
36	1.5" Water Service	Ln Ft	194	\$65.00	\$ 12,610.00	\$26.13	\$ 5,069.22	\$26.25	\$ 5,092.50	\$80.00	\$ 15,520.00	\$75.00	\$ 14,550.00
37	Water Service Curb Stop + Box	Ea	2	\$750.00	\$ 1,500.00	\$1,600.94	\$ 3,201.88	\$1,837.50	\$ 3,675.00	\$1,540.00	\$ 3,080.00	\$5,000.00	\$ 10,000.00
38	Subgrade Prep	Sq Yd	3415	\$2.00	\$ 6,830.00	\$2.09	\$ 7,137.35	\$9.45	\$ 32,271.75	\$1.50	\$ 5,122.50	\$5.00	\$ 17,075.00
39	4" Concrete Walk with 6" aggregate base	Sq Ft	3477	\$9.00	\$ 31,293.00	\$8.63	\$ 30,006.51	\$8.66	\$ 30,110.82	\$10.00	\$ 34,770.00	\$11.50	\$ 39,985.50
40	6" Concrete Walk with 8" aggregate base	Sq Ft	525	\$13.00	\$ 6,825.00	\$8.47	\$ 4,446.75	\$9.58	\$ 5,029.50	\$21.75	\$ 11,418.75	\$14.00	\$ 7,350.00

Bid Tabulation

Lake Camelot Park Improvements

Plymouth, MN



41	Detectable Warning Panel	Sq Ft	60	\$55.00	\$	3,300.00	\$52.25	\$	3,135.00	\$52.50	\$	3,150.00	\$71.00	\$	4,260.00	\$69.00	\$	4,140.00
42	6" Reinforced Concrete Pad with 8" aggregate base	Sq Ft	487	\$15.00	\$	7,305.00	\$7.11	\$	3,462.57	\$7.61	\$	3,706.07	\$32.00	\$	15,584.00	\$15.00	\$	7,305.00
43	12" Reinforced Concrete Pad with 6" aggregate base at Portable Toilet	Sq Ft	126	\$20.00	\$	2,520.00	\$26.28	\$	3,311.28	\$26.42	\$	3,328.92	\$33.50	\$	4,221.00	\$35.50	\$	4,473.00
44	8" Reinforced Concrete Drive with 6" aggregate base	Sq Ft	145	\$18.00	\$	2,610.00	\$18.71	\$	2,712.95	\$18.80	\$	2,726.00	\$28.50	\$	4,132.50	\$35.50	\$	5,147.50
45	6" Concrete Play Container with aggregate base	Ln Ft	412	\$20.00	\$	8,240.00	\$12.82	\$	5,281.84	\$16.19	\$	6,670.28	\$72.00	\$	29,664.00	\$41.00	\$	16,892.00
46	Play Container Integral with Concrete Walk	Ln Ft	190	\$30.00	\$	5,700.00	\$14.61	\$	2,775.90	\$13.26	\$	2,519.40	\$35.25	\$	6,697.50	\$41.00	\$	7,790.00
47	5" Shotcrete with 6" Aggregate base	Sq Ft	290	\$50.00	\$	14,500.00	\$20.12	\$	5,834.80	\$27.67	\$	8,024.30	\$235.00	\$	68,150.00	\$242.00	\$	70,180.00
48	Concrete Curb + Gutter (B612)	Ln Ft	442	\$35.00	\$	15,470.00	\$30.67	\$	13,556.14	\$34.97	\$	15,456.74	\$49.75	\$	21,989.50	\$75.00	\$	33,150.00
49	Roadway Asphalt (Match Existing Section)	Sq Ft	421	\$9.00	\$	3,789.00	\$8.46	\$	3,561.66	\$14.70	\$	6,188.70	\$15.00	\$	6,315.00	\$16.50	\$	6,946.50
50	Parking Lot Asphalt with 10" aggregate base	Sq Ft	5989	\$7.00	\$	41,923.00	\$5.49	\$	32,879.61	\$4.99	\$	29,885.11	\$6.00	\$	35,934.00	\$6.50	\$	38,928.50
51	Pavement Striping	LS	1	\$4,500.00	\$	4,500.00	\$935.28	\$	935.28	\$939.75	\$	939.75	\$1,025.00	\$	1,025.00	\$1,500.00	\$	1,500.00
52	Asphalt Trail with 6" aggregate base	Sq Ft	5740	\$5.00	\$	28,700.00	\$5.17	\$	29,675.80	\$5.09	\$	29,216.60	\$5.00	\$	28,700.00	\$4.10	\$	23,534.00
53	Limestone Retaining Wall with Geotextile fabric and aggregate base and drainage rock.	Ton	98	\$375.00	\$	36,750.00	\$935.28	\$	91,657.44	\$957.26	\$	93,811.48	\$1,142.00	\$	111,916.00	\$1,500.00	\$	147,000.00
54	Pedestrian Bridge Timber Railing	Ln Ft	120	\$150.00	\$	18,000.00	\$387.17	\$	46,460.40	\$247.80	\$	29,736.00	\$268.00	\$	32,160.00	\$532.00	\$	63,840.00
55	Pedestrian Bridge Timber Structure + Decking	Sq Ft	465	\$160.00	\$	74,400.00	\$236.28	\$	109,870.20	\$170.10	\$	79,096.50	\$218.00	\$	101,370.00	\$480.00	\$	223,200.00
56	Pedestrian Bridge Helical Pile and Cap	Ea	12	\$28.00	\$	336.00	\$3,056.63	\$	36,679.56	\$3,071.25	\$	36,855.00	\$5,300.00	\$	63,600.00	\$45,000.00	\$	540,000.00
57	Park Monument Sign	Ea	1	\$1,800.00	\$	1,800.00	\$19,439.09	\$	19,439.09	\$13,434.48	\$	13,434.48	\$50,000.00	\$	50,000.00	\$15,000.00	\$	15,000.00
58	Rules Sign Type 1	Ea	1	\$12,000.00	\$	12,000.00	\$5,434.00	\$	5,434.00	\$5,764.52	\$	5,764.52	\$1,725.00	\$	1,725.00	\$10,000.00	\$	10,000.00
59	Rules Sign Type 2	Ea	1	\$1,200.00	\$	1,200.00	\$2,194.50	\$	2,194.50	\$2,238.59	\$	2,238.59	\$1,725.00	\$	1,725.00	\$4,000.00	\$	4,000.00
60	Interpretative Sign	Ea	2	\$250.00	\$	500.00	\$4,807.00	\$	9,614.00	\$5,080.78	\$	10,161.56	\$4,025.00	\$	8,050.00	\$4,000.00	\$	8,000.00
61	Install Wetland Buffer Monuments	Ea	42	\$2,200.00	\$	92,400.00	\$88.83	\$	3,730.86	\$101.75	\$	4,273.50	\$120.00	\$	5,040.00	\$121.00	\$	5,082.00
62	Portable Restroom Screening	Ln Ft	26	\$400.00	\$	10,400.00	\$386.65	\$	10,052.90	\$892.50	\$	23,205.00	\$675.00	\$	17,550.00	\$980.00	\$	25,480.00
63	Install Owner Provided Site Furnishings	Ea	8	\$250.00	\$	2,000.00	\$459.80	\$	3,678.40	\$456.75	\$	3,654.00	\$615.00	\$	4,920.00	\$501.00	\$	4,008.00
64	Furnish and Install Bike Rack	Ea	4	\$800.00	\$	3,200.00	\$794.20	\$	3,176.80	\$1,065.75	\$	4,263.00	\$1,430.00	\$	5,720.00	\$1,200.00	\$	4,800.00
65	Install Owner Provided Swing Bench	Ea	3	\$750.00	\$	2,250.00	\$1,640.65	\$	4,921.95	\$1,806.00	\$	5,418.00	\$2,425.00	\$	7,275.00	\$2,000.00	\$	6,000.00
66	Furnish and Install Drinking Fountain	Ea	1	\$6,500.00	\$	6,500.00	\$7,837.50	\$	7,837.50	\$5,250.00	\$	5,250.00	\$10,000.00	\$	10,000.00	\$10,000.00	\$	10,000.00
67	Install Salvaged Bike Fix It	Ea	1	\$250.00	\$	250.00	\$229.90	\$	229.90	\$456.75	\$	456.75	\$615.00	\$	615.00	\$501.00	\$	501.00
68	Install Owner Furnished Shelter + Foundations	LS	1	\$15,000.00	\$	15,000.00	\$37,411.00	\$	37,411.00	\$24,229.80	\$	24,229.80	\$80,000.00	\$	80,000.00	\$40,000.00	\$	40,000.00
69	Install Owner Furnished Restroom Building + Foundations	LS	1	\$35,000.00	\$	35,000.00	\$129,508.94	\$	129,508.94	\$114,374.40	\$	114,374.40	\$100,000.00	\$	100,000.00	\$300,000.00	\$	300,000.00
70	Rip Rap 6-12"	Cu Yd	22	\$140.00	\$	3,080.00	\$104.00	\$	2,288.00	\$94.50	\$	2,079.00	\$150.00	\$	3,300.00	\$200.00	\$	4,400.00
71	Seed Bed Preparation	Sq Yd	1930	\$0.25	\$	482.50	\$2.35	\$	4,535.50	\$1.05	\$	2,026.50	\$1.50	\$	2,895.00	\$3.00	\$	5,790.00
72	Seeding - non irrigated turf	Sq Ft	11677	\$0.75	\$	8,757.75	\$0.25	\$	2,919.25	\$0.74	\$	8,640.98	\$0.10	\$	1,167.70	\$1.00	\$	11,677.00
73	Seeding - Dry Prairie	Sq Ft	5451	\$0.75	\$	4,088.25	\$0.26	\$	1,417.26	\$2.36	\$	12,864.36	\$0.15	\$	817.65	\$3.00	\$	16,353.00
74	Seeding - Wet Ditch	Sq Ft	375	\$0.75	\$	281.25	\$0.63	\$	236.25	\$7.35	\$	2,756.25	\$0.75	\$	281.25	\$3.00	\$	1,125.00
75	Landscape Edger	Ln Ft	55	\$10.00	\$	550.00	\$11.63	\$	639.65	\$19.95	\$	1,097.25	\$55.00	\$	3,025.00	\$15.00	\$	825.00
76	Shredded Hardwood Mulch	Cu Yd	19	\$75.00	\$	1,425.00	\$114.13	\$	2,168.47	\$120.75	\$	2,294.25	\$120.00	\$	2,280.00	\$75.00	\$	1,425.00
Total Base Bid Construction Cost				\$		747,833.75	\$		998,327.46	\$		1,157,605.89	\$		1,346,680.60	\$		2,280,257.00
77	Crushed Stone Surfacing with Organic Lock Binder	Sq Ft	160	\$20.00	\$	3,200.00	\$47.03	\$	7,524.80	\$9.45	\$	1,512.00	\$35.00	\$	5,600.00	\$100.00	\$	16,000.00
78	Limestone Retaining Wall with Geotextile fabric and aggregate base and drainage rock.	Ton	25	\$375.00	\$	9,375.00	\$935.28	\$	23,382.00	\$1,002.75	\$	25,068.75	\$1,140.00	\$	28,500.00	\$1,500.00	\$	37,500.00
79	Site Viewer + Foundation	Ea	1	\$5,000.00	\$	5,000.00	\$5,778.85	\$	5,778.85	\$7,491.75	\$	7,491.75	\$10,000.00	\$	10,000.00	\$7,000.00	\$	7,000.00
Bid Alternate 1 Cost				\$		17,575.00	\$		36,685.65	\$		34,072.50	\$		44,100.00	\$		60,500.00
Total Construction Cost				\$		765,408.75	\$		1,035,013.11	\$		1,191,678.39	\$		1,390,780.60	\$		2,340,757.00

CITY OF PLYMOUTH

RESOLUTION No. 2025-208

RESOLUTION REJECTING ALL BIDS FOR LAKE CAMELOT PARK RENOVATIONS (PR260001)

WHEREAS, pursuant to an advertisement for bids for the Lake Camelot Park Renovations (PR260001), bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Base Bid + Alternate 1
Ebert Companies	\$1,035,013.11
Rochon	\$1,191,678.39
New Look Contracting, Inc.	\$1,390,780.60
Urban Companies	\$2,340,757.00
<i>Engineer's Estimate</i>	<i>\$765,408.75</i>

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. All bids for the Lake Camelot Park Renovations are rejected.

APPROVED by the City Council this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Approve final closeout for Old Rockford Road Trail (PR230001)**

1. Action Requested:

Adopt attached resolution approving final closeout for Old Rockford Road Trail (PR230001).

2. Background:

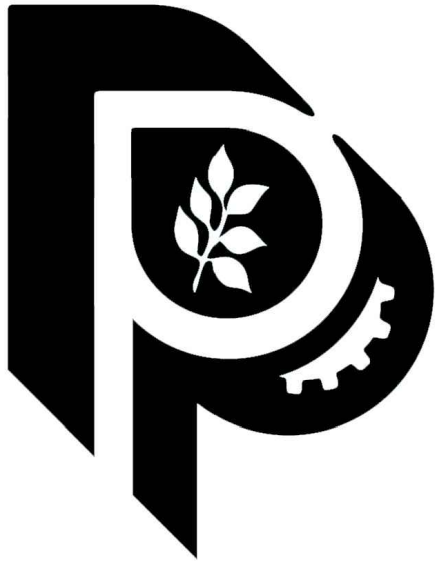
The project involved adding a 0.3 mile trail segment to fill a trail gap just east of Vicksburg Lane to Polaris Lane. Work on the project has been completed and certified as meeting project specifications by the city engineer. Any warranty items that arise will be completed as necessary throughout the remaining two-year warranty period.

3. Budget Impact:

Council previously approved a budget of \$228,719.37 for this project. At project completion, the total project cost was \$228,211.82 which includes the improvements (\$217,344.59) and engineering and administration (\$10,867.23). The project is funded from the Park Dedication Fund (\$185,049.63), Park Replacement Fund (\$30,578.64) and the Water Fund (\$12,583.55).

4. Attachments:

1. Location Map
2. Pay App #3 & Final
3. City Council Resolution 2025-209



CITY OF PLYMOUTH

HENNEPIN COUNTY

OLD ROCKFORD ROAD TRAIL
CITY PROJECT NO. PR239001

GOVERNING SPECIFICATIONS

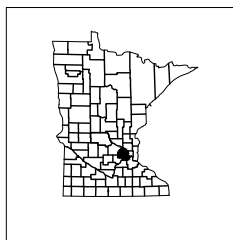
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION THE MOST CURRENT, "STANDARD SPECIFICATIONS FOR CONSTRUCTION" THE JANUARY 2022 CITY OF PLYMOUTH ENGINEERING GUIDELINES & STANDARD DETAIL SPECIFICATIONS FOR SANITARY SEWER, WATERMAIN, STORM SEWER & STREET CONSTRUCTION, AND THE CONTRACT DOCUMENTS, INCLUDING THE SPECIAL PROVISIONS, SHALL GOVERN. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

CONSTRUCTION PLANS FOR: BITUMINOUS TRAIL AND TURF ESTABLISHMENT.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL QUALITY D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, WATER, ETC. ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITIES BEFORE COMMENCING EXCAVATION.

GOPHER STATE ONE CALL: (651) 454-0002



PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY

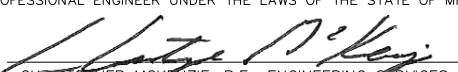


PROJECT LOCATION MAP
THIS PROJECT IS LOCATED SOUTH OF TURTLE LAKE BETWEEN VICKSBURG LANE & ROCKFORD ROAD

SHEET DESCRIPTION	
SHEET NO.	TITLE
1	TITLE
2	DETAILS
3	DETAILS
4	ADA DETAILS
5	ADA DETAILS
6	ADA DETAILS
7	ADA DETAILS
8	ADA DETAILS
9	ADA DETAILS
10	TRAIL 0+90 - 07+00
11	TRAIL 7+00 - 13+00
12	TRAIL 13+00 - 17+44.58

CITY OF PLYMOUTH
3400 PLYMOUTH BLVD.
PLYMOUTH, MN 55447
763-509-5500

I HEREBY CERTIFY THAT THIS PLAN 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.

ENGR. 
CHRISTOPHER MCKENZIE, P.E., ENGINEERING SERVICES MANAGER

Reg. No. 48260 Date 5/23/23

CITY
PROJECT NO.
PR239001

SHEET
1
OF
12



City of
Plymouth

**2023 Old Rockford Road Trail Improvements
Pay Voucher 3 (Final)**

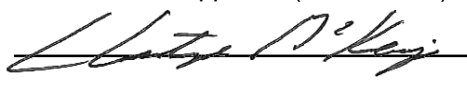
City of Plymouth	Name of Contractor:	Blackstone Contractors, LLC.
Project #: PR239001	Address Line 1	9520 County Road 19, Suite D
PO #: 2023-00001942	Address Line 2	Loretto, MN 55357
Original Contract Amount:	\$	198,886.41
Contract Changes:	\$	29,272.80
Revised Contract Amount:	\$	228,159.21
Value Completed to Date:	\$	217,344.59
Material on Hand:	\$	-
Amount Earned:	\$	217,344.59
Less Retainage: 0%	\$	-
Less Liquidated Damages:	\$	-
Sub-Total:	\$	217,344.59
Less Amount Paid Previously:	\$	199,442.61
Amount Due This Pay Voucher:	\$	17,901.98
Percent Complete		95.26%

Payment Summary:

PV #	Up Through Date	Work Certified Via PV	Retainage in PV	Amount Paid in PV
1		\$ 201,434.59	\$ 10,071.73	\$ 191,362.86
2		\$ 8,505.00	\$ 425.25	\$ 8,079.75
3		\$ 7,405.00	\$ -	\$ 17,901.98
		\$ 217,344.59	\$ 10,496.98	\$ 217,344.59

This is to certify that the items of work shown in this Pay Voucher have been actually furnished and installed for the above referenced project and in accordance with the contract plans and specifications. Further the contractor and owner confirm that work completed to date is accurate and complete as of this Pay Voucher.

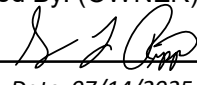
Recommended for Approval (ENGINEER)

By: 

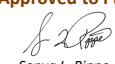
Date: 7/14/2025


Date: 07/14/2025 Bruce Karvonen Vp

Approved By: (OWNER)

By: 
Date: 07/14/2025

Date: _____
Ok to Pay

Approved to Pay  Sonya L. Rippe PO #: 2023-1942 G/L #: Project #: PR230001 Amount: ID #: 5949 Date: 07/14/2025



2023 Old Rockford Road Trail Improvements
City Project No. 23-ST239001

Pay Voucher No. 3 (Final)

ITEM NO.	MNDOT NO.	DESCRIPTION	UNIT	BID UNIT PRICE	CONTRACT QUANTITY	QUANTITY THIS PERIOD	VALUE THIS PERIOD	QUANTITY TO DATE	VALUE TO DATE
BASE BID									
1		MOBILIZATION	LUMP SUM	\$ 7,420.00	1		\$ -	1.00	\$ 7,420.00
2		CLEARING	ACRE	\$ 113,600.00	0.05		\$ -	0.05	\$ 5,680.00
3		GRUBBING	ACRE	\$ 28,400.00	0.05		\$ -	0.05	\$ 1,420.00
4		SALVAGE AND REINSTALL SIGN PANEL	EACH	\$ 288.75	8		\$ -	5.00	\$ 1,443.75
5		REMOVE CONCRETE CURB AND GUTTER	LIN FT	\$ 14.20	40		\$ -	42.00	\$ 596.40
6		REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 14.79	48		\$ -	78.44	\$ 1,160.13
7		REMOVE CONCRETE WALK	SQ FT	\$ 7.89	90		\$ -	90.00	\$ 710.10
8		REPAIR WATER VALVE (REPLACE BOLTS & VALVE BOX)	EACH	\$ 2,018.57	7		\$ -	5.00	\$ 10,092.85
9		REPLACE FITTING BOLTS	EACH	\$ 26.05	140		\$ -	4	\$ 104.20
10		COMMON EXCAVATION (P)	CU YD	\$ 18.97	1,497		\$ -	1,497.00	\$ 28,398.09
11		SUBGRADE EXCAVATION	CU YD	\$ 19.19	148		\$ -		\$ -
12		SELECT GRANULAR BORROW	CU YD	\$ 37.03	516		\$ -	101.86	\$ 3,771.88
13		STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$ 142.00	8		\$ -	8.00	\$ 1,136.00
14		WATER	MGAL	\$ 710.00	5		\$ -		\$ -
15		TOPSOIL BORROW	CU YD	\$ 48.39	61		\$ -	98	\$ 4,742.22
16		AGGREGATE BASE CL 5 (CV)	CU YD	\$ 41.36	361		\$ -	361	\$ 14,919.14
17		MODULAR BLOCK RETAINING WALL	SQ FT	\$ 123.56	100		\$ -	264.45	\$ 32,675.44
18		ADJUST MANHOLE CASTING	EACH	\$ 355.00	2		\$ -	2.00	\$ 710.00
19		1' HYDRANT EXTENSION	LIN FT	\$ 336.67	3		\$ -	5.00	\$ 1,683.35
20		CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$ 52.50	80		\$ -	70	\$ 3,675.00
21		CONCRETE PEDESTRIAN RAMPS WITH TRUNCATED DOMES	EACH	\$ 1,575.00	2		\$ -	2.00	\$ 3,150.00
22		BITUMINOUS TRAIL PAVING SPWEA240B	TON	\$ 140.27	262		\$ -	293.07	\$ 41,108.93
23		TRAFFIC CONTROL	LUMP SUM	\$ 2,625.00	1		\$ -	1.00	\$ 2,625.00
24		SILT FENCE, TYPE MS	LIN FT	\$ 4.59	2,770		\$ -	2,202	\$ 10,107.18
25		SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$ 2.42	500		\$ -	125.00	\$ 302.50
26		WATER FOR TURF ESTABLISHMENT	MGAL	\$ 113.60	25		\$ -		\$ -
27		INLET PROTECTION-TYPE SPECIAL	EACH	\$ 192.00	3	3	\$ 576.00	3.00	\$ 576.00
28		HYDROSEEDING: MNDOT SEED MIXTURE 25-151	SQ YD	\$ 2.43	3,413		\$ -	2620.44	\$ 6,367.68
29		EROSION CONTROL BLANKET CATEGORY 20 (STRAW FIBER)	SQ YD	\$ 1.93	1,524		\$ -	1134.78	\$ 2,190.12

BASE BID TOTALS = \$ 576.00 \$ 186,765.96



2023 Old Rockford Road Trail Improvements
City Project No. 23-ST239001

Pay Voucher No. 3 (Final)

ITEM NO.	MNDOT NO.	DESCRIPTION	UNIT	CHANGE ORDER UNIT PRICE	CHANGE ORDER QUANTITY	QUANTITY THIS PERIOD	VALUE THIS PERIOD	QUANTITY TO DATE	VALUE TO DATE
CHANGE ORDER 1									
1		MOBILIZATION/TRAFFIC CONTROL	LUMP SUM	\$ 1,426.00	1		\$ -	1	\$ 1,426.00
2		REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 10.00	355		\$ -	467	\$ 4,666.67
3		COMMON EXCAVATION (P)	CU YD	\$ 71.00	60		\$ -	60	\$ 4,260.00
4		AGGREGATE BASE CL 5 (CV)	CU YD	\$ 18.52	115		\$ -	115	\$ 2,129.80
5		BITUMINOUS TRAIL PAVING SPWEA240B	TON	\$ 141.75	100	40	\$ 5,670.00	100	\$ 14,175.00
6		TOPSOIL BORROW	CU YD	\$ 46.36	25	25	\$ 1,159.00	25	\$ 1,159.00
7		HYDROSEEDING: MNDOT SEED MIXTURE 25-151	SQ YD	\$ 4.34	200		\$ -	636	\$ 2,762.17
8		EROSION CONTROL BLANKET CATEGORY 20 (STRAW FI	LIN FT	\$ 3.41	500		\$ -		\$ -

CHANGE ORDER 1 TOTAL =	\$ 6,829.00	\$ 30,578.64
TOTAL AMOUNT EARNED =	\$ 7,405.00	\$ 217,344.59
RETAINAGE WITHHELD (0%) =	\$ -	\$ -
TOTAL PAYMENT AMOUNT =	\$ 7,405.00	\$ 217,344.59

CITY OF PLYMOUTH

RESOLUTION No. 2025-209

RESOLUTION APPROVING FINAL CLOSEOUT FOR THE OLD ROCKFORD ROAD TRAIL PROJECT (PR230001)

WHEREAS, the City of Plymouth as the owner, and Blackstone Contractors, LLC. as the contractor, have entered into an agreement for the Old Rockford Road Trail Project. Said agreement was approved by the City Council on June 27, 2023; and

WHEREAS, the City Engineer has certified his acceptance of the work and his approval of the request for final payment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. That the original contract amount between the owner and the contractor was \$198,886.41 and the final contract amount is \$228,211.82 including a change order of \$29,272.80.
2. That the work performed by the contractor for the Old Rockford Road Trail Project and certified to the City Council by the engineer as acceptable, being the same, is released from the contract except as to the conditions of the performance bond, any and all legal rights of the owner, required guarantees, and correction of faulty work after final payment.
3. The total project cost is \$228,211.82, which includes the improvements (\$217,344.59) and engineering and administration (\$10,867.23).

BE IT FURTHER RESOLVED:

1. The funding for this project is from the Park Dedication Fund (\$185,049.63), Park Replacement Fund (\$30,578.64), and the Water Fund (\$12,583.55).

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Abbie Browen, Public Works Operations Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **Award contract for 2025 Sanitary Sewer Lining and Maintenance Project (SS259001)**

1. Action Requested:

Adopt attached resolution awarding contract for the 2025 Sanitary Sewer Lining and Maintenance Project (SS259001).

2. Background:

The 2025 Sanitary Sewer Lining and Maintenance Project is a continuation of the city's efforts to rehabilitate aging sewer infrastructure using trenchless technology. The project includes cleaning and cured-in-place pipe (CIPP) lining of various segments throughout the city's sanitary sewer system and sealing of sanitary sewer manholes. These improvements will increase sewer system integrity, reduce inflow/infiltration, and extend the useful life of existing infrastructure with minimal surface disruption. The base bid includes the lining of 1200 feet of 27-inch sanitary sewer pipe running adjacent to the Luce Line Trail under I-494 and structural lining of 15 trunk sanitary sewer manholes. Bid Alternate No. 1 includes the lining of approximately 380 feet of 24-inch sanitary sewer pipe and 84 feet of 36-inch sewer pipe on the west side of Highway 55 near the railroad crossing.

Bids were publicly opened on July 8, 2025. Two bids were received and are listed in the attached bid tabulation. The lowest responsible and responsive base bid was submitted by Visu-Sewer, LLC, in the amount of \$587,910, which compares favorably to the engineer's estimate of \$619,000. Staff recommends awarding the base bid only, as the combined cost of the base bid and Bid Alternate No. 1 exceeds the project budget. The bid alternate will be reviewed for potential value-engineering opportunities and may be rebid at a later date. The low bid and supporting documentation submitted by Visu-Sewer, LLC have been reviewed and found acceptable. Staff finds that Visu-Sewer,

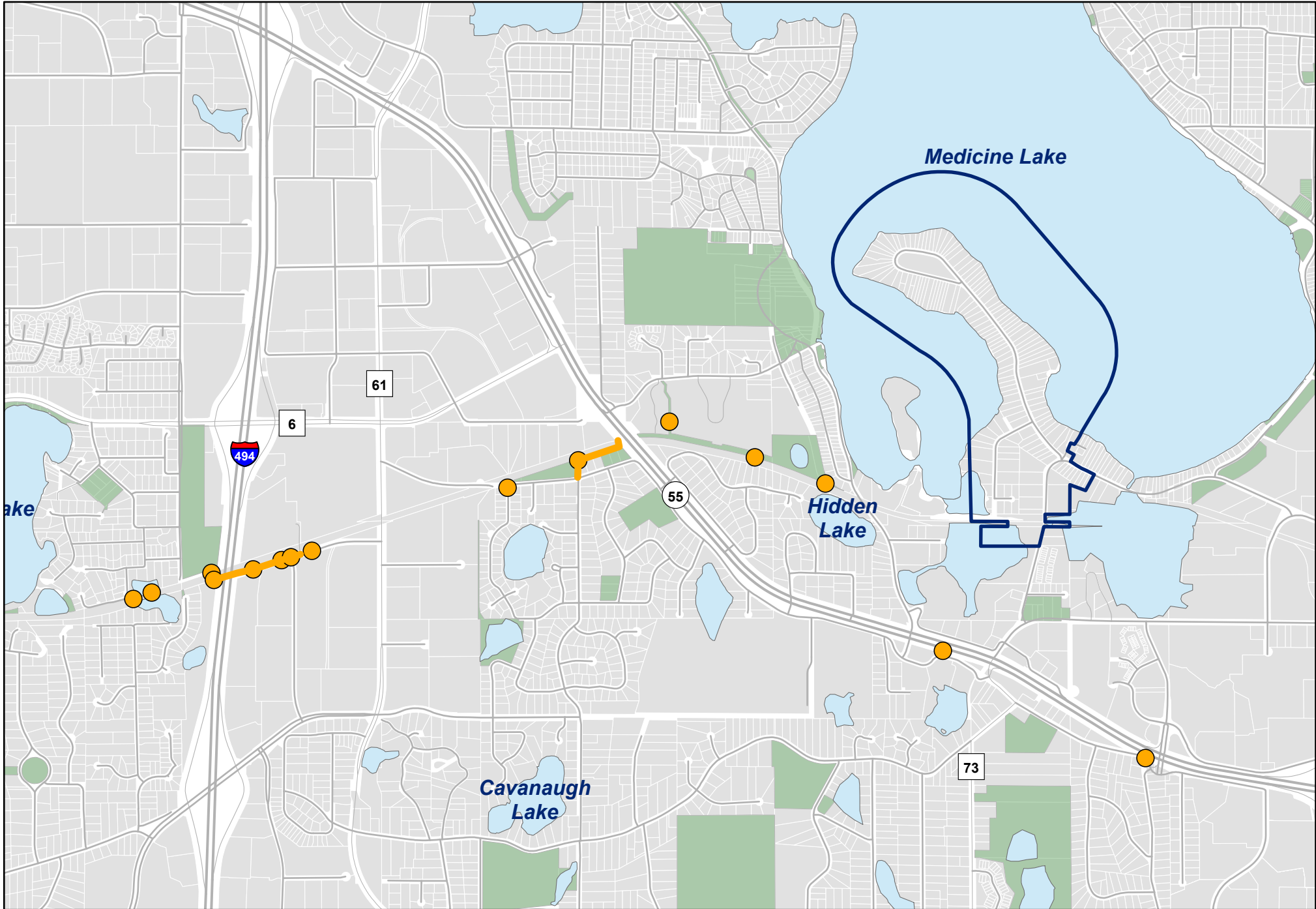
LLC has the necessary experience to complete the project in accordance with the approved plans and specifications.

3. Budget Impact:

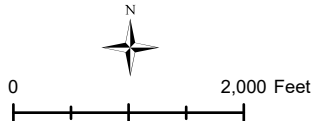
This project is included in the 2025-2034 Capital Improvement Plan for a total project cost of \$1,000,000. Council previously reallocated \$314,808 from this project to the 2024 Sanitary Sewer Lining and Maintenance Project via Change Order No. 4. The total estimated project cost is \$663,000, which includes construction by Visu-Sewer, LLC (\$587,910), flow monitoring (\$8,700), administration, design and construction observation (\$36,672), and contingency (\$29,718). Funding for this project would be from the Sewer Fund.

4. Attachments:

1. Location Map
2. Letter of Recommendation and Bid Tabulation
3. City Council Resolution 2025-210



**2025 Sanitary Sewer Lining Project
City Project #SS259001**



— Project Area: 2,085 Feet of Pipe ● Project Area: 15 Structures



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402

July 8, 2025

Honorable Mayor and City Council
City of Plymouth
14900 23rd Ave. N
Plymouth, MN 55447

Re: 2025 Sanitary Sewer Lining and Maintenance Project
Stantec Project No. 193807442
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on July 8, 2025. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

There were a total of 2 Bids. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid	Alternate No. 1
Low	Visu-Sewer	\$587,910.00	\$373,404.00
#2	Insituform Technologies, USA	\$805,724.00	\$251,532.85

The low Bidder on the Project was Visu-Sewer with a Total Base Bid Amount of \$587,910.00 which compares favorably to the Engineers Estimate of \$619,000.00. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Visu-Sewer** should be awarded the Project on the Total Base Bid in the Amount of **\$587,910.00**.

Should you have any questions, please feel free to contact me at (612) 712-2105.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Alan Offerman, P.E.

Enclosure

Project Name: **2025 SANITARY SEWER LINING AND MAINTENANCE**I hereby certify that this is an exact
reproduction of bids received.

City Project No.:

Stantec Project No.: 193807442

Bid Opening: Tuesday, July 8, 2025 at 2:00 PM

Owner: **City of Plymouth**

Alan Offerman, PE

License No. 52624

BID TABULATION				Bidder No. 1		Bidder No. 2	
Item Num	Item	Units	Qty	Visu-Sewer		Insituform Technologies USA, LLC	
				Unit Price	Total	Unit Price	Total
PART 1: MANHOLE REHABILITATION							
1	MOBILIZATION	LS	1	\$4,025.00	\$4,025.00	\$3,977.00	\$3,977.00
2	TRAFFIC CONTROL	LS	1	\$2,875.00	\$2,875.00	\$2,841.00	\$2,841.00
3	MH REHAB JOINT GROUTING	GAL	150	\$30.00	\$4,500.00	\$28.00	\$4,200.00
4	REHAB SANITARY SEWER MH	LF	330	\$412.00	\$135,960.00	\$406.00	\$133,980.00
5	BENCH AND INVERT REPAIR	SF	200	\$30.00	\$6,000.00	\$28.40	\$5,680.00
TOTAL PART 1: MANHOLE REHABILITATION					\$153,360.00		\$150,678.00
PART 2: 27" SANITARY SEWER LINING - 494 CROSSING							
6	MOBILIZATION	LS	1	\$31,625.00	\$31,625.00	\$51,500.00	\$51,500.00
7	TRAFFIC CONTROL	LS	1	\$21,000.00	\$21,000.00	\$17,045.00	\$17,045.00
8	BYPASS PUMPING	LS	1	\$114,425.00	\$114,425.00	\$209,091.00	\$209,091.00
9	SITE RESTORATION ALLOWANCE	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
10	TRAIL PROTECTION	LS	1	\$10,000.00	\$10,000.00	\$11,364.00	\$11,364.00
11	SEWER PIPE CLEANING	LF	1200	\$5.00	\$6,000.00	\$28.41	\$34,092.00
12	CCTV, INITIAL	LF	1200	\$3.00	\$3,600.00	\$5.68	\$6,816.00
13	CCTV, POST	LF	1200	\$2.00	\$2,400.00	\$0.50	\$600.00
14	27" SEWER REHABILITATION, CIPP	LF	1200	\$191.00	\$229,200.00	\$86.00	\$103,200.00
15	27" PRE-LINER	LF	1200	\$9.00	\$10,800.00	\$171.00	\$205,200.00
16	SEWER PIPE JOINT GROUTING	GAL	6	\$500.00	\$3,000.00	\$2,273.00	\$13,638.00
PART 2: 27" SANITARY SEWER LINING - 494 CROSSING					\$434,550.00		\$655,046.00
ALTERNATE NO. 1: SANITARY SEWER LINING - UPPER CROSSING							
17	MOBILIZATION	LS	1	\$43,125.00	\$43,125.00	\$51,136.00	\$51,136.00
18	TRAFFIC CONTROL	LS	1	\$50,000.00	\$50,000.00	\$5,114.00	\$5,114.00
19	BYPASS PUMPING	LS	1	\$105,800.00	\$105,800.00	\$50,568.00	\$50,568.00
20	SITE RESTORATION ALLOWANCE	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
21	SEWER PIPE CLEANING	LF	490	\$10.00	\$4,900.00	\$28.41	\$13,920.90
22	CCTV, INITIAL	LF	490	\$5.00	\$2,450.00	\$5.68	\$2,783.20
23	CCTV, POST	LF	490	\$5.00	\$2,450.00	\$0.50	\$245.00
24	24" SEWER REHABILITATION, CIPP	LF	383	\$225.00	\$86,175.00	\$157.00	\$60,131.00
25	24" PRE-LINER	LF	383	\$8.00	\$3,064.00	\$6.25	\$2,393.75
26	36" SEWER REHABILITATION, CIPP	LF	84	\$775.00	\$65,100.00	\$501.00	\$42,084.00
27	36" PRE-LINER	LF	84	\$10.00	\$840.00	\$53.00	\$4,452.00
28	SERVICE REINSTATEMENT	EA	2	\$250.00	\$500.00	\$148.00	\$296.00
29	SEWER PIPE JOINT GROUTING	GAL	3	\$500.00	\$1,500.00	\$2,273.00	\$6,819.00
30	GROUT SERVICE CONNECTION	EA	2	\$2,500.00	\$5,000.00	\$4,545.00	\$9,090.00
TOTAL ALTERNATE NO. 1: SANITARY SEWER LINING - UPPER CROSSING					\$373,404.00		\$251,532.85

BID TABULATION				Bidder No. 1 Visu-Sewer		Bidder No. 2 Insituform Technologies USA, LLC	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total
BASE BID SUMMARY:							
	TOTAL BASE BID				\$587,910.00		\$805,724.00
	TOTAL ALTERNATE NO. 1: SANITARY SEWER LINING - UPPER CROSSING				\$373,404.00		\$251,532.85
	Contractor Name and Address:			Visu-Sewer W230 N4855 betker Dr. Pewaukee, WI 53072		Insituform Technologies USA, LLC 580 goddard Ave. Chesterfield, MO 63005	
	Phone:			(262) 695-2340		(636) 530-2863	
	Email:			estimating@visu-sewer.com		psordillo@azuria.com	
	Signed By:			Keith M. Alexander		Patrizia H. Sordillo	
	Title:			President/CEO		Contracting & Attesting Officer	
	Bid Security:			Bid Bond		Bid Bond	
	Responsible Contractor Certification:			Yes		Yes	
	Addenda Acknowledged:			1		1	

CITY OF PLYMOUTH

RESOLUTION No. 2025-210

RESOLUTION AWARDING CONTRACT FOR THE 2025 SANITARY SEWER LINING AND MAINTENANCE PROJECT (SS259001)

WHEREAS, pursuant to an advertisement for bids for the 2025 Sanitary Sewer Lining and Maintenance Project, two bids were received, opened, and tabulated in accordance with State law, and the following bids were received complying with the advertisement:

Contractor	Total Base Bid
Visu-Sewer, LLC	\$587,910.00
Insituform Technologies, USA	\$805,724.00
<i>Engineers Estimate</i>	<i>\$619,100.00</i>

WHEREAS, Visu-Sewer, LLC from Pewaukee, Wisconsin, submitted the lowest responsible bid and meets all minimum qualification requirements; and

WHEREAS, the City Engineer recommends awarding the project base bid to Visu-Sewer, LLC.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. That the Mayor and City Manager are authorized and directed to execute a contract with Visu-Sewer, LLC for the 2025 Sanitary Sewer Lining and Maintenance Project according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer in the amount of \$587,910.
2. The project shall include \$45,372 for design, flow monitoring, and construction administration, and a contingency in the amount of \$29,718, for a total project cost of \$663,000.

BE IT FURTHER RESOLVED that the funding for this project shall be from the Sewer Fund in the amount of \$663,000.

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Maria Solano, Deputy City Manager

Item: **Approve Memorandum of Understanding between the City of Plymouth, Minnesota and Allina Health System**

1. Action Requested:

Adopt resolution approving Memorandum of Understanding between the City of Plymouth, Minnesota and Allina Health System.

2. Background:

Abbott Northwestern and Allina Health participate in the federal 340B Drug Pricing Program, which supports their ability to deliver essential services to low-income and underserved populations across the region. The 340B Drug Pricing Program allows eligible healthcare organizations (covered entities) to purchase outpatient drugs from pharmaceutical manufacturers at discounted prices. This program, established in 1992, aims to help these organizations stretch their resources and provide more comprehensive care to low-income and uninsured patients. Covered entities include hospitals, community health centers, and other safety-net providers.

Abbott Northwestern and Allina Health's existing Memorandum of Understanding (MOU) with the City of Minneapolis is set to expire on June 30, 2025. However, given that Abbott Northwestern and Allina Health's patient population and services extend significantly beyond Minneapolis and include the WestHealth campus, they have reached out to the City of Plymouth as a partner.

There is no reporting or financial obligation associated with this request. The MOU simply affirms that Abbott Northwestern Hospital, WestHealth and Allina Health continue to serve indigent, uninsured, or underinsured patients in alignment with the goals of the 340B Program.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Memorandum of Understanding
2. City Council Resolution 2025-211

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF PLYMOUTH, MINNESOTA
AND
ALLINA HEALTH SYSTEM**

This Memorandum of Understanding is made this 12th day of August 2025, by and between the undersigned officials of the City of Plymouth, Minnesota (the “City”), and Allina Health System, doing business as the Abbott Northwestern Hospital (“ANW”), a non-profit corporation organized and existing under the laws of the State of Minnesota.

RECITALS:

WHEREAS, ANW is a Minnesota, non-profit hospital which provides a disproportionate share of health care services to the Medicare and Medicaid population in addition to supporting many programs that benefit indigent, uninsured or underinsured patients;

WHEREAS, ANW desires to participate in the drug discount program established under Section 340B of the Public Health Service Act (the “340B Program”);

WHEREAS, in order to participate in the 340B Program, ANW must enter into an agreement with a unit of the state government pursuant to which ANW commits to provide healthcare services to low-income individuals who are not entitled to Medicare or Medicaid benefits at no reimbursement or considerably less than full reimbursement from these patients;

WHEREAS, ANW desires to make such a formal commitment to the City; and

WHEREAS, the city agrees to accept such commitments on behalf of the residents of Plymouth, Minnesota.

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, it is mutually agreed and covenanted, under seal, by and between the parties to this Agreement, as follows:

1. **ANW Commitment to Provide Indigent, Uninsured and Underinsured Care.**
 - (a) During the term of this MOU, ANW agrees to continue its historical commitment to the provision of healthcare to indigent, uninsured and underinsured residents of Plymouth, Minnesota, and the surrounding communities. ANW provides many health care services and programs which are needed to meet the health care needs of a community but which do not generate revenue. For example, ANW maintains emergency rooms

on a 24-hour, 365-day basis, a variety of educational programs for the community, and participates in community emergency preparedness. ANW provides free care to patients who are not eligible for Medicare or Medicaid if they earn at or below 275% of the Federal Poverty Level. And uninsured patients whose annual household income is below \$125,000 are eligible to receive an uninsured discount. Patients with health insurance but whose insurance does not cover a particular item or service are eligible for a similar underinsured discount. In 2023, ANW provided approximately \$22.8M of free and discounted care to indigent, uninsured, and underinsured patients. ANW will continue to provide these services, and will ensure that all patients will receive necessary care, as required by law, in its Emergency Departments, regardless of ability to pay.

2. **Acceptance and Acknowledgments of the City.**

- (a) The city accepts the commitment of ANW set forth above;
- (b) The City hereby acknowledges that the healthcare services provided by ANW hereunder are in the public interest and are being provided to individuals who are not entitled to benefits under Title XVIII or eligible for assistance under any State plan pursuant to Title XIX of the Social Security Act; and
- (c) The City acknowledges that ANW is providing a significant amount of free and discounted services to indigent, uninsured and underinsured.

5. **Term and Termination.**

The term of this MOU shall commence on the date first above written and shall continue until terminated by either party upon not less than sixty (60) days prior written notice to the other.

4. **Notice.**

All notices required or permitted to be given under this MOU shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

Sent to the City:

Dave Callister, City Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

Sent to ANW:

David Joos, President
Abbott Northwestern Hospital
800 E. 28th Street
Minneapolis, Mn. 55407

5. **Governing Law.**

This MOU shall be governed by and construed in accordance with the laws of the State of Minnesota (excepting any conflict of laws provisions which would serve to defeat application of Minnesota substantive law).

IN WITNESS WHEREOF, City and ANW have executed this Agreement as of the day and year first written above by their duly authorized representatives.

ALLINA HEALTH SYSTEM

By: _____
Name: David Joos
Title: President, Abbott Northwestern Hospital

CITY OF PLYMOUTH, MINNESOTA

By: _____
Name: Jeff Wosje
Title: Mayor, City of Plymouth

By: _____
Name: Dave Callister
Title: City Manager, City of Plymouth

CITY OF PLYMOUTH

RESOLUTION No. 2025-211

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLYMOUTH, MINNESOTA AND ALLINA HEALTH SYSTEM

WHEREAS, Allina Health System, doing business as the Abbott Northwestern Hospital, is a non-profit hospital which provides a disproportionate share of health care services to the Medicare and Medicaid population in addition to supporting many programs that benefit indigent, uninsured or underinsured patients; and

WHEREAS, Allina Health System desires to participate in the drug discount program established under Section 340B of the Public Health Service Act; and

WHEREAS, in order to participate in the 340B Program, Allina Health System must enter into an agreement with a unit of government pursuant to which Allina Health System commits to provide healthcare services to low-income individuals who are not entitled to Medicare or Medicaid benefits at no reimbursement or considerably less than full reimbursement from these patients; and

WHEREAS, Allina Health System desires to make such a formal commitment to the City of Plymouth; and

WHEREAS, the City of Plymouth agrees to accept such commitments on behalf of the residents of Plymouth.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Memorandum of Understanding between the City of Plymouth, Minnesota and Allina Health System is approved.

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Erik Fadden, Public Safety Director

Reviewed by:

Item: **Approve expenditure from the DWI Forfeiture Resource Fund for purchase of traffic enforcement equipment**

1. Action Requested:

Adopt the attached resolution approving an expenditure from the DWI Forfeiture Fund for purchase of traffic enforcement equipment.

2. Background:

The police department prioritizes traffic safety through education and enforcement. Proactive traffic enforcement is critical to reducing crashes. The police department utilizes certain equipment to enforce certain traffic laws such as speeding and equipment violations. The department's Lidar speed detection devices and window tint meters have become worn due to years of consistent use by patrol officers, utilizing the Lidar speed detection equipment for six years and the window tint meters for nearly a decade. The equipment is becoming outdated and requiring increased maintenance due to wear and tear.

The police department intends to replace its aging equipment with new window tint meters and Lidar speed detection devices. The department intends to utilize DWI Forfeiture Funds to purchase the replacement equipment. Funding from the DWI Forfeiture Fund is restricted to uses that "enhance impaired driving enforcement and traffic safety". The purchase of this equipment aligns with the permitted use of DWI forfeiture funds.

The department will replace 26 old window tint meters with 26 new window tint meters (one for each squad car) from Laser Labs at a cost of \$2,660. The department will replace six Lidar speed detection devices with six new Lidar speed detection devices from Tactical Solutions at a cost of \$12,732. Total expenditures will be \$15,392. The

DWI Forfeiture Fund has enough funds to adequately cover the costs of this new equipment.

3. Budget Impact:

The cost to purchase the equipment is \$15,392. The DWI forfeiture fund has adequate funding to cover this expenditure.

4. Attachments:

1. Laser Labs Quote
2. Tactical Solutions Quote
3. City Council Resolution 2025-212

Laser Labs, Inc.
454 First Parish Road
Scituate, MA 02066
+18004522344
sales@tintmeter.com
http://www.Laser-Labs.com



Estimate

ADDRESS

Anothony Elia
City of Plymouth - Police
Department
3400 Plymouth Blvd.
Plymouth, MN 55447

SHIP TO

Anothony Elia
City of Plymouth - Police
Department
3400 Plymouth Blvd.
Plymouth, MN 55447

ESTIMATE # 4759**DATE 05/24/2025****P.O. NUMBER**

quote

SALES REP

bt

ACTIVITY	QTY	RATE	AMOUNT
Enforcer II (Direct Sales) Enforcer II Tint Meter	22	109.00	2,398.00
Inspector II (Direct Sales) Inspector II two piece tint meter	4	169.00	676.00
LEO Discount Code for Law Enforcement	22	-20.00	-440.00

Attached please find the estimate as requested. Please let me know if you have any questions or need a revised estimate.
Beka Troup
Laser Labs, Inc.

SUBTOTAL	2,634.00
SHIPPING	26.00
TOTAL	\$2,660.00

Accepted By

Accepted Date

STAY SAFE OUT THERE!

Tactical Solutions
 9322 Maggie Lane
 Savage, MN 55378
 (612) 306-8241
 steve@ts4le.com

Estimate



ADDRESS
Plymouth Police Department (MN) Attn: Officer Anthony Elia 3400 Plymouth Blvd. Plymouth, MN 55447

SHIP TO
Plymouth Police Department (MN) Attn: Officer Anthony Elia 3400 Plymouth Blvd. Plymouth, MN 55447

ESTIMATE #	DATE	
1564	07/02/2025	

SHIP VIA
 Best Way

P.O. NUMBER
 TBD

SALES REP
 Steve Doble

QTY	DESCRIPTION	RATE	AMOUNT
6	DragonEye Speed Lidar (DESL Model) #40120-01. Includes: Hard Case, (2) C Cell Batteries, Operational Manual, and Certificate of Accuracy, Two-Year Standard Warranty.	2,185.00	13,110.00
1	Shipping and Handling	72.00	72.00
0	DragonEye DESL, 3-Year Warranty (Optional)	160.00	0.00
2	Trade Credit for (2) Used Kustom Pro Laser 4's (Working Condition)	-150.00	-300.00
1	Trade Credit for (1) Used DragonEye DESL (Broken Screw Anchors)	-150.00	-150.00

SUBTOTAL 12,732.00

TAX (0) 0.00

TOTAL **\$12,732.00**

Accepted By

Accepted Date

CITY OF PLYMOUTH

RESOLUTION No. 2025-212

RESOLUTION APPROVING EXPENDITURE FROM DWI FORFEITURE RESOURCE FUND FOR PURCHASE OF TRAFFIC ENFORCEMENT EQUIPMENT

WHEREAS, the Police Department considers traffic safety a priority; and

WHEREAS, the reduction of motor vehicle crashes is accomplished through enforcement, visibility and education; and

WHEREAS, the department has speed detection devices and window tint meters that have reached the end of usable service life; and

WHEREAS, the cost to purchase replacement traffic enforcement equipment is \$15,392.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the cost to purchase of traffic safety equipment from the DWI Forfeiture Resource Fund is approved.

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve Amendment No. 1 to the development contract for "The Boulevard" located in the southeast quadrant of Bass Lake Road and I-494 (SPRC Land Ventures Plymouth, LLC -- 2024034)**

1. Action Requested:

Adopt attached resolution approving Amendment No. 1 to the development contract for "The Boulevard" located southeast of Bass Lake Road and I-494.

Approval requires a 4/7 vote of the City Council.

2. Background:

In July 2024, the City Council approved a development contract related to the installation of public infrastructure for "The Boulevard". The Developer is requesting revisions needed at this time to address dates of performance cited in the original contract. It is not unusual for large redevelopment projects such as this one to require amendments to the contract. City staff worked with the Developer to revise the contract language as needed in a manner that protects the city's interests.

3. Budget Impact:

N/A

4. Attachments:

1. Location Map
2. Amendment No. 1 to Development Contract
3. City Council Resolution 2025-213

Plymouth / Maple Grove Border



2024-034
SPRC Land Ventures Plymouth, LLC
13001 County Road 10
Final Plat



THE BOULEVARD

(City File No. 2024 034)

AMENDMENT NO. 1 TO DEVELOPMENT CONTRACT

(Developer Installed Improvements)

AMENDMENT NO. 1 dated _____, 2025, to DEVELOPMENT CONTRACT AGREEMENT dated August 7, 2024, and recorded at Hennepin County as Document Number 11303671, by and between the CITY OF PLYMOUTH, a Minnesota municipal corporation (“City”), and SPRC LAND VENTURES PLYMOUTH, LLC, a Delaware limited liability company (the “Developer”).

1. **LEGISLATIVE FORMATTING FOR AMENDED LANGUAGE.** Amended language within this document is marked as follows: underlined text = new text to be added, and ~~stricken text~~ = text to be deleted. Any text without markings (i.e., not underlined or ~~stricken~~) shall remain as it currently exists.
2. **AMENDMENT TO SECTION 10.** Section 10 of the Development Contract is hereby amended as follows:
 10. **TIME OF PERFORMANCE.** By or before ~~June 30, 2025~~ October 31, 2025 and except as otherwise noted in **Paragraph 11** below, the Developer shall install all public utilities and all public street improvements (including concrete curb and gutter) with the exception of the last two inches of street bituminous paving (wear course). ~~If the Developer installs concrete and base course within the plat in 2024, such work shall be concluded by or before October 31, 2024, and in such case, roadway repairs shall not occur and the final two inches of wear course shall not be placed until 2025. In any case, a minimum of 60 days shall elapse between installation of the base course and the final two inches of wear course of asphalt on the public streets. By or before October 31, 2025, the Developer shall also install temporary bituminous wedging along the public streets within the plat, abutting all curbing, to help protect the concrete curb and gutter from snowplow operations and development construction. The final two inches of wear course shall not be installed until 2026.~~ The Developer shall install the wear course of asphalt by or before ~~October 31, 2025~~ October 31, 2026, but only after the temporary wedging has been milled out, and an inspection of the roadway has been performed by the City Engineer or designee prior to wear course placement. From that inspection, any deficiencies or damage to the street, sidewalk, and/or curb will be noted and shall be corrected prior to the placement of the wear course. ~~The Developer shall be responsible for snow plowing operations on~~ Upon the Developer’s written

request and upon holding the City harmless of any damage, the City will agree to snowplow the public streets within the plat during the winter of ~~2024/2025~~ 2025/2026. As approved by the City, the Developer may ~~choose to temporarily~~ barricade (close to general/non-construction related traffic) segments of the public streets within the plat ~~until the wear course is installed~~ as needed, in order to complete street construction and public improvements.

3. AMENDMENT TO SECTION 11. Section 11 of the Development Contract is hereby amended as follows:

11. EXCEPTION TO PARAGRAPH 10. As an exception to the requirement for completion of all public street improvements, as noted in **Paragraph 10** above, the Developer shall fully complete all required off-site improvements on county roads, as well as restriping/signing of Quinwood Lane (from four-lanes to three-lanes) between County Road 10 and 62nd Place, prior to the final bituminous wear course installation ~~within the plat in 2026~~. Under no circumstances shall these improvements take longer than 4 weeks to complete from time of commencement to completion. Traffic shall not be allowed on county road turn lanes with a vertical land drop off between lifts of bituminous.

4. AMENDMENT TO SECTION 26. E. 13. Section 26 entitled Special Provisions, Item E. 13 of the Development Contract, is hereby amended as follows:

13. By ~~October 31, 2025, October 31, 2027,~~ the Developer shall construct a temporary parking lot (curb and gutter not required) on Lot 1, Block 3 (“Residential 4” building site) or on a different site (or sites) within the development as agreed upon by the City, for use by the city park. The Developer shall grant an easement to the City for use of that temporary parking lot and, further, shall grant an easement for permanent City park use of permanent parking on the development site, once established, in areas as agreed upon by the City.

CITY OF PLYMOUTH:

BY: _____
Jeffry Wosje, Mayor

(SEAL)

AND _____
Dave Callister, City Manager

STATE OF MINNESOTA)
 (ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffry Wosje and by Dave Callister, the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
 (ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____ the _____ of _____ on its behalf.

NOTARY PUBLIC

DRAFTED BY: CITY OF PLYMOUTH
3400 Plymouth Boulevard
Plymouth, MN 55447

CITY OF PLYMOUTH

RESOLUTION No. 2025-213

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE DEVELOPMENT CONTRACT FOR “THE BOULEVARD” FOR PROPERTY LOCATED IN THE SOUTHEAST QUADRANT OF BASS LAKE ROAD AND I-494 (2024034)

WHEREAS, the development contract for The Boulevard was recorded by Hennepin County as Document Number 11303671 on August 7, 2024; and

WHEREAS, SPRC Land Ventures Plymouth, LLC (the “Developer”) has requested approval of Amendment No. 1 to said development contract; and

WHEREAS, the property is legally described as Lots 1-5 of Block 1, Lots 1-6 of Block 2, and Lots 1-7 of Block 3, THE BOULEVARD, Hennepin County, Minnesota; and

WHEREAS, city staff has prepared Amendment No. 1 to the development contract to address needed revisions regarding dates of performance for public improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve Amendment No. 1 to the development contract for The Boulevard; and

FURTHER, that upon prior execution of Amendment No. 1 by the Developer, the Mayor and City Manager are hereby authorized to execute Amendment No. 1 on behalf of the city; and

LASTLY, the Amendment No. 1 revisions include changes to Sections 10, 11, and 26.E.13 of the development contract, as shown in legislative formatting below:

- 10. TIME OF PERFORMANCE.** By or before ~~June 30, 2025~~ October 31, 2025 and except as otherwise noted in Paragraph 11 below, the Developer shall install all public utilities and all public street improvements (including concrete curb and gutter) with the exception of the last two inches of street bituminous paving (wear course). ~~If the Developer installs concrete and base course within the plat in 2024, such work shall be concluded by or before October 31, 2024, and in such case, roadway repairs shall not occur — and the final two inches of wear course shall not be placed — until 2025. In any case, a minimum of 60 days shall elapse between installation of the base course and final two inches of wear course of asphalt on public streets. By or before October 31, 2025, the Developer shall also install temporary bituminous wedging along the public streets within the plat, abutting all curbing, to help protect the concrete curb and gutter from snowplow operations and development construction. The final two inches of wear course shall not be installed in 2026. The Developer shall install the wear course of asphalt by or before October 31, 2025; October 31, 2026, but only after the temporary wedging has been milled out, and an inspection of the roadway has been performed by the City Engineer or~~

designee prior to wear course placement. From that inspection, any deficiencies or damage to the street, sidewalk, and/or curb will be noted and shall be corrected prior to the placement of the wear course. ~~The Developer shall be responsible for snowplowing operations on~~ Upon the Developer's written request and upon holding the City harmless of any damage, the City will agree to snowplow the public streets within the plat during the winter of ~~2024/2025~~ 2025/2026. As approved by the City, the Developer may ~~choose to temporarily~~ choose to temporarily barricade (close to general/non-construction related traffic) segments of the public streets within the plat ~~until the wear course is installed as needed, in order to complete street construction and public improvements.~~

- 11. EXCEPTION TO PARAGRAPH 10.** As an exception to the requirement for completion of all public street improvements, as noted in Paragraph 10 above, the Developer shall fully complete all required off-site improvements on county roads, as well as restriping/signing of Quinwood Lane (from four-lanes to three-lanes) between County Road 10 and 62nd Place, prior to the final bituminous wear course installation ~~within the plat in 2026~~. Under no circumstances shall these improvements take longer than 4 weeks to complete from time of commencement to completion. Traffic shall not be allowed on county road turn lanes with a vertical land drop off between lifts of bituminous.

- 26.E.13.** ~~By October 31, 2025,~~ By October 31, 2027, the Developer shall construct a temporary parking lot (curb and gutter not required) on Lot 1, Block 3 ("Residential 4" building site) or on a different site (or sites) within the development as agreed upon by the City, for use by the city park. The Developer shall grant an easement to the City for use of that temporary parking lot and, further, shall grant an easement for permanent City park use of permanent parking on the development site, once established, in areas as agreed upon by the City.

APPROVED by the City Council this 12th day of August, 2025.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on August 12, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk

To: Dave Callister, City Manager

Prepared by: Abbie Browen, Public Works Operations Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve supplemental agreement for the Lancaster Lift Station Rehabilitation and Electrical Renovation Project (SS250001)**

1. Action Requested:

Adopt attached resolution approving supplemental agreement for the Lancaster Lift Station Rehabilitation and Electrical Renovation Project (SS250001).

2. Background:

This project is included in the 2025 Capital Improvement Plan (2025-2034), with construction scheduled through October 2026. This project includes critical upgrades to one of the city's aging sanitary sewer lift stations to enhance system reliability, increase operational efficiency, and ensure compliance with modern safety and performance standards. The scope of work will include improvements to the wet well, installation of new piping and valves, and the replacement of mechanical and electrical systems.

Staff recommends approving the supplemental agreement with Advanced Engineering and Environmental Services, LLC (AE2S) to provide construction phase services. AE2S previously completed the design and bidding phases and is well positioned to ensure continuity and successful delivery of the construction phase.

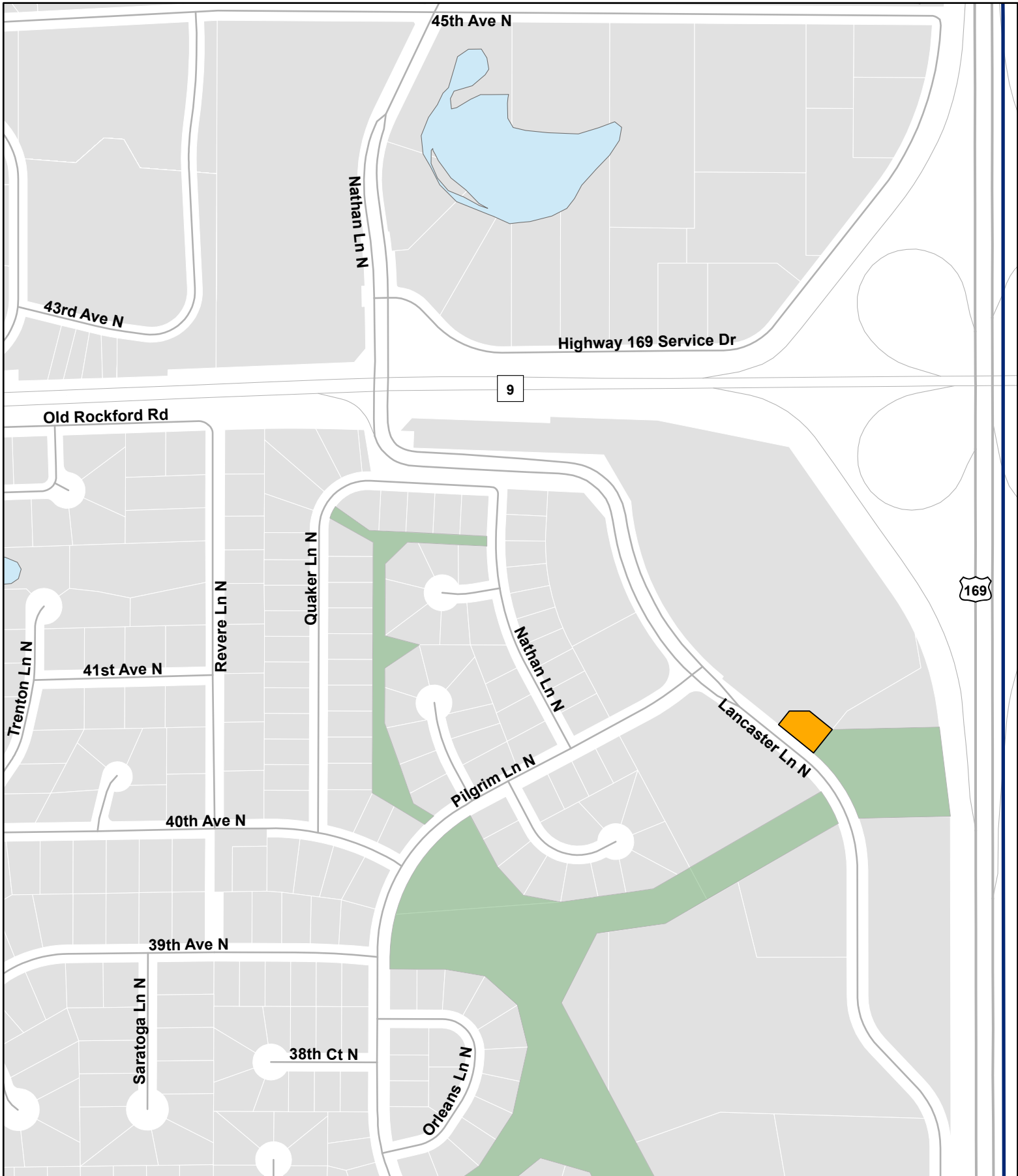
3. Budget Impact:

The cost of the supplemental agreement for construction services is \$93,000 and is within the project budget of \$2,440,725 previously approved by council.

4. Attachments:

1. Location Map

2. Supplemental Agreement
3. City Council Resolution 2025-214



Lancaster Lift Station Rehabilitation and Electrical Renovation Project
City Project #SS250001

0 500 Feet

 Project Area



SUPPLEMENTAL AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

1. AGREEMENT. The parties have previously entered into a Agreement for Professional Engineering Services which is incorporated herein by reference. In the event of a conflict between the Agreement and this Supplemental Agreement, the Supplemental Agreement shall control with respect to the project for which it applies.

2. BACKGROUND.

- A. Date of Supplemental Agreement: August 12, 2025
- B. Owner: City of Plymouth
- C. Engineer: Advanced Engineering and Environmental Services, LLC
- D. Project: Lancaster Lift Station Rehabilitation Project
City Project No. SS250001

3. SERVICES. The Engineer shall perform the following services for the Owner as per the Agreement for Professional Services dated December 4, 2024, and Amendment 1 (attached).

4. PAYMENT. The Owner shall pay the Engineer for services rendered under the Supplemental Agreement as follows:

- ☐ Lump sum of: \$ _____
- ☐ Standard hourly rate pursuant to rate schedule on file with the City as of the date of this Supplemental Agreement.
- ☒ Standard hourly rate pursuant to rate schedule included in the proposal with a not to exceed \$182,300.00, including reimbursable expenses.
Agreement for Engineering Services: \$89,300.00
Supplemental Agreement (8/12/2025): \$93,000.00
 - Construction ServicesTotal, not to exceed: \$182,300.00

5. COMPLETION DATE. Services performed by Engineer pursuant to this Supplemental Agreement must be completed on or before December 31, 2026.

Dated: _____, 2025.

CITY OF PLYMOUTH

BY: _____
Jeffry Wosje, Mayor

BY: _____
David Callister, City Manager

Dated: _____, 2025.

**ADVANCED ENGINEERING AND
ENVIRONMENTAL SERVICES, LLC**

BY: _____

ITS: _____

REVIEWED BY: _____

Michael Thompson, Public Works Director

EXHIBIT A - Scope of Basic Services

Contractor will provide the following engineering services during construction of the Plymouth Lancaster Lift Station Rehabilitation:

Construction Phase

- A. After completion of the Final Design Phase and concurrent with the Bidding/Proposal Phase, and after issuance by the City of any instructions for specific modifications or changes in the scope, extent, character, design, schedule, number of prime construction contracts, and other construction requirements of the Project during the Construction Phase desired by the City, the Contractor and City shall discuss, resolve, and document any necessary revisions to Contractor's scope of services or compensation (through application of the provisions regarding Additional Services, or otherwise), or the time for completion of Contractor's services, resulting from specific modifications to the Project.
 - 1. Contractor shall be responsible only for those Construction Phase services expressly required of Contractor in this section. With the exception of such expressly required services, Contractor shall have no design, Submittal (including Shop Drawing) review, or other obligations during construction, and the City assumes all responsibility for providing or arranging for all other necessary Construction Phase administrative, engineering, and professional services.
 - 2. City waives all claims against Contractor and its officers, directors, members, partners, agents, employees, and Subconsultants, that may be connected in any way to Construction Phase administrative, engineering, or professional services. Notwithstanding the foregoing waiver, Contractor shall be responsible for any professional opinions and interpretations provided by Contractor to the City during the Construction Phase or Post-Construction Phase, including interpretations or clarifications of the Construction Contract Documents.
- B. Upon successful completion of the Bidding/Proposal Phase, and upon written authorization from the City, Contractor shall provide the following services:
 - 1. General Administration of Construction Contract: Consult with the City and act as the City's representative as provided in this Agreement and the Construction Contract. Unless otherwise set forth in the scope of Basic Services (as duly modified), the extent and limitations of the duties, responsibilities, and authority of Contractor shall be as assigned in EJCDC® C-700, Standard General Conditions of the Construction Contract (2018) or other construction general conditions specified in this Agreement. Except as otherwise provided in the Construction Contract, the City's communications to Constructor will be issued through Contractor.
 - a. If the responsibilities of Contractor as set forth in the Construction Contract are greater than those Construction Phase services expressly required of Contractor herein, then the City shall either (1) expand the scope of the Construction Phase services to match those of the Construction Contract, and compensate Contractor for any related increases in the cost to provide Construction Phase services, pursuant to the provisions for compensating Additional Services, or (2) identify a qualified individual or entity (other than Contractor) responsible for the additional responsibilities in the Construction Contract.
 - b. If the City, or the City and Constructor, modify the duties, responsibilities, and authority of Contractor in the Construction Contract, or modify other terms of the

Construction Contract having a direct bearing on Contractor, or if the City requires Contractor's services for construction that extends longer than the anticipated Construction Contract Times, then the City shall compensate Contractor for any related increases in the cost to provide Construction Phase services, pursuant to the provisions for compensating Additional Services.

- c. Contractor shall not be required to furnish or perform services contrary to Contractor's responsibilities as a licensed professional.
2. *Resident Project Representative (RPR)*: Provide the services of an RPR at the Site to assist Contractor and to provide more extensive observation of Constructor's Work. Duties, responsibilities, and authority of the RPR are as set forth in Exhibit B. The furnishing of such RPR's services will not limit, extend, or modify Contractor's responsibilities or authority except as expressly set forth in Exhibit B.
3. *Selection of Independent Testing Laboratory*: Assist the City in the selection of an independent testing laboratory to perform required testing services.
4. *Pre-Construction Conference*: Participate in a pre-construction conference prior to commencement of Work at the Site; prepare and distribute agenda for the conference and prepare and distribute minutes of such conference.
5. *Electronic Transmittal Protocols*: If the Construction Contract does not establish protocols for transmittal of Electronic Documents by Electronic Means, then the City, Contractor, and Constructor shall jointly develop such protocols.
6. *Original Documents*: If requested by the City to do so, maintain and safeguard during the Construction Phase at least one original printed record version of the Construction Contract Documents, including Drawings and Specifications signed and sealed by Contractor and other design professionals in accordance with applicable Laws and Regulations. Throughout the Construction Phase, make such original printed record version of the Construction Contract Documents available to Constructor and the City for review.
7. *Schedules*: Receive, review, and, and, subject to the criteria of the Construction Contract, determine the acceptability of any and all schedules that Constructor is required to submit to Contractor, including the progress schedule, schedule of submittals, and schedule of values. Advise Constructor in writing of Contractor's comments or acceptance of schedules.
 - a. Schedules will be acceptable to Contractor as to form and substance:
 - 1) *Progress Schedule*: if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Contractor responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Constructor from Constructor's full responsibility therefor.
 - 2) *Constructor's Schedule of Submittals*: if it provides a workable arrangement for reviewing and processing the required Submittals.
 - 3) *Constructor's Schedule of Values*: if it provides a reasonable allocation of the Contract Price to the component parts of the Work.

8. Visits to Site and Observation of Construction: In connection with observations of Constructor's Work while it is in progress:
 - a. Make visits to the Site at intervals appropriate to the various stages of the Work, as Contractor deems necessary, to observe as an experienced and qualified design professional, the progress of Constructor's executed Work. Such visits and observations by Contractor, including its RPR, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Contractor in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Contractor's exercise of professional judgment, as assisted by its RPR, if any. Based on information obtained during such visits and observations, Contractor will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Contractor shall keep the City informed of the progress of the Work. Contractor will make a report of Contractor's visit, summarizing Contractor's general observations and any significant findings.
 - b. The purpose of Contractor's visits to the Site, and representation by the Resident Project Representative, if any, at the Site, will be to enable Contractor to better carry out the duties and responsibilities assigned to by this Agreement and undertaken by Contractor during the Construction Phase, and, in addition, by the exercise of Contractor's efforts as an experienced and qualified design professional, to provide for the City a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Constructor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Contractor will not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor will Contractor have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Contractor neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.
9. Defective Work: If, on the basis of Contractor's observations or as indicated in documentation available to Contractor, Contractor believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, Contractor will promptly issue written notice to Constructor (with copy to the City) of such defective Work. Such notice will communicate the scope, extent (to Contractor's understanding) of defect, and associated provisions of the Construction Contract Documents.
 - a. Provide recommendations to the City regarding whether Constructor should correct such Work or remove and replace such Work, or whether the City should consider accepting the defective Work in accordance with the provisions of the Construction Contract Documents. Contractor shall give notice to Constructor regarding whether the defective Work should be repaired, replaced, or will be accepted by the City.

- b. However, Contractor's authority to provide this information to the City or Contractor's decision to exercise or not exercise such authority will not give rise to a duty or responsibility of the Contractor to Constructor's, Subcontractors, material and equipment suppliers, their agents or employees, or any other person(s) or entities performing any of the Work, including but not limited to any duty or responsibility for Constructors' or Subcontractors' safety precautions and programs incident to the Work.
- 10. Compatibility with Design Concept: If Contractor has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform the City of such incompatibility, and provide recommendations for addressing such Work.
- 11. Clarifications and Interpretations: Accept from Constructor and the City submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.
- 12. Non-reviewable Matters: If a submitted matter in question concerns the Contractor's performance of its duties and obligations, or terms and conditions of the Construction Contract Documents that do not involve (a) the performance or acceptability of the Work under the Construction Contract Documents, (b) the design (as set forth in the Drawings, Specifications, or otherwise), or (c) other engineering or technical matters, then Contractor will promptly give written notice to the City and Constructor that Contractor will not provide a decision or interpretation.
- 13. Field Orders: Subject to any limitations in the Construction Contract Documents, Contractor may prepare and issue Field Orders requiring minor changes in the Work.
- 14. Change Orders and Work Change Directives: Recommend Change Orders and Work Change Directives to the City, as appropriate, and prepare Change Orders and Work Change Directives as required.
- 15. Change Proposals and Claims
 - a. Review and respond to Change Proposals. Review each duly submitted Change Proposal from Constructor and, within 30 days after receipt of the Constructor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions must be in writing, with a copy provided to the City and Constructor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Contractor will notify the parties that the Contractor will not resolve the Change Proposal.
 - b. Provide information or data to the City regarding engineering or technical matters pertaining to Claims.
- 16. Differing Site Conditions: Respond to any notice from Constructor of differing site conditions, including conditions relating to Underground Facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings,

conclusions, and recommendations for the City's use subject to limitations of Contractor's obligations under this Agreement.

17. Constructor's Submittals: Review and approve or take other appropriate action with respect to required Constructor's Submittals, but only to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Construction Contract Documents, and for compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Contractor shall meet any Constructor's Submittal schedule that Contractor has accepted.
18. Substitutes and "Or-equals": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Constructor.
19. Inspections and Tests
 - a. Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Contractor's review of such certificates will be for the purpose of determining whether the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Contractor shall be entitled to rely on the results of such inspections and tests.
 - b. Reply to Constructor requests for written concurrence that specific portions of the Work that are to be inspected, tested, or approved may be covered.
 - c. Issue written requests to Constructor that specific portions of the Work remain uncovered.
 - d. As deemed reasonably necessary, request that Constructor uncover Work that is to be inspected, tested, or approved.
 - e. Pursuant to the terms of the Construction Contract, require additional inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.
20. Constructor's Applications for Payment: Based on Contractor's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:
 - a. Determine the amounts that Contractor recommends Constructor be paid. Recommend reductions in payment (set offs) based on the provisions for set offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Contractor's representation to the City, based on such observations and review, that, within the limits of Contractor's knowledge, information and belief, Constructor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Constructor's being entitled to such payment appear to have been fulfilled in so far as it is Contractor's responsibility to observe the Work. In the case of unit price Work, Contractor's

recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).

- b. By recommending payment, Contractor shall not thereby be deemed to have represented that observations made by Contractor to check the quality or quantity of Constructor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Constructor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Contractor in this Agreement. Neither Contractor's review of Constructor's Work for the purposes of recommending payments nor Contractor's recommendation of any payment including final payment will impose on Contractor responsibility to supervise, direct, or control the Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or Constructor's compliance with Laws and Regulations applicable to Constructor's furnishing and performing the Work. It will also not impose responsibility on Contractor to make any examination to ascertain how or for what purposes Constructor has used the money paid to Constructor by the City; to determine that title to any portion of the Work, including materials or equipment, has passed to the City free and clear of any liens, claims, security interests, or encumbrances; or that there may not be other matters at issue between the City and Constructor that might affect the amount that should be paid.
- 21. Constructor's Completion Documents: Receive from Constructor, review, and transmit to the City maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, and Samples. Receive from Constructor, review, and transmit to the City the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The extent of Contractor's review of record documents will be to check that Constructor has submitted a complete set of those documents that Constructor is required to submit.
- 22. Substantial Completion: Promptly after notice from Constructor that Constructor considers the entire Work ready for its intended use, visit the Site in company with the City and Constructor to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, the City's objections, notice to Constructor, and issuance of a final certificate of Substantial Completion. Assist the City regarding any remaining engineering or technical matters affecting the City's use or occupancy of the Work following Substantial Completion.
- 23. Completion and Acceptability of the Work: After notice from Constructor that the Work is complete:
 - a. visit the Site with the City and Constructor to determine if the Work is in fact complete and acceptable;
 - b. notify Constructor of any part of the Work that is found during the visit to be incomplete or defective, and subsequently confirm that Constructor has corrected any such deficiencies;

- c. follow the procedures in the Construction Contract regarding review and response to Constructor's application for final payment and accompanying documentation; and
 - d. if Contractor is satisfied that the Work is complete and acceptable, provide a notice to the City and Constructor using Notice of Acceptability of Work, stating that the Work is acceptable within the limits of Contractor's knowledge, information, and belief, and based on the extent of the services provided by Contractor under this Agreement.
- 24. Standards for Certain Construction-Phase Decisions: Contractor will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Contractor will not show partiality to the City or Constructor, and will not be liable to the City, Constructor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.
- C. Duration of Construction Phase: The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation by Contractor for final payment to Constructor. Contractor shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative services, if any) are required after the original date for completion and readiness for final payment of Constructor as set forth in the Construction Contract.

Post-Construction Phase

- A. Upon written authorization from the City during the Post-Construction Phase, Contractor shall:
 - 1. Together with the City, visit the Project to observe any apparent defects in the Work, make recommendations as to replacement or correction of defective Work, if any, or the need to repair of any damage to the Site or adjacent areas, and assist the City in consultations and discussions with Constructor concerning correction of any such defective Work and any needed repairs.
 - 2. Together with the City, visit the Project within one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of any damage to the Site or adjacent areas is defective and therefore subject to correction by Constructor.
- B. The Post-Construction Phase services may commence during the Construction Phase and, will terminate 12 months after the commencement of the Construction Contract's correction period.

ADDITIONAL SERVICES - Additional Services Not Requiring the City's Written Authorization

- A. Contractor shall advise the City that Contractor is commencing to perform or furnish the Additional Services of the types listed below. For such Additional Services, Contractor need not request or obtain specific advance written authorization from the City. Contractor shall cease performing or furnishing such Additional Services upon receipt of written notice to cease from the City.

1. Substantive design and other technical services in connection with Work Change Directives, Change Proposals, and Change Orders to reflect changes requested by the City.
2. Services essential to the orderly progress of the Bidding/Proposal and Construction Phases and not wholly quantifiable prior to those Phases or otherwise dependent on the actions of prospective individual bidders or contractors and including:
 - a. making revisions to Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than "or equal" items;
 - b. services after the award of the Construction Contract in evaluating and determining the acceptability of a proposed "or equal" or substitution which is found to be inappropriate for the Project;
 - c. evaluation and determination of an excessive number of proposed "or equals" or substitutions, whether proposed before or after award of the Construction Contract; and
 - d. providing to the Constructor or the City additional or new information not previously prepared or developed by the Contractor for their use in applying for or obtaining required permits and licenses, in responding to agency comments on such applications, or in the administration of any such permits or licenses.
3. Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of materials, equipment, or energy shortages.
4. Additional or extended services arising from (a) the presence at the Site of any Constituent of Concern or items of historical or cultural significance, (b) emergencies or acts of God endangering the Work, (c) damage to the Work by fire or other causes during construction, (d) a significant amount of defective, neglected, or delayed Work, (e) acceleration of the progress schedule involving services beyond normal working hours, or (f) default by Constructor.
5. Implement coordination of Contractor's services with other parts of the Project that are not planned or designed by Engineer or its Subconsultants, unless the City furnished to Contractor substantive information about such other parts of the Project prior to the parties' entry into this Agreement, if such substantive information has been so provided, coordination of Contractor's services will be part of Basic Services.
6. Implement the specific parts of an Underground Facilities Procedure that are assigned to Contractor, or above-ground utilities tasks that are assigned to Engineer as the Project progresses (but not including the design-related services already assigned to Contractor as a Basic Service).
7. Services (other than Basic Services during the Post-Construction Phase) in connection with any partial utilization of the Work by the City prior to Substantial Completion.
8. Evaluating unreasonable or frivolous requests for interpretation or information (RFIs), Change Proposals, or other demands from Constructor or others in connection with the Work, or an excessive number of RFIs, Change Proposals, or demands.
9. Reviewing a Shop Drawing or other Constructor submittal more than three times, as a result of repeated inadequate submissions by Constructor.
10. While at the Site, compliance by Contractor and its staff with those terms of the City's or Constructor's safety program provided to Contractor subsequent to the Effective Date

that exceed those normally required of engineering personnel by federal, State, or local safety authorities for similar construction sites.

11. To the extent the Project is subject to Laws and Regulations governing public or government records disclosure or non-disclosure, Contractor will comply with provisions applicable to Contractor, and the City will compensate Contractor as Additional Services for Contractor's costs to comply with any disclosure or non-disclosure obligations beyond those identified in the Basic Services.
12. Services directly attributable to changes in Contractor's Electronic Documents obligations after the effective date of the Agreement.

Additional Services Requiring Owner's Written Authorization

- A. If authorized in writing by the City, Contractor shall provide Additional Services of the types listed below.
 1. Obtain or provide specified additional Project-related information and data to enable Contractor to complete its Basic and Additional Services.
 2. Preparation of special and customized reporting, invoicing, and related support documentation in addition to that identified to be provided under Basic Services.
 3. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.
 4. Services to make measured drawings of existing conditions or facilities, to conduct tests or investigations of existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by the City or others.
 5. Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Contractor, or the Project's design requirements, including, but not limited to, changes in size, complexity, the City's schedule, character of construction, or method of financing; and revising previously accepted studies, reports, Drawings, Specifications, or Construction Contract Documents when such revisions are required by changes in Laws and Regulations enacted subsequent to the Effective Date or are due to any other causes beyond Contractor's control.
 6. Services required as a result of the City's providing incomplete or incorrect Project information to Contractor.
 7. Providing renderings or models for the City's use, including development, management, and other services in support of building information modeling or civil integrated management.
 8. Undertaking investigations and studies including, but not limited to:
 - a. All-hazards risk assessments and other studies to evaluate the feasibility of enhancing the resiliency of the design;
 - b. detailed consideration of operations, maintenance, and overhead expenses;

- c. the preparation of feasibility studies (such as those that include projections of output capacity, utility project rates, project market demand, or project revenues) and cash flow analyses, provided that such services are based on the engineering and technical aspects of the Project, and do not include rendering advice regarding municipal financial products or the issuance of municipal securities;
 - d. preparation of appraisals;
 - e. with respect to proprietary systems or processes requiring licensing, providing services necessary to assist the City in obtaining such licensing.
 - f. detailed quantity surveys of materials, equipment, and labor; and
 - g. audits or inventories required in connection with construction performed or furnished by the City.
9. Furnishing services of Subconsultants for other than Basic Services.
 10. Providing data or services of the types described herein, when the City retains Contractor to provide such data or services instead of the City furnishing the same.
 11. Providing the following services:
 - a. Services to arrange for performance of construction services for the City by constructors other than the principal prime Constructor, and administering the City's contract for such services.
 12. Services during out-of-town travel required of Contractor, other than for visits to the Site or the City's office.
 13. Preparing for, coordinating with, participating in and responding to structured independent review processes, including, but not limited to, construction management, cost estimating, project peer review, value engineering, and constructability review requested by the City; and performing or furnishing services required to revise studies, reports, Drawings, Specifications, or other documents as a result of such review processes.
 14. Preparing additional bidding-related documents (or requests for proposals or other construction procurement documents); preparing pre-qualification procedures and documents, and participating in pre-qualifying prospective Bidders; and preparing Construction Contract Documents for alternate bids.
 15. Assistance in connection with bid protests, rebidding, or renegotiating contracts for construction, materials, equipment, or services.
 16. Preparing conformed Construction Contract Documents that incorporate and integrate the content of all addenda and any amendments negotiated by the City and Constructor.
 17. Services to assist the City in developing or modifying protocols for transmittal of Electronic Documents by Electronic Means after the effective date of this Agreement, implementing other Electronic Documents protocols among Project participants.
 18. Any services by Contractor in connection with the City or Contractor providing a Document to a Requesting Party or any other distribution of a Document to a third party. Such services may include but are not limited to preparing the data contained in the requested Document in a manner deemed appropriate by Contractor; creating or otherwise preparing and distributing the Document in a format necessary to respond to the City's direction or decision to provide the Document to a requesting party, including

Constructor, in a format other than that required for deliverables from Contractor to the City; and services in connection with obtaining required releases from the third parties to which the Documents will be distributed. Compensation for these Additional Services is not contingent upon the City's reimbursement from the requesting party.

19. Providing Construction Phase services beyond the original date for completion and readiness for final payment of Constructor, but only if such services increase the total quantity of services to be performed in the Construction Phase, rather than merely shifting performance of such services to a later date.
20. Preparing Record Drawings, and furnishing such Record Drawings to the City.
21. Supplementing Record Drawings with information regarding the completed Project, Site, and immediately adjacent areas obtained from field observations, Contractor, utility companies, and other reliable sources.
22. Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from Constructor, the City, utility companies, and other sources; revise and supplement Record Drawings as needed.
23. Preparation of operation, maintenance, and staffing manuals.
24. Protracted or extensive assistance in refining and adjusting of Project equipment and systems (such as initial startup, testing, and balancing).
25. Assistance to the City in training City staff to operate and maintain Project equipment and systems.
26. Assistance to the City in developing systems and procedures for (a) control of the operation and maintenance of Project equipment and systems, and (b) related recordkeeping.
27. Preparing to serve or serving as a consultant or witness for, or producing documents for or on behalf of, the City in any litigation, arbitration, mediation, lien or bond claim, or other legal or administrative proceeding involving the Project (but not including disputes between the City and Contractor).
28. Overtime work requiring higher than regular rates.
29. Providing construction surveys and staking to enable Constructor to perform its work; any type of property surveys or related engineering services needed for the transfer of interests in real property; providing construction and property surveys to replace reference points or property monuments lost or destroyed during construction; and providing other special field surveys.
30. Providing more extensive services required to enable Contractor to issue notices or certifications requested by the City.
31. Extensive services required during any correction period, or with respect to monitoring Constructor's compliance with warranties and guarantees called for in the Construction Contract.

Fees

Professional Services		
Construction Administration	\$	54,000
Construction Observation	\$	39,000
Total	\$	93,000

EXHIBIT B—DUTIES, RESPONSIBILITIES, AND LIMITATIONS OF AUTHORITY OF RESIDENT PROJECT REPRESENTATIVE

Resident Project Representative

Contractor shall furnish a Resident Project Representative ("RPR") to observe progress and quality of the Work. RPR is Contractor's representative at the Site, will act as directed by and under the supervision of Contractor, and will confer with Contractor regarding RPR's actions.

The RPR will provide periodic representation for up to one hundred and sixty (160) hours at appropriate times during construction.

Subject to the scope of RPR's observations of the Work, which may include field checks of materials and installed equipment, Contractor shall endeavor to identify defects and deficiencies in the Work. However, Contractor shall not, as a result of such RPR observations of the Work, supervise, direct, inspect, or have control over the Work, nor shall Contractor (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Contractor (including RPR) neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.

Duties and Responsibilities of RPR

The duties and responsibilities of the RPR are as follows:

General: RPR's dealings in matters pertaining to the Work in general will be with Constructor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Constructor. RPR shall generally communicate with the City only with the knowledge of and under the direction of Contractor.

Schedules: Review the progress schedule, schedule of Shop Drawing and Sample submittals, schedule of values, and other schedules prepared by Constructor and consult with Contractor concerning acceptability of such schedules.

Conferences and Meetings: Attend meetings with Constructor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Constructor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.

Safety Compliance: Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.

Liaison

Serve as Contractor's liaison with Constructor. Working principally through Constructor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Construction Contract Documents.

Assist Contractor in serving as the City's liaison with Constructor when Constructor's operations affect the City's on-Site operations.

Assist in obtaining from the City additional details or information, when required for proper execution of the Work.

Clarifications and Interpretations: Receive from Constructor submittal of any matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. Report to Contractor regarding such RFIs. Report to Contractor when clarifications and interpretations of the Construction Contract Documents are needed, whether as the result of a Constructor's RFI or otherwise. Transmit Contractor's clarifications, interpretations, and decisions to Constructor.

Shop Drawings, Samples, and other Submittals

Receive Samples that are furnished at the Site by Constructor.

Receive Constructor-approved Shop Drawings.

Receive other Submittals from Constructor.

Record date of receipt of Samples, Constructor-approved Shop Drawings, and other Submittals.

Notify Contractor of availability of Samples for examination, and forward Constructor-approved Shop Drawings and other Submittals to Contractor. When appropriate recommend distribution of Submittal to specified Subconsultants.

Advise Contractor and Constructor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal, if RPR believes that the submittal has not been received from Constructor, or has not been approved by Constructor or Contractor.

Proposed Modifications: Consider and evaluate Constructor's suggestions for modifications to the Drawings or Specifications, and report such suggestions, together with RPR's recommendations, if any, to Contractor. Transmit Contractor's response (if any) to such suggestions to Constructor.

Review of Work; Defective Work

Report to Contractor whenever RPR believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.

Inform Contractor of any Work that RPR believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Contractor for addressing such Work.

Advise Contractor of that part of the Work that RPR believes should be uncovered for observation, or requires special testing, inspection, or approval.

Inspections, Tests, and System Start-ups

Consult with Contractor in advance of scheduled inspections, tests, and systems start-ups.

Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate City personnel, and that Constructor maintains adequate records thereof.

Observe, record, and report to Contractor appropriate details relative to the test procedures and systems start-ups.

Observe whether Constructor has arranged for inspections required by Laws and Regulations, including but not limited to those to be performed by public or other agencies having jurisdiction over the Work.

Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Contractor.

Nothing in this Agreement will be construed to require RPR to conduct inspections.

Records

Maintain at the Site orderly files for correspondence, reports of job conferences, copies of Construction Contract Documents including all Change Proposals, Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Construction Contract, RFIs, Contractor's clarifications and interpretations of the Construction Contract Documents, progress reports, approved Shop Drawing and Sample submittals, and other Project-related documents.

Prepare a daily report or keep a diary or log book, recording Constructor's hours on the Site, Subcontractors present at the Site, weather conditions, data relative to questions of Change Proposals, Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, deliveries of equipment or materials, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Contractor.

Upon request from the City to Contractor, photograph or video Work in progress or Site conditions.

Record and maintain accurate, up-to-date lists of the company names and points of contact for Constructor's, Subcontractors, and major Suppliers of materials and equipment.

Maintain records for use in preparing Project documentation.

Upon completion of the Work, furnish original set of all RPR Project documentation to designated recipients.

Reports

Furnish periodic reports as required of progress of the Work and of Constructor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

Draft responses to or make recommendations on Change Proposals, Change Orders, Work Change Directives, and Field Orders. Obtain backup material from Constructor.

Furnish to Contractor and the City copies of all inspection, test, and system start-up reports.

Immediately inform appropriate parties of the occurrence of any Site accidents, emergencies, natural catastrophes endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.

Payment Requests: Review applications for payment with Constructor for compliance with the established procedure for their submission and forward with recommendations to

Contractor, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

Certificates, Operation and Maintenance Manuals: During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Constructor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to Contractor for review and forwarding to the City prior to payment for that part of the Work.

Completion

Participate in Contractor's visits to the Site regarding Substantial Completion, assist in the determination of Substantial Completion, and prior to the issuance of a Certificate of Substantial Completion submit a punch list of observed items requiring completion or correction.

Participate in Contractor's visit to the Site in the company of the City and Constructor, to determine completion of the Work, and prepare a final punch list of items to be completed or corrected by Constructor.

Observe whether all items on the final punch list have been completed or corrected, and make recommendations to Contractor concerning acceptance and issuance of the Notice of Acceptability of the Work.

Limitations of Authority

Resident Project Representative shall not:

Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment (including "or-equal" items).

Exceed limitations of Contractor's authority as set forth in this Agreement.

Undertake any of the responsibilities of Constructor, Subcontractors, or Suppliers.

Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Constructor.

Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of the City or Constructor.

Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Contractor.

Accept Shop Drawing or Sample submittals from anyone other than Constructor.

Authorize the City to occupy the Project in whole or in part.

Plymouth Lancaster Lift Station Rehabilitation													
Construction Services													
City of Plymouth	Saunders	Benson	Ruda	Pete	Kemp	Rasmussen	Amundson	Stroh	Subtotal		Labor	Expenses	Total
	PM / Process	PE	ELEC, PE	TECH	Process Tech	Electrical EIT	Process EIT	Structural	admin	Hours			
Billing Rate / Estimated Billing Rate	\$ 215	\$ 308	\$ 215	\$ 224	\$ 183	\$ 153	\$ 153	\$ 215	\$ 131				
Construction Administration Services	30.0	8.0	30.0	4.0	10.0	40.0	82.0	42.0	-	246	\$ 45,841	\$ 8,050	\$ 53,891
Shop drawing review	4	6	16			30	40	30			\$ 23,339		\$ 23,339
Pay Request Review	4						10				\$ 2,394		\$ 2,394
Change Orders / RFIs	4		8			8	8	8			\$ 6,758		\$ 6,758
Preconstruction Meeting		2	2			2	2				\$ 1,659		\$ 1,659
Progress Meetings	10		4				10				\$ 4,547		\$ 4,547
O&M Manual Coordination	4						8				\$ 2,087		\$ 2,087
Mechanical HVAC											\$ -	\$ 8,050	\$ 8,050
Record Drawings	4			4	10		4	4			\$ 5,057		\$ 5,057
Project expenses											\$ -		\$ -
Construction Observation Services	11.0	11.0	13.0	-	-	45.0	115.0	-	-	209	\$ 33,784	\$ 5,000	\$ 38,784
Part Time Construction Observation		6	8			40	100				\$ 25,030		\$ 25,030
Progress Reports	2						6				\$ 1,350		\$ 1,350
Punch List Walk Through	3	3	3			3	3				\$ 3,487		\$ 3,487
Certificate of Substantial Completion	2						4				\$ 1,044		\$ 1,044
Mechanical HVAC											\$ 353	\$ 4,600	\$ 4,953
Final Walkthrough	4	2	2			2	2				\$ 2,520		\$ 2,520
Project Expenses											\$ -	\$ 400	\$ 400
	\$ 17,651	\$ 11,998	\$ 17,005	\$ 12,077	\$ 11,327	\$ 28,054	\$ 46,143	\$ 14,637	\$ 3,150		\$ 79,625	\$ 13,050	\$ 92,675
	Saunders	Benson	Ruda	Pete	Kemp	Rasmussen	Amundson	Stroh	\$ -				
									Construction Administration and RPR Services Total				\$92,675

CITY OF PLYMOUTH

RESOLUTION No. 2025-214

RESOLUTION APPROVING SUPPLEMENTAL AGREEMENT FOR THE LANCASTER LIFT STATION REHABILITATION AND ELECTRICAL RENOVATION PROJECT (ST250001)

WHEREAS, Lancaster Lift Station Rehabilitation and Electrical Renovation Project is listed in the 2025 Capital Improvement Plan (2025-2034); and

WHEREAS, the project includes rehabilitation of the Lancaster Lift Station located at 4000 Lancaster Lane North; and

WHEREAS, Advanced Engineering and Environmental Services, LLC was previously selected to provide design and bidding phases services and designated as the engineer for the project; and

WHEREAS, Advanced Engineering and Environmental Services, LLC has successfully delivered design and bidding phases of the project; and

WHEREAS, staff recommend that the supplemental agreement with Advanced Engineering and Environmental Services, LLC to deliver construction phase services for the project be approved.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the supplemental agreement with Advanced Engineering and Environmental Services, LLC in the amount of \$93,000 is approved.

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Robert Glisky, Graduate Engineer

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve encroachment agreement for a retaining wall within right-of-way in the Sunset Bluff Development (2025033)**

1. Action Requested:

Adopt resolution approving encroachment agreement for a retaining wall within right-of-way in the Sunset Bluff Development.

2. Background:

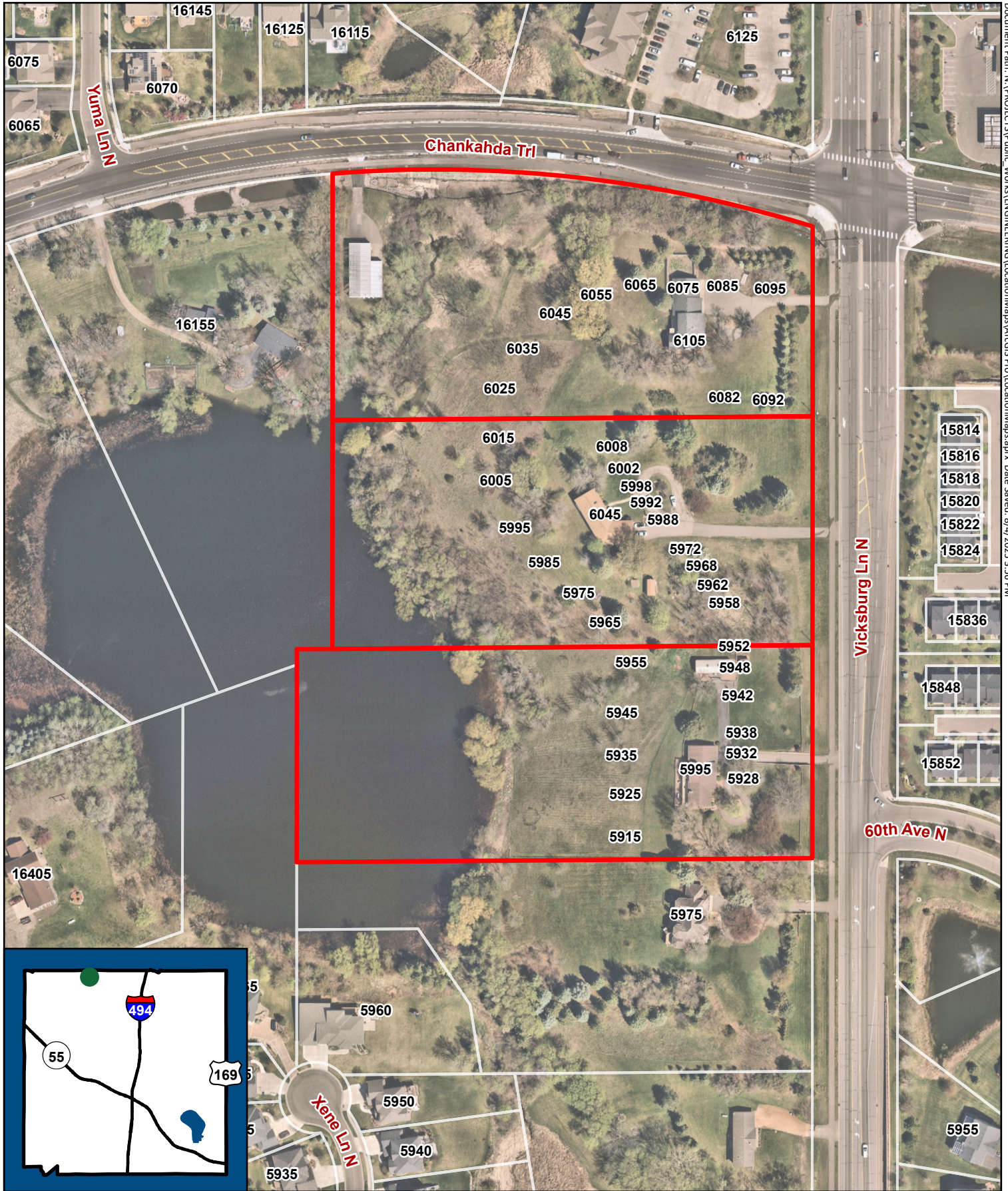
Michael Waldo of R.E.C., Inc. is requesting approval of an encroachment agreement to allow a construction of a proposed retaining wall within the right-of-way of newly platted 60th Avenue, located in Sunset Bluff development, previously approved under Resolution 2025-179. City staff have reviewed the agreement and have no objections. The homeowners association will be responsible for all future maintenance or removal of the wall at its own expense. It is anticipated that the retaining wall will be removed in the future upon redevelopment of 5975 Vicksburg Lane.

3. Budget Impact:

Not applicable.

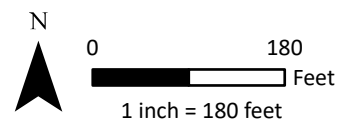
4. Attachments:

1. Location Map
2. Survey
3. Final Plat
4. Encroachment Agreement
5. City Council Resolution 2025-215

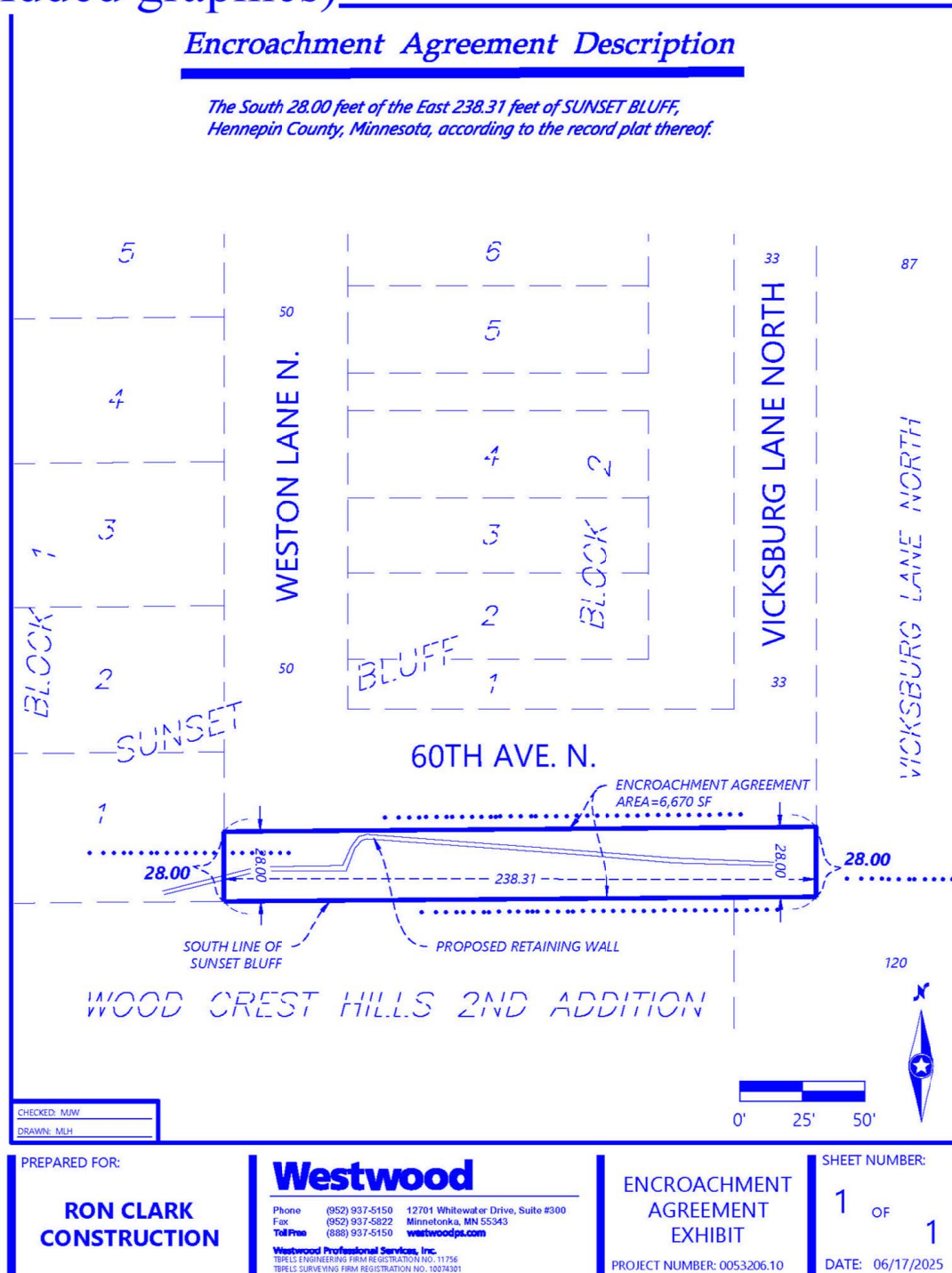


Sunset Bluff

Encroachment Agreement Location Map
Plymouth City Council August 12, 2025



(Added graphics)



SUNSET BLUFF

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That R.E.C. Inc., a Minnesota corporation, owner of the following described property:

The North 300 feet of the South 1,530 feet of the East 759 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

AND

The North 322.18 feet of the South 1852.18 feet of the East 709 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota.

AND

That part of the East 709 feet of the Northeast 1/4 of Section 5, Township 118 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying North of the South 1,852.18 feet thereof and South of the center line of County Road No. 47.

Has caused the same to be surveyed and platted as **SUNSET BLUFF** and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said R.E.C. Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 18th day of July, 2025.

Signed: R.E.C. Inc.,
By: J. Michael Waldo, its CEO

J. Michael Waldo
(Signature)

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this 18th day of July, 2025, by Michael Waldo, its CEO of R.E.C. Inc., a Minnesota corporation, on behalf of the corporation.

Lori Mazanec
(Signature)

Lori Mazanec
(Name Printed)

Notary Public, SCOTT County, Minnesota

My Commission Expires JAN 31, 2030

I, Mathew J. Welinski, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 11th day of July, 2025.

Mathew J. Welinski
Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF CROW WING

This instrument was acknowledged before me on this 11th day of JULY, 2025, by Mathew J. Welinski.

Aaron Book
(Signature)

Aaron Book
(Name Printed)

Notary Public, CROW WING County, Minnesota

My Commission Expires JAN. 31, 2026

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

This plat of **SUNSET BLUFF** was approved and accepted by the City Council of the City of Plymouth, Minnesota, at a regular meeting thereof held this 24th day of June, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Plymouth, Minnesota

By

By

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor

By _____
Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By _____

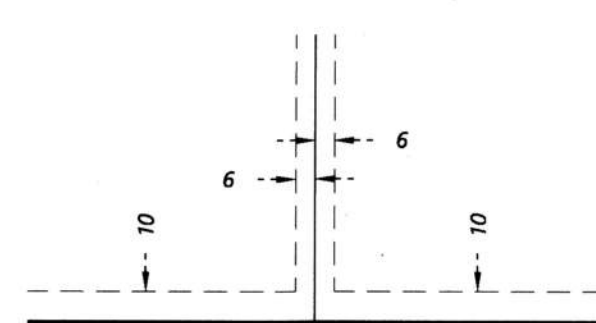
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of **SUNSET BLUFF** was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Amber Bougie, County Recorder

By _____
Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



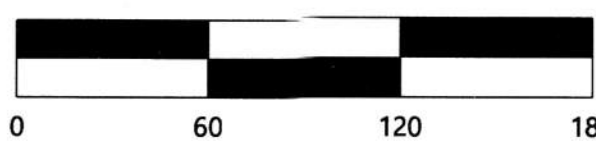
(NOT TO SCALE)
BEING 6 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES,
AND BEING 10 FEET IN WIDTH AND
ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON
THIS PLAT.

BENCHMARK: MN/DOT GEODETIC DATABASE
STATION #100830 (2785 CY) (NAVD88)=981.74 FEET
(SOUTHEAST QUADRANT OF THE INTERSECTION OF
COUNTY ROAD 47 AND YUCCA LANE NORTH)

THE EAST LINE OF THE NE 1/4 OF SECTION 5,
TOWNSHIP 118, RANGE 22, IS ASSUMED TO BEAR
N00°02'02"E.

LEGEND

- FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- FOUND 1/2 INCH IRON MONUMENT AS NOTED
- DENOTES SET 1/2 INCH X 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LICENSE NO. 53596 TO BE SET IN ACCORDANCE WITH MINNESOTA STATUTES SECTION 505.021, SUBD 10.
- DENOTES WET LAND
- DENOTES EDGE OF WATER



SCALE IN FEET

Westwood
Professional Services, Inc.

ENCROACHMENT AGREEMENT

AGREEMENT made this _____ day of _____, 2025, by and between the **CITY OF PLYMOUTH**, a Minnesota municipal corporation (the “City”), and **R.E.C., INC.**, a Minnesota corporation (“Owner”).

1. BACKGROUND. Owner is the fee owner of certain real property located in the City of Plymouth, County of Hennepin, State of Minnesota, legally described as follows:

Sunset Bluff, according to the recorded plat thereof, Hennepin County, Minnesota
(*Abstract Property*)

(the “Subject Property”). The City owns dedicated right of way over portions of the Subject Property. Owner has constructed or will construct a retaining wall (the “Wall”) on the Subject Property which encroaches on the City’s right of way as depicted on the attached survey sketch.

2. ENCROACHMENT AUTHORIZATION. The City hereby approves the encroachment in its right of way on the Subject Property for the construction of the Wall subject to the conditions set forth in this Agreement. The City shall have no responsibility to maintain or repair the Wall located within the City’s right of way. The Wall located on the Subject Property must not impact or increase water drainage on the abutting properties or cause any adverse drainage patterns or erosion to the abutting properties. Owner agrees that the Wall was or will be constructed/built consistent with all applicable federal, state and local laws and regulations. Owner is fully responsible and liable for any and all damage caused to the Wall because of it being constructed in the City’s right of way. Owner of the Subject Property will own and maintain the Wall.

3. HOLD HARMLESS AND INDEMNITY. In consideration of being allowed to encroach in the City's right of way, Owner, for itself, its successors and assigns, hereby agrees to

indemnify and hold the City harmless from any damage caused to the Subject Property, including the Wall in the City's right of way, caused in whole or in part by the encroachment into the City's right of way.

4. TERMINATION OF AGREEMENT. The City may, at its sole discretion, terminate this Agreement at any time by giving the Owner of the Subject Property thirty (30) days advance written notice, except that no notice period will be required in the case of an emergency condition as determined solely by the City and the Agreement may then be terminated immediately. Owner shall remove the Wall to the extent it impacts the right of way to the effective date of the termination of this Agreement. If Owner fails do so, the City may remove the Wall to the extent it impacts the right of way and charge the cost of removal back to Owner for reimbursement.

5. ASSOCIATION AT THE DEVELOPMENT SITE. In connection with the development of the Subject Property, Owner, or its successors or assigns, shall record declaration against the Subject Property and establish a homeowner's association to govern certain matters relating to the Subject Property under the terms of such declaration which shall include the obligation of the homeowner's association to comply with the terms of this Agreement. Effective and contingent upon later of the following: (i) the recording of the declaration against the Subject Property; and (ii) completion of the Wall in accordance with the terms hereof; such association, as Owner's successor and assign hereunder, shall thereafter be a party hereto in lieu and in place of Owner, shall have all of the rights and obligations of Owner hereunder and Owner shall thereafter have no further rights, duties and/or obligations under or pursuant to this Agreement.

6. RECORDING. This Agreement shall run with the land and shall be recorded against the title to the Subject Property.

[Remainder of Page Intentionally Left Blank]

CITY OF PLYMOUTH

(SEAL)

BY: _____
Jeffry Wosje, Mayor

AND _____
Dave Callister, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffry Wosje and by Dave Callister, respectively the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

PROPERTY OWNER:

R.E.C., Inc.

By: _____

J. Michael Waldo

Its: Chief Executive Officer

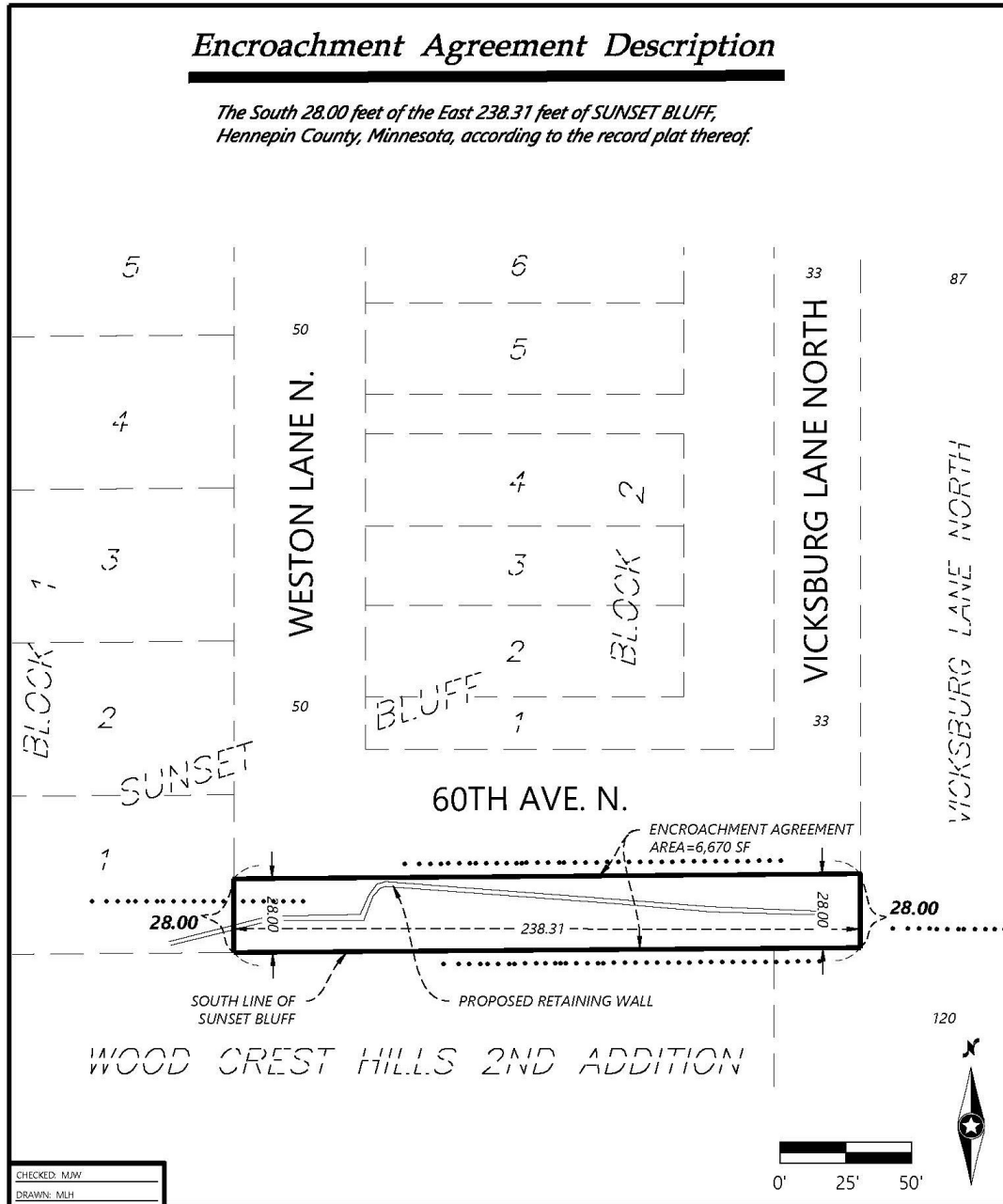
STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing was acknowledged before me this _____ day of _____, 2025, by J. Michael Waldo, the Chief Executive Officer of R.E.C., Inc., a Minnesota corporation on behalf of said corporation.

NOTARY PUBLIC

DRAFTED BY:
City Engineer
City of Plymouth
3400 Plymouth Blvd.
Plymouth, MN 55447

SEE ATTACHED SURVEY SKETCH



CHECKED: MAW
DRAWN: MLH

PREPARED FOR:

**RON CLARK
CONSTRUCTION**

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55443
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.
TBP&LS ENGINEERING FIRM REGISTRATION NO. 11756
TBP&LS SURVEYING FIRM REGISTRATION NO. 10074301

**ENCROACHMENT
AGREEMENT
EXHIBIT**

PROJECT NUMBER: 0053206.10

SHEET NUMBER:

1 OF 1

DATE: 06/17/2025

CITY OF PLYMOUTH

RESOLUTION No. 2025-215

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A RETAINING WALL ON RIGHT-OF-WAY AT SUNSET BLUFF

WHEREAS, R.E.C., Inc., the property owner, by and through its Chief Executive Officer J. Michael Waldo, requested the city to approve an encroachment agreement allowing a retaining wall on right-of-way at Sunset Bluff; and

WHEREAS, the encroachment agreement permits only the retaining wall on right-of-way as depicted within the encroachment agreement, and all related facilities must still meet all applicable city codes; and

WHEREAS, the owner's property is legally described as: Sunset Bluff, according to the recorded plat thereof, Hennepin County, Minnesota (Abstract Property).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the encroachment agreement allowing a retaining wall on right-of-way at Sunset Bluff is approved.

APPROVED by the City Council on this 12th day of August, 2025.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on August 12, 2025 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

Jodi M. Gallup, City Clerk

To: Dave Callister, City Manager

Prepared by: Grant Fernelius, CED Director

Reviewed by: Maria Solano, Deputy City Manager

Item: **Award contract for Plymouth Towne Square roof replacement project**

1. Action Requested:

Adopt attached resolution awarding contract to Gabriel Roofing LLC for roof replacement at Plymouth Towne Square apartments.

2. Background:

In December 2024, the City Council authorized bids and specifications for roof replacement at Plymouth Towne Square apartments. The 99-unit complex was constructed in 1994 and provides affordable housing to residents aged 55 and older. In 2023, a hailstorm damaged the current asphalt shingle roof and a standing seam metal roof over the front porch. Staff have been working with the city's insurer (League of Minnesota Cities Insurance Trust-LMCIT) on filing a claim. LMCIT has authorized a full replacement and hired a consultant to prepare bids and specifications.

Bids were opened on July 10, 2025. A total of six bids were received. A copy of the bid tabulation is attached. Gabriel Roofing, LLC of Minneapolis was the lowest, responsible bidder in the amount of \$286,200. A copy of the contractor's bid form, scope of work and roofing product materials are attached. The bid was reviewed by the LMCIT's technical consultant and the city's facilities manager and both concluded that the bid meets the project requirements. The HRA reviewed the bids at their July 24, 2025 meeting and recommended award of the contract to Gabriel Roofing, LLC.

3. Budget Impact:

The City/HRA will pay a \$20,000 deductible for the work with the balance of the project to be paid by the LMCIT.

4. Attachments:

1. PTS Bid Tabulation
2. Gabriel Roofing
3. City Council Resolution 2025-216

Bid Tabulation: Plymouth Town Square Roof Replacement

Company	Affidavit	Bid Bond	Base Bid
Equity Builders & Construction	X	X	\$975,000.00
Collins Roofing and Sheet Metal		X	\$390,194.84
Intelligent Design	X	X	\$349,000.00
All Around Property Preservation LLC	X	X	\$437,825.00
Proficient Construction, Inc	X	X	\$355,415.00
Gabriel Roofing LLC	X	X	\$286,200.00
	/		

BID FORM

**PROJECT IDENTIFICATION: ROOF REPLACE, PLYMOUTH TOWNE SQUARE
PLYMOUTH, MINNESOTA**

BIDS TO BE OPENED:	July 10, 2025 (10:00am)
---------------------------	--------------------------------

THIS BID IS SUBMITTED TO: **CITY OF PLYMOUTH, CITY HALL
3400 PLYMOUTH BOULEVARD
PLYMOUTH, MINNESOTA 55447**

BID SUBMITTED BY: Gabriel Roofing LLC

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Advertisement for Bids and Instructions to BIDDERS, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for sixty (60) days after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within fifteen days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
 - (a) BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

Date
7/10/2025

Number
8A We recognize damaged ridge vent

- (b) BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - (c) BIDDER has given OWNER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to BIDDER.
 - (d) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER

BID FORM

4. BIDDER will complete the Work for the following prices:

Metal Roof(s) + Cupolas:

\$64,200.00

Sixty-Four-Thousand two-hundred
dollars and 00/100 —

Asphalt Shingle Re-roof:

\$222,000.00

Two-hundred-Twenty-Two
Thousand dollars and 00/100 —

Price Schedule

Bid Form

Project Base Bid: Two-hundred-eighty-six-thousand \$ 286,200.00
Two-hundred dollars and 09/100 - (Metal) \$64,200.00
(Asphalt) = \$222,000.00

5. BIDDER agrees that the Work will be substantially complete and completed and ready for final payment on or before the dates indicated in the Agreement
6. The following documents are attached to and made a condition of this BID:
 - A) Required Bid Security in the form of (Bidder's Bond) (Certified Check)
 - B) A tabulation of Subcontractors, Suppliers, and other persons and organizations required to be identified in the Bid.
 - C) Affidavit of Non-Collusion
 - D) Add other documents as pertinent
7. Communications concerning this Bid shall be addressed to the address of BIDDER indicated below.
8. The terms used in this Bid which are defined in the Contract Document and attached Schedules or Exhibits have the meanings assigned to them in the Contract Document and attach Schedules or Exhibits.

SUBMITTED on July 10th, 2025.

If BIDDER is:

An Individual

By _____ (SEAL)
(Individual's Name)

doing business as _____

Phone No: _____

A Partnership

By _____ (SEAL)
(Firm Name)

(General Partner)

Business Address: _____

Phone No: _____

A Corporation

By Gabriel Roofing LLC
(Corporation Name)

Minnesota
(State of Incorporation)

By David Imbs
(Name of Person Authorized to Sign)

Estimator
(Title)

(Corporate Seal)

Attest _____
(Secretary)

Business Address: _____

Phone No: _____

A Joint Venture

By _____
(Name)

(Address)

(Phone Number)

By _____
(Name)

(Address)

(Phone Number)

(Each joint venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

STATE OF _____

COUNTY OF _____



LICENSE #RR806749



ASPHALT SHINGLE ROOF

JUL 07, 2025

CITY OF PLYMOUTH

15500 37th Ave N
Plymouth, MN
55446

david@gabrielroofingllc.com
2317421329

SCOPE OF WORK

Scope of Work

Project Name: Facility Improvements – Roof Replacement

Location: 15500 37th Ave N, Plymouth, MN 55446

Project Type: Renovation – Mixed Roofing (Shingle & Standing Seam Metal)

Contractor: Gabriel Roofing LLC

Summary:

Gabriel Roofing LLC will furnish and install all labor and materials required to complete the full roof replacement at the facility located at 15500 37th Ave N, Plymouth, MN. The project consists of approximately **47,314 square feet** of roofing, including **3,349 square feet of standing seam metal roofing** including **two cupolas**. The roofing scope includes full tear-off of existing systems, installation of new shingles and standing seam metal roofing, and the detachment and reset of existing gutters. All roofing products and accessories will meet or exceed project specifications and manufacturer installation requirements. **A boom lift will be used for removal and reinstallation of the cupolas. We acknowledge 8A (4ft. damaged ridge vent to be replaced).**

Demolition & Preparation:

- Full removal of all existing roofing systems down to the appropriate substrates.
- Existing gutters will be **detached prior to roofing operations** and **reinstalled upon completion**.
- **Cupolas** will be carefully removed and reinstalled using a **mini crane** to ensure safe handling and access.
- Substrates will be inspected upon tear-off. Any unexpected sheathing or structural damage will be communicated to the GC and addressed via change order.

Shingle Roofing System:

- Furnish and install **Owens Corning TruDefinition® Duration FLEX Class 3 shingles**, or **equivalent Class 3 architectural asphalt shingle**, across all designated areas.
- Installation will include new underlayment, ice and water shield, starter strip, ridge cap shingles, and matching color accessories.
- All flashings, step flashings, and roof-to-wall transitions will be replaced and installed per code and manufacturer recommendations.
- Ridge vent to be installed along ridges.
- Ventilation components will be inspected and addressed based on-site conditions.

Standing Seam Metal Roofing System:

- Furnish and install approximately **3,349 square feet of Metal Sales standing seam metal roofing** or equivalent, with concealed fastener, clip system panels.
- Color and profile to be selected by the owner or matched to the existing system where required.
- All necessary trim, edge metal, ridge caps, rake trim, valley flashing, and panel transitions will be installed for a complete system.
- All terminations and penetrations will be properly flashed using manufacturer-specified methods.

Cupola Reinstallation:

- Two architectural cupolas will be removed and reinstalled using a **mini crane**, allowing for precise and safe handling.
- Base and vertical transitions will be waterproofed and flashed, and finish trim will be restored or replaced to ensure a watertight seal and clean aesthetic.

Gutter System:

- All existing gutters will be **carefully detached and reset or worked around** during roofing installation based on necessity of proper installation.
- Hangers and fasteners will be inspected and replaced as necessary for proper performance.
- No new gutters or downspouts are included in this scope.

Accessories & Flashing:

- Include all required accessories for both roof systems: pipe flashings, wall flashings, drip edge, valley metal, ridge vents, sealants, and termination components.
- All metal flashings and edge details will be fabricated in matching finish and installed per project requirements and wind uplift standards.

General:

- All materials will be **furnished and installed** by Gabriel Roofing LLC.
- Work will be executed in accordance with applicable building codes, OSHA safety guidelines, and manufacturer specifications.
- Site will be kept clean throughout the project, and debris will be hauled away.
- Final inspection and punch list will be completed with the GC or owner's representative.

Warranty:

- Gabriel Roofing LLC will provide a **10-year labor warranty** covering workmanship for all roof systems installed.
- Manufacturer material warranties will apply after inspections from manufacturer representatives.

Exclusions:

- Structural repairs to decking or framing unless otherwise approved via change order
- Interior protection or repairs
- Replacement of gutters or downspouts (only detachment and reset is included if necessary for proper installation.)
- Snow retention system unless specifically requested
- Electrical, mechanical, or HVAC work associated with rooftop equipment

BID PROPOSAL

Description	
Asphalt Roof	
Demo & Install - Asphalt Shingles	
Underlayment	
Ice & Water	
Drip Edge	
Flashing	
Pipe Boots	
Dumpster	
Permit	
Boom Lift	

Estimate subtotal	\$222,000.00
Total	\$222,000.00

TERMS & CONDITIONS

1. You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.
2. I understand that if roof rot is discovered during tear-off GABRIEL ROOFING, LLC reserves the right to replace sheathing this will become an additional cost of \$3.00/per square foot for every square foot of plywood. (Metal decking will be determined by suppliers' cost and contractor cost). Pictures and communication will be provided by GABRIEL ROOFING, LLC with owner or property manager for acceptance before continuing roofing. Replacement is necessary for warranty purposes. (DOES NOT APPLY TO NEW CONTRUCTION)
3. I understand that I must remove items from the interior walls of my building that may be damaged or fall due to vibrations from the loading/installation of shingles or flat roofing materials on to my roof (if applicable), or installation of siding. GABRIEL ROOFING LLC is not liable for such damage.
4. I understand that minor stucco damage may result when the roof is torn off from areas where stucco meets my roof's surface, especially where improperly applied. GABRIEL ROOFING LLC is not liable for repairing said damage.
5. I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, GABRIEL ROOFING LLC provides a 10-year Workmanship Warranty for the project in which GABRIEL ROOFING LLC fully replaced any existing products. Full warranty details are available on request.
6. I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.
7. I certify that I am the registered owner of the above project property or have legal permission to authorize GABRIEL ROOFING LLC to perform the work as stated and agree to pay the total project price.
8. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.
9. I understand that payment in full is due upon completion of work as stated in the contract. All invoices not paid in full after 30 days will be subject to a 2% per month interest charge.
10. I understand that approval of my estimate is subject to customer credit approval by GABRIEL ROOFING, LLC. I agree that GABRIEL ROOFING, LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

TIMELINE/NOTES

11. TIMELINE/WEATHER CONDITONS: EXTERIOR SIDING ON THE BULDING CAN BE DONE WITHIN A PREDETERMINED AND REASONABLE AMOUNT OF WORKING DAYS. (IN THE EVENT OF INCLEMENT WEATHER, INCLUDING HEAVY RAIN, STORM, HAIL, HI WINDS, OR ANY ALTERED WEATHER, GABRIEL

ROOFING, LLC RESERVES THE RIGHT TO RESCHEDULE WORK FOR THE SAFETY OF WORKERS, QUALITY OF WORKMANSHIP AND WARRANTY PURPOSES).

12. INSURANCE: GABRIEL ROOFING LLC CARRIES WORKERS COMPENSATION AND FULL GENERAL LIABILITY.

13. WARRANTY: A WARRANTY CERTIFICATE WILL BE PROVIDED BY GABRIEL ROOFING LLC UPON FINAL PAYMENT.

14. MATERIAL AVAILABILITY: GABRIEL ROOFING, LLC SHALL MAKE REASONABLE EFFORTS TO PROCURE NECESSARY MATERIALS IN A TIMELY MANNER. HOWEVER, IN THE EVENT OF MATERIAL SHORTAGES OR DELAYS FROM SUPPLIERS BEYOND THE CONTRACTORS CONTROL, THE COMPLETION TIMELINE MAY BE ADJUSTED ACCORDINGLY. DUE TO MATERIAL

AVAILABILITY, THIS PROPOSAL IS VALID FOR 30 DAY OF WRITTEN DATE. RELATED MATTERS WILL BE PROVIDED TO THE PROPERTY MANAGER FOR APPROVAL IF ANY BEFORE ANY MORE WORK IS PERFORMED.



STANDARD PRODUCT^A LIMITED LIFETIME WARRANTY

on Owens Corning[®] Roofing Shingles and Components

THIS LIMITED LIFETIME WARRANTY INCLUDES LIMITATIONS ON ITS TRANSFERABILITY. THIS LIMITED LIFETIME WARRANTY GIVES THE ORIGINAL PURCHASER (the "Purchaser") SPECIFIC LEGAL RIGHTS, AND PURCHASER MAY ALSO HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE OR PROVINCE TO PROVINCE.

FOR CANADA ONLY: THE TERMS IN THIS LIMITED LIFETIME WARRANTY, EXCEPT TO THE EXTENT LAWFULLY PERMITTED, DO NOT EXCLUDE, RESTRICT, OR MODIFY BY AND ARE IN ADDITION TO ANY PROVINCIAL LAWS.

INTRODUCTION

Thank you for your recent purchase of Roofing Shingles and Components manufactured by Owens Corning Roofing and Asphalt, LLC ("Owens Corning"). We believe we manufacture the highest quality and most attractive roofing shingles and components available anywhere, and that is why we stand behind them with one of the best warranties in the industry. If anything in this limited lifetime warranty is not clear, please call us at 1-800-ROOFING or visit our website at www.owenscorning.com/roofing.

WHO IS COVERED

To be entitled to the benefits of this Standard Product Limited Warranty: (1) Purchaser's property must be located in the United States or Canada and (2) Purchaser must be the original consumer purchaser (the property Owner, not the installer or contractor) of the roofing shingles and components.

WHAT IS COVERED

- **Roofing Shingles:** We warrant that Purchaser's Owens Corning[®] Roofing Shingles and Owens Corning[®] Hip & Ridge Shingles are free from any manufacturing defects that (1) materially affect their performance on Purchaser's roof during the TRU PROtection[®] period or that (2) cause leaks during the balance of the applicable warranty period after the TRU PROtection[®] coverage period has expired. To determine the length of the TRU PROtection[®] coverage period and the balance of the applicable warranty period, please see **"How Long Is Purchaser Covered"** and the **"Limited Lifetime Warranty Information Table"** at the end of this limited lifetime warranty.
- **Roofing Components:** Limited Lifetime Warranty coverage for Owens Corning[®] Hip & Ridge Shingles, including Berkshire[®], DecoRidge[®], DuraRidge[®], ImpactRidge[®], ProEdge[®], and RIZERidge[®] matches the corresponding roofing shingle. For all other Owens Corning roofing components, when Purchaser installs three (3) or more of the five (5) Owens Corning roofing components listed below (one product from each category where applicable) with any Owens Corning shingle, the warranty coverage for manufacturing defects and the coverage period will match the warranty of Purchaser's shingles. Please see **"How Long Is Purchaser Covered"** and the **"Limited Lifetime Warranty Information Table"** at the end of this limited lifetime warranty for warranty periods. If less than three (3) Owens Corning[®] components are used, these products will be warranted for the length of time as defined in their individual product warranties. See individual component limited lifetime warranties for more detail. Owens Corning roofing component categories:
 - a. Owens Corning[®] Hip & Ridge Shingles, including Berkshire[®], DecoRidge[®], DuraRidge[®], ImpactRidge[®], ProEdge[®], and RIZERidge[®].
 - b. Owens Corning[®] VentSure[®] products (intake vent or exhaust vent). If a VentSure[®] intake vent AND VentSure[®] exhaust vent are both used, this counts as one (1) of the three (3) requirements listed above. VentSure[®] off-ridge exhaust vents are excluded from this limited lifetime warranty.
 - c. Owens Corning[®] brand synthetic underlayment products, RhinoRoof[®] U20 roof underlayment, or Titanium[®] brand synthetic roof underlayment products. Installing a qualifying Owens Corning[®] Self-Adhered Ice & Water Barrier product covering the entire deck also meets this requirement and Section (e) below.
 - d. Owens Corning[®] Starter Shingle products; and
 - e. Owens Corning[®] WeatherLock[®], Titanium[®], or RhinoRoof[®] Self-Adhered Ice & Water Barrier products.

This limited lifetime warranty does not cover non-Owens Corning[®] roofing components, such as flashing, fasteners, pipe boots, and wood decking. This limited lifetime warranty applies only to those shingles purchased after January 1, 2023, and before the date a later limited lifetime warranty applicable to the shingles comes into effect.

HOW LONG IS PURCHASER COVERED

ALL IMPLIED WARRANTIES APPLICABLE TO PURCHASER ROOFING SHINGLES AND COMPONENTS ARE LIMITED IN DURATION TO THE TRU PROtection[®] COVERAGE PERIOD APPLICABLE TO SUCH PRODUCTS, AS PROVIDED BY THIS LIMITED LIFETIME WARRANTY, UNLESS A SHORTER PERIOD IS PERMITTED BY APPLICABLE LAW. SOME STATES OR PROVINCES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO PURCHASER.

1. **TRU PROTECTION[®] PERIOD:** From the installation of the shingles through the TRU PROtection[®] coverage period of this limited lifetime warranty, Owens Corning will compensate Purchaser to either repair, replace, or recover defective Owens Corning[®] Roofing Shingles and Components. The compensation provided by Owens Corning is limited to the cost of replacing Owens Corning[®] Roofing Shingles and Components and the labor directly required to repair, replace, or recover such defective Owens Corning[®] roofing products as reasonably determined by Owens Corning. Our compensation will not cover any non-Owens Corning[®] underlayment, metalwork, flashings, or other related work, and we will not cover the cost to remove or dispose of Purchaser's roofing materials. The TRU PROtection[®] coverage period does not apply to Wind or Algae coverage. Please see the **"What About Wind Resistance"** and **"What about Algae Resistance"** portions of this limited lifetime warranty for applicable coverage. Owens Corning reserves the right to arrange directly for the repair or replacement of Purchaser's products instead of compensating Purchaser directly. This compensation is limited as follows:
 - A. If Owens Corning decides to replace the shingles or components, Owens Corning will compensate Purchaser only for the cost of replacement Owens Corning[®] Shingles or Components and the labor directly required to replace the defective shingles, both as reasonably determined by Owens Corning.
 - B. If Owens Corning decides to repair or recover the shingles, Owens Corning will compensate Purchaser only for the cost of the labor directly required to repair or recover the defective shingles as reasonably determined by Owens Corning.
2. **PRORATED PERIOD:** Once the TRU PROtection[®] coverage period for the Owens Corning[®] roofing products purchased has expired, the prorated period will begin. During this prorated period, we will provide prorated compensation of the cost of the defective Owens Corning[®] products, but no labor or other costs will be covered during the prorated period, and we will take into account the number of full years of use that Purchaser has enjoyed from the original installation date through the date of Purchaser's claim, and reduce the amount of our compensation to Purchaser accordingly. We will prorate the amount of our compensation to Purchaser to adjust the number of years Purchaser has enjoyed from the original installation through the date of Purchaser's claim. For example: If Purchaser purchased a shingle with a Limited Lifetime Warranty and three (3) or more Owens Corning components and the Purchaser makes a claim in the 15th year of the warranty, we will not cover labor but our compensation to Purchaser will be 72% of the Owens Corning[®] Roofing Shingles and Components cost at the time of purchase. Further detail can be found on the **"Limited Lifetime^A Roofing Shingles and Components Proration^B Table."**
3. **OTHER TYPES OF STRUCTURES:** The coverage for the Owens Corning[®] roofing products offered by this limited lifetime warranty depends on the structure of which the shingles are installed and the owner of the structure. Limited Lifetime coverage for all Owens Corning[®] Shingles applies only to single-family detached homes where the owner of the roof is the resident occupying the home.

In the instance of roofing products purchased or installed upon property owned by others, for example, corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowners' associations, or cooperative housing arrangements, or installed on any other structures (for example, on apartment buildings or any other type of building or premises not used by individual homeowners as their residence), the limited lifetime warranty period will be 40 years from the original installation date of the roofing shingles and components, and the TRU PROtection® coverage period will be five years. Further detail can be found on the **"Limited Lifetime^Δ Roofing Shingles and Components Proration[§] Table."** Owens Corning reserves the right to arrange directly for the repair or replacement of Purchaser's products instead of compensating Purchaser directly.

Limited Lifetime^Δ Shingle Proration[§] Table

STRUCTURE/ OWNER	TRU PROTECTION® PERIOD YEARS 1-10	PRORATED PERIOD YEARS 11-40	PRORATED PERIOD YEARS 41 AND BEYOND
Single-family detached home owned by individuals	100%++	80% reduced by 2% every year thereafter until year 40	20%
STRUCTURE/ OWNER	YEARS 1-5	YEARS 6-40	YEARS 41 AND BEYOND
Other types of structures	100%++	87.5% [§] reduced by 2.5% every year thereafter until year 40	No coverage

^Δ For as long as Owner owns home.

[§] Proration is calculated annually, based on the original installation date. There are no partial year prorations.

++ Of costs covered under this limited lifetime warranty.

4. EXCEPTIONS

All of the Owens Corning Obligation of Compensation under this limited lifetime warranty (whether for repair, replacement, recovery, or refunding a prorated portion of the cost of the defective roofing products) are subject to the limitations provided by this limited lifetime warranty. Any replacement Owens Corning® Products will be warranted only for the remainder of the original warranty period. Owens Corning will not provide compensation for any underlayment, metalwork, flashings, or other related work. We will not compensate for the removal and replacement of solar panels or other rooftop equipment, and we will not compensate for the cost to remove or dispose of Purchaser's roofing shingles and components.

5. WHAT ABOUT WIND RESISTANCE

Owens Corning shingles and Hip & Ridge (the Shingle Products) contain asphalt sealant that requires direct warm sunlight for several days (Thermal Sealing) in order to seal properly. If Shingle Products are installed during a period of cool weather, they may not adequately seal until the season changes or the weather warms, and if Shingle Products never receive direct sunlight or are not exposed to adequate surface temperatures, they may never achieve Thermal Sealing. Prior to shingles achieving Thermal Sealing, Shingle Products are more vulnerable to blow-offs and wind damage. This is the fundamental nature of Shingle Products and not a manufacturing defect, and we are not responsible for any blow-offs or wind damage that might occur prior to Thermal Sealing having occurred. After Shingle Products have achieved Thermal Sealing, however, they will be covered under this limited lifetime warranty if they experience blow-offs or wind damage in winds (including gusts) up to the levels and for the period from the original installation date (**"Wind Warranty Period"**) listed in the **"Limited Lifetime Warranty Information Table"** listed in the chart at the end of this warranty.

HOWEVER, THE COVERAGE AGAINST SHINGLE PRODUCT BLOW-OFFS OR WIND DAMAGE IS IN EFFECT FOR A PERIOD OF 15 YEARS FROM THE ORIGINAL DATE OF INSTALLATION. Owens Corning will be liable only for the reasonable cost of replacing blown-off Shingle Products (to include material and labor during the applicable TRU PROtection® warranty period) and the reasonable cost of manually sealing the unsealed Shingle Products remaining on the roof.

6. WHAT ABOUT ALGAE RESISTANCE

If the Shingle Products that Purchaser purchased were not specifically labeled as **"Algae Resistant"** (AR), then any discoloration caused by algae is not covered by this limited lifetime warranty as explained in the section **"What Is Not Covered."** However, if Purchaser did purchase AR Shingle Products, they are covered for the period described in the **"Limited Lifetime Warranty Information Table"** at the end of this limited lifetime warranty following the date of installation (**"AR Warranty Period"**) against brown-black staining caused by growth of cyanobacteria *Gloeocapsa magma* algae. To be eligible for 25-year AR coverage, Purchaser must use one of the following Owens Corning® Hip & Ridge Shingles: Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge®. We do not cover the effects of other growth, such as mold, lichen, and green algae. If brown-black staining occurs during the AR Warranty Period, Purchaser will be entitled to the following remedy:

- Non-Prorated Period** — From the installation of the shingles until ten (10) years after the date of installation, we will compensate Purchaser for the cost, including labor (such cost not to exceed the cost of the AR Shingle Products plus the cost of installation), as reasonably determined by Owens Corning, to repair, replace, or recover the affected AR Shingle Products. For purposes of this AR Shingle Products warranty, the term "repair" as used above refers to cleaning or otherwise removing any algae growth from affected AR Shingle Products. Decisions regarding whether Purchaser's AR Shingle Products should be repaired, replaced, or recovered will be made solely by Owens Corning.
- Prorated Period** — Once the non-prorated coverage period for algae resistance (as described above) has expired, the prorated period will begin. During this prorated period, we will provide compensation limited to a prorated amount of the cost of the affected AR shingles. No labor or other costs will be covered during the prorated period, and we will take into account the number of full years of use that Purchaser has enjoyed from the original installation date through the date of Purchaser's claim, and reduce the amount of our compensation to Purchaser accordingly. For example: If Purchaser purchased a shingle with a 25-year AR warranty period, and Purchaser makes Purchaser's claim anytime in the 16th year of the warranty, our compensation to Purchaser will be the amount of the cost of the affected Owens Corning® AR Shingle Products reduced by 16/25ths of the cost at the time of purchase of the affected AR Shingle Products.
- ***If a qualifying Owens Corning® manufactured Hip & Ridge shingle is **not** used, the AR warranty period is reduced from 25 to 10 years and the non-prorated period will be 1 year.
- See **"Limited Lifetime Warranty Information Table"** below for applicable AR product coverage.

NOTE: In some coastal areas and/or areas with limited rainfall, copper released by algae-resistant shingles can cause excessive corrosion to aluminum gutters. In these regions, Owens Corning recommends using vinyl gutters and will not be liable for any damage that may result from using aluminum gutters with algae-resistant shingles.

TRANSFERABILITY OF THIS LIMITED LIFETIME WARRANTY (BASED ON ORIGINAL INSTALLATION DATE)

This limited lifetime warranty is not transferable except as follows: Purchaser may only transfer this limited lifetime warranty one time, anytime during the life of the limited lifetime warranty, to the purchasers of the structure on which the shingles are installed. For this limited lifetime warranty to transfer and the second Owner to obtain the benefits of this limited lifetime warranty, the second Owner must, within 60 days after the date of the real estate transfer, contact Owens Corning and submit together (1) proof of purchase of the Owens Corning® Roofing Shingles and Components and (2) the installation date and ownership history. We may be contacted by going to <https://www.owenscorning.com/en-us/roofing/warranty#manage-your-warranty> and click Transfer a Warranty, or by calling us at 1-800-Roofing.

- If the transfer takes place within the TRU PROtection® Nonprorated period (see **"Limited Lifetime Warranty Information Table"**), the second Owner is entitled to the same coverage as the original Owner.
- If the transfer occurs after the TRU PROtection® Nonprorated period (see **"Limited Lifetime Warranty Information Table"**), the balance of this limited lifetime warranty shall be reduced to a 2-year period after the date of ownership change.

If there is a manufacturing defect that causes leaks during this 2-year period, our compensation to the second Owner will be based only on the reasonable cost of replacement of the Owens Corning® Roofing Shingles and Components reduced by the amount of use the second Owner and the original Owner have enjoyed from the original installation date through the date of claim.

3. The AR Warranty Period and Wind Warranty Period are fully transferable. The second Owner will receive the balance of the coverage outlined in the **"Limited Lifetime Warranty Information Table"** based upon the original installation date.

WHAT IS NOT COVERED

Our warranty does not cover damage to the Owens Corning® Roofing Shingles and Components products due to any cause not expressly covered in this limited lifetime warranty. After our roofing products leave our manufacturing facilities, they are subject to conditions and handling beyond our control that could affect their performance. This limited lifetime warranty does not cover any problems with non-defective roofing products caused by conditions or handling beyond our control. Some examples of conditions not covered by this limited lifetime warranty include:

1. Acts of God, such as hail, strong storms or winds (including gusts) over the maximum wind speed listed in the **"Limited Lifetime Warranty Information Table"** at the end of this limited lifetime warranty, ice damming above the area covered by leak barriers or flashings, or snow or water infiltration through exhaust vents.
2. Roof damage or leaks caused by pre-existing conditions, underlying roofing materials, underlying structural failures, settlement, or any defective areas on or near the roof that are not part of the Roofing System. Examples include but are not limited to chimneys with loose or cracked mortar, damaged siding, faulty counterflashing, or improperly designed or installed gutter or downspout systems.
3. Foot traffic on roof or damage caused by objects (e.g., tree branches) falling on roof.
4. Improper or faulty installation of roofing products — installation must be in accordance with our written installation instructions and comply with local building codes.
5. Shading, or variations in the color of Owens Corning® Shingle Products or discoloration caused by algae, fungi, lichen, or cyanobacteria (unless covered under the section **"What About Algae Resistance"**).
6. Damage caused by improper or inadequate roof ventilation or roof drainage, unvented attics, or enclosed roof rafter assemblies.
7. Damage caused by, or the cost to repair or replace, any non-Owens Corning® Products, including but not limited to metal work, counterflashing, failed and/or corroded roof nails, or pipe boots that allow water to enter the structure or Roofing System.
8. Damage to the shingles caused by alterations made after completion of application, including structural changes, equipment or solar panel installation, power washing, painting, the application of cleaning solutions not in accordance with our algae removal instructions, coatings, or other modifications.
9. Any damage due to debris, resins, or drippings from foliage.
10. Improper storage, handling, or other conditions beyond our control.
11. Any costs that incurred that are not authorized in advance by Owens Corning.

REPLACEMENT SHINGLE VARIATION

As a result of our ongoing efforts to improve and enhance our roofing products, we must reserve the right to discontinue or modify our shingles and component products, including their colors. We are not liable to Purchaser if Purchaser makes a warranty claim in the future and any replacement roofing products Purchaser receives vary in color either because of normal weathering or changes in our product line. Purchaser should understand that, if we replace any of Purchaser's shingles or component products under this limited lifetime warranty, we reserve the right to provide Purchaser with substitute shingles or component products that are comparable only in quality and price to Purchaser's original shingle or component products.

COMPENSATION

Under the terms of this limited lifetime warranty, the manner of compensation is at the sole discretion of Owens Corning and may be arranged directly by Owens Corning or issued in the form of cash settlement and/or material credit for Owens Corning® Products to an existing supplier of Owens Corning® Roofing materials. All costs must be pre-approved by Owens Corning.

CLAIMS PROCESS & RIGHT OF INSPECTION

To make a claim under this limited lifetime warranty, Purchaser must do so within 30 days after Purchaser discovers the problem. To fully evaluate Purchaser's claim, we may ask Purchaser to provide, at Purchaser expense, pictures of Purchaser's shingles or shingle samples for us to test. Purchaser must do so in order to be eligible to make a claim under this limited lifetime warranty. If Purchaser repairs or replaces Owens Corning® Products before Owens Corning has made a determination on Purchaser's claim, the Purchaser's claim may be denied. Owens Corning shall have a reasonable time after notification of a claim to inspect the roof. If requested by Owens Corning, the Purchaser shall provide Owens Corning with reasonable access to the roof, during normal business hours, for the purpose of conducting an inspection of the roofing products.

NO MODIFICATIONS TO THIS LIMITED LIFETIME WARRANTY

The terms of this limited lifetime warranty may not be waived or modified. This limited lifetime warranty represents the entire agreement between the parties and replaces all other communications, warranties, representations, and guarantees.

MANDATORY ARBITRATION

To the extent permitted by applicable law, Owens Corning and Purchaser agree to arbitrate all disputes and claims arising out of or relating to this limited lifetime warranty or Owens Corning® Shingles ("Dispute"). This limited lifetime warranty evidences a transaction in interstate commerce, and the Federal Arbitration Act governs the interpretation and enforcement of this provision. A party who intends to seek arbitration must first send to the other, by certified mail, a written notice of intent to arbitrate ("Notice"). The Notice to Owens Corning should be addressed to: One Owens Corning Parkway, Toledo, OH 43659 ("Arbitration Notice Address"). The Notice must (a) describe the nature and basis of the claim or dispute and (b) set forth the specific relief sought ("Demand"). If the parties do not reach an agreement to resolve the claim within 30 days after Notice is received, Purchaser or Owens Corning may commence an arbitration proceeding. All issues are for the arbitrator to decide, including the scope of this arbitration clause, but the arbitrator is bound by the terms of this limited lifetime warranty. The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes (collectively, "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this limited lifetime warranty, and shall be administered by the AAA.

PURCHASER AND OWENS CORNING HEREBY WAIVE THE RIGHT TO A TRIAL BY JURY.

The arbitrator may award injunctive relief only in favor of the individual party seeking relief and only to the extent necessary to provide relief warranted by that party's individual claim.

PURCHASER AND OWENS CORNING MAY BRING CLAIMS AGAINST THE OTHER ONLY IN EACH PARTY'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING.

Further, Purchaser agrees that the arbitrator may not consolidate proceedings of more than one person's claims and may not otherwise preside over any form of a representative or class proceeding.

GOVERNING LAW AND FORUM

This limited lifetime warranty and all Disputes are governed by United States Federal laws and laws of Ohio. Subject to the **"Arbitration"** provision in this limited lifetime warranty, if there are any Disputes that cannot be arbitrated, then the parties consent to the exclusive jurisdiction and venue of the state and federal courts in Ohio with respect to such Disputes.

SAVINGS AND SEVERABILITY

To the extent that this limited lifetime warranty is inconsistent with applicable law, this limited lifetime warranty is hereby modified to be consistent with such applicable law. If an arbitrator or court determines that any term in this limited lifetime warranty is illegal or unenforceable, the parties intend for the arbitrator or court to interpret or modify this limited lifetime warranty to the effect of the original intent of the parties as closely as possible while rendering the term and this limited lifetime warranty fully legal and enforceable. If a term in this limited lifetime warranty cannot be rendered legal and enforceable accordingly, the parties intend for the arbitrator or court to sever the illegal or unenforceable term from this limited lifetime warranty, leaving the remainder of this limited lifetime warranty enforceable.

LIMITATIONS

NO DISPUTE MAY BE BROUGHT LATER THAN 1 YEAR AFTER ANY CAUSE OF ACTION HAS ACCRUED, AFTER WHICH ALL DISPUTES ARE FOREVER BARRED.

THIS LIMITED LIFETIME WARRANTY IS PURCHASER'S EXCLUSIVE LIMITED LIFETIME WARRANTY FROM OWENS CORNING AND REPRESENTS THE SOLE REMEDY TO ANY OWNER OF OWENS CORNING® ROOFING SHINGLES AND COMPONENTS. OWENS CORNING MAKES NO OTHER REPRESENTATIONS, WARRANTIES, OR GUARANTEES OF ANY KIND OTHER THAN THOSE STATED EXPLICITLY IN THIS LIMITED LIFETIME WARRANTY.

PURCHASER'S REMEDY FOR DEFECTIVE SHINGLES OR OWENS CORNING® ROOFING SHINGLES AND COMPONENTS IS FULLY DESCRIBED IN THE SECTION, "HOW LONG IS PURCHASER COVERED." PURCHASER IS NOT ENTITLED TO ANYTHING MORE THAN WHAT IS DESCRIBED IN THAT SECTION. OWENS CORNING HAS NO REASON TO KNOW ANY PARTICULAR PURPOSE FOR WHICH PURCHASER IS BUYING ROOFING SHINGLES OR COMPONENTS.

OWENS CORNING IS NOT RESPONSIBLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR OTHER DAMAGES OF ANY KIND, INCLUDING DAMAGE TO PURCHASER'S STRUCTURE OR TO PURCHASER'S STRUCTURE'S CONTENTS, WHETHER FOR BREACH OF THIS LIMITED LIFETIME WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR OTHER CLAIMS DERIVED IN TORT OR FOR ANY OTHER. SOME STATES OR PROVINCES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY.

FOR CANADA ONLY — The terms in this limited lifetime warranty, except to the extent lawfully permitted, do not exclude, restrict, or modify but are in addition to any provincial laws.

LIMITED LIFETIME WARRANTY INFORMATION TABLE

PRODUCT NAME	WARRANTY* LENGTH	TRU PROTECTION® COVERAGE PERIOD	WIND WARRANTY PROTECTION	WIND WARRANTY PERIOD	AR¹ WARRANTY PERIOD
Berkshire®	Limited Lifetime ^Δ	10 Years	130 MPH	15 Years	25 Years****
Woodmoor®	Limited Lifetime ^Δ	10 Years	110/130 MPH ^{††}	15 Years	25 Years****
Woodcrest®	Limited Lifetime ^Δ	10 Years	110/130 MPH ^{††}	15 Years	25 Years****
Duration® Series ^{††}	Limited Lifetime ^Δ	10 Years	130 MPH	15 Years	25 Years****
Oakridge® ^{†††}	Limited Lifetime ^Δ	10 Years	110/130 MPH ^{***}	15 Years	25 Years****
Supreme® ^{‡‡}	25 Years	5 Years	60 MPH	5 Years	10 Years

^Δ For as long as Owner owns home.

^Δ Excludes non-Owens Corning roofing products, such as flashing, fasteners, pipe boots, and wood decking.

¹ AR is available regionally. Visit www.owenscorning.com/roofing for availability in zip code.

² Supreme shingles used as hip & ridge and/or starter reduce the wind warranty to 60 mph for those areas and the other components to their individual warranty.

^{*} Applies to Owens Corning® Shingles and Owens Corning Hip & Ridge Shingles. Three (3) qualifying components must be installed in addition to the shingles in order for all other Owens Corning components to qualify for this limited lifetime warranty.

^{††} Includes TruDefinition® Duration MAX®, TruDefinition® Duration® COOL Plus, TruDefinition® Duration® COOL, TruDefinition® Duration® Designer, TruDefinition® Duration FLEX®, TruDefinition® Duration STORM®, Duration® Premium, and TruDefinition® Duration® Shingles.

^{†††} Includes TruDefinition® Oakridge® Shingles.

^{‡‡} 130 MPH is applicable only with Owens Corning® Starter Shingle product application along eaves and rakes in accordance with installation instructions. Refer to installation instructions for complete details.

^{**} TruDefinition® Duration FLEX® and TruDefinition® Duration STORM® Shingles require ImpactRidge® Hip & Ridge Shingles to complete UL 2218, Class IV Impact-resistant roof system.

^{***} 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.

^{****} 25-year AR coverage requires the use of Owens Corning® Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge®, Hip & Ridge Shingles. If a qualifying Owens Corning® manufactured ridge product is not used, the AR warranty period is reduced from 25 to 10 years, and the non-prorated period will be 1 year.

WARRANTY REGISTRATION & TRANSFER INFORMATION

TO REGISTER THIS LIMITED LIFETIME WARRANTY:

Visit our website at: www.owenscorning.com/roofing/warranty/

The following information is required for registration:

Owens Corning® Limited Lifetime Shingle/color name installed _____

Number of squares installed _____

Other Owens Corning® Roofing Shingles and Components Installed:

	yes	no	don't know
Owens Corning® Hip & Ridge Shingles	☐	☐	☐
VentSure® Ventilation Products	☐	☐	☐
Owens Corning® brand, RhinoRoof® U20 or Titanium® brand Underlayment Products	☐	☐	☐
Owens Corning® Starter Shingle Products	☐	☐	☐
Owens Corning® WeatherLock®, Titanium®, or RhinoRoof® Self-Adhered Ice & Water Barrier Products	☐	☐	☐

Other Owens Corning® Products _____

Original Installation Date _____

Original Purchaser's Name _____

Address of Property _____

Note: Please retain proof of purchase and installation date with Purchaser's important records in the event that Purchaser chooses to transfer this limited lifetime warranty in the future, or upload these documents as Purchaser registers this limited lifetime warranty online.

TO TRANSFER THIS LIMITED LIFETIME WARRANTY:

See **TRANSFERABILITY OF THIS LIMITED LIFETIME WARRANTY** for exceptions.

Contact 1-800-ROOFING

For this limited lifetime warranty to be transferred, the second Owner must contact Owens Corning within sixty (60) days after the date of the real estate transfer to obtain the benefits of this limited lifetime warranty. We may be contacted by going to <https://www.owenscorning.com/en-us/roofing/warranty#manage-your-warranty> and click Transfer a Warranty, or by calling us at 1-800-Roofing. The following will be required:

1. Proof of purchase of the Owens Corning® Total Protection Roofing System^Δ and
2. The installation date and ownership history



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK®
www.owenscorning.com/roofing

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LICENSE #RR806749



METAL ROOF

JUL 07, 2025

CITY OF PLYMOUTH

15500 37th Ave N
Plymouth, MN
55446

david@gabrielroofingllc.com
2317421329

SCOPE OF WORK

Scope of Work

Project Name: Facility Improvements – Roof Replacement

Location: 15500 37th Ave N, Plymouth, MN 55446

Project Type: Renovation – Mixed Roofing (Shingle & Standing Seam Metal)

Contractor: Gabriel Roofing LLC

Summary:

Gabriel Roofing LLC will furnish and install all labor and materials required to complete the full roof replacement at the facility located at 15500 37th Ave N, Plymouth, MN. The project consists of approximately **47,314 square feet** of roofing, including **3,349 square feet of standing seam metal roofing** including **two cupolas**. The roofing scope includes full tear-off of existing systems, installation of new shingles and standing seam metal roofing, and the detachment and reset of existing gutters. All roofing products and accessories will meet or exceed project specifications and manufacturer installation requirements. **A boom lift will be used for removal and reinstallation of the cupolas. We acknowledge 8A (4ft. damaged ridge vent to be replaced).**

Demolition & Preparation:

- Full removal of all existing roofing systems down to the appropriate substrates.
- Existing gutters will be **detached prior to roofing operations** and **reinstalled upon completion**.
- **Cupolas** will be carefully removed and reinstalled using a **mini crane** to ensure safe handling and access.
- Substrates will be inspected upon tear-off. Any unexpected sheathing or structural damage will be communicated to the GC and addressed via change order.

Shingle Roofing System:

- Furnish and install **Owens Corning TruDefinition® Duration FLEX Class 3 shingles**, or **equivalent Class 3 architectural asphalt shingle**, across all designated areas.
- Installation will include new underlayment, ice and water shield, starter strip, ridge cap shingles, and matching color accessories.
- All flashings, step flashings, and roof-to-wall transitions will be replaced and installed per code and manufacturer recommendations.
- Ridge vent to be installed along ridges.
- Ventilation components will be inspected and addressed based on-site conditions.

Standing Seam Metal Roofing System:

- Furnish and install approximately **3,349 square feet of Metal Sales standing seam metal roofing** or equivalent, with concealed fastener, clip system panels.
- Color and profile to be selected by the owner or matched to the existing system where required.
- All necessary trim, edge metal, ridge caps, rake trim, valley flashing, and panel transitions will be installed for a complete system.
- All terminations and penetrations will be properly flashed using manufacturer-specified methods.

Cupola Reinstallation:

- Two architectural cupolas will be removed and reinstalled using a **mini crane**, allowing for precise and safe handling.
- Base and vertical transitions will be waterproofed and flashed, and finish trim will be restored or replaced to ensure a watertight seal and clean aesthetic.

Gutter System:

- All existing gutters will be **carefully detached and reset or worked around** during roofing installation based on necessity of proper installation.
- Hangers and fasteners will be inspected and replaced as necessary for proper performance.
- No new gutters or downspouts are included in this scope.

Accessories & Flashing:

- Include all required accessories for both roof systems: pipe flashings, wall flashings, drip edge, valley metal, ridge vents, sealants, and termination components.
- All metal flashings and edge details will be fabricated in matching finish and installed per project requirements and wind uplift standards.

General:

- All materials will be **furnished and installed** by Gabriel Roofing LLC.
- Work will be executed in accordance with applicable building codes, OSHA safety guidelines, and manufacturer specifications.
- Site will be kept clean throughout the project, and debris will be hauled away.
- Final inspection and punch list will be completed with the GC or owner's representative.

Warranty:

- Gabriel Roofing LLC will provide a **10-year labor warranty** covering workmanship for all roof systems installed.
- Manufacturer material warranties will apply after inspections from manufacturer representatives.

Exclusions:

- Structural repairs to decking or framing unless otherwise approved via change order
- Interior protection or repairs
- Replacement of gutters or downspouts (only detachment and reset is included if necessary for proper installation.)
- Snow retention system unless specifically requested
- Electrical, mechanical, or HVAC work associated with rooftop equipment

BID PROPOSAL

Description	
Metal Roof	
Demo & Install - Metal Roof Panels	
Underlayment	
Flashing	
Accessories	
Boom Lift	

Estimate subtotal	\$64,200.00
Total	\$64,200.00

TERMS & CONDITIONS

1. You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.
2. I understand that if roof rot is discovered during tear-off GABRIEL ROOFING, LLC reserves the right to replace sheathing this will become an additional cost of \$3.00/per square foot for every square foot of plywood. (Metal decking will be determined by suppliers' cost and contractor cost). Pictures and communication will be provided by GABRIEL ROOFING, LLC with owner or property manager for acceptance before continuing roofing. Replacement is necessary for warranty purposes. (DOES NOT APPLY TO NEW CONTRUCTION)
3. I understand that I must remove items from the interior walls of my building that may be damaged or fall due to vibrations from the loading/installation of shingles or flat roofing materials on to my roof (if applicable), or installation of siding. GABRIEL ROOFING LLC is not liable for such damage.
4. I understand that minor stucco damage may result when the roof is torn off from areas where stucco meets my roof's surface, especially where improperly applied. GABRIEL ROOFING LLC is not liable for repairing said damage.
5. I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, GABRIEL ROOFING LLC provides a 10-year Workmanship Warranty for the project in which GABRIEL ROOFING LLC fully replaced any existing products. Full warranty details are available on request.
6. I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (sealants) and should be inspected on a regular basis and am not responsible for material shortage and have no claim to material surpluses.
7. I certify that I am the registered owner of the above project property or have legal permission to authorize GABRIEL ROOFING LLC to perform the work as stated and agree to pay the total project price.
8. I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company and may be subject to insurance company approval.
9. I understand that payment in full is due upon completion of work as stated in the contract. All invoices not paid in full after 30 days will be subject to a 2% per month interest charge.
10. I understand that approval of my estimate is subject to customer credit approval by GABRIEL ROOFING, LLC. I agree that GABRIEL ROOFING, LLC may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

TIMELINE/NOTES

11. TIMELINE/WEATHER CONDITONS: EXTERIOR SIDING ON THE BULDING CAN BE DONE WITHIN A PREDETERMINED AND REASONABLE AMOUNT OF WORKING DAYS. (IN THE EVENT OF INCLEMENT WEATHER, INCLUDING HEAVY RAIN, STORM, HAIL, HI WINDS, OR ANY ALTERED WEATHER, GABRIEL

ROOFING, LLC RESERVES THE RIGHT TO RESCHEDULE WORK FOR THE SAFETY OF WORKERS, QUALITY OF WORKMANSHIP AND WARRANTY PURPOSES).

12. INSURANCE: GABRIEL ROOFING LLC CARRIES WORKERS COMPENSATION AND FULL GENERAL LIABILITY.

13. WARRANTY: A WARRANTY CERTIFICATE WILL BE PROVIDED BY GABRIEL ROOFING LLC UPON FINAL PAYMENT.

14. MATERIAL AVAILABILITY: GABRIEL ROOFING, LLC SHALL MAKE REASONABLE EFFORTS TO PROCURE NECESSARY MATERIALS IN A TIMELY MANNER. HOWEVER, IN THE EVENT OF MATERIAL SHORTAGES OR DELAYS FROM SUPPLIERS BEYOND THE CONTRACTORS CONTROL, THE COMPLETION TIMELINE MAY BE ADJUSTED ACCORDINGLY. DUE TO MATERIAL

AVAILABILITY, THIS PROPOSAL IS VALID FOR 30 DAY OF WRITTEN DATE. RELATED MATTERS WILL BE PROVIDED TO THE PROPERTY MANAGER FOR APPROVAL IF ANY BEFORE ANY MORE WORK IS PERFORMED.

CITY OF PLYMOUTH

RESOLUTION No. 2025-216

RESOLUTION AWARDING A CONTRACT TO GABRIEL ROOFING, LLC FOR ROOF REPLACEMENT AT PLYMOUTH TOWNE SQUARE

WHEREAS, on December 12, 2024, the Plymouth City Council (the “City Council”) authorized a roof replacement project (the “Roof Project”) at the Plymouth Towne Square apartments located at 15500 37th Avenue N, Plymouth, Minnesota; and

WHEREAS, bids and specifications for the Roof Project were prepared by ESi and made available to bidders on June 3, 2025; and

WHEREAS, bids for the Roof Project were received and opened on July 10, 2025; and

WHEREAS, City staff and the Plymouth Housing and Redevelopment Authority have determined that the lowest responsible bidder for the Roof Project was submitted by Gabriel Roofing, LLC of Minneapolis, Minnesota in the amount of \$286,200.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF PLYMOUTH, MINNESOTA that the contract for replacement of the roof at the Plymouth Towne Square apartments be awarded to Gabriel Roofing, LLC in the amount of \$286,200.

APPROVED by the City Council on this 12th day of August 2025.

To: Dave Callister, City Manager

Prepared by: Kip Berglund, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve a preliminary plat, final plat, and site plan, to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (Plateau Properties - 2025009)**

1. Action Requested:

Adopt the attached resolution approving a preliminary plat, final plat, and site plan, for Plateau Properties, to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive.

Approval requires a 4/7 vote of the City Council.

2. Background:

On July 16, the Planning Commission reviewed the proposal, conducted a public hearing, and subsequently voted unanimously to recommend approval. Other than the applicant, no one from the public spoke on the matter.

The planning commission asked about the number of phases of the development and the proposed density being slightly less than the minimum of 12 units per acre under the LA-4 guiding. Staff responded that the applicant stated that the development would be completed in two phases and that there have been other examples of developments where a lesser density has been approved due to unique site conditions that prevent the site from achieving the minimum density.

A copy of the Planning Commission meeting minutes and report are attached. Notice of the public hearing was published in the city's official newspaper and mailed to all property owners within 750 feet of the site. Development signage has also been placed

on the property.

3. Budget Impact:

Not applicable

4. Attachments:

1. Planning Commission Minutes
2. Planning Commission Staff Report
3. Location Map
4. Right of Way Acquisition Exhibit
5. Applicant's Narrative
6. Architectural Site Plans
7. Tree Preservation Plan
8. Civil Plans
9. Preliminary Plat
10. Final Plat
11. City Council Resolution 2025-217

Proposed Minutes Planning Commission Meeting July 16, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on July 16, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Bill Wixon, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Manager Lori Sommers, Engineering Services Manager Chris McKenzie, Senior Planner Kip Berglund, and City Council Liaison Julie Pointner

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on June 18, 2025.

Motion was made by Commissioner Fowler and seconded by Commissioner Markanda to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

Public Hearing

(5.1) Preliminary plat, final plat, and site plan request to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (Plateau Properties – 2025009)

Senior Planner Berglund presented the staff report.

Chair Boo asked and received confirmation that the final plat as presented tonight does not include all of the lots, as the second phase will include the remainder of the lots and other public improvements.

Commissioner Anderson commented that historically, final plats are approved by the city council.

Senior Planner Berglund stated that the applicant has submitted the final plat along with the preliminary plat and site plan; therefore, staff is presenting the three requests in one presentation. He confirmed that the final plat only needs to be approved by the city council.

Commissioner Markanda referenced the minimum density of LA-4 and asked if other cases have been approved with a lesser density.

Senior Planner Berglund confirmed that the city has approved other requests that have not met the minimum density. He stated that the applicant has to show unique circumstances in which the minimum density cannot be met, and staff has determined there are unique conditions that prevent the site from achieving the minimum density.

Chair Boo introduced Todd Ofsthun, representing the applicant, who stated that he was present to address any questions.

Commissioner Olson asked if the townhomes would be rental or owner-occupied.

Mr. Ofsthun replied that the property owner has not yet decided but is preparing for either scenario. He stated that separate utilities would be provided to each home.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Commissioner Willis asked for additional information on the easements.

Engineer Services Manager McKenzie replied that the property owner was paid for the easements.

Commissioner Willis asked the price the applicant was paid for the easements.

Chair Boo introduced Faisale Boukari, the applicant, who replied that he believes he was paid \$18,500 for the easements.

Motion was made by Olson, and seconded by Commissioner Willis, to recommend approval of the preliminary and final plat, and site plan for the construction of a nine-unit townhouse development and related improvements at 10900 South Shore Drive, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

Adjournment

Chair Boo adjourned the meeting at 7:38 p.m.

To: Plymouth Planning Commission

From: Kip Berglund, Senior Planner (763-509-5453)
Community and Economic Development Department

Subject: Plateau Properties, LLC
Preliminary plat, final plat, and site plan request to allow the construction of a nine-unit townhouse development, to be known as Shorewood Enclave, and related improvements at 10900 South Shore Drive (2025009)

Deadline: September 10, 2025

Summary

1. Site plan for a nine-unit townhouse development
2. Preliminary plat for the creation of 9 lots and one common lot
3. Final plat for phase one

Under the plan, the development would be constructed in two phases. A five-unit building on the western side of the property would be constructed under phase one, and a four-unit building on the eastern side of the property would be constructed under phase two.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommend approval of the preliminary & final plat, and site plan for the construction of a nine-unit townhouse development, and related improvements.



Site Information

Zoning and Land Use

The vacant 0.90-acre property is zoned RMF-4 (multiple family dwelling district 4) and guided LA-4 (living area 4).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	RMF-4	LA-4
North	RMF-4	LA-4
East (across South Shore Drive)	RMF-2	P-I (public-institutional)
South	C-3 (highway commercial)	C (commercial)
West	RMF-4	LA-4

School District

The site is in the Wayzata school district (#284).

Natural Characteristics of Site

The site lies in the Bassett Creek Watershed District. The site does not contain any wetland or flood plain and is not located within a shoreland overlay district.

Previous Actions Affecting Site

A single-family home was constructed on the property as part of the registered land survey 694 subdivision in 1966. The home was demolished in 2014, and the site is currently vacant.

In August 2024, the Council approved a site plan for a 16-unit assisted living and memory care facility and related improvements. That building was never constructed.

In December 2024, 1,416 square feet of the subject property was acquired for the right of way for the Station 73 Transit and Regional Improvement Project that includes replacing the intersection of South Shore Drive and 10th Avenue with a proposed roundabout.

Analysis of Request

The applicant requests to construct a nine-unit townhouse development, and related improvements, at 10900 South Shore Drive. Under the plan, the development would be constructed in two phases. A five-unit building on the western side of the property would be

constructed under phase one, and a four-unit building on the eastern side of the property would be constructed under phase two.

Site Plan

The zoning ordinance contains specific standards for approval of a site plan in the RMF-4 zoning district. Staff used these standards to review the proposed townhouse development.

Standards for the RMF-4 District			
	<i>Specified</i>	<i>Proposed</i>	<i>Complies?</i>
Building Setbacks:			
--Front (from east lot line South Shore Drive)	25 ft. (min.)	25 ft.	Yes
--Side (from north lot line)	25 ft. (min.)	25 ft.	Yes
--Side (from south lot line)	25 ft. (min.)	45 ft.	Yes
--Rear (from west lot line)	25 ft. (min.)	25 ft.	Yes
--Side (between residential structures)	25 ft. (min)	40 ft	Yes
Lot Arrangement			
--Base lot	15,000 sq ft	26,185 sq ft.	Yes
--Lot width	130 ft. (min.)	130 ft.	Yes
Driveway Length	22 ft. (min.)	22 ft	Yes
Number of Parking Spaces:	2.5/unit (min.) – 2 enclosed/unit 3 guest parking	4/unit – 2 enclosed and 3 guest parking	Yes
Building Height:	45 ft. (max.)	28 ft.	Yes
Structural Coverage:	40% (max.)	26.7%	Yes
Landscaping:	18 new overstory trees (min.)	21 total trees, 20 overstory and 1 equivalent	Yes

*Discussed below

Building

The proposed project consists of nine townhouse units. One five-unit building on the western side of the property and one four-unit building on the east.

The proposed exterior building materials would be consistent with current residential construction including a mixture LP Smart Side siding and manufactured stone using a variety of textures and colors. The roof would be finished with shake look architectural asphalt shingles. A

condition is included in the resolution requiring that the exterior architecture of the building is designed pursuant to section 21115.07 of the zoning ordinance.



Preliminary Plat

The applicant is requesting approval of a preliminary plat to subdivide the property into nine lots and one common lot. The proposed lots meet the minimum lot size requirements in the RMF-4 zoning district.

Comprehensive Plan

The site is guided LA-4 on the city's land use guide plan. The land use chapter of the comprehensive plan lists RMF-4 zoning as appropriate zoning district for areas guided LA-4. The RMF-4 zoning district lists townhouses and manor homes with up to 14 units per building as a permitted use.

The LA-4 designation specifies a minimum density goal of 12 dwelling units per acre and a maximum density of 20 dwelling units per acre for residential developments. Density is based on net acreage (excludes wetlands and their related natural buffer strips, and rights-of-way to be dedicated for arterial roadways), consistent with the procedures established by the Metropolitan Council. Based on roughly 0.90 net acres, this site should accommodate 11 to 18 dwelling units. The proposal would include 9 units, for a density of 10 dwelling units per acre. Consequently, the proposal would be less than the density goal identified in the comprehensive plan. The comprehensive plan states that all new developments will be required to meet the minimum density guidelines unless the developer can demonstrate that site characteristics make it infeasible to reach this goal.

The narrow shape of the lot, the adjacent public improvement project, and the need to meet fire code turnaround requirements, make it difficult to create any additional lots that would meet

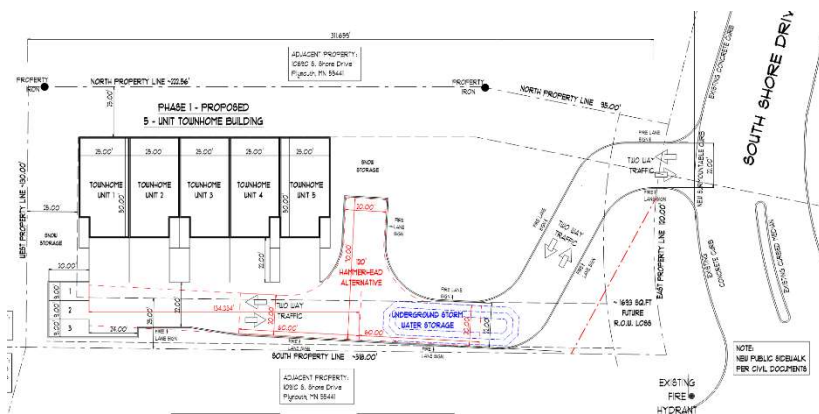
the RMF-4 standards without variances. Access to the property will come from a driveway in the northeast corner of the property, that will then need to be relocated further south to accommodate the design of the new roundabout. Therefore, staff would support a subdivision request of the subject property that does not meet the minimum density requirement of 12 units per acre.

Site Access

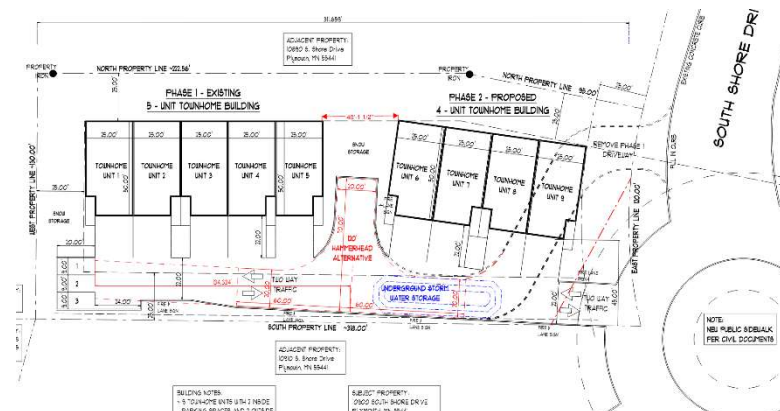
Access to this site would initially be provided from the east via a new driveway connection from South Shore Drive. The subject property is adjacent to the Station 73 Transit and Regional Improvement Program. A roundabout will be constructed at the intersection of South Shore Drive and 10th Avenue as part of that public improvement project. As a result, once the roundabout is constructed, future access would be gained from a new driveway from the roundabout.

The purpose of the two phases would allow the applicant to construct the five-unit westernmost building with access to the property from the driveway from the existing street during the first phase. The second phase, consisting of a four-unit building on the eastern side of the property, would be completed when the new access point is created from the new roundabout. Once phase two is completed, all units will be accessed from a private drive along the southern boundary of the property. A hammerhead turnaround would be constructed between the two buildings to meet fire department turnaround requirements.

PHASE 1



PHASE 2



Sidewalks/Trails

Any sidewalks/trails or pedestrian crossings along South Shore Drive would be constructed as part of the public improvement project.

Tree Preservation

This development is subject to the City's tree regulations. The regulations require preservation of 50 percent of the caliper inches of significant trees for residential development sites, or reforestation and/or monetary restitution for any removal over 50 percent. The tree survey indicates a total of 168-caliper inches of eligible significant trees on the site. The applicant submitted a tree plan indicating that 134-caliper inches, roughly 80 percent, would be removed from the total site. The proposed development would exceed the City's tree preservation regulations and would be required to pay restitution or do reforestation. The applicant is proposing a combination of replanting trees and a payment of \$1,250 in restitution fee. The resolution includes a condition that addresses this matter.

Park Dedication

The comprehensive plan does not identify the need for additional park land acquisition on the subject site. As a result, the applicant is not required to dedicate park land to the city. The applicant is required to pay an equivalent cash fee in lieu of land dedication prior to recording the final plat. The city is authorized by statute to collect park dedication fees to support any additional demand for parks created by new development. The city has studied this demand and concluded that new projects generally create additional park demand of approximately \$8,000 per unit. For this project, that would be a total of \$72,000. Staff has reviewed this individual project and believes this project will generate similar types and quantities of new demand as assumed in the city's study. Staff does not believe there needs to be any adjustment made to the amount of park dedication fees. The resolution includes a condition that addresses this matter

Drainage/Treatment of Runoff

The city requires that storm drainage systems be designed so the post-development rate of runoff from a site does not exceed the pre-development rate. Additionally, the city requires treatment of storm water runoff before it enters the drainage system. The proposed development would include an underground chamber infiltration basin in the southeastern portion of the site. A condition is included in the resolution that requires the proposed plans be revised to indicate compliance with city regulations regarding drainage and water quality.

Final Plat

The applicant is proposing to plat phase one that would consist of the base lot, five unit lots on the west side of the property, and an Outlot that would become the additional four unit lots under phase two. The final plat layout is consistent with the proposed preliminary plat.

Level of Discretion in Decision-Making

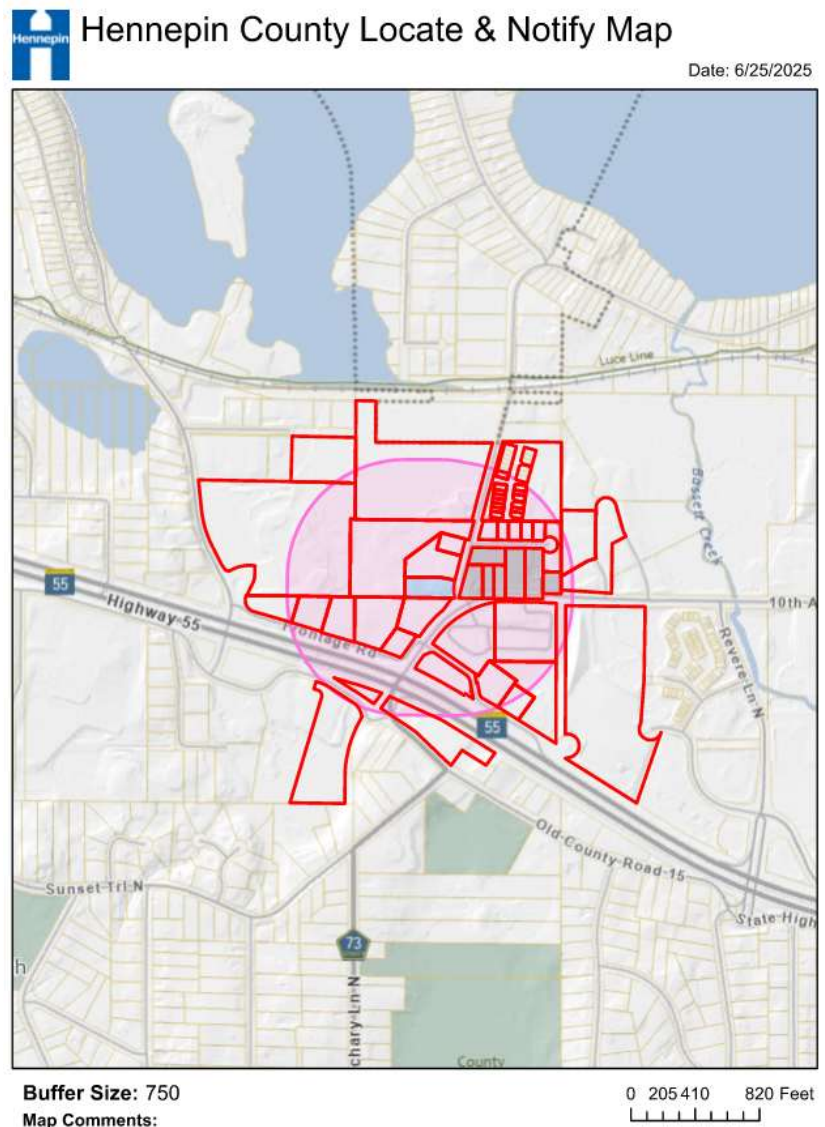
The city's discretion in approving or denying a preliminary plat is limited to whether or not the proposed plat meets the standards outlined in the subdivision regulations and zoning ordinance. This is because preliminary plat review is a "quasi-judicial" action (enforcement of established policy). If a preliminary plat application meets the standards, the city must approve the preliminary plat.

To approve a final plat, it must be consistent with the approved preliminary plat.

The City's discretion in approving or denying a site plan is limited to whether or not the proposal complies with the comprehensive plan and zoning ordinance requirements. If it meets these standards, the city must approve the site plan.

Public Notice

Notice of the public hearing was published in the city's official newspaper and mailed to all property owners within 750 feet of the site. Development signage has also been placed on the property which includes notice of the application. A notification area map is included to the right for reference.





2025009
Plateau Properties, LLC
Shorewood Enclave
10900 South Shore Drive
Request for a Preliminary and Final Plat,
and Site Plan

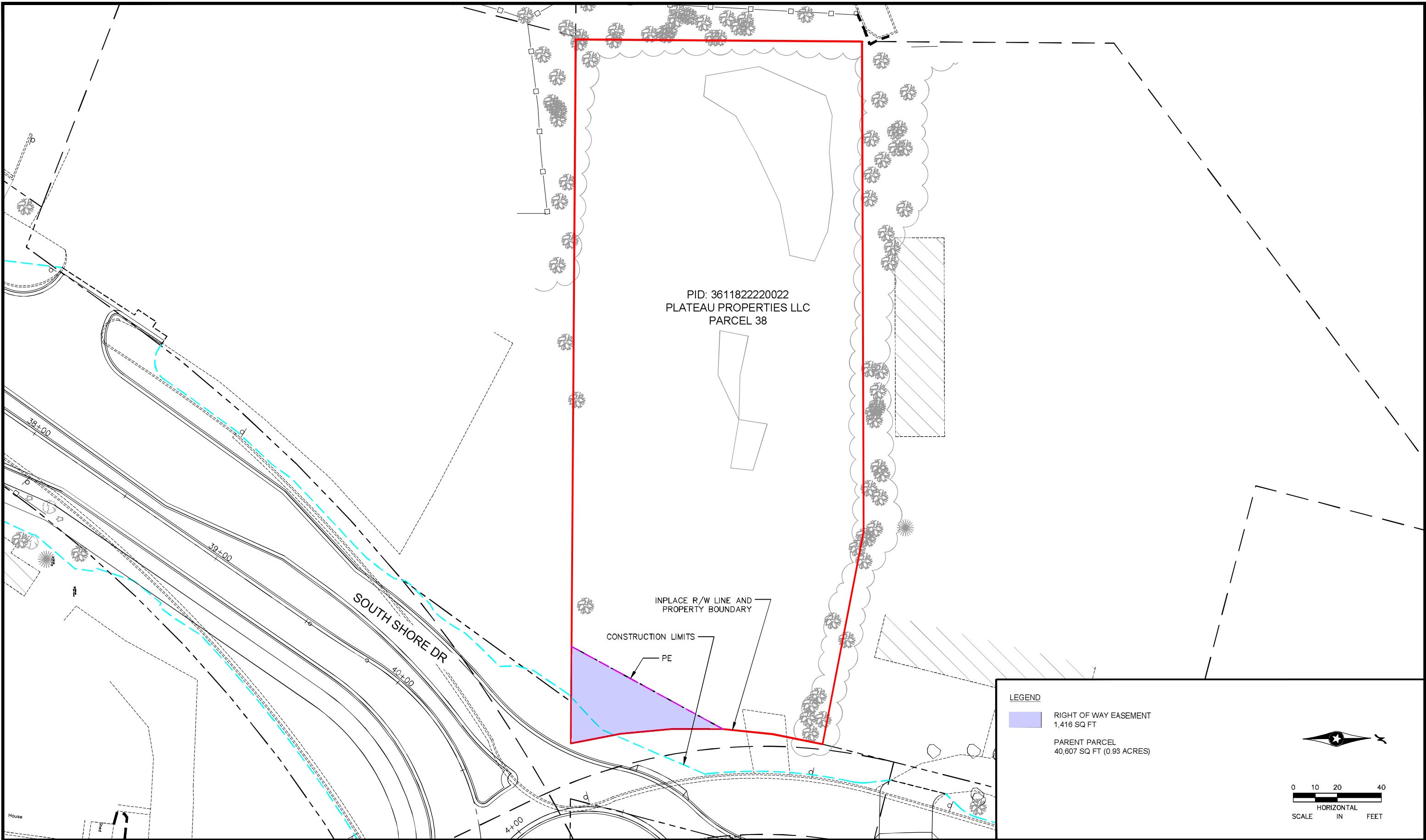


Legend

- C, Commercial
- CC, City Center
- CO, Commercial Office
- IND
- LA-1, Living Area 1
- LA-2, Living Area 2
- LA-3, Living Area 3
- LA-4, Living Area 4
- LA-5
- MXD
- MXD-R
- P-I, Public/Semi-Public/Institutional



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DRAWN BY: <u>ASK</u>				
SURVEYED BY: <u>XXX</u>				
NO.	BY	DATE	REVISIONS	

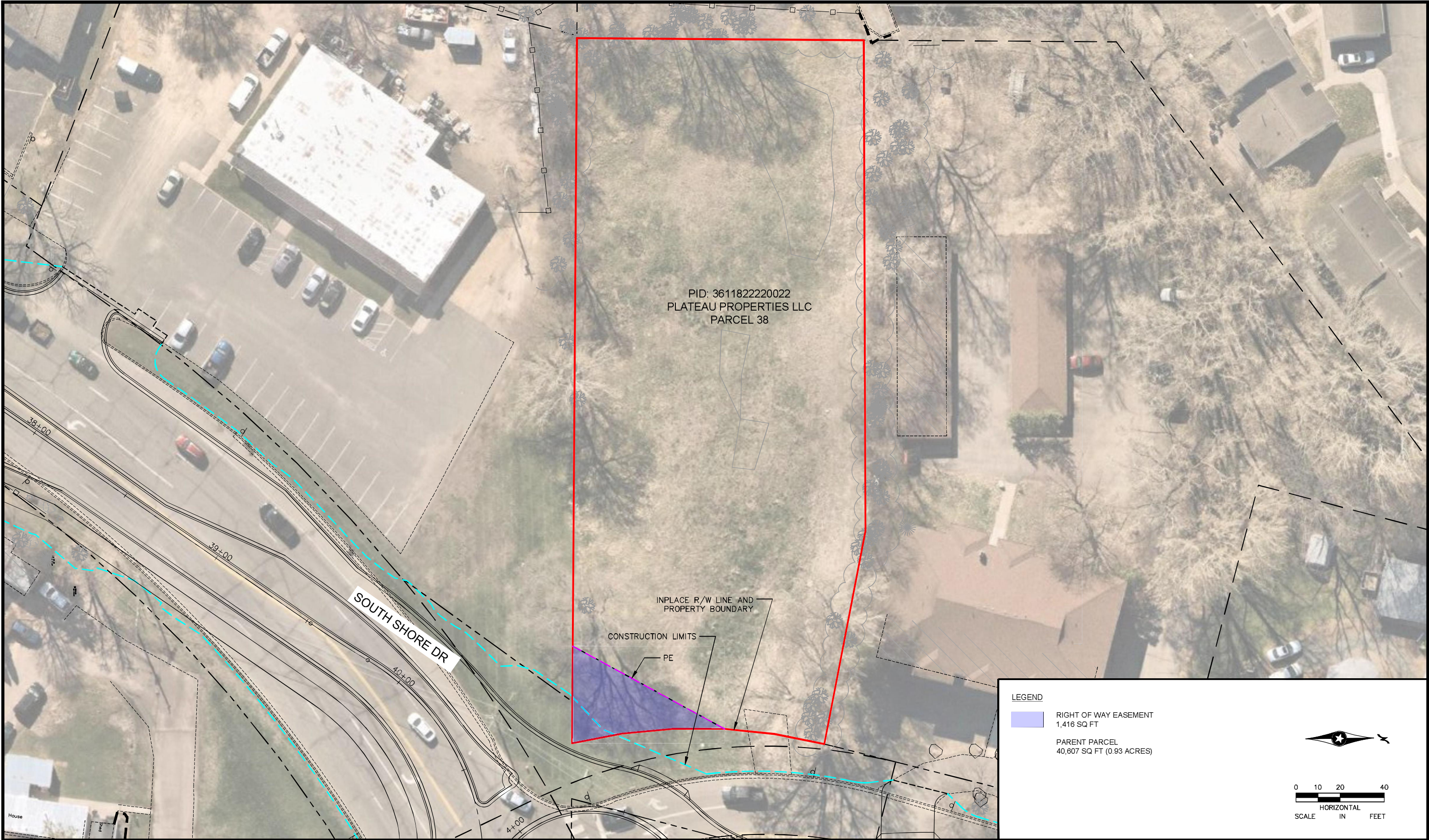


PARCEL 38
PLATEAU PROPERTIES LLC
PID 3611822220022
10900 SOUTH SHORE DR
PLYMOUTH, MN 55441

PARCEL EXHIBIT
PLYMOUTH, MN

FILE NO. 160662025 TH 55
REVISION DATE 07/10/2024
SHEET 1 OF 2

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DRAWN BY: ASK				
SURVEYED BY: XXX				
NO.	BY	DATE	REVISIONS	



PARCEL 38
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PARCEL EXHIBIT
PLYMOUTH, MN

FILE NO.
160662025
TH 55
REVISION DATE
07/10/2024
SHEET
2 OF 2

TCO Design

3305 Highway 169 N, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

March 10, 2025

Shorewood Enclave

10900 South Shore Drive (PID 36-118-22-22-0022)
Plymouth, MN 55441

Shorewood Enclave.
8848 Zealand Avenue North
Brooklyn Park, MN 55445

Project Narrative:

Project Background

The proposed site is currently owned by Plateau Properties, LLC. Plateau Properties, LLC will be transferring ownership to Southern Shore Drive, LLC, DBA Shorewood Enclave. Southern Shore Drive, LLC, DBA Shorewood Enclave (Applicant) is proposing to construct two townhome buildings on this site. It will be done in two phases. The first phase will be a 5-unit townhome building and phase two will be a 4-unit townhome building.

The purpose of developing this site in two phases is to accommodate the City's plan for a future roundabout. The first phase will use access from South Shore Drive after the intersection with 10th Avenue North. The second phase will use access from the future round about.

The property will be managed through an association organization.

Building and exterior maintenance will be outsourced and maintained to the highest standards. There is plenty of on-site snow storage space.

Zoning and Land Use

Zoning

The current zoning for the site is RMF-4, Multiple Family Dwelling District 4. The proposed use for the buildings is townhouses. According to City Code, Section 21390.03 – Permitted Uses, Subd. 9, townhouses are considered permitted use.

Building

The proposed buildings will be two-story townhouse units. The total footprint area is approximately 10,800 square feet. They will be built in two phases. Phase 1 will be a 6,000 square foot 5-Unit building and phase 2 will be a 4,800 square foot 4-Unit building.

The proposed buildings will use exterior materials consistent with current residential construction. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. The roof will be finished with 'shake look' architectural asphalt shingles.

*Commercial Drafting and Home Design
Dedication to excellence*

Site

The overall site is approximately 0.96 acres. Setbacks for the property and proposed building are listed in the table below.

	Building Setback		Pavement Setback	
	Required	Proposed	Required	Proposed
Front / S. Shore Drive ROW	25 Feet	25 Feet	25 Feet	35 Feet
Rear Yard West	25 Feet	25 Feet	5 Feet	10 Feet
Side Yard South	25 Feet	25 Feet	5 Feet	5 Feet
Side Yard North	25 Feet	25 Feet		

Access and Parking

Phase 1 - A new driveway will enter the site from South Shore Drive just North of 10th Avenue N. There will be a new 22-foot-wide curb cut to allow access for personal vehicles and emergency vehicles.

Phase 2 – A new driveway will enter the site from the West side of the new South Shore Drive and 10th Avenue North roundabout. There will be a new 22-foot-wide curb cut to allow access for personal vehicles and emergency vehicles.

Parking has been provided to serve the proposed buildings exceeding City code with 3 guest parking stalls, 4 parking spaces per unit including 2 enclosed parking spaces per unit. Based on City code Section 21135.11 – Number of Off-Street Parking Spaces Required, Subd. 2, City code requires 3 guest parking spaces and 2.5 parking spaces per unit, of which 2 must be enclosed. This is based on the Townhouse use. The guest parking stalls are 9'x18' and the drive aisle is 22 feet in width.

Landscaping and Tree Preservation

A Landscape Plan is provided to show new trees and new shrub screening. The types (species) of new trees and minimum size are provided on the Landscaping Plan.

Grading, Drainage, Utilities and Stormwater Treatment

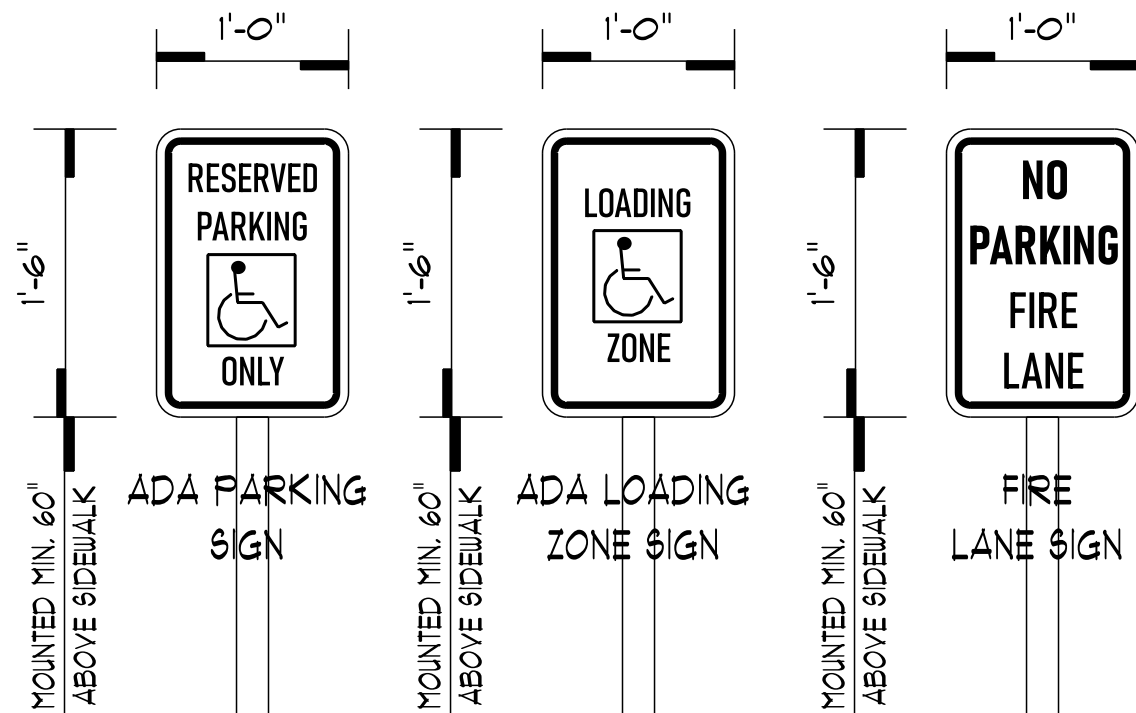
Proposed preliminary site grades, drive aisles, parking areas, utilities and stormwater treatment have been provided by our civil Engineer for the Site Plan Review application process and final documents will be provided for building permitting.

Shorewood Enclave Development Schedule

Winter, 2025 – Site Plan Review Application to the City of Plymouth

Spring, 2025 – Building Permit Application

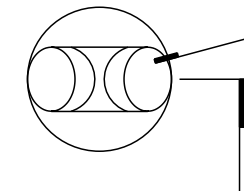
Summer, 2025 – Begin Construction



SIGNAGE DETAILS
SCALE 1" = 1'-0"



WALL MOUNTED METAL SIGN. LETTERS TO BE A MINIMUM 1" IN SIZE. INCLUDE DIRECTIONAL ARROW.



WALL MOUNTED FIRE DEPARTMENT CONNECTION COMPLYING WITH IBC SECTION 912

FIRE DEPARTMENT CONNECTION

FINISH GRADE

CIVIL ENGINEERING NOTES:

1. A WATERSHED REVIEW BY BA66ETT CREEK WATERSHED DISTRICT TO BE REQUIRED PRIOR TO AN ISSUANCE BUILDING PERMIT.
2. PROVIDE STANDARD DRAINAGE AND UTILITY EASEMENTS, SIX FEET ALONG SIDE AND REAR LOT LINES AND TEN FEET PARALLEL TO RIGHT-OF-WAY (ALONG FRONT PROPERTY LINE). ADDITIONAL DRAINAGE AND UTILITY EASEMENTS REQUIRED ON BOTH SIDES OF UTILITIES PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. PROVIDE DOUBLE ROW OF SILT FENCES TO PROTECT STEEP SLOPES.
4. PROVIDE UNDERGROUND SYSTEM DETAILS CLEARLY ON PLANS PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. IDENTIFY DISCHARGING LOCATION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. STORMWATER DRAINAGE PLAN TO BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTES TO GENERAL CONTRACTOR:

1. GENERAL CONTRACTOR TO OBTAIN A SAC DETERMINATION LETTER PRIOR TO A BUILDING PERMIT BEING ISSUED. CONTACT METROPOLITAN COUNCIL FOR SUBMITTAL REQUIREMENTS AT sacprogram@metc.state.mn.us
2. GENERAL CONTRACTOR TO OBTAIN A HEALTH DEPARTMENT LETTER OF APPROVAL FOR ANY COMMERCIAL KITCHEN AND FOOD SERVICE. CONTACT HENNEPIN COUNTY HUMAN SERVICES DEPARTMENT, PUBLIC HEALTH PROTECTION, EPIDEMIOLOGY AND ENVIRONMENTAL HEALTH, 612-543-5200.
3. FIRE LANES TO BE CONSTRUCTED PER CITY ENGINEERING REQUIRED DETAILS.
4. BUILDING TO BE FIRE SPRINKLED WITH A CITY APPROVED NFPA 13 FIRE SPRINKLER SYSTEM PER 2020 MINNESOTA BUILDING CODE.

CODE SUMMARY

SCOPE OF WORK:	NEW 4-UNIT THREE STORY TOWNHOME BUILDING
APPLICABLE CODES:	2020 MINNESOTA RESIDENTIAL BUILDING CODE MN RULES, CHAPTER 1346, MINNESOTA MECHANICAL CODE MN RULES, CHAPTER 4714, MINNESOTA PLUMBING CODE 2020 MINNESOTA ELECTRIC CODE
OCCUPANCY TYPE:	IRC-3 (2020 MN RESIDENTIAL BUILDING CODE SECTION R300)
FIRE SEPARATION:	TOWNHOUSE DOUBLE WALL BETWEEN UNITS PER 2020 MINNESOTA RESIDENTIAL BUILDING CODE SECTION R302.1 AND IN ACCORDANCE WITH ILL 263 FIRE WALL ASSEMBLY. POURED CONCRETE WALL BETWEEN UNITS ON FIRST FLOOR.
SMOKE AND CO2 PROTECTION:	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE INSTALLED AND COMPLY WITH SECTIONS 314 AND 315 OF THE 2020 MINNESOTA BUILDING CODE
NUMBER OF EXITS REQUIRED:	1 PER UNIT PER MN RESIDENTIAL BUILDING CODE SECTION R311
PLUMBING FIXTURES: (2020 MN RESIDENTIAL PLUMBING CODE)	REQUIRED PLUMBING FIXTURES PER UNIT: 1 WATER CLOSET 1 LAV 1 KITCHEN SINK 1 BATHTUB OR 1 SHOWER PLUMBING FIXTURES PROVIDED: 3 WATER CLOSETS 3 LAVS 3 KITCHEN SINKS 1 BATHTUB AND 2 SHOWERS 1 LAUNDRY SINK AND WASHER HOOK-UP
AUTOMATIC SPRINKLER:	NEW INSTALLED THROUGHOUT PER NFPA 13D AND 2020 MN RESIDENTIAL BUILDING CODE SECTION 2904

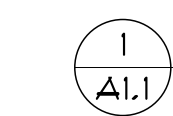
FIRE PROTECTION NOTES:
1. WATER SUPPLY LINE TO BE SHOWN ON CIVIL ENGINEER DOCUMENTS.
2. A SOLENOID VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
3. CIVIL ENGINEER TO SUPPLY FIRE WATER FLOW CALCULATIONS.

GENERAL NOTES

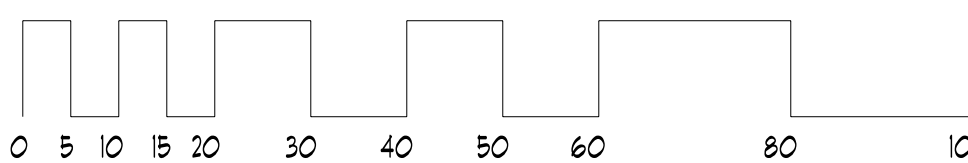
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO VERIFY CODES AND BE RESPONSIBLE FOR SAME.
6. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
7. MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS TO BE PROVIDED BY THE CONTRACTORS PROVIDING THOSE SERVICES. THESE CONTRACTORS AND THE GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THEIR REQUIREMENTS WORK WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.

INSPECTION OF FABRICATORS NOTE:
CONTRACTOR TO BE RESPONSIBLE TO VERIFY FLOOR AND ROOF TRUSS MANUFACTURER IF A FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. IF NOT, THE CONTRACTOR IS RESPONSIBLE TO HIRE A SPECIAL INSPECTOR TO VERIFY THE FABRICATION OF ALL STRUCTURAL MEMBERS IN ACCORDANCE WITH IBC 1704.3.

SITE PLAN - PHASE I



SCALE 1" = 20.0'



ZONING INFORMATION:
CURRENT ZONING: RMF-4, MULTIPLE FAMILY 4
2040 COMPREHENSIVE PLAN: LIVING AREA 4, LA-4 (12-20)
PROPOSED USE:
21990.03. - PERMITTED USES.
SUBD. 9. Townhouses and minor homes with up to 14 units per building.
MAXIMUM BUILDING COVERAGE = 40%

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~40,601 S.F. (~0.93 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 6,030 S.F.
TOTAL BUILDING COVER = 14.85%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 6,030 S.F.
IMPERVIOUS CONCRETE SIDEWALKS = 375 S.F.
IMPERVIOUS ASPHALT PARKING = 12,321 S.F.
TOTAL IMPERVIOUS AREA = 18,726 S.F.
TOTAL IMPERVIOUS COVER = 46.1%

**JIM
MACKEY
ARCHITECT**

**JIM MACKEY
ARCHITECT**

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Jim Mackey
Office 651-644-0869

registration # 23018

Drafting by
Todd Ofstun

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todd@codeign.net

Plan Date

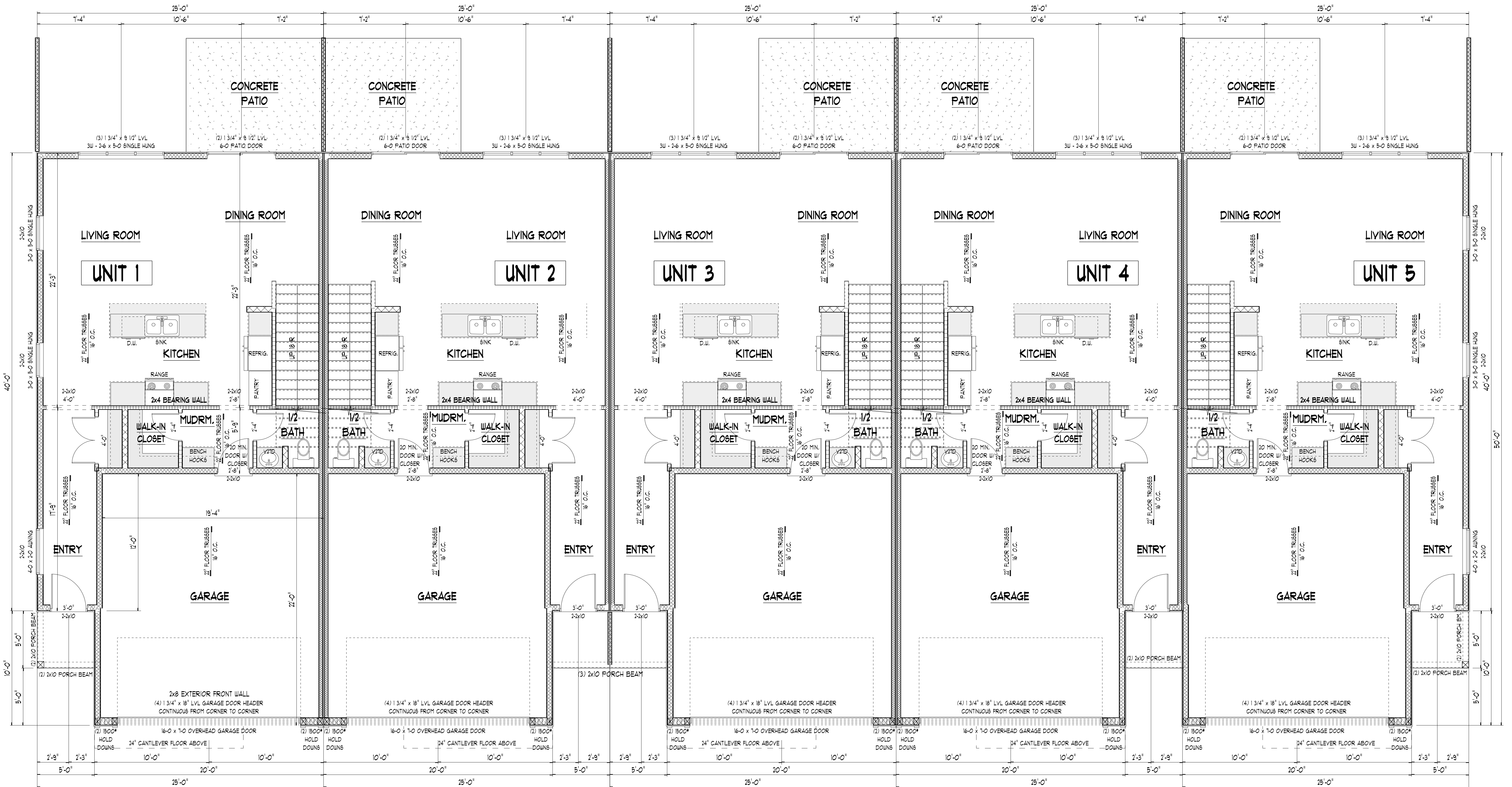
APPLICATION 3-12-25

APPLICATION 5-12-25

APPLICATION 5-13-25

PLANTING SCHEDULE				
SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.	
T1	SWAMP WHITE OAK (QUERCUS BICOLOR)	2.5" DIA. B/B	8	
T2	SILVER MAPLE (ACER SACCHARINUM)	2.5" DIA. B/B	4	
T3	WHITE SPRUCE (PICEA GLAUCA)	6'X FEET TALL	3	
T4	NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)	6'X FEET TALL	5	
S1	GOLDFLAME SPIREA (SPIRAEA X BULMULDA 'GOLDFLAME')	12" POT	10	
S2	PINK REBLOOMING WEIGALA (FLORIDA 'BOKRASOPIN')	12" POT	9	
	EXISTING TREE TO REMAIN	8" AND ABOVE	3	
	EXISTING TREE TO BE REMOVED	8" AND ABOVE	2	
NOTE: LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS IN FIELD.				





FIRST FLOOR PLAN ~ 168 SQ.FT. PER UNIT
SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
FIRST FLOOR PLAN

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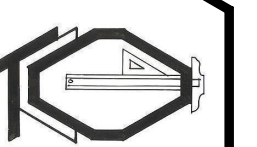
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Plan Date
APPLICATION 3-12-25

SHOREWOOD ENCLAVE TOWNHOMES
SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth



TCO DESIGN

drafting and home design

3309 Highway 169 N, Suite 222
Plymouth, MN 55441

dedication to excellence

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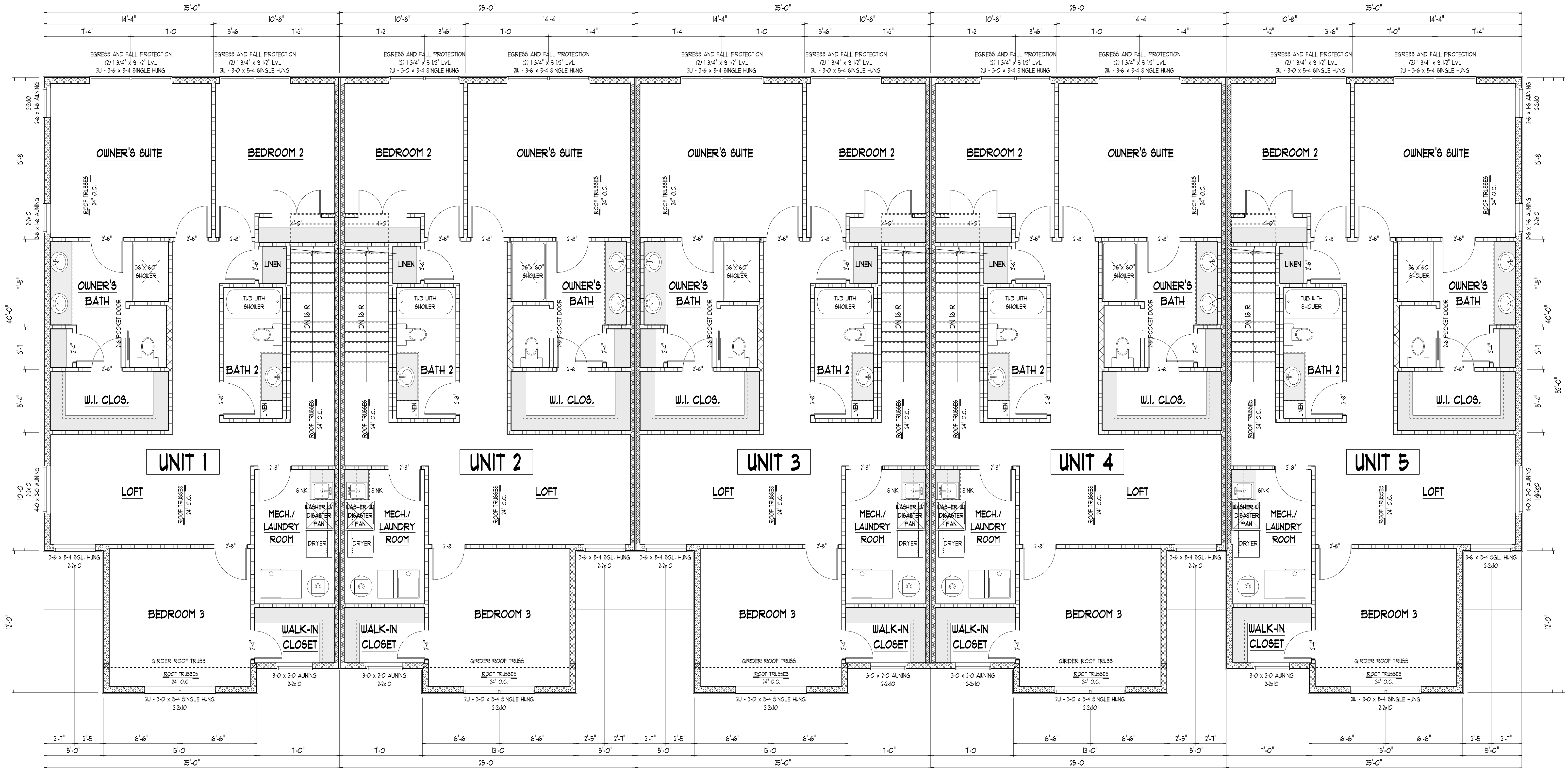
Design #

tco202481

A2.1

SECOND FLOOR PLAN ~ 1231 SQ.FT. PER UNIT

SCALE 1/4" = 1'-0"





LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
EXTERIOR ELEVATIONS



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

5 - UNIT TOWNHOME
EXTERIOR ELEVATIONS

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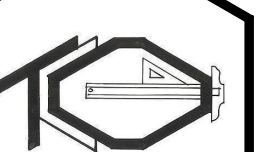
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Plan Date
APPLICATION 3-12-25

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A3.2



5 - UNIT TOWNHOME EXTERIOR RENDERINGS



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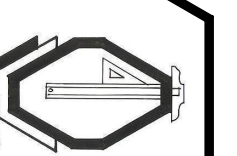
Office 763-424-3676
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Plan Date

APPLICATION 3-12-25

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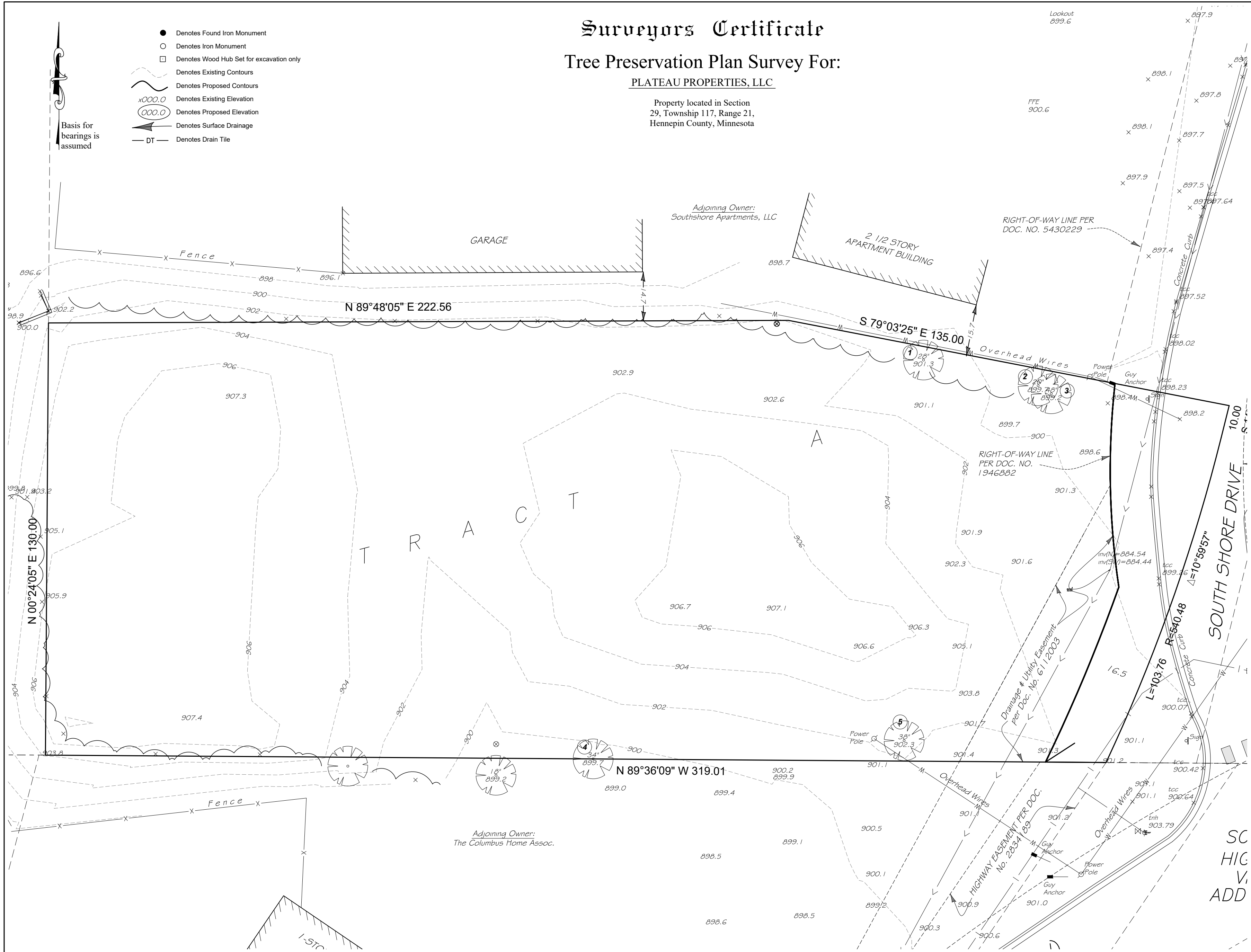
A3.3

Surveyors Certificate
Tree Preservation Plan Survey For:
PLATEAU PROPERTIES, LLC

Property located in Section
29, Township 117, Range 21,
Hennepin County, Minnesota

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- - - Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage
- DT — Denotes Drain Tile

Basis for
bearings is
assumed



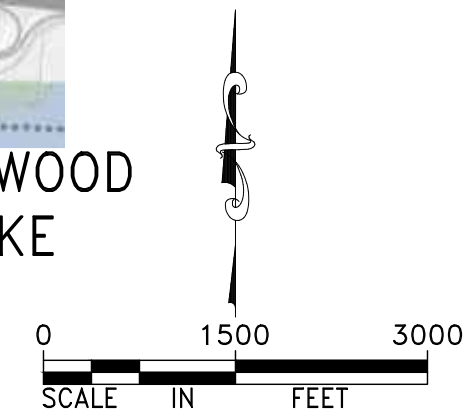
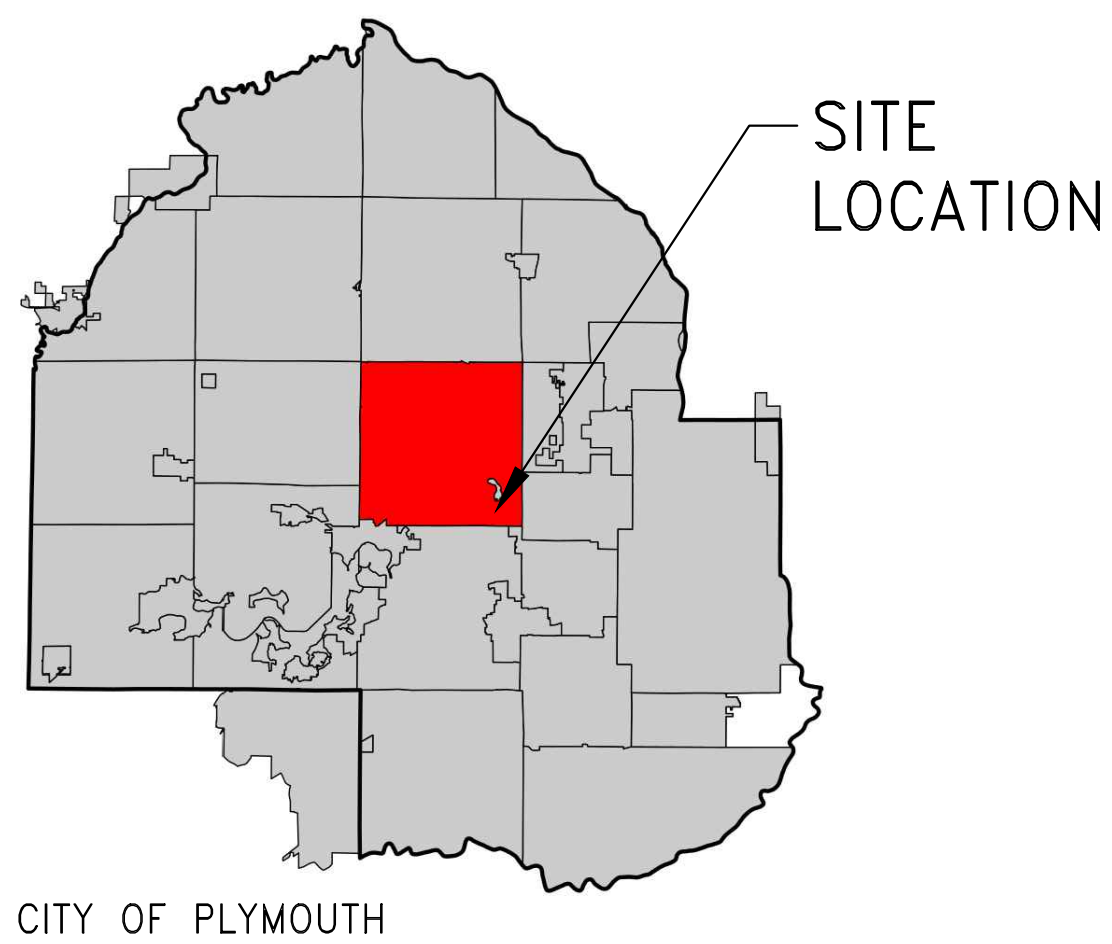
NOTE: The only easements shown are from plats of record or information provided by client.

Property Zoned RMF-4, Multiple Family 4
Building Setback Requirements
Front - 50 feet
Interior Side - 10 feet
Rear - 25 feet
Refer to City Code for additional restrictions or allowances.

Tree #	Species	DBH	Removed
1	Poppler	28"	X
2	Elm	20"	X
3	Cottonwood	48"	X
4	Poppler	34"	
5	Maple	38"	X

Legal Description SHOREWOOD ENCLAVE Hennepin County, Minnesota	Project No. 89930 F.B.No. - Address: 10900 South Shore Drive Plymouth, MN 55441	Scale: 1" = 20' Drawn By J.P.	I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Surveyed this 25th day of February 2022. Signed  Gregory R. Frasch, Minn. Reg. No. 24992
DEMARC LAND SURVEYING & ENGINEERING 7601 73rd Avenue North Minneapolis, Minnesota 55428 (763) 560-3093 DemarcInc.com	Rev.		

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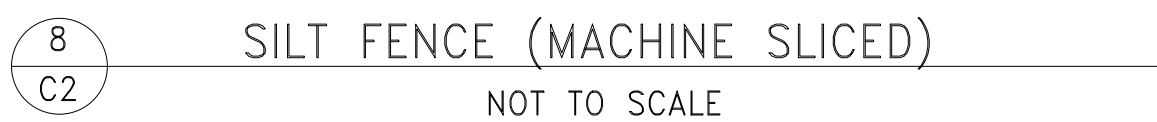
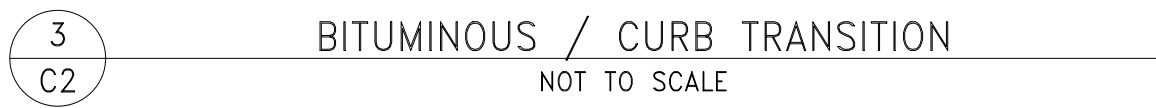
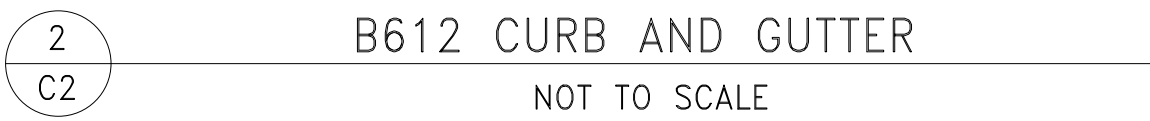
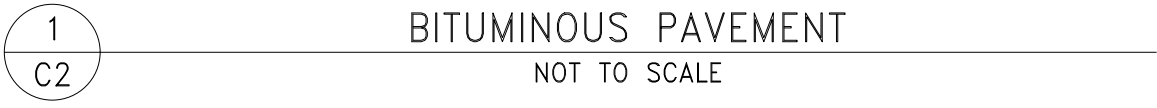


THE SUBSURFACE UTILITY INFORMATION
DEPICTED IN THESE PLANS ARE SHOWN
ACCORDING TO CI/ASCE 38-02, "STANDARD
GUIDELINES FOR THE COLLECTION AND
DEPICTION OF EXISTING SUBSURFACE UTILITY
DATA," LEVEL D STANDARDS.

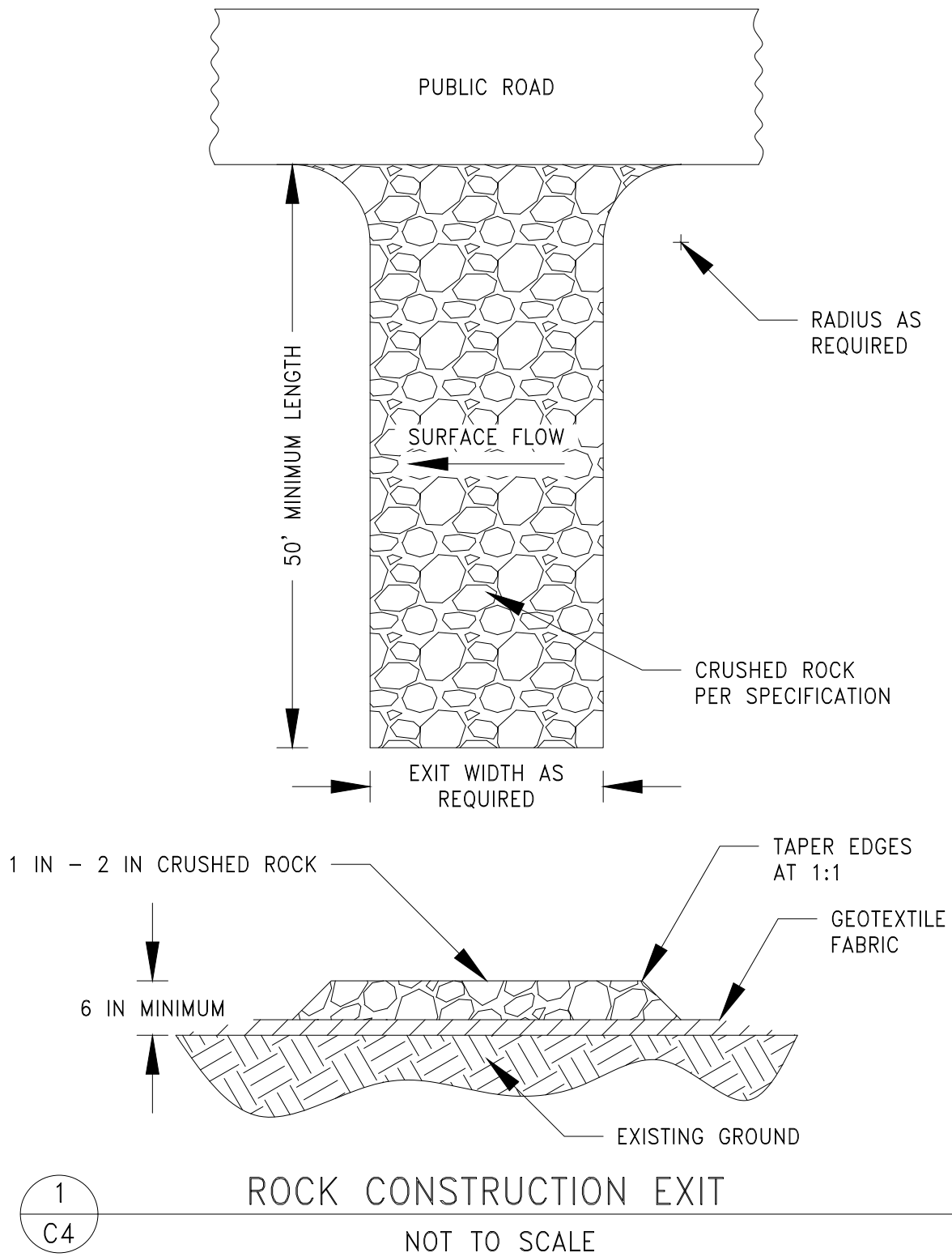
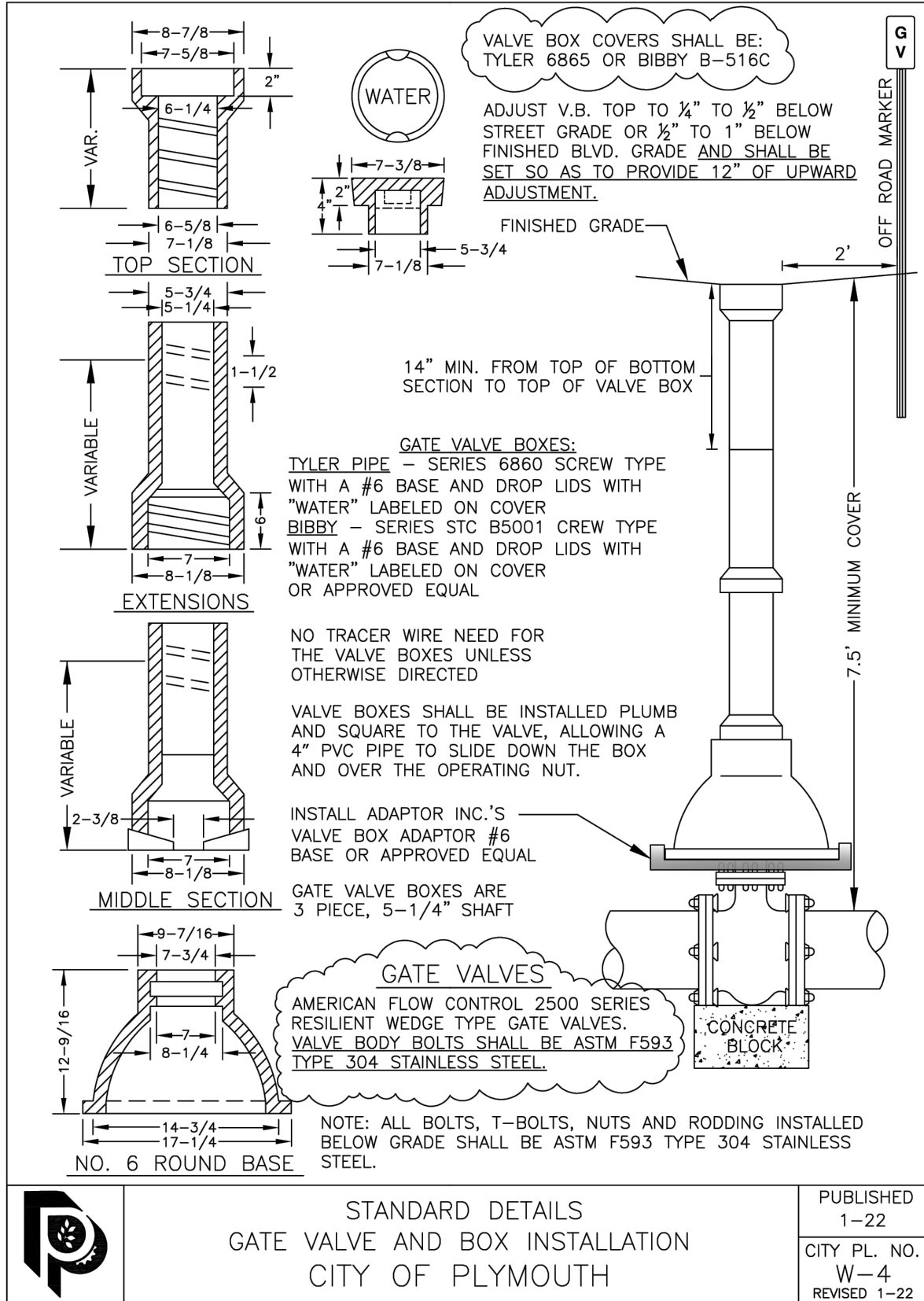
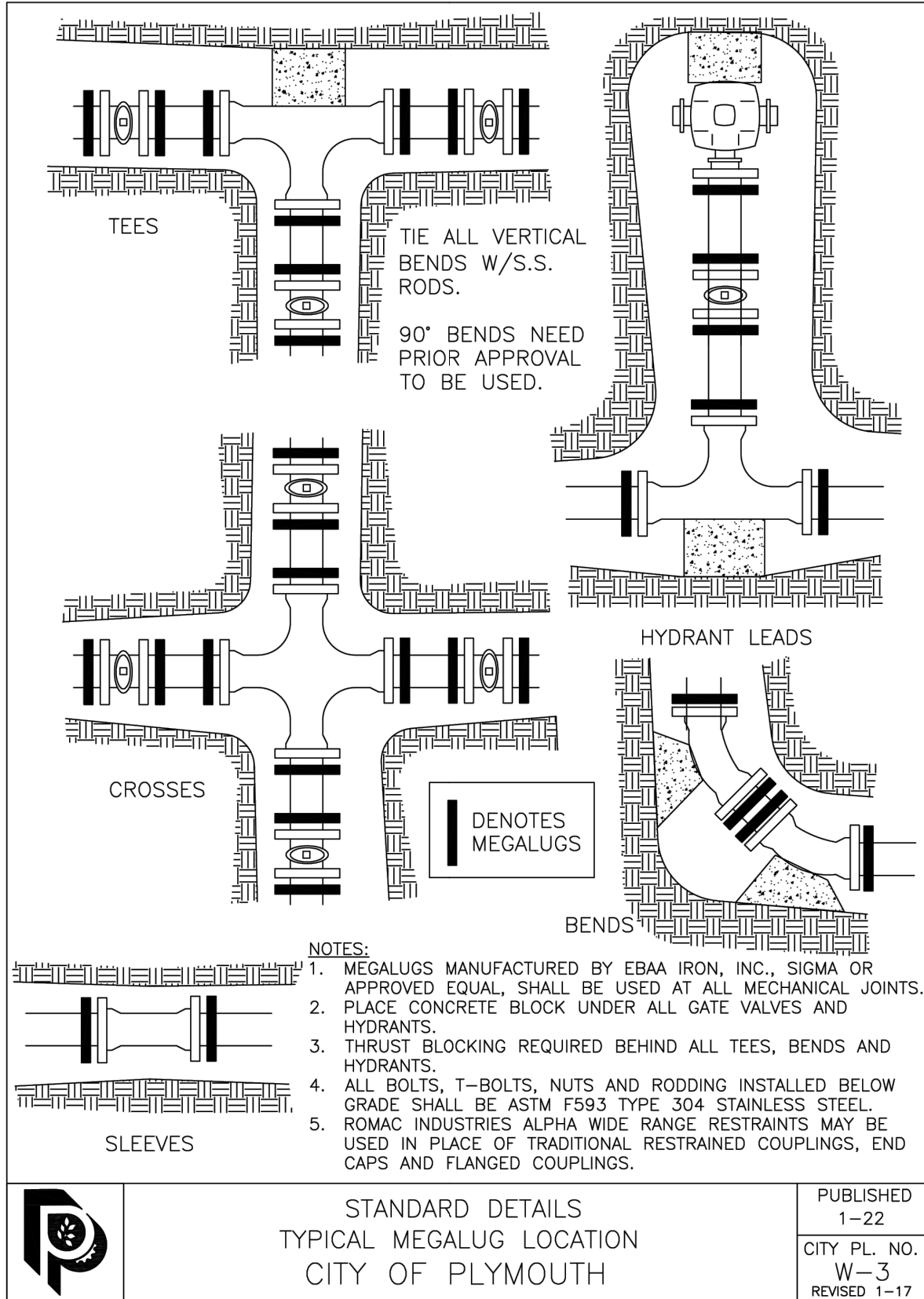
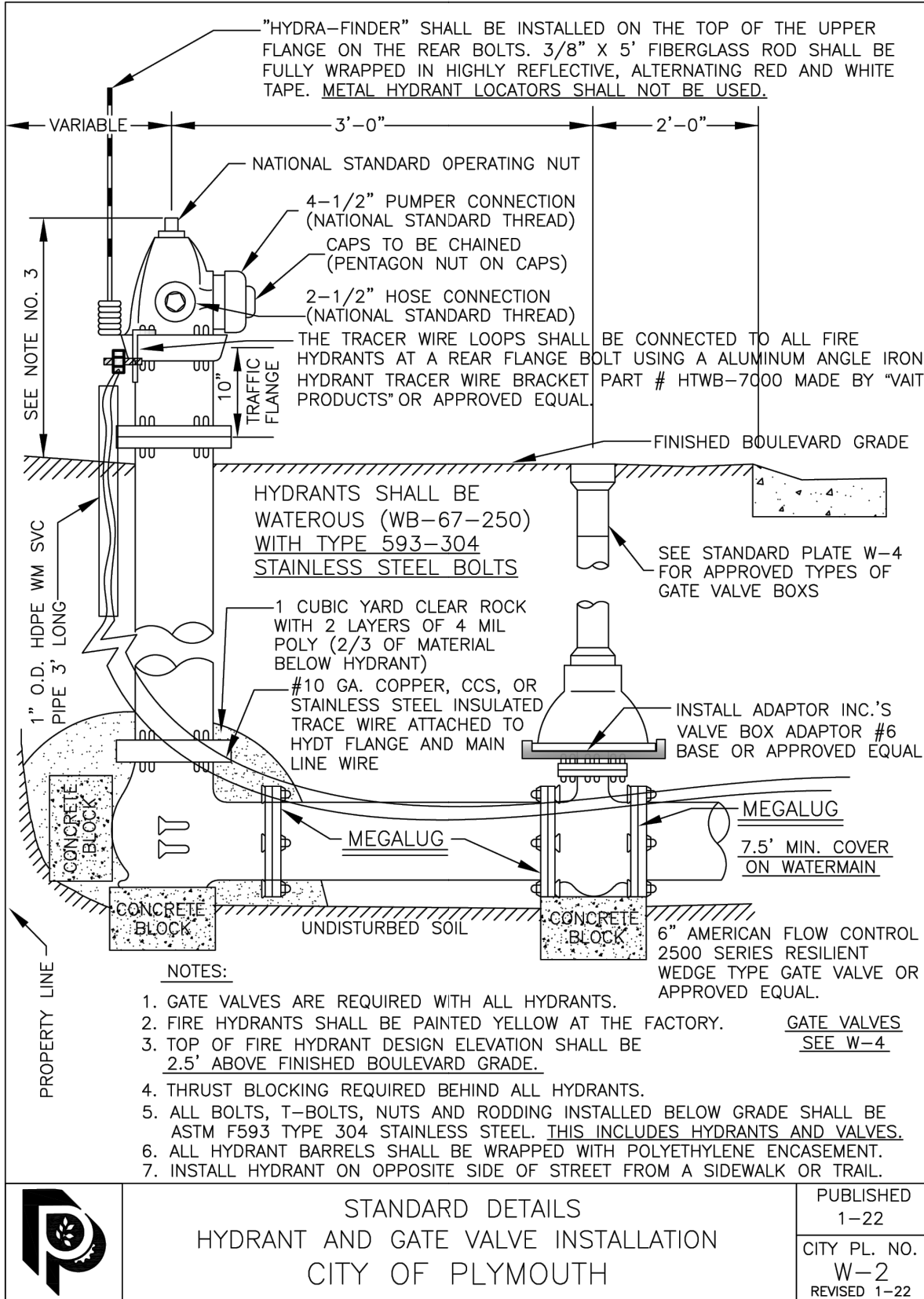
LEGEND

 IMPAIRED WATERS WITHIN ONE (1) MILE OF SITE

DESIGNED BY: JAP	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.  NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706	REVISIONS	 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.DemarcInc.com	TCI HOMES, LLC 8848 ZEALAND AVENUE NORTH, SUITE B BROOKLYN PARK, MINNESOTA 55445	SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	TITLE SHEET	PROJECT: 89930A	
DRAWN BY: ABL								SHEET NO.
CHECKED BY: GRP								C1 of C13



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DRAWN BY: ABL				
CHECKED BY: GRP				

REVISIONS	

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www.DemarcInc.com

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BROOKLYN PARK, MINNESOTA 55445

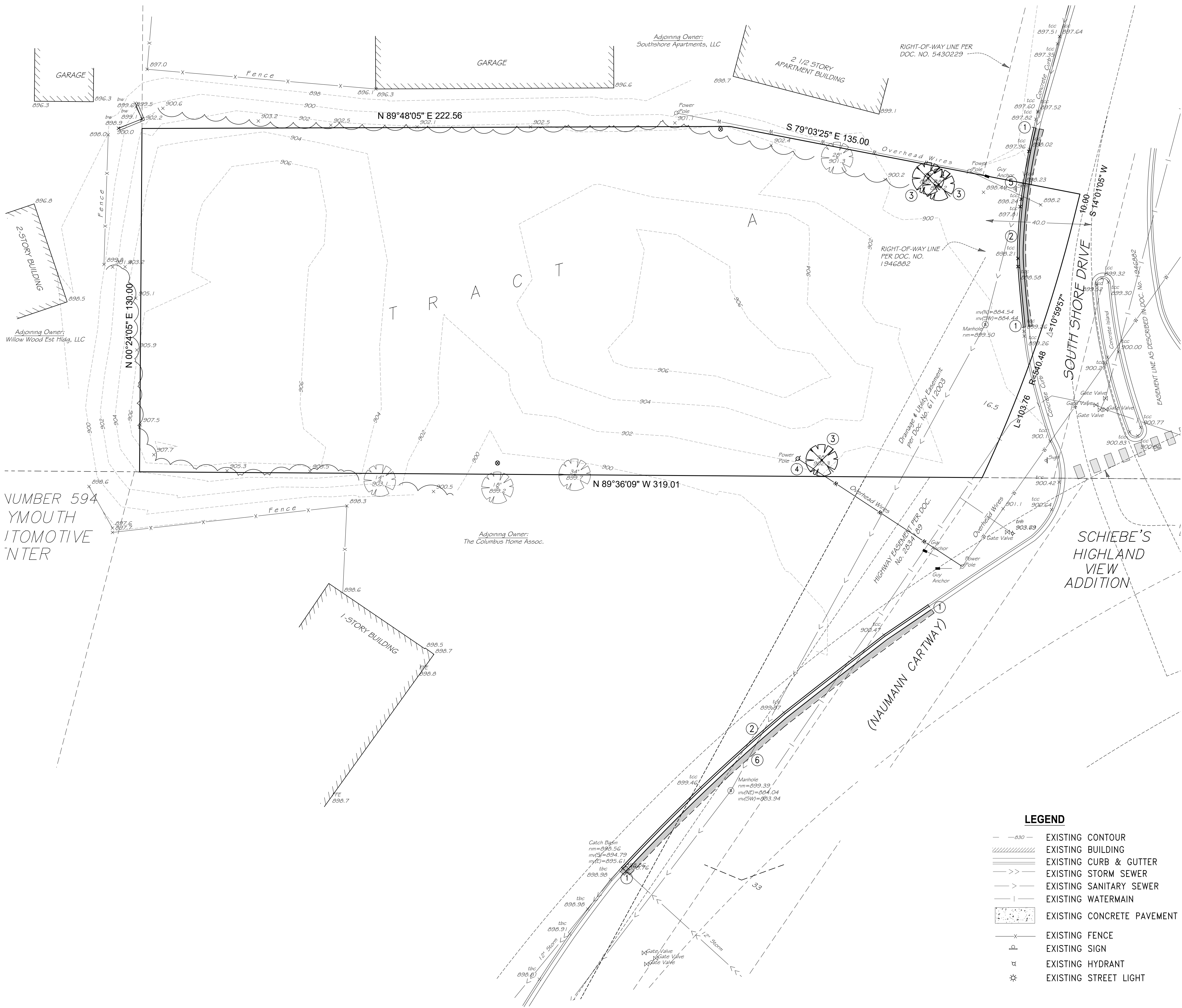
SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

DETAILS

PROJECT: 89930A

SHEET NO.
C4 of C13

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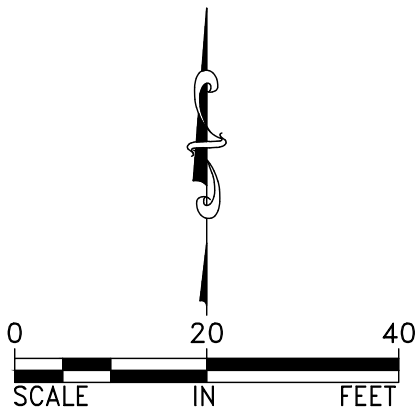
REFERENCE NOTES:

- 1 SAWCUT CONCRETE CURB AND GUTTER
- 2 REMOVE 76 & 17LF CONCRETE CURB AND GUTTER
- 3 CLEAR AND GRUB TREE
- 4 REMOVE POWER POLE AND OVERHEAD WIRE (CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY)
- 5 SALVAGE AND REINSTALL SIGN
- 6 REMOVE AND PATCH FULL DEPTH BITUMINOUS PAVEMENT

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STREET LIGHT

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE TREE
- SAWCUT PAVEMENT



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DRAWN BY: ABL	
CHECKED BY: GRP	

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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

EXISTING CONDITIONS &
REMOVALS PLAN

PROJECT: 89930A
SHEET NO.
C5 OF C13

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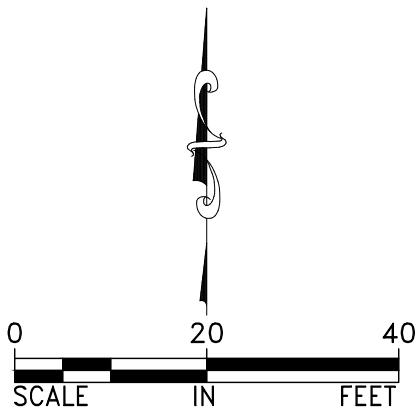


- REFERENCE NOTES:
- ① CONCRETE SIDEWALK PER 4/C2 AND 5/C2
 - ② B612 CURB & GUTTER PER 2/C2
 - ③ BITUMINOUS PAVEMENT PER 1/C2
 - ④ PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
 - ⑤ UNDERGROUND INFILTRATION BASIN
 - ⑥ PATCH BITUMINOUS PAVEMENT, MATCH EXISTING
 - ⑦ PROPOSED UTILITY DOGHOUSE

SITE DATA:

LOT AREA = 0.95 ACRES
DISTURBED AREA = 1.11 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.56 ACRES
PROPOSED PARKING STALLS = 3

- LEGEND**
- EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED TIPOUT CURB & GUTTER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED BITUMINOUS PAVEMENT
 - EXISTING SIGN
 - PROPOSED PARKING STRIPE
 - ⑩ NUMBER OF PARKING STALLS



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	REVISIONS

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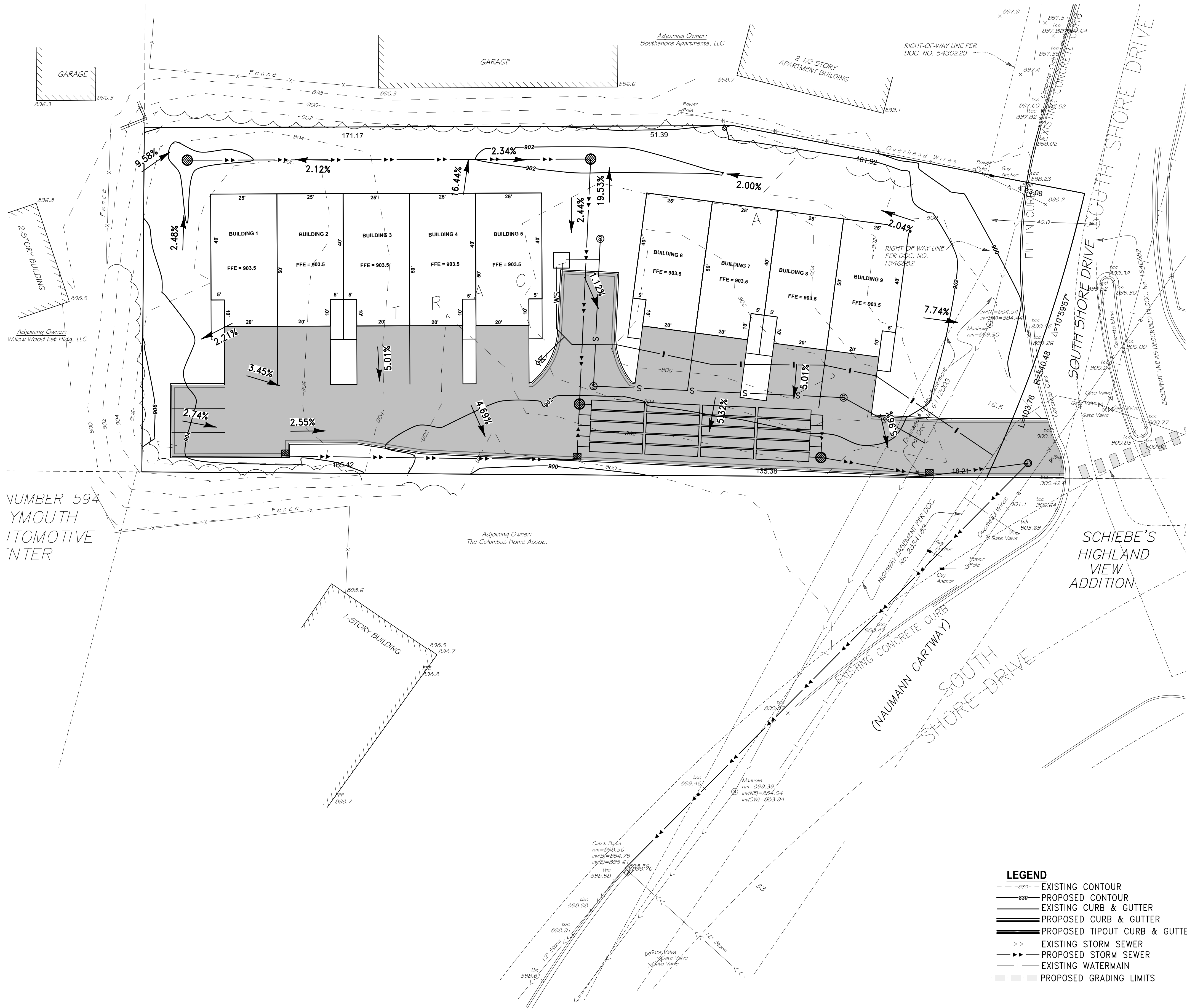
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BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

MASTER - SITE PLAN

PROJECT: 89930A
SHEET NO.
C6 OF C13

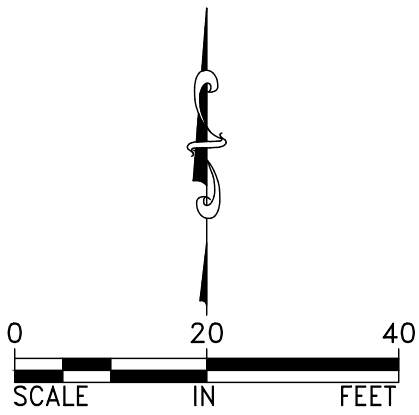
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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED GRADING LIMITS

- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION



DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: <u>03.12.25</u> LIC. NO.: <u>52706</u>
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CHECKED BY: GRP	

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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

MASTER - GRADING &
DRAINAGE PLAN

PROJECT: 89930A
SHEET NO.
C7 of C13

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- REFERENCE NOTES:
- 45° BEND
 - 22.5° BEND
 - 11.25° BEND
 - 6" TEE

DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706	
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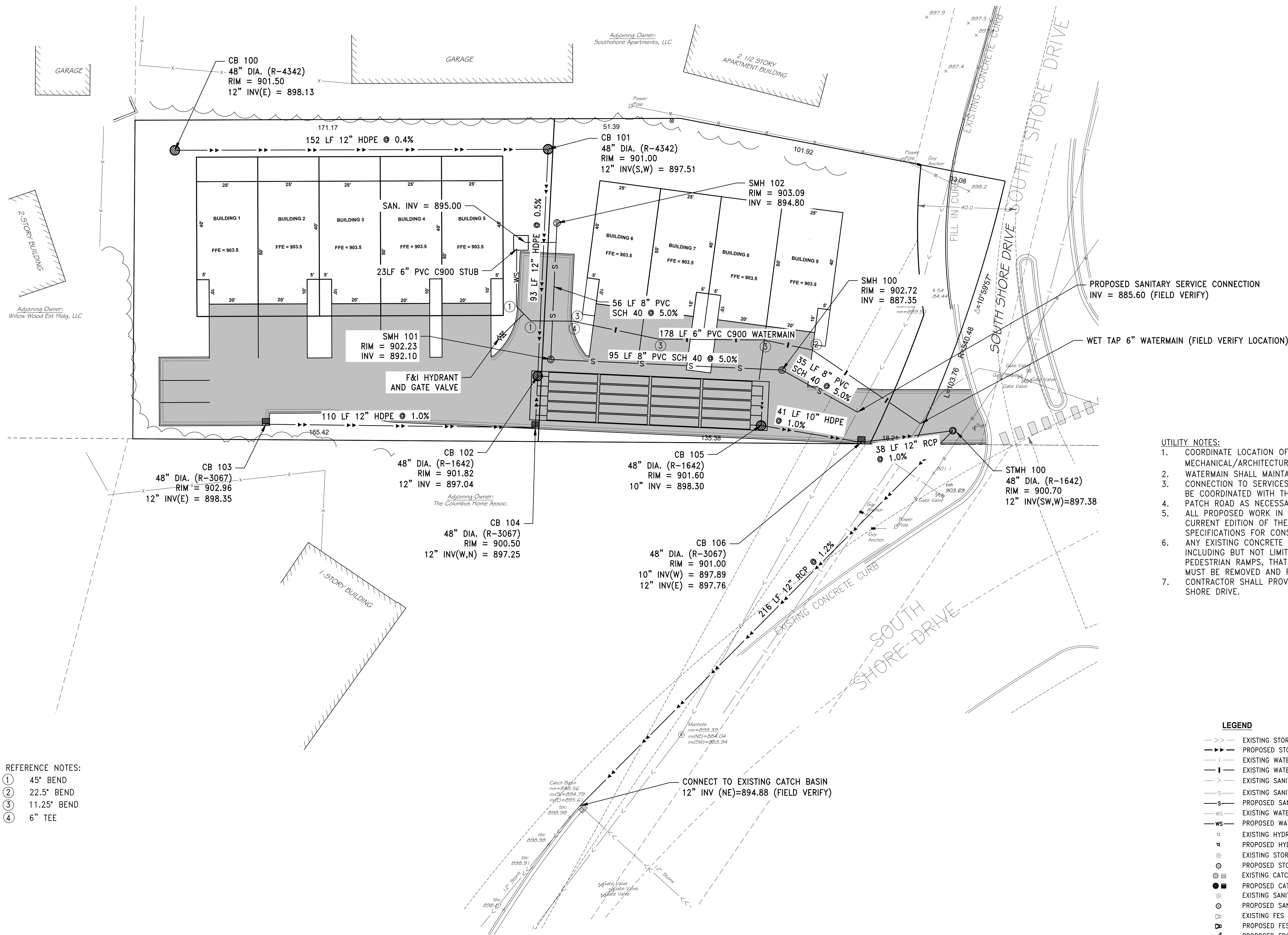
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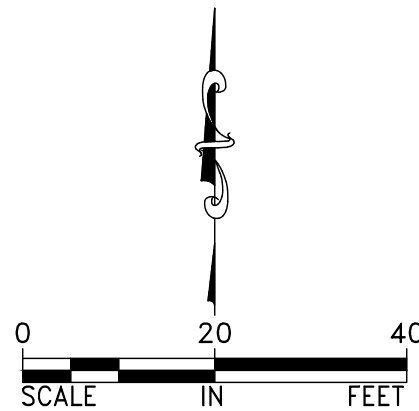
MASTER – UTILITY PLAN

PROJECT: 89930A
SHEET NO.
C8 of C13

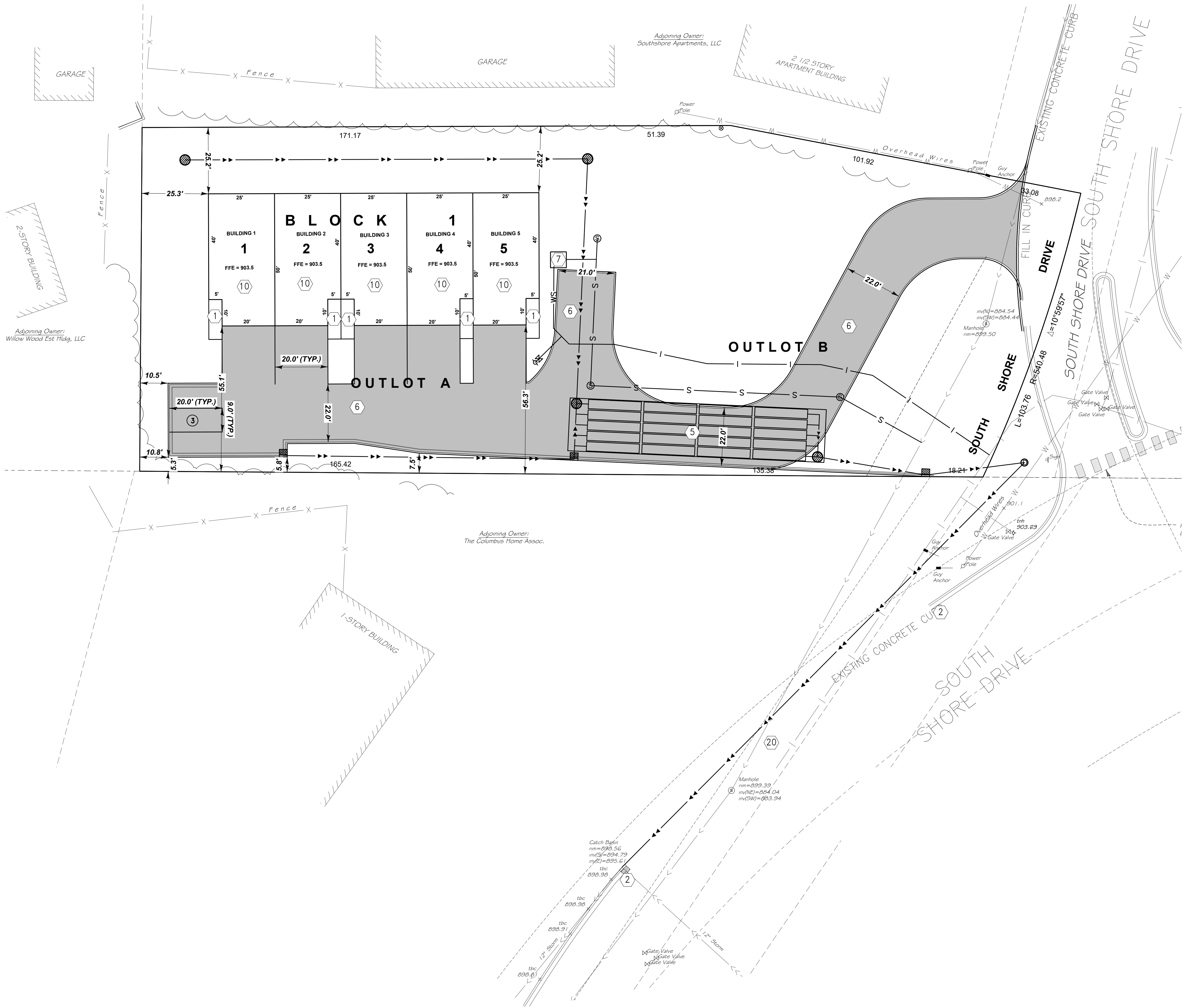


- UTILITY NOTES:
- COORDINATE LOCATION OF WATER AND SEWER SERVICES WITH MECHANICAL/ARCHITECTURAL PLANS.
 - WATERMAIN SHALL MAINTAIN A MINIMUM OF 7.5' OF COVER.
 - CONNECTION TO SERVICES OR MAINS SHALL BE PER CITY STANDARDS AND SHALL BE COORDINATED WITH THE CITY.
 - PATCH ROAD AS NECESSARY. MATCH EXISTING ROAD SECTIONS.
 - ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS DAMAGED DURING THE TIME OF SITE DEVELOPMENT MUST BE REMOVED AND REPLACED AT THE TIME OF SITE DEVELOPMENT.
 - CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK IN SOUTH SHORE DRIVE.

- LEGEND
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SERVICE
 - PROPOSED SANITARY SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING FES
 - PROPOSED FES
 - PROPOSED FDC



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REFERENCE NOTES:

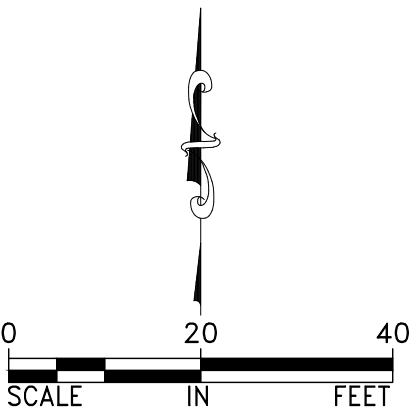
- 1 CONCRETE SIDEWALK PER 4/C2 AND 5/C2
- 2 B612 CURB & GUTTER PER 2/C2
- 3 BITUMINOUS PAVEMENT PER 1/C2
- 4 PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
- 5 UNDERGROUND INFILTRATION BASIN
- 6 PATCH BITUMINOUS PAVEMENT, MATCH EXISTING
- 7 PROPOSED UTILITY DOGHOUSE

SITE DATA:

LOT AREA = 0.95 ACRES
DISTURBED AREA = 1.11 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.44 ACRES
PROPOSED PARKING STALLS = 3

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- NUMBER OF PARKING STALLS



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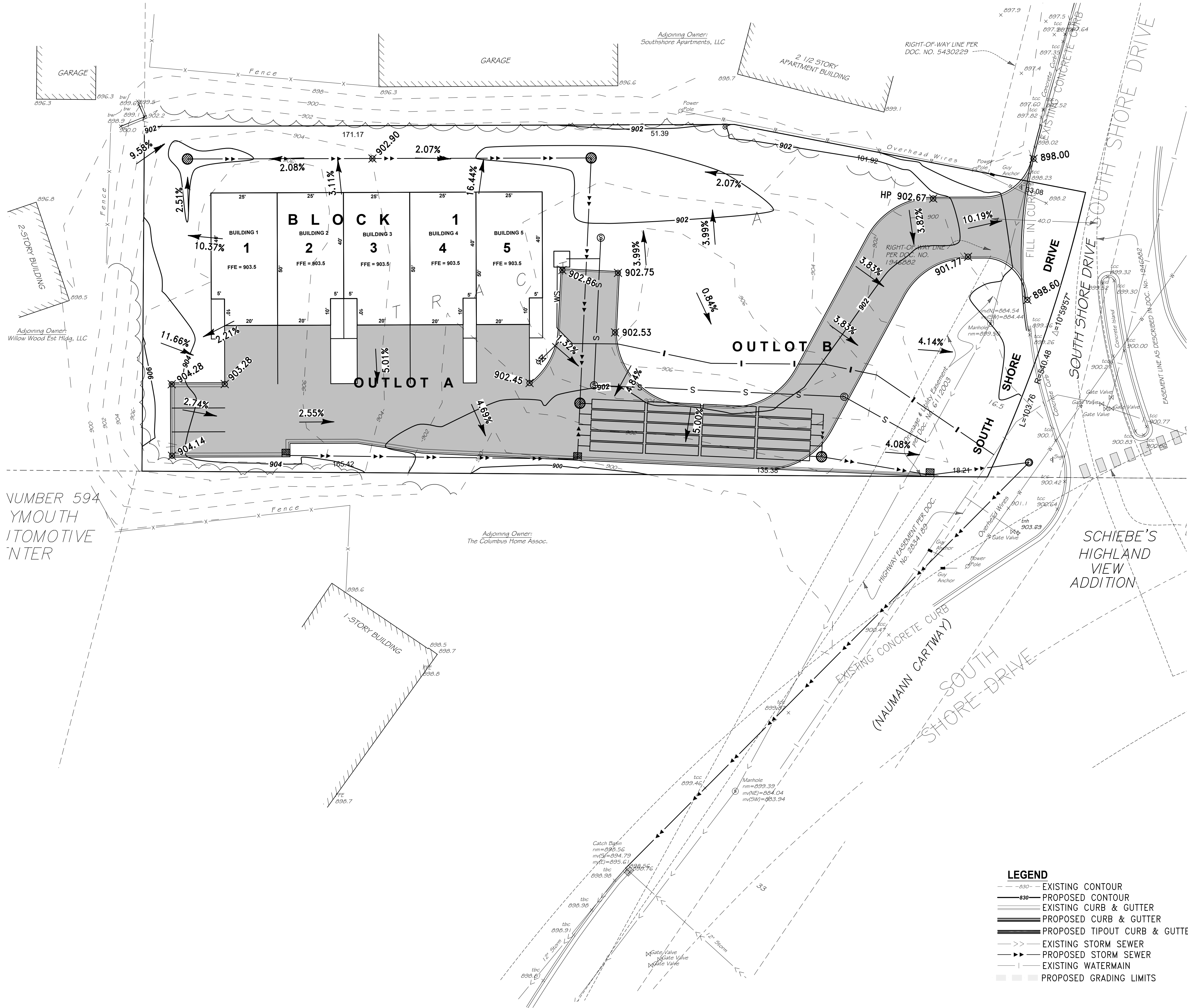
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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

PHASE 1 - SITE PLAN

PROJECT: 89930A
SHEET NO.
C9 of C13

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PHASE 1 - GRADING &
DRAINAGE PLAN

PROJECT: 89930A
SHEET NO.
C10 of C13

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- REFERENCE NOTES:
- 45° BEND
 - 22.5° BEND
 - 11.25° BEND
 - 6" TEE

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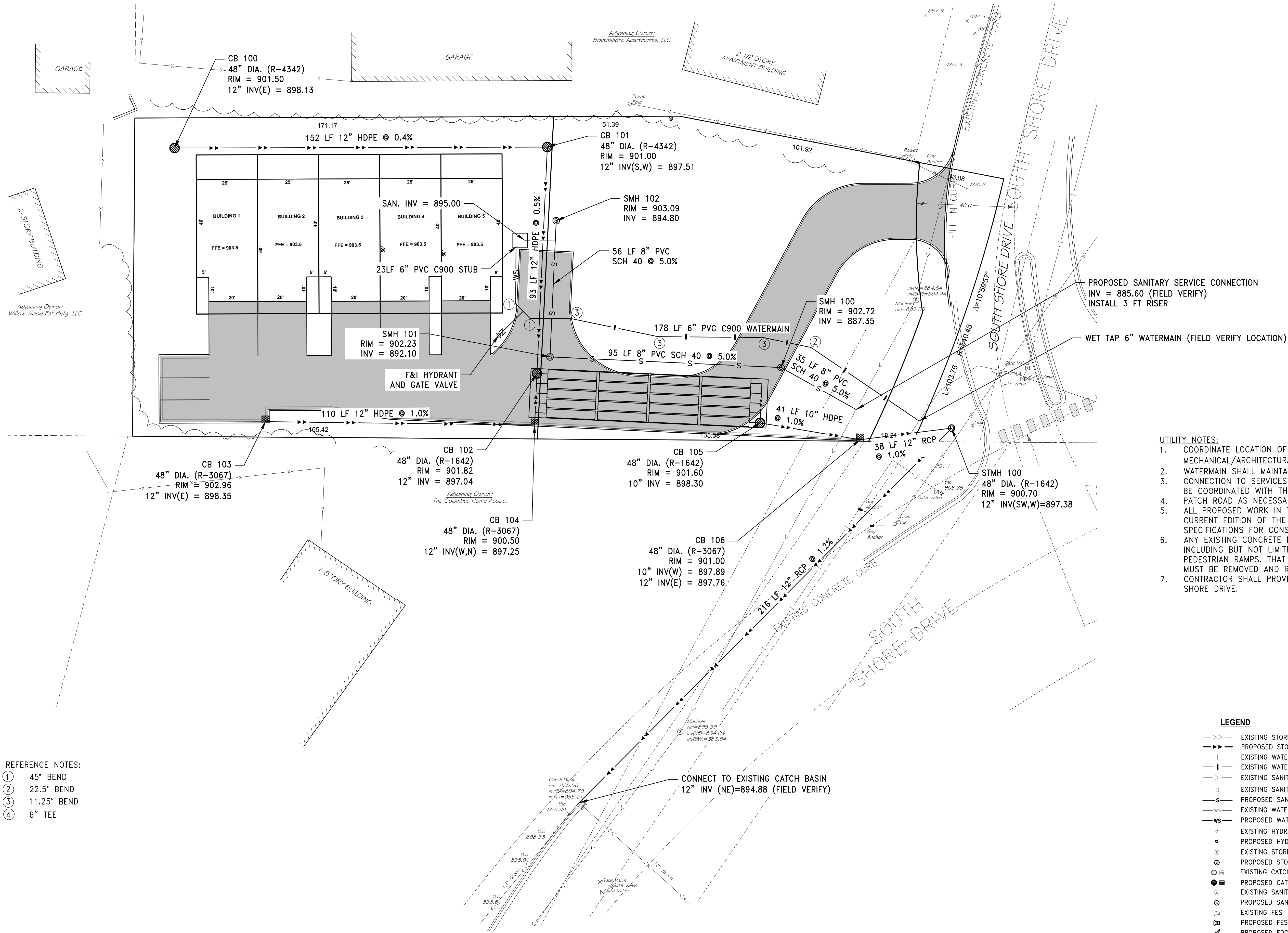
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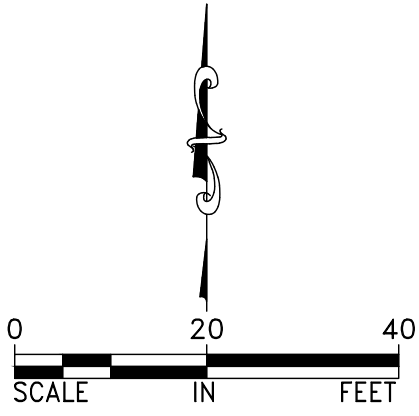
PHASE 1 – UTILITY PLAN

PROJECT: 89930A
SHEET NO.
C11 of C13

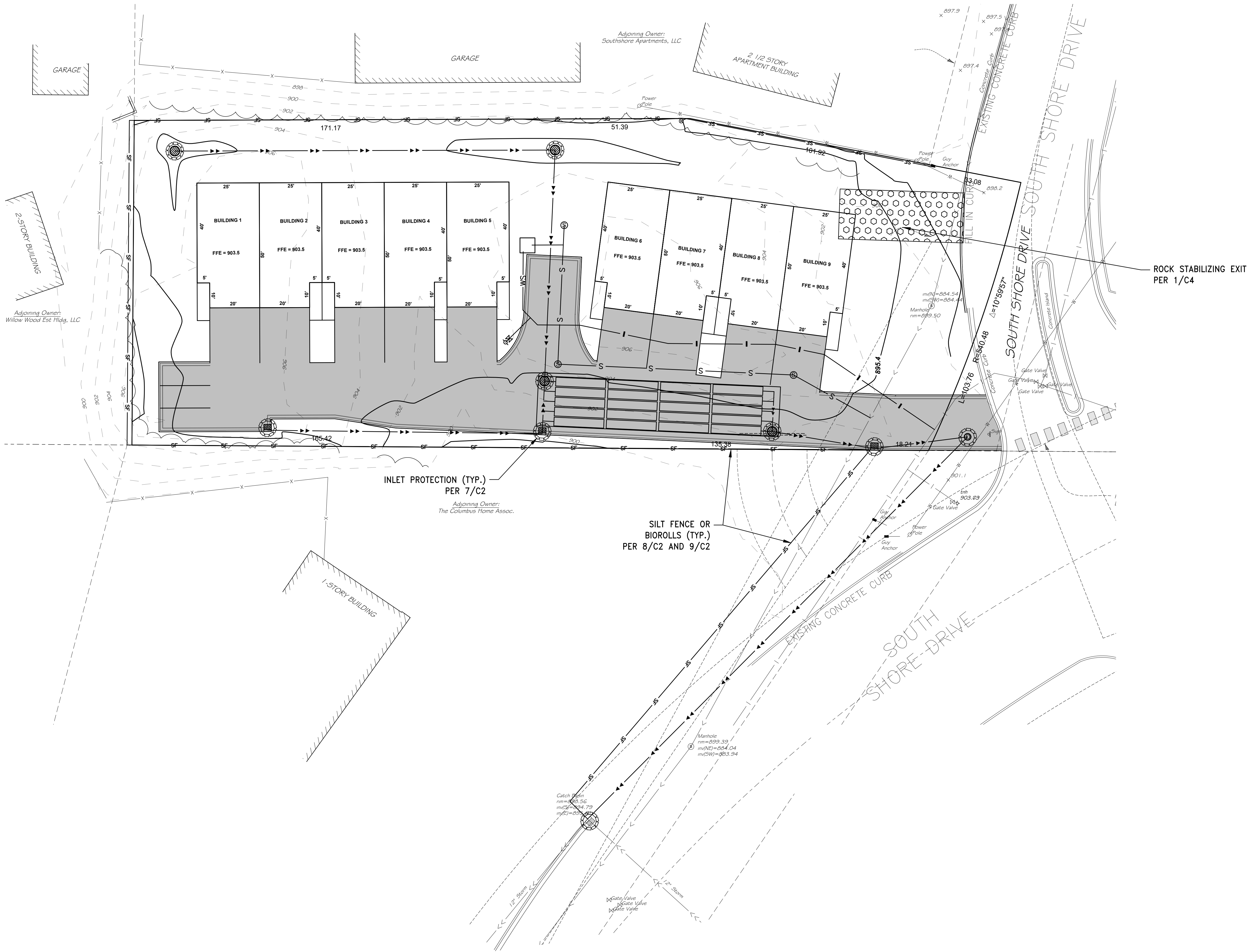


- UTILITY NOTES:
- COORDINATE LOCATION OF WATER AND SEWER SERVICES WITH MECHANICAL/ARCHITECTURAL PLANS.
 - WATERMAIN SHALL MAINTAIN A MINIMUM OF 7.5' OF COVER.
 - CONNECTION TO SERVICES OR MAINS SHALL BE PER CITY STANDARDS AND SHALL BE COORDINATED WITH THE CITY.
 - PATCH ROAD AS NECESSARY. MATCH EXISTING ROAD SECTIONS.
 - ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS DAMAGED DURING THE TIME OF SITE DEVELOPMENT MUST BE REMOVED AND REPLACED AT THE TIME OF SITE DEVELOPMENT.
 - CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK IN SOUTH SHORE DRIVE.

- LEGEND
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATERMAIN
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SERVICE
 - PROPOSED SANITARY SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING HYDRANT
 - PROPOSED HYDRANT
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING FES
 - PROPOSED FES
 - PROPOSED FDC

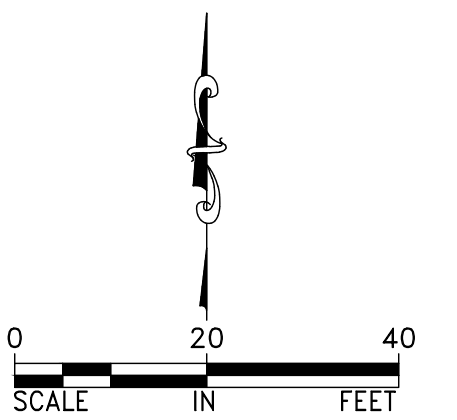


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LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE OR BIOROLLS
- PROPOSED ROCK STABILIZING EXIT
- PROPOSED INLET CONTROL
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED ROLLED EROSION PREVENTION CATEGORY 20



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	CHECKED BY: GRP	DATE: <u>03.12.25</u>	JEFFREY A. PRASCH, P.E. LIC. NO.: <u>52706</u>

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SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

STORMWATER POLLUTION
PREVENTION PLAN

PROJECT: 89930A
SHEET NO.
C12 of C13

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PROJECT INFORMATION:

DISTURBED AREA: 1.11 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 0.56 ACRES

IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: MEDICINE LAKE (TMDL APPROVED FOR HG-F AND NUTRIENTS)
BASSETT CREEK (TMDL APPROVED FOR CL- AND FC)

SITE WITHIN THE DWSMA: MODERATE VULNERABILITY
ENTITY RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER TREATMENT SYSTEMS: TBD

NINE TOWNHOMES WITH ASSOCIATED DRIVEWAYS AND PARKING IS PROPOSED AT 10900 SOUTH SHORE DRIVE IN PLYMOUTH, MINNESOTA. THE EXISTING LOT IS VACANT. THE MAJORITY OF THE SITE SURFACE FLOWS TO THE PROPERTY TO THE SOUTH AND THEN DRAINS TO STORM SEWER ALONG SOUTH SHORE DRIVE. THE REST OF THE SITE EITHER SURFACE FLOWS DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE WEST OR NORTH. THERE IS NO EXISTING STORM SEWER ON-SITE.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE A BUILDING, PATIO, GAZEBO, AND ASSOCIATED PARKING LOT. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE 24,394 SQUARE FEET OF IMPERVIOUS AREA. THE SOILS ARE SANDY (USCS SP-SM CLASSIFICATION) AND ALLOW INFILTRATION. TO MEET THE WATERSHED AND CITY REQUIREMENTS, WE ARE PROPOSING AN UNDERGROUND INFILTRATION BASIN. THE OUTLET FROM THE UNDERGROUND INFILTRATION BASIN WILL BE CONVEYED VIA NEW STORM SEWER CONNECTED TO AN EXISTING CATCH BASIN ON SOUTH SHORE DRIVE APPROXIMATELY 200 FEET SOUTHWEST OF THE SITE. THE REST OF THE STORMWATER WILL CONTINUE TO SURFACE FLOW DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE SOUTH, WEST, OR NORTH. THE SITE RESIDES IN A MODERATE VULNERABILITY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA).

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
- ALL EROSION AND SEDIMENT CONTROL BMP’S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP’S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
- THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
- THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
- THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
- STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
- WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
- ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
- INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
- ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
- STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
- REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
- THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
- IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
- TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
- THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
- PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
- SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) – ”DESIGN OF CONSTRUCTION SWPPP” TRAINING EXPIRES MAY 31, 2023.

- THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
 - INDIVIDUALS PERFORMING INSPECTIONS
 - INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs

EXPECTED SEQUENCE OF CONSTRUCTION

- INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, POND SEDIMENT CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
- CLEAR AND GRUB TREES.
- COMPLETE SITE GRADING.
- EXCAVATE INFILTRATION BASIN AFTER DRAINAGE AREAS HAVE BEEN STABILIZED.
- CONSTRUCT BUILDING FOUNDATION.
- INSTALL UTILITIES INCLUDING PRIVATE UTILITIES.
- APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
- INSTALL CURB AND GUTTER, AND PAVING.
- COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
- REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

- THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
- TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
- BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
- TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
- SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
- BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
- SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
- SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

- ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPs SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
- THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
- TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
- ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
 - HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
 - CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
 - THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
 - COMPLETION OF ALL CONSTRUCTION ACTIVITY.
 - INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
 - VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
 - CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED IN EACH INFILTRATION BASIN.
 - REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
 - REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
 - FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	950 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	9 EACH

DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 03.12.25 LIC. NO.: 52706		
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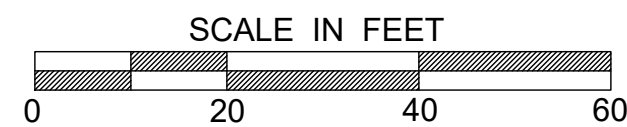
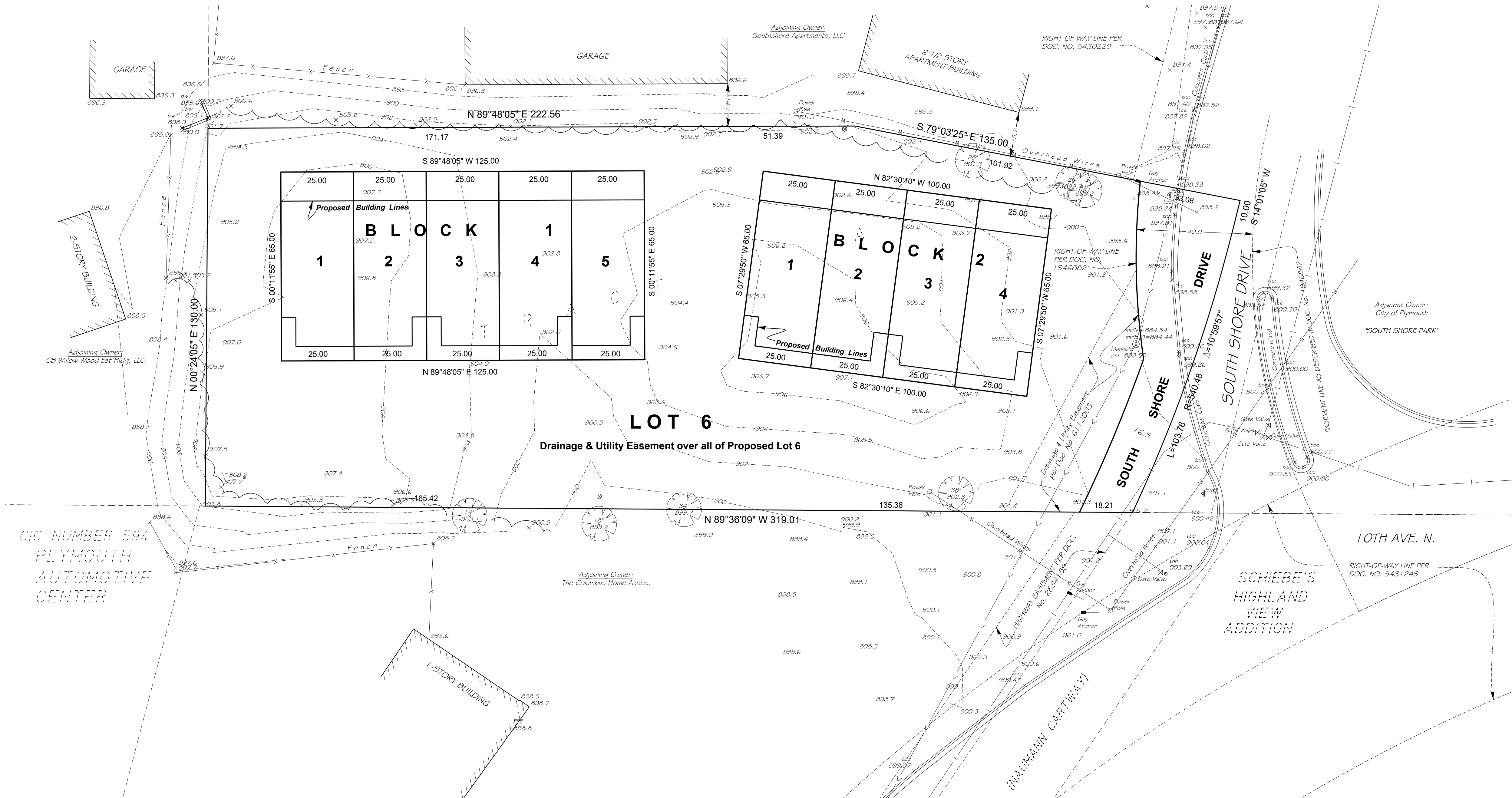
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PLYMOUTH, MINNESOTA

STORMWATER POLLUTION
PREVENTION PLAN NOTES

PROJECT: 89930A
SHEET NO.
C13 of C13

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Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ★ Light
- ⌵ Power Pole
- ⌵ Hydrant
- ⊗ Sanitary Manhole
- ⊗ Storm Manhole
- ⊗ Water Manhole
- ⊗ Catch Basin
- ⌵ Telephone Pedestal Riser
- ⌵ Cable Pedestal Riser
- ⌵ Electric Box or Transformer
- X— Denotes Fence line
- W— Denotes Overhead Wires

Zoning Information

Property Currently Zoned: RMF-4, Multiple Family Dwelling District 4

Zoning Ordinance Requirements:

Building Setbacks

Front - 25 feet for residential uses

Side Yard - 10 feet for two family dwellings (multi-units not specified)

Rear Yard - 25 feet for residential uses

Maximum Building Height - 45 feet for principal structure

Maximum Structural Coverage - 40% for residential uses

Refer to City code for additional requirements, exceptions and modifications.

Development Information

Proposed Number of Lots = 10

Area of proposed:

Block 1

Lot 1, Block 1 = 1,625 sq.ft

Lot 2, Block 1 = 1,625 sq.ft

Lot 3, Block 1 = 1,625 sq.ft

Lot 4, Block 1 = 1,625 sq.ft

Lot 5, Block 1 = 1,625 sq.ft

Lot 6, Block 1 = 26,185 sq.ft

Block 2

Lot 1, Block 2 = 1,625 sq.ft

Lot 2, Block 2 = 1,625 sq.ft

Lot 3, Block 2 = 1,625 sq.ft

Lot 4, Block 2 = 1,625 sq.ft

Note: Block 2 will be platted as Outlot A, area = 6,500 sq.ft

Right-of-Way Dedication = 2,572 sq.ft

Area of Wetlands = 0

Area of Flood Plains = 0

Area of Park Dedication = 0

Area of Dedicated Drainage & Utility Easement = 26,185 sq.ft (Lot 6)

Gross Area of Development = 43,381 sq. ft. (0.996 acres)

Development Personnel Contacts

Property Owner & Developer:

Plateau Properties

8848 Zealand Ave. N

Brooklyn Park, MN 55429

email: faisale@plateauhnc.com

Civil Engineer:

Demarc

Land Surveying & Engineering

7601 73rd Avenue N.

Brooklyn Park, MN 55428

phone 763-560-3093

Attn: Jeff Prasch

Architect:

Jim Mackey Architect

1723 LaFond Ave.

St. Paul, MN 55104

phone: 651-644-0869

Surveyor:

Demarc

Surveying and Engineering

7601 73rd Avenue N.

Brooklyn Park, MN 55428

Attn: Greg Prasch

phone: 763-560-3093

e-mail: gregprasch@demarcinc.com

Miscellaneous Notes

- Property Address: 10900 South Shore Drive, Plymouth, MN 55441
PID No.: 36-118-22-22-0022
- Gross Area of Parcel = 43,381 sq. ft. (0.996 acres)
- By graphic interpretation only, this property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0331F, effective on 11/04/2016.
- Legal description and easements per title commitment from Registered Abstractors, Inc. Commitment No. T25-02014, dated February 2, 2025.
- Property located in Section 36, Township 118, Range 22, Hennepin County, Minnesota.
- Benchmark: GPS

Legal Description

Tract A, Registered Land Survey No. 694,
Hennepin County, Minnesota.
Subject to Roads.

FIELD BY:

TM

DRAWN BY:

GRP

CHECKED BY:

GRP

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

Prepared this 13th day of February 2025.

Signed:

Gregory R. Prasch/Registration No. 24992

REVISION SUMMARY

DEMARC

LAND SURVEYING & ENGINEERING

7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com

SURVEY FOR:

PLATEAU PROPERTIES, LLC
8848 Zealand Ave. N., Suite B
Brooklyn Park, MN 55429

TYPE OF SURVEY

PRELIMINARY PLAT
SHOREWOOD ENCLAVE

DEVELOPMENT OF:

10900 South Shore Drive
Plymouth, MN

PROJECT: 8993001

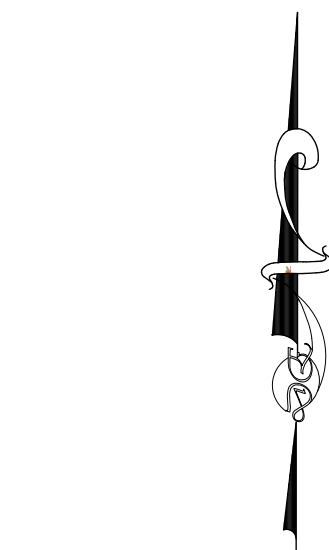
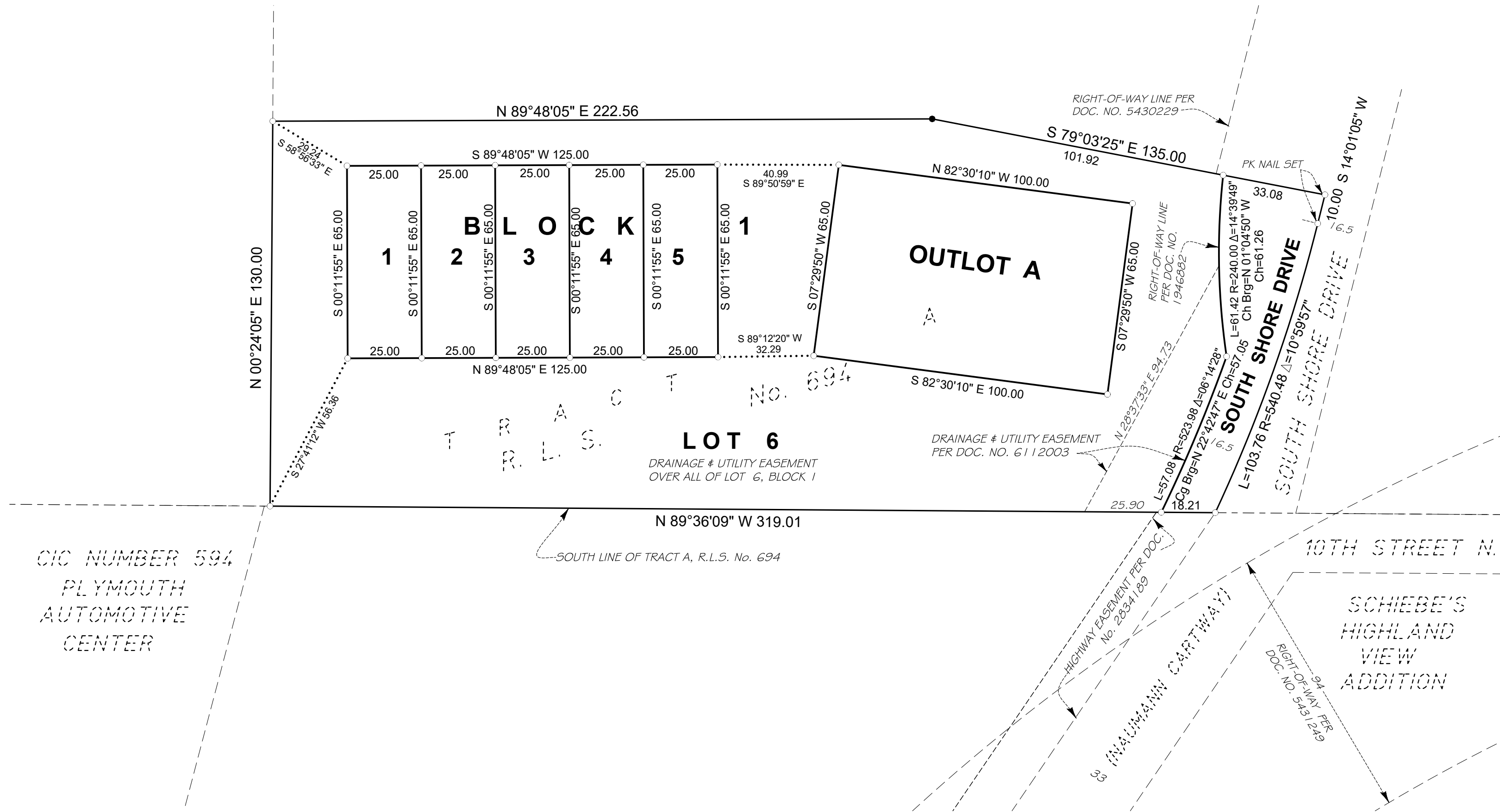
FB No: 1121-54

SHEET NO.

1 OF 1

SHOREWOOD ENCLAVE

R. T. DOC. NO. _____



BEARING REFERENCE:
FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE
OF TRACT A, R.L.S. No. 694 IS ASSUMED TO BEAR
NORTH 89°36'09" WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.
- DENOTES FOUND OPEN END 1/2 INCH IRON PIPE MONUMENT.

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

Tract A, Registered Land Survey No. 694.

Has caused the same to be surveyed and platted as SHOREWOOD ENCLAVE and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

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

Plateau Properties LLC,

_____, its _____
Falsale Boukari

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____ its _____ of Plateau Properties LLC, a Minnesota limited liability company

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

I Gregory R. Prasz do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Gregory R. Prasz, Licensed Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____ by Gregory R. Prasz.

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

This plat of SHOREWOOD ENCLAVE was approved and accepted by the City Council of the City of Plymouth, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Shorewood, Minnesota

By _____, Mayor

By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Mavis, Hennepin County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of SHOREWOOD ENCLAVE was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Amber Bougie, Registrar of Titles

By _____ Deputy

CITY OF PLYMOUTH

RESOLUTION No. 2025-217

RESOLUTION APPROVING PRELIMINARY PLAT, FINAL PLAT, AND SITE PLAN FOR PLATEAU PROPERTIES, LLC, FOR “SHOREWOOD ENCLAVE” FOR PROPERTY LOCATED AT 10900 SOUTH SHORE DRIVE (2025009)

WHEREAS, Plateau Properties, LLC has requested approval of a site plan, preliminary plat, and final plat, for a nine-unit townhouse development for the property at 10900 South Shore Drive for roughly 0.90 acres of land presently legally described as follows:

Tract A, Registered Land Survey (RLS) Number 694, Hennepin County, Minnesota

WHEREAS, the Planning Commission has reviewed said request at a public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the site request by Plateau Properties, LLC, for Shorewood Enclave, for the property at 10900 South Shore Drive, subject to the following findings and conditions:

1. A preliminary plat is approved for nine unit lots, and one base lot, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
2. A final plat is approved for Lots 1-6, Block 1, and Outlot A, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
3. A site plan is approved to allow construction of a nine-unit townhouse development, and related improvements, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
4. A final plat is approved for Lots 1-6, Block 1, and Outlot A, in accordance with the plans received by the city on March 14, 2025, and May 13, 2025, except as may be amended by this resolution.
5. In 2025 and 2026, possibly extending into 2027, the city will reconstruct South Shore Drive and 10th Avenue adjacent to the subject property. As part of the reconstruction project design, a roundabout is proposed to replace the existing tee intersection. Pending City Council approval, as a result of the roundabout, the driveway to the new parking lot would likely be moved from the northern portion of the property, as shown in the approved development plans, to the southern portion of the property connecting directly to the roundabout as the westerly leg, thus severing the northern connection.

6. The developer shall work with the city to finalize a plan with functional driveways on the north, or the south, pending timing. The plan shall also include any drainage and stormwater provisions, fire truck access lanes and turnarounds, and general site circulation.
7. Any sidewalks/trails or pedestrian crossings along South Shore Drive shall be constructed as part of the Station 73 public improvement project.
8. **Prior to commencement of grading operations**, the developer shall obtain required city permits and install and request inspection of the required tree preservation fencing and silt/erosion control measures and fencing.
9. **Prior to the recording of the final plat**, the developer shall:
 - a. Receive approval of final construction plans including compliance with city and watershed regulations regarding drainage and water quality.
 - b. Revise the landscaping plan to meet both the reforestation requirements and landscaping requirements pursuant to section 21130.03 of the zoning ordinance.
 - c. Provide a separate recordable easement granting the city a 20-foot drainage and utility easement, centered over the existing sanitary sewer pipe that is located on the southeast portion of the parcel.
 - d. Execute a site improvement performance agreement and submit a financial guarantee pursuant to section 21045.10 of the zoning ordinance.
 - e. Pay the required park dedication and tree restitution fees.
10. **Prior to issuance of the building permit**, the applicant shall fulfill the requirements, submit the required information, and revise the plans as indicated below, consistent with the applicable city code, zoning ordinance, and engineering guidelines:
 - a. File and record the final plat with Hennepin County.
 - b. Install and request inspection of tree protection fencing and silt fencing and erosion control measures.
 - c. Complete grading operations and provide a grading certificate as certified by the licensed project engineer.
 - d. The lowest ground floor elevation shall be two feet above the 100-year flood elevation.
 - e. Obtain sewer area charges (SAC) determination letter from the Metropolitan Council.
 - f. Obtain any required permits from other agencies including, but not limited to the Bassett Creek Watershed, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, Hennepin County, as well as the NPDES permit.
 - g. Exterior lighting shall be approved by the city and comply with the city's lighting regulations within the LZ-2 District.
 - h. The building shall be designed to meet the architectural standards pursuant to section 21115.07 of the zoning ordinance.
11. Upon submission of the final plat application, the developer shall submit homeowner's association documents for city review. The homeowner's association documents shall address: responsibilities for maintenance and repair of the private drive, developer-installed

retaining walls, sidewalks, any subdivision signage, or any other common-owned improvement.

12. All construction parking must take place onsite.

13. Standard Conditions:

- a. Any mechanical equipment shall be screened or painted to match the building, pursuant to zoning ordinance regulations.
- b. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
- c. Any retaining wall over four feet in height is required to receive a building permit.
- d. The applicant shall remove any diseased or hazardous trees.
- e. The site shall remain in conformance with section 2025 of the city code regarding noise regulations.
- f. Separate building permits are required for retaining walls 48 inches in height or higher. Additionally, a minimum 42-inch-high fence shall be installed at the top of retaining walls that exceed four feet in height.
- g. Compliance with the city's lighting regulations.
- h. Compliance with city's landscaping regulations.
- i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
- j. The site plan and preliminary plat shall expire one year after the date of approval, and the final plat shall expire two years after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under sections, 21045.09 of the zoning ordinance and sections 510 and 512 of the city code.

APPROVED by the City Council this 12th day of August, 2025.

STATE OF MINNESOTA)

COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on August 12, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk

To: Dave Callister, City Manager

Prepared by: Kip Berglund, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve a site plan and variance to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (Solbakken 2025030)**

1. Action Requested:

Adopt the attached resolution approving a site plan and variance for Solbakken to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road.

Approval requires a 4/7 vote of the City Council.

2. Background:

On July 16, the Planning Commission reviewed the proposal, conducted a public meeting, and subsequently voted unanimously to recommend approval. Other than the applicant, no one from the public spoke on the matter.

The planning commission asked about whether there were any environmental examinations of the site, the anticipated hours of operation, and traffic. The applicant confirmed that a phase one environmental report was completed at the site that determined no level of contamination, and that this would be a 24-hour facility. Staff responded that this would be a low-traffic demand use and that Old Rockford road would have the capacity for the proposed use.

A copy of the Planning Commission meeting minutes and report are attached. Notice of the public meeting was mailed to all property owners within 200 feet of the site. Development signage has also been placed on the property.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Applicant's Narrative
5. Architectural Plans
6. Civil Plans
7. City Council Resolution 2025-218

Proposed Minutes Planning Commission Meeting July 16, 2025

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on July 16, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Bill Wixon, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Manager Lori Sommers, Engineering Services Manager Chris McKenzie, Senior Planner Kip Berglund, and City Council Liaison Julie Pointner

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on June 18, 2025.

Motion was made by Commissioner Fowler and seconded by Commissioner Markanda to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

New Business

(6.1) Site plan and variance request to allow the construction of an assisted living facility development, and related improvements, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (Solbakken – 2025030)

Senior Planner Berglund presented the staff report.

Commissioner Willis asked if there have been any environmental examinations of this site due to pollution from the previous auto repair.

Senior Planner Berglund did not believe a phase I environmental assessment was completed, as this site previously had single-family homes but would let the applicant respond to the question.

Commissioner Willis commented that there were single-family homes and an auto repair shop on the property.

Commissioner Markanda recognized that this is a non-arterial road and asked for more information on traffic.

Engineer Services Manager McKenzie replied that this would be a low-traffic use for the site and confirmed that the road has capacity for this use.

Chair Boo introduced Josh McKinney, representing the applicant, who stated that they have completed a phase one ESA, and there were no recommendations to complete as the report came back clean.

Chair Boo introduced Darla Thao, the applicant, who stated that she was present to address any questions of the commission.

Commissioner Markanda asked for information on the hours of operation.

Ms. Thao replied that this would be a 24-hour facility with visiting allowed at any time.

Commissioner Markanda asked about the number of employees who would be on-site at any time.

Ms. Thao replied that there would be a total of four employees onsite at any time.

Commissioner Markanda commented that she drives by the site daily and believes that this use would be a good fit, especially for seniors who require complex care or have experienced traumatic brain injury. She believed that this would be a good addition to the community and its senior population.

Motion was made by Markanda, and seconded by Commissioner Olson, to recommend approval of the site plan and variance for the construction of an assisted living facility development at 18035 Old Rockford Road, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

Adjournment

Chair Boo adjourned the meeting at 7:38 p.m.

To: Plymouth Planning Commission

From: Kip Berglund, Senior Planner (763-509-5453)
Community and Economic Development Department

Subject: Solbakken – site plan and variance request to allow the construction of an assisted living facility development, to be known as Solbakken Assisted Living, at 18035 Old Rockford Road (2025030)

Deadline: September 25, 2025

Summary

Request for a site plan and variance to allow the construction of an assisted living facility development on a 1.26-acre site at 18035 Old Rockford Road. Under the plan, a 19,882 square-foot, 28-unit, single-story building, and associated improvements, would be constructed.

The variance would be to allow a 25-foot front yard setback where 50 feet is required.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department Staff recommend approval of the site plan and variance for the construction of an assisted living facility development.



Site Information

Zoning and Land Use

The property is zoned O (office) and guided CO (commercial office).

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	Single-family home	O	CO
North (<i>across Old Rockford Road</i>)	Single-family residential in the Plum Tree 4 th Subdivision	RSF-2	LA-2
East	Vacant	C-3	C
South	Commercial (Culver's)	C-3	C
West	Office condominiums	O	CO

Natural Characteristics of Site

The site is located in the Bassett Creek watershed district. A medium quality wetland is located south and along the eastern portion of the property. The site is not located in a shoreland overlay district. Wetland buffers would be established pursuant to Section 21670 of the zoning ordinance.

Previous City Actions Affecting Site

In October 2023, the Council approved a rezoning, site plan, and variance for a 3-story, 21-unit, senior condominium building, with underground parking, an outdoor pickleball court, and related improvements. The building was never constructed.

Analysis of Request

The applicant is requesting approval of a site plan and front yard setback variance to allow the construction of an assisted living facility development. Under the plan, a 19,882 square-foot, 28-unit, single-story building, and related improvements, would be constructed. Solbakken describes its facility as one that would care for adults with traumatic brain injuries and others requiring complex care. Residential care facilities such as nursing homes, assisted living facilities, and similar facilities are a listed permitted use in the office zoning district.

Site Plan

The zoning ordinance contains specific standards for approval of a site plan in the O (Office) zoning district. Staff used these standards to review the proposed assisted living development.

Standards for the O (Office) District			
	<i>Specified</i>	<i>Proposed</i>	<i>Complies?</i>
Building Setbacks:			
--Front (from north lot line abutting Old Rockford Road)	50 ft. (min.)	25 ft.	*No
--Side (from west lot line)	15 ft. (min.)	25 ft.	Yes
--Side (from east lot line)	15 ft. (min.)	31.5 ft.	Yes
--Rear (from north lot line)	15 ft. (min.)	28.5 ft.	Yes
Parking Setbacks to lot line:			
--Front (from north lot line abutting Old Rockford Road)	20 ft. (min.)	20 ft.	Yes
--Side (from west lot line)	20 ft. (min.)	100 ft.	Yes
--Side (from east lot line)	20 ft. (min.)	105 ft.	Yes
Drive aisle setback to front lot line	10 ft. (min.)	10 ft.	Yes
Parking Setback to Building:	10 ft. (min.)	10 ft.	Yes
Drive Aisle Width:	26 ft. (min.)	26 ft.	Yes
Parking Stall Size:	9' x 18.5'	9' x 18.5'	Yes
Number of Parking Spaces:	17 (min.)	17	Yes
Building Height:	35 ft. (max.)	23 ft.	Yes
Structural Coverage:	50% (max.)	36.8%	Yes
Landscaping:	20 new overstory trees (min.)	36 total trees	Yes
Lighting:			
--Lumens/sq. ft. of Hardscape	2.5 (max.) - 24,940 lumens	2.2 22,013 lumens	Yes
--Fixture Height	30 ft. (max.)	25 feet	Yes
--Shielding and Lighting Controls	Shielded fixtures within 300 ft. of residential	Shielding would be provided & fixtures have controls	Yes
--Correlated Color Temperature of Lighting	4100 Kelvin (max.)	4000K	Yes
-Color Rendering Index	Minimum 70	70	Yes

*Discussed below

Access/Sidewalk

Access to the building would come from Old Rockford Road, where one access is shown on the proposed plans. The applicant will dedicate a street, utility and drainage easement along the northern property boundary to align with the right of way of the properties east and west of the

subject property. In addition, the applicant will provide a 10-foot trail easement along the northern property boundary and construct a 10-foot-wide bituminous trail along Old Rockford Road.

Parking

The ordinance requires 1 stall per 3 beds plus one per employee on the major shift. Using this formula, 17 parking spaces would be required. The proposed plan includes 17 surface parking spaces. The proposed number of spaces meets the zoning ordinance requirements for parking. However, staff has suggested that the applicant attempt to obtain a parking agreement with the office condo property owner to the west for the possibility of a higher parking demand on weekends or holidays.

Building

The proposed single-story, 19,882 square-foot building would contain 24 single occupancy units, in addition to 4 double occupancy units for a total of 28 units. Multiple seating room, a lounge space, a dining room, and office space.

A gable-style roof design with asphalt shingles is shown. Proposed exterior materials used on the building would consist of multiple materials including fiber cement panels and lap siding, shake siding, storefront style windows, and manufactured stone veneer.

Variance

The applicant is requesting a variance for the front yard setback requirement. The request is for a 25-foot setback where 50 feet is required for non-residential uses in the office district.

The site contains numerous environmental challenges that limit the buildable area in the southern and eastern portions of the property. Wetland is located along the eastern and southern areas of the property, a localized floodplain identified by the watershed district, and a high-water table is present. The applicant is proposing to locate the building further toward Old Rockford Road to address the environmental constraints. Staff notes that the front yard setback requirement for residential dwellings abutting a non-arterial street is 25 feet. Old Rockford Road is classified as a major collector.

The applicant states that the one-level design of the building is needed for daily operations. The design decreases the height but increases the footprint from the previously approved senior condominium building layout. Wetland buffering is shown in the southern portion of the property, and a stormwater pond is proposed in the southeast corner and eastern side of the property to meet stormwater treatment requirements.

Findings

In review of the request, staff finds that all the applicable variance standards would be met, as follows:

1. Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and be consistent with the comprehensive plan?

Finding: Staff finds that the request is in harmony with the general purpose of the zoning ordinance and comprehensive plan. Assisted living facilities are a permitted use in the office district, and the 25-foot setback would meet the requirement for a residential dwelling such as the previously approved senior condominium building.

2. The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that:

- a. Does the applicant propose to use the property in a reasonable manner permitted by this Chapter?

Finding: Staff finds that the request is reasonable. The property will be used in a reasonable manner, as permitted by the zoning ordinance. Upon the granting of the variance, the project will comply with the zoning ordinance.

- b. Is the plight of the landowner due to circumstances unique to the property that were not created by the landowner?

Finding: Staff finds that the variance request is due to the unique environmental characteristics of the property with wetland, localized floodplain, and high-water table, and that the property characteristics were not caused by the applicant.

- c. The variance, if granted, would not alter the essential character of the locality?

Finding: Staff finds that the request would not alter the essential character of the locality as assisted living facilities are a permitted use in the office district and the building would be set back 25 feet from the front property line.

3. Is the variance request based exclusively upon economic considerations?

Finding: Staff finds that the request is not solely based on economic considerations but based upon the need for a building design layout to make the daily operations of the business function.

4. Would the variance, and its resulting construction or project, be detrimental to the public welfare, or would it be injurious to other land or improvements in the neighborhood?

Finding: Staff finds that the request would not be detrimental to the public welfare and would not be injurious to other land/improvements in the neighborhood as the building would meet the setback for a residential dwelling like the previously approved senior condominium building.

5. Would variance, and its resulting construction or project, impair an adequate supply of light and air to adjacent properties? Or would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

Finding: Staff finds that the request would not impair light and air, nor increase traffic, risk of fire, nor endanger the public safety, nor diminish property values in the neighborhood as the proposed building is lower in height than permitted and would meet all other setback requirements.

6. Is the variance requested the minimum action required to address or alleviate the practical difficulties?

Finding: Staff finds that the variance is the minimum action required to address the unique environmental site characteristics. All other requirements would be met.

The Planning Commission must review the variance request for compliance with the standards outlined in the zoning ordinance. A copy of the variance standards is attached.

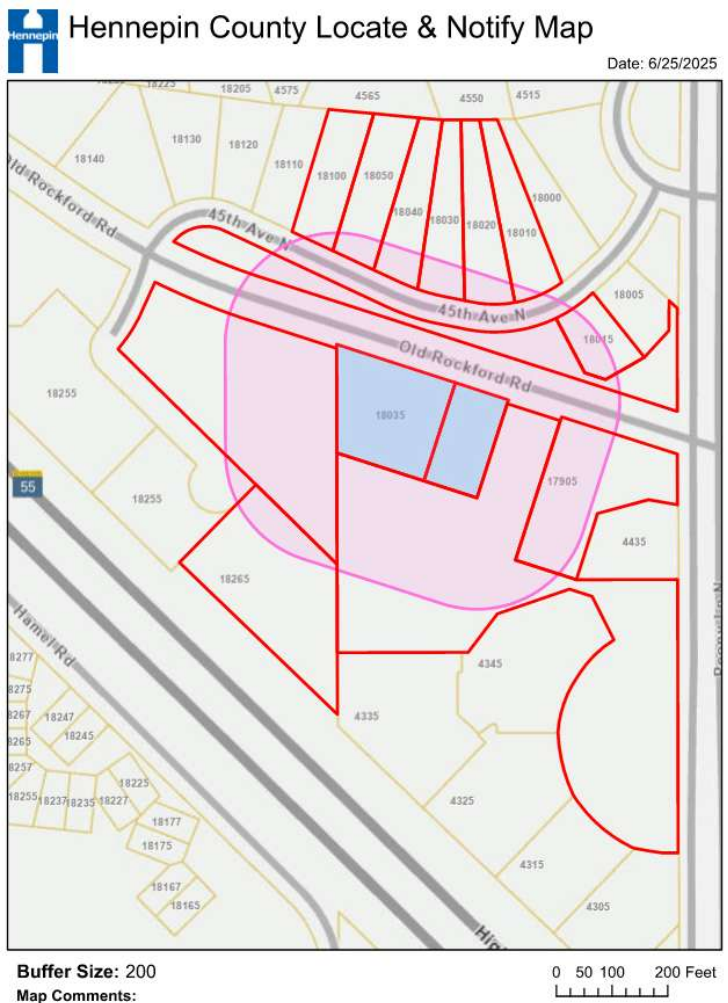
Level of Discretion in Decision-Making

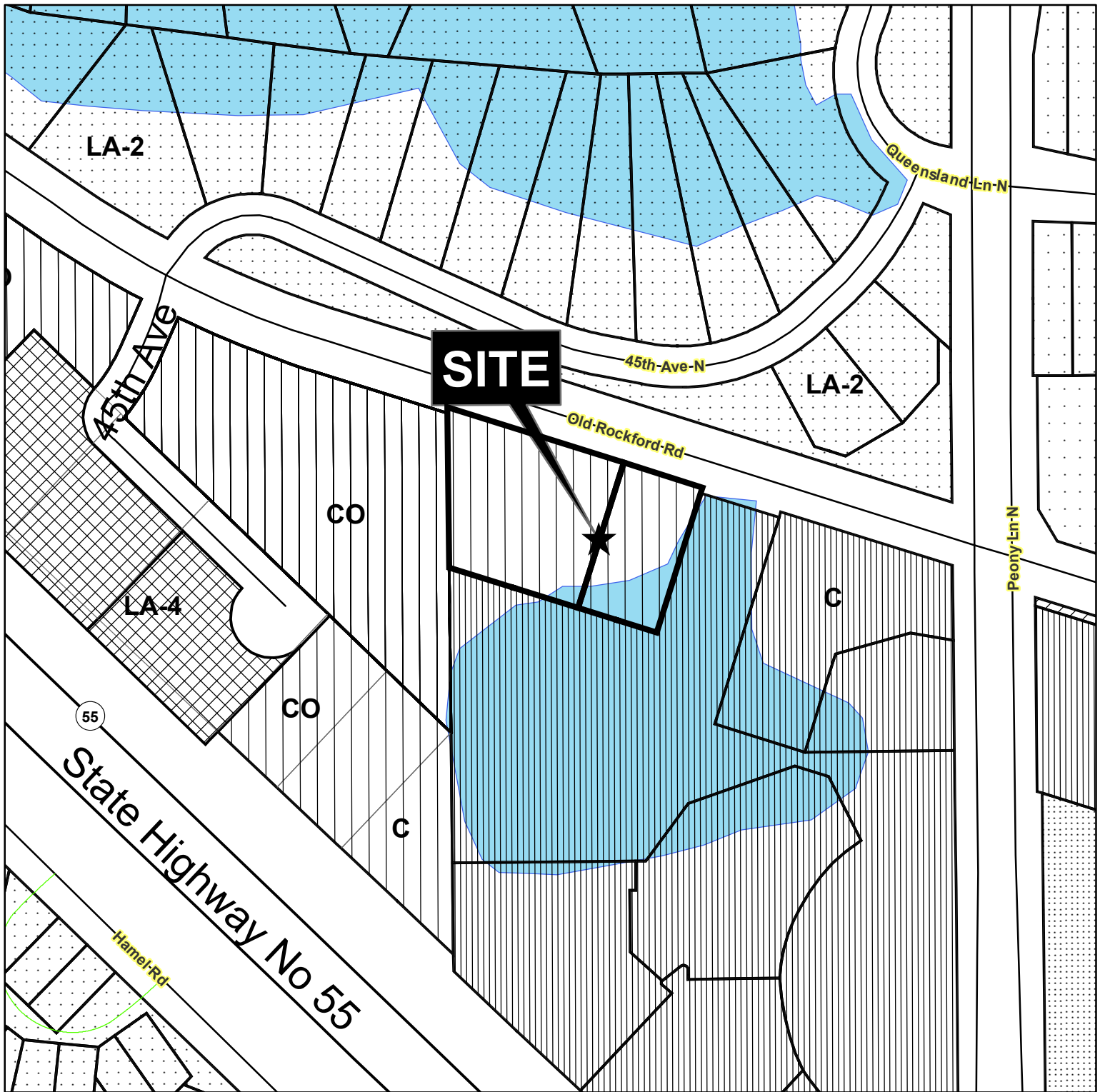
The City's discretion in approving or denying a variance is limited to whether or not the proposal meets the standards for a variance. The City has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

The City's discretion in approving or denying a site plan is limited to whether or not the proposal complies with the comprehensive plan and zoning ordinance requirements. If it meets these standards, the city must approve the site plan.

Public Notice

Notice of the public meeting was mailed to all property owners within 200 feet of the site. Development signage has also been placed on the property which includes notice of the application.





2025030
Solbakken
18035 Old Rockford Road
Request for a Site Plan
and Variance



Legend

- C, Commercial
- CC, City Center
- CO, Commercial Office
- IND
- LA-1, Living Area 1
- LA-2, Living Area 2
- LA-3, Living Area 3
- LA-4, Living Area 4
- LA-5
- MXD
- MXD-R
- P-I, Public/Semi-Public/Institutional

City of Plymouth
C/O Lori Sommers, AICP
3400 Plymouth Blvd
Plymouth, MN 55447

RE: Solbakken Care Facility Site Plan Narrative

Ms. Sommers,

Solbakken is pleased to present an application for a Final Plat, Site Plan Review and Variance request for a property located at 18035 Old Rockford Road.

This memorandum and attachments provide supporting information, consistent with the published checklists.

We look forward to working with the City of Plymouth through this process.

Regards,

Darla Thao
Owner
Solbakken Minnesota

Nature of Request:

Solbakken Minnesota seeks to construct a 28-unit facility for adults with traumatic brain injuries and others requiring complex care located on the 1.28 acre site. The site is currently two parcels, which require a Final Plat to be combined per City ordinance.

This facility will be a licensed by the State of Minnesota and will require additional review by the Minnesota Department of Health in addition to the City of Plymouth approvals.

Operations:

The facility will contain 24 single occupancy units, as well as 4 double units. Multiple seating rooms, a lounge space, and a dining room allow for residents to interact outside of their individual rooms. Ample staff and office space will allow for efficient operations of the building.

Deliveries, move ins, and trash collection will occur on the North side of the building. A generator to facilitate critical systems will be located in that same area. Screening will be provided for these systems.

Site Constraints & Variance Explanation:

This site faces numerous challenges for development. A large wetland complex impacts the site on the east and southern sides. High groundwater is also present. Finally, a localized floodplain identified by the watershed district impacts portions of this site as well.

To facilitate development, compensatory storage needs to be provided to preserve the floodplain volume.

Due to these difficulties, the project is requesting a variance for the required setback from Old Rockford Road from 50' to 25' to the existing ROW line.

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

We believe the intent of the ordinance with regards to setbacks is intended to avoid having a building near critical infrastructure which may hinder the ability for ongoing maintenance in the future. This variance would not impact critical infrastructure.

Our understanding is that another goal of setbacks in this district and comprehensive plan is to prevent a building from looming over the adjacent ROW, and providing a more presentable scale from the street. Our project is a single story building with a pitched roof, which we feel is a reasonable transition in intensity to the adjacent residential neighborhood.

Would the variance, and its resulting construction or project, be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood? Explain.

In short, this variance allows for the building to serve an important and often overlooked need within our community while also preserving the volume of the localized floodplain within the property boundary.

Would the variance, and resulting project, impair an adequate supply of light and air to adjacent properties, substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? Explain.

The proposed structure is shorter than the adjacent commercial building. No impacts to light or air availability are anticipated.

The project is anticipated to have minimal impact on traffic in the area. Given the project use, the residents themselves will likely not be driving. Visitors and employees of the facility would be the main drivers to the site.

In both cases, the proposed building is significantly less impactful than a previously reviewed project which was considered for this site. That project received positive feedback from planning commission and City Council.

**Explain the “practical difficulties” present by answering the following questions:
Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.**

The practical difficulties include wetlands, wetland buffers, high ground water, localized floodplain, and floodplain mitigation requirements.

We believe a variance is the minimum action needed to alleviate the practical difficulties. Our other options would be a PUD, which we believe is not necessary for the scope of the request, or a zoning text amendment request to modify the setback for all areas with the same zoning designation. That option has far-reaching implications outside of the project area.

Is the variance request based exclusively upon economic considerations? Explain.

No. There are significant practical difficulties which cannot be accommodated without a variance while still being able to construct a care facility.

Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

The difficulty was not created by the property owner. The localized floodplain was likely caused by a trapped water condition created by development of adjacent roadways over time. It is unique to this property and other adjacent properties within the immediate area.

Solbakken Assisted Living

18035 Old Rockford Road, Plymouth MN

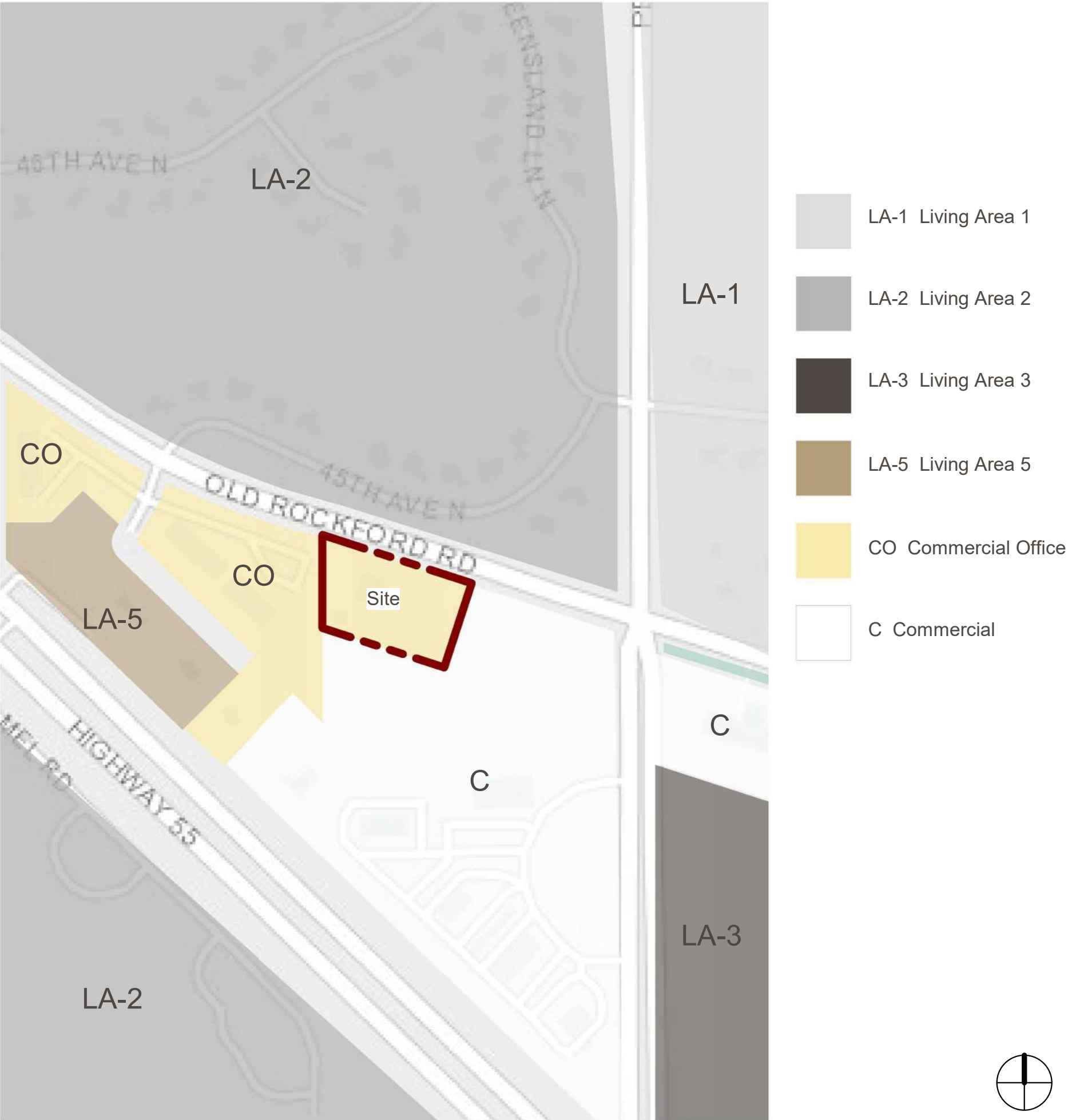


Site Analysis



Current Zoning:
Office (O)

The project is located in the zoning district of Office (O), immediately surrounded by Single Family Detached 2 (RSF-2), Highway Commercial (C-3), Multiple Family 4 (RMF-4), and Business Campus (B-C) zones. The Office district can include uses including administrative or commercial offices, medical clinics, residential care facilities, banks, and convenience stores.



Future Land Use:
Commercial Office (CO)

The project's site is anticipated to continue as an office use in the Plymouth 2040 Land Use Plan. The surrounding areas will include Living Areas (LA-1, LA-2, LA-3, and LA-5) as well as a Commercial district. The Commercial Office (CO) zone is intended for uses such as professional offices, research facilities, showrooms, nursing homes, and businesses with low public interaction. This includes residential care facilities like the proposed Solbakken assisted living facility.

Site Information

Address: 18035 Old Rockford Road
Plymouth MN 55446

Site Area: 54,622 Square Feet (1.26 Acres)

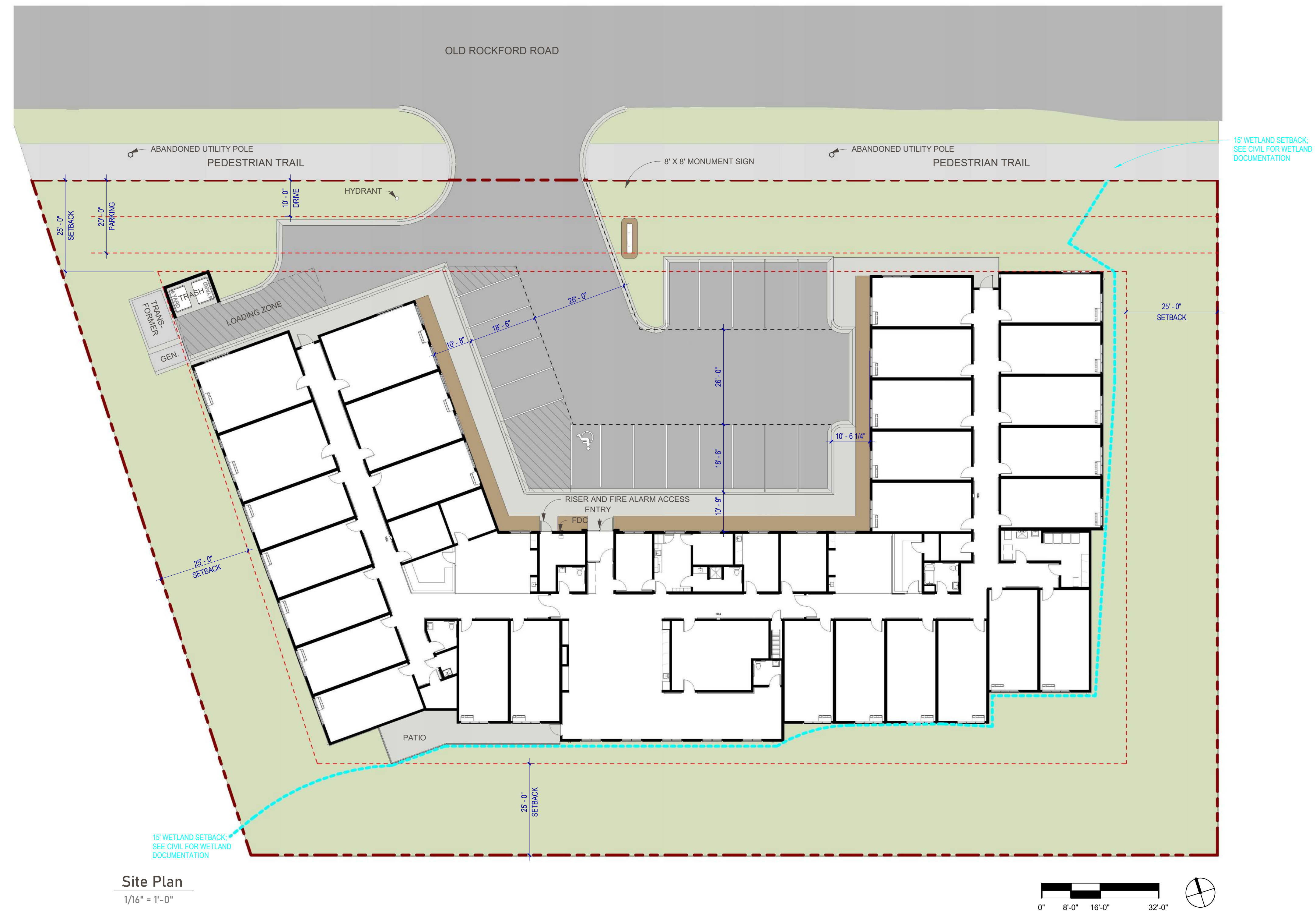
Development Summary:

	Current
Zoning District:	O - Office
Wetland Designation:	Medium
<u>Building</u>	
Building Occupancy:	I-1 Occupancy, Condition 2
Min. Front Yard Setback:	25 Feet
Min. Side Yard Setback:	25 Feet
Min. Rear Yard Setback:	25 Feet
Max. Height:	35 Feet
<u>Parking</u>	
Min. Front Yard Setback:	20 Feet
Min. Side Yard Setback:	20 Feet
Min. Rear Yard Setback:	20 Feet
Three (3) dwelling units per stall + 1 stall per employee on major shift (8)	28 Units/ 3 = 9.33 stalls 9.33 + 8 employees = 17.33 stalls

Parking	
STALL TYPE	COUNT
ACCESSIBLE	1
STANDARD	16
Total	17

Gross Building Area By Floor	
Level	Area
1st Floor	19806 SF
Total	19806 SF

Site Plan



Floor Plan



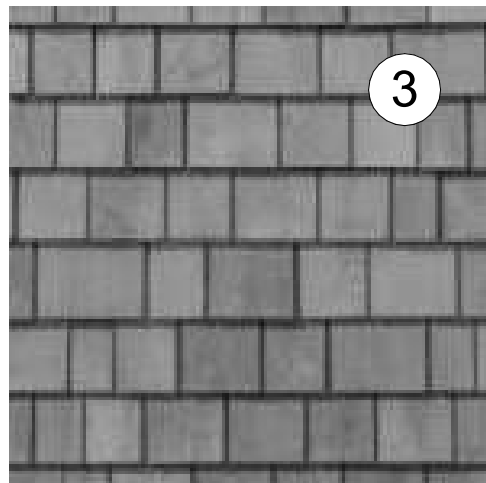
Exterior Materials



Manufactured Stone Veneer



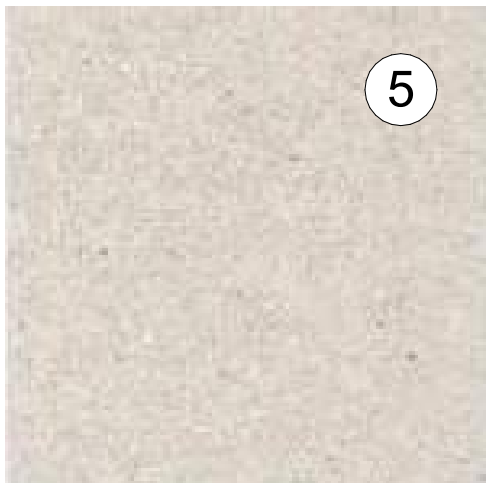
Storefront



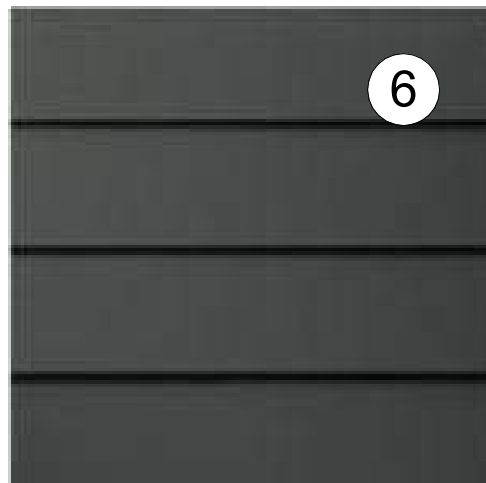
Shingles



Shake Siding

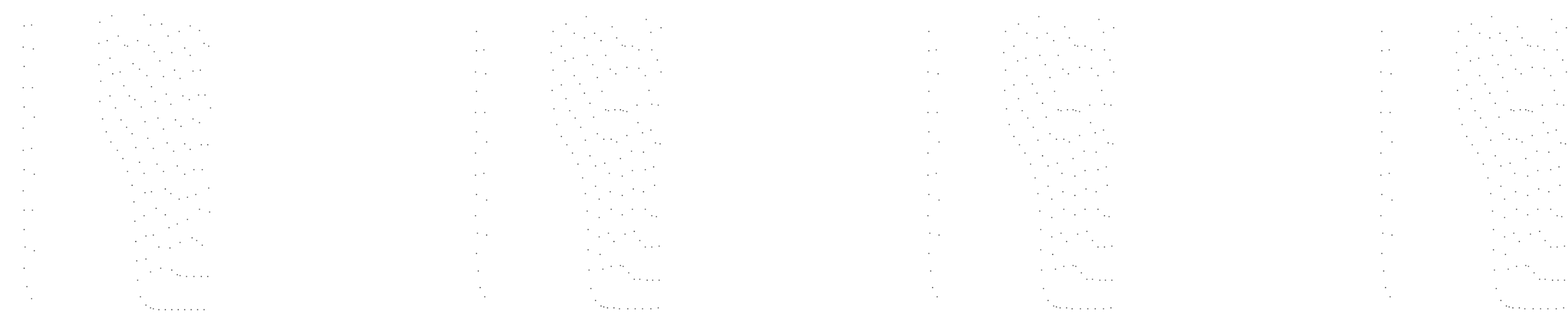


Fiber Cement Panels



Fiber Cement Lap Siding

Elevations



North 1
1" = 10'-0"



Entry Signage; Design to Be Determined

North 2
1" = 10'-0"



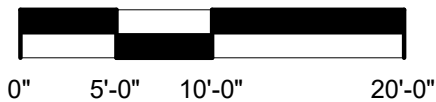
North 3
1" = 10'-0"



Court East
1" = 10'-0"



Court West
1" = 10'-0"



Elevations



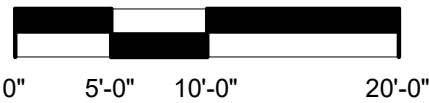
West
1" = 10'-0"



East
1" = 10'-0"



South
1" = 10'-0"



Perspectives



Entrance



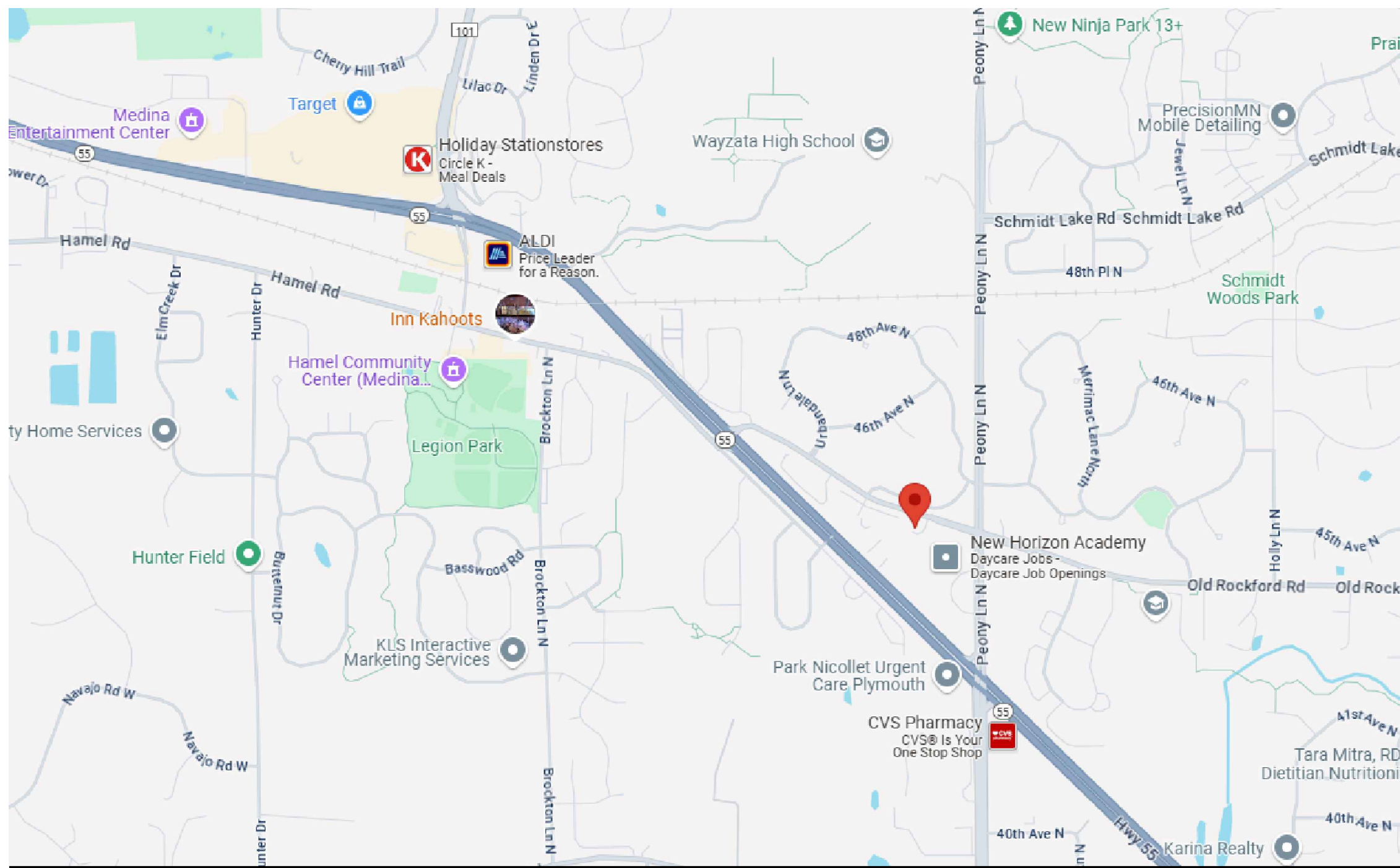
Back Patio



From Street

SOLBAKKEN
ASSISTED LIVING
PLYMOUTH, MINNESOTA

CIVIL & LA SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS PLAN
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C2-2	TURNING MOVEMENTS
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPPP PLAN
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C5-1	WETLAND BUFFER AVERAGING PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS
L0-1	TREE PRESERVATION PLAN
L1-1	PLANTING PLAN
L5-1	PLANTING DETAILS



CONTACTS

DEVELOPER - BAUER DESIGN BUILD
14030 21ST AVENUE N.
PLYMOUTH, MN 55447

PETE VANASSE
TEL: 651-248-3247
EMAIL: PETE.V@BAUERDB.COM

ENGINEER - LOUCKS
12755 HIGHWAY 55
PLYMOUTH, MN 55441

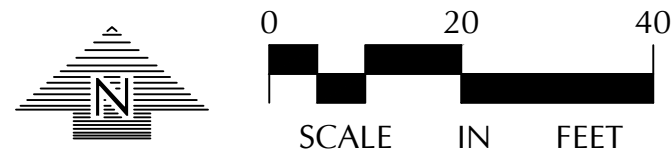
TREVOR GRUYS, PE
TEL: 763-496-6706
EMAIL: TGRUYS@LOUCKSINC.COM

ARCHITECT - MOMENTUM DESIGN GROUP
2550 UNIVERSITY AVENUE WEST,
SUITE 160-S
ST. PAUL, MN 55114

JESSE HAMER
TEL: 612-859-5833
EMAIL: JESSE@MDGARCHITECTS.COM



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



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CLEAN OUT
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

Solbaken Assisted Living

Plymouth, Minnesota

City Project Number:
P22025030

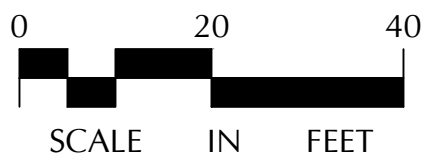
1	1 SITE PLAN APPLICATION	05/08/2025
2	2 CITY RESUBMITTAL	07/07/2025
3	3 CITY REVIEW	
4	4 CITY APPROVAL	
5	5 CITY PERMIT	
6	6 CITY RECORD	
7	7 CITY CLOSURE	
8	8 CITY FINAL	
9	9 CITY CLOSURE	
10	10 CITY FINAL	
11	11 CITY CLOSURE	
12	12 CITY FINAL	
13	13 CITY CLOSURE	
14	14 CITY FINAL	
15	15 CITY CLOSURE	
16	16 CITY FINAL	
17	17 CITY CLOSURE	
18	18 CITY FINAL	
19	19 CITY CLOSURE	
20	20 CITY FINAL	

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COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. I HEREBY CERTIFY THAT THE
DRAWINGS AND INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE STATE OF MINNESOTA.
LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE: XX/XX/XX

Date: 05/08/2025
Project Number: 24505

EXISTING
CONDITIONS
PLAN

C1-1



Solbaken Assisted Living

Plymouth, Minnesota

[illegible]

Date: 05/08/2025	Project Number: 24505
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C1-2

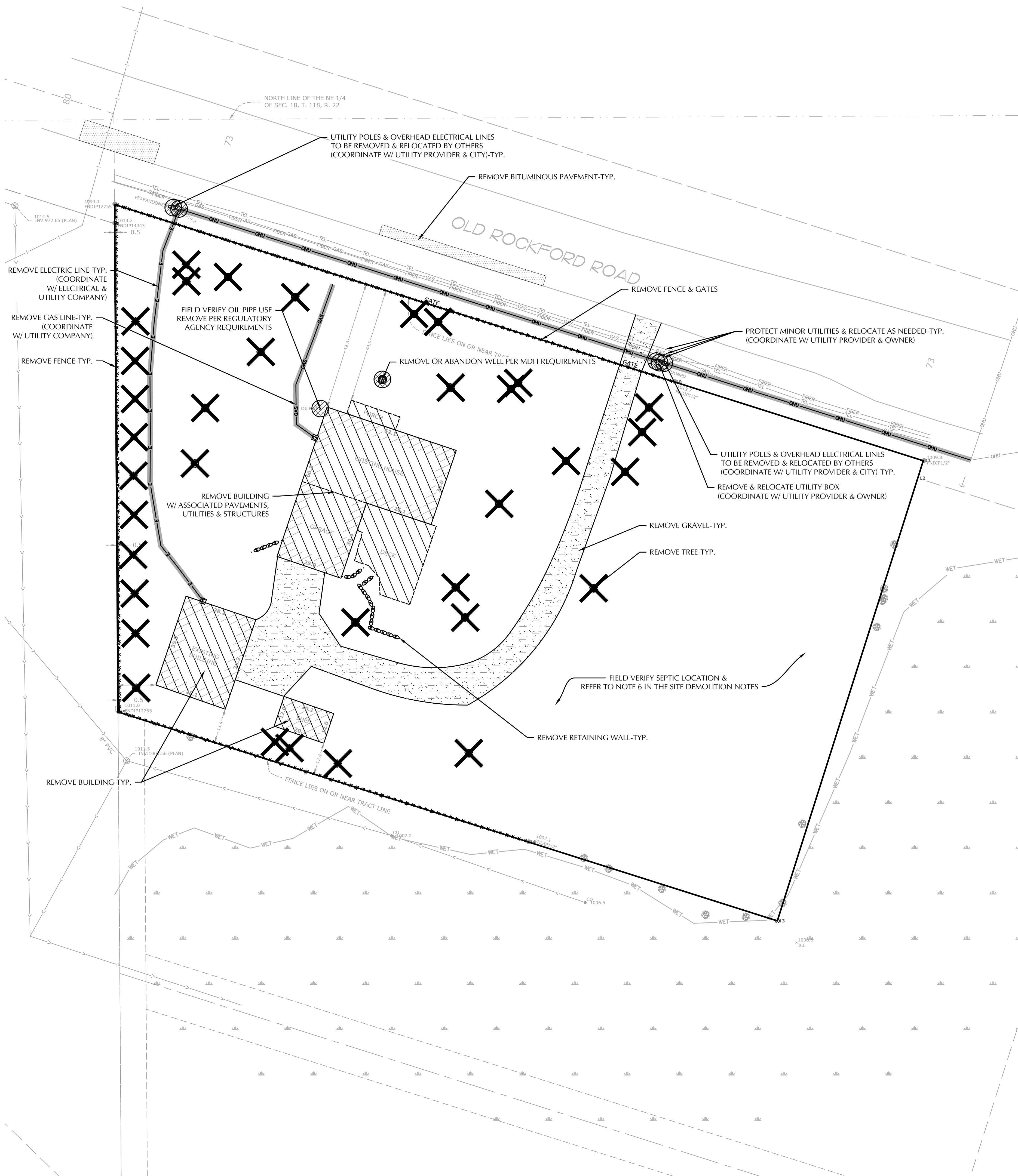
1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

LEGEND

- | | | |
|-----------|---|--|
| | ● | DENOTES IRON MONUMENT FOUND AS LABELED |
| | ○ | DENOTES IRON MONUMENT SET, MARKED RLS# 41578 |
| | ⦿ | DENOTES CLEAN OUT |
| X 952.36 | • | DENOTES EXISTING SPOT ELEVATION |
| | ⊠ | DENOTES GAS METER |
| | ↖ | DENOTES GUY WIRE |
| | ⦶ | DENOTES POWER POLE |
| | Ⓢ | DENOTES SANITARY SEWER MANHOLE |
| | Ⓔ | DENOTES SOIL BORING. (BY OTHERS) |
| | ⌚ | DENOTES TELEPHONE PEDESTAL |
| — X — X — | | DENOTES FENCE |
| — ○ — ○ — | | DENOTES RETAINING WALL |
| — > — | | DENOTES EXISTING SANITARY SEWER |
| — — | | DENOTES EXISTING WATER MAIN |
| — E — | | DENOTES UNDERGROUND ELECTRIC LINE |
| — GAS — | | DENOTES UNDERGROUND GAS LINE |
| — TEL — | | DENOTES UNDERGROUND TELEPHONE LINE |
| — FIBER — | | DENOTES UNDERGROUND FIBER OPTIC LINE |
| — WET — | | DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL |
| | | DENOTES EXISTING CONTOURS |
| | | DENOTES BITUMINOUS SURFACE |
| | | DENOTES GRAVEL SURFACE |

950.28 DENOTES ELEVATION
OAK20-2 DENOTES TREE QUANTITY
 DENOTES TREE SIZE IN INCHES
 DENOTES TREE TYPE

	REMOVE EXISTING BUILDING
	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING GRAVEL
*****	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES



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.

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS, DATED MARCH 13, 2023 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. 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(S).
6. 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.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

CURRENT ZONING: COMMERCIAL OFFICE
PROPOSED ZONING: COMMERCIAL OFFICE

PROPERTY AREA: 1.250 ± AC

DISTURBED AREA:	1.419 ± AC
EXISTING IMPERVIOUS AREA:	0.179 ± AC (14.3%)*
PROPOSED IMPERVIOUS AREA:	0.714 ± AC (57.1%)*

*IMPERVIOUS AREAS BASED ON PROPERTY AREA ONLY

<u>YARD (BUILDING) SETBACKS:</u>	
FRONT	50 FT MINIMUM EXISTING, 25 FT PROPOSED
SIDE	25 FT MINIMUM
REAR	25 FT MINIMUM

OFF-STREET PARKING SETBACKS:

FRONT	20 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	20 FT MINIMUM
DRIVE AISLE	10 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18.5 FT
DRIVE LANE WIDTH = 26 FT

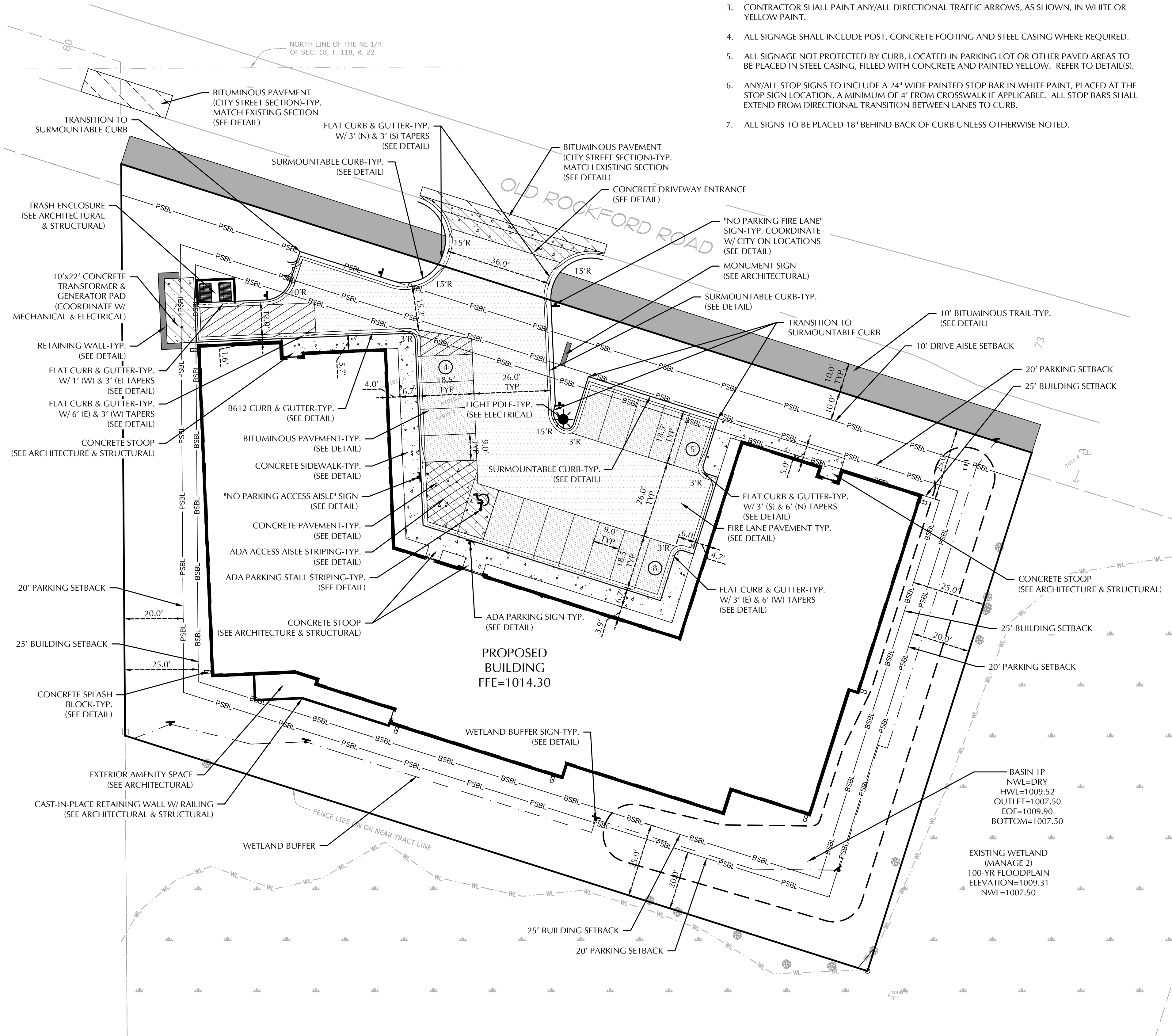
PARKING REQUIRED:
1 STALL PER 3 BEDS PLUS 1 PER EMPLOYEE ON MAJOR SHIFT $(\frac{28}{3}) + 8 = 17$ STALLS

PARKING PROVIDED = 17 STALLS

REQUIRED ACCESSIBLE PARKING = 1 STALL**

ACCESSIBLE PARKING PROVIDED = 1 STALLS

****REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS**



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

	CONCRETE SIDEWALK
	CONCRETE PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 TO C8-3 FOR TYPE AND
DEPTH INFORMATION.

	B612 CURB & GUTTER (STANDARD)
	B612 CURB & GUTTER (TIP OUT)
	FLAT CURB & GUTTER (STANDARD)
	FLAT CURB & GUTTER (TIP OUT)
	SURMOUNTABLE CURB & GUTTER (STANDARD)
	SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEET C8-1 & C8-2.



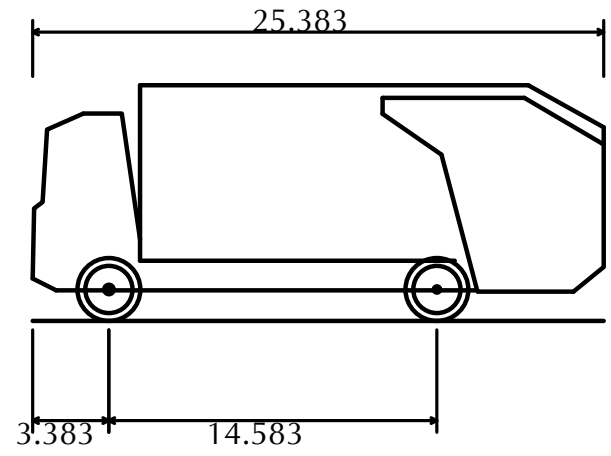
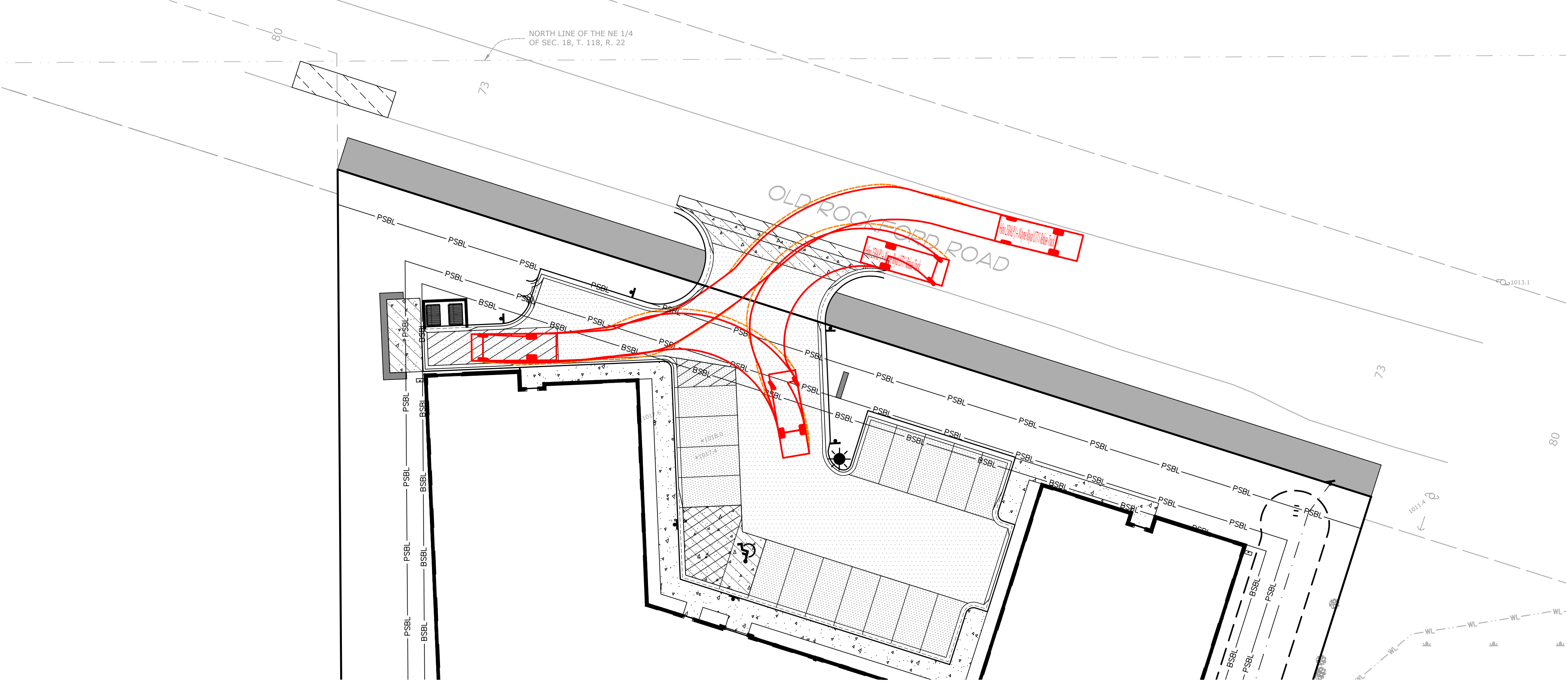
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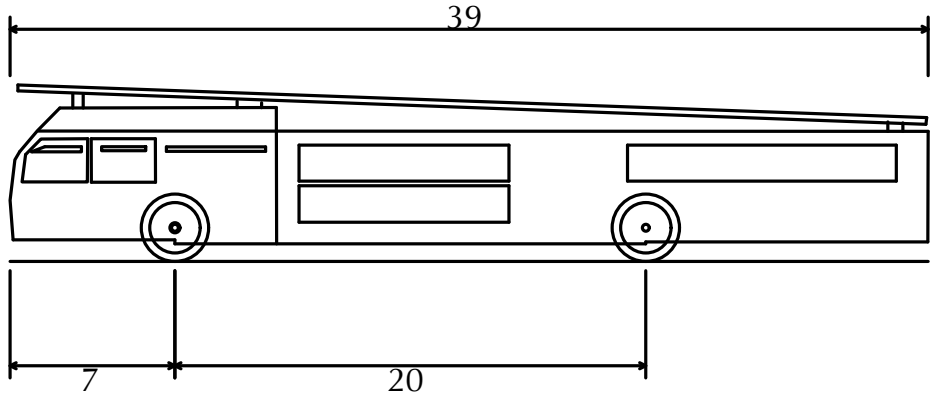
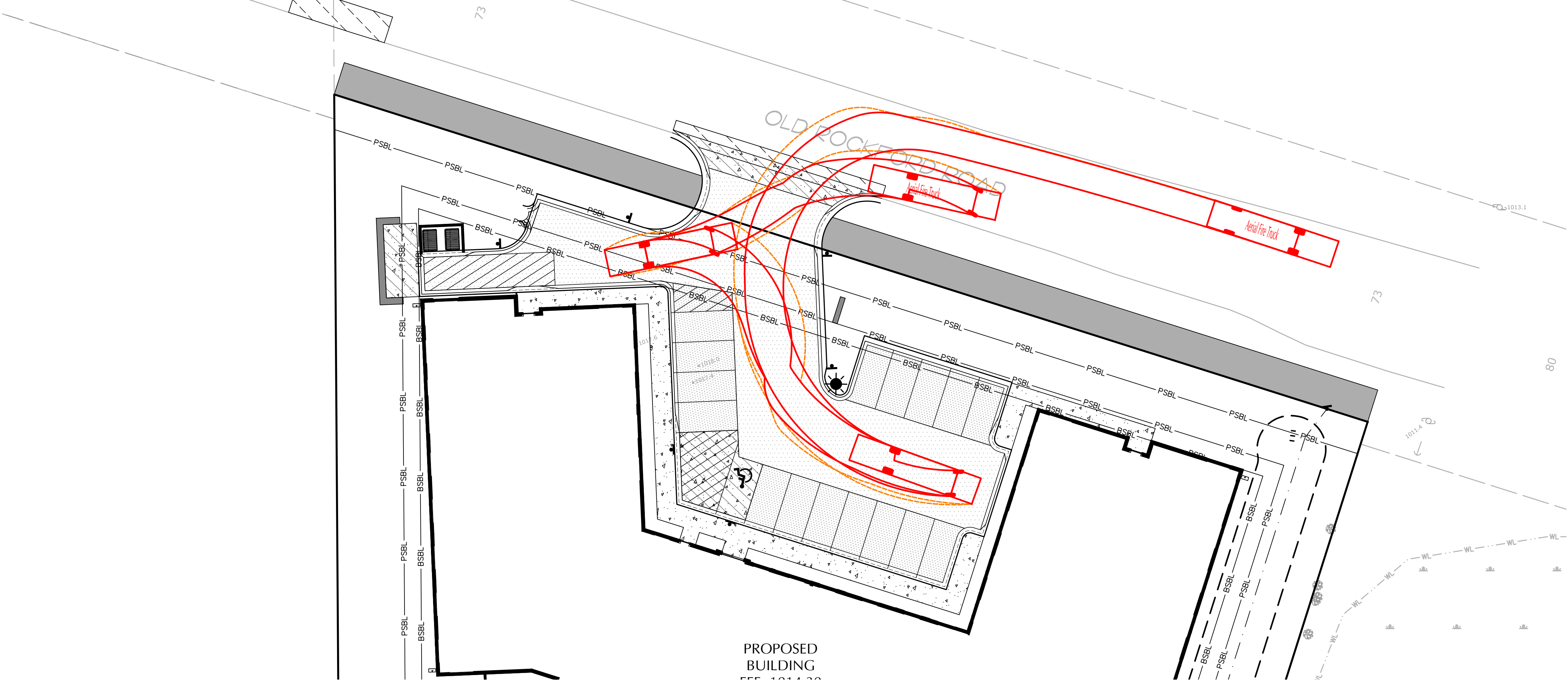
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GARBAGE TRUCK - SOLBAKKEN

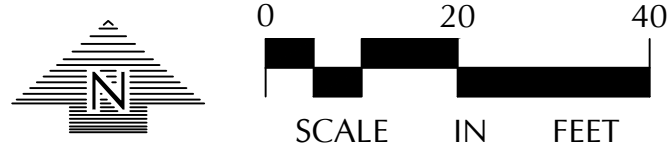


Hino 258ALP J + Wayne Royal GT11 Refuse Truck
Overall Length 25.383ft
Overall Width 7.975ft
Overall Body Height 10.476ft
Min Body Ground Clearance 1.306ft
Track Width 7.975ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 23.950ft

FIRE TRUCK - SOLBAKKEN



Aerial Fire Truck
Overall Length 39.000ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



NOTE:
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SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.



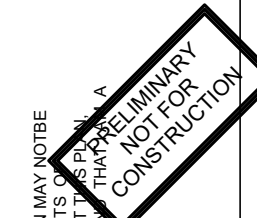
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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1	SITE PLAN APPLICATION	05/08/2025
2	CITY RESUBMITTAL	07/01/2025
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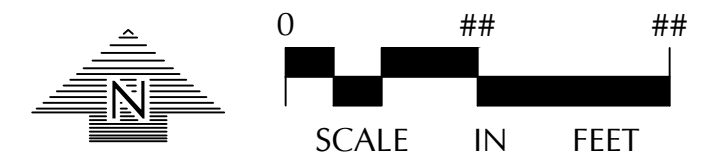
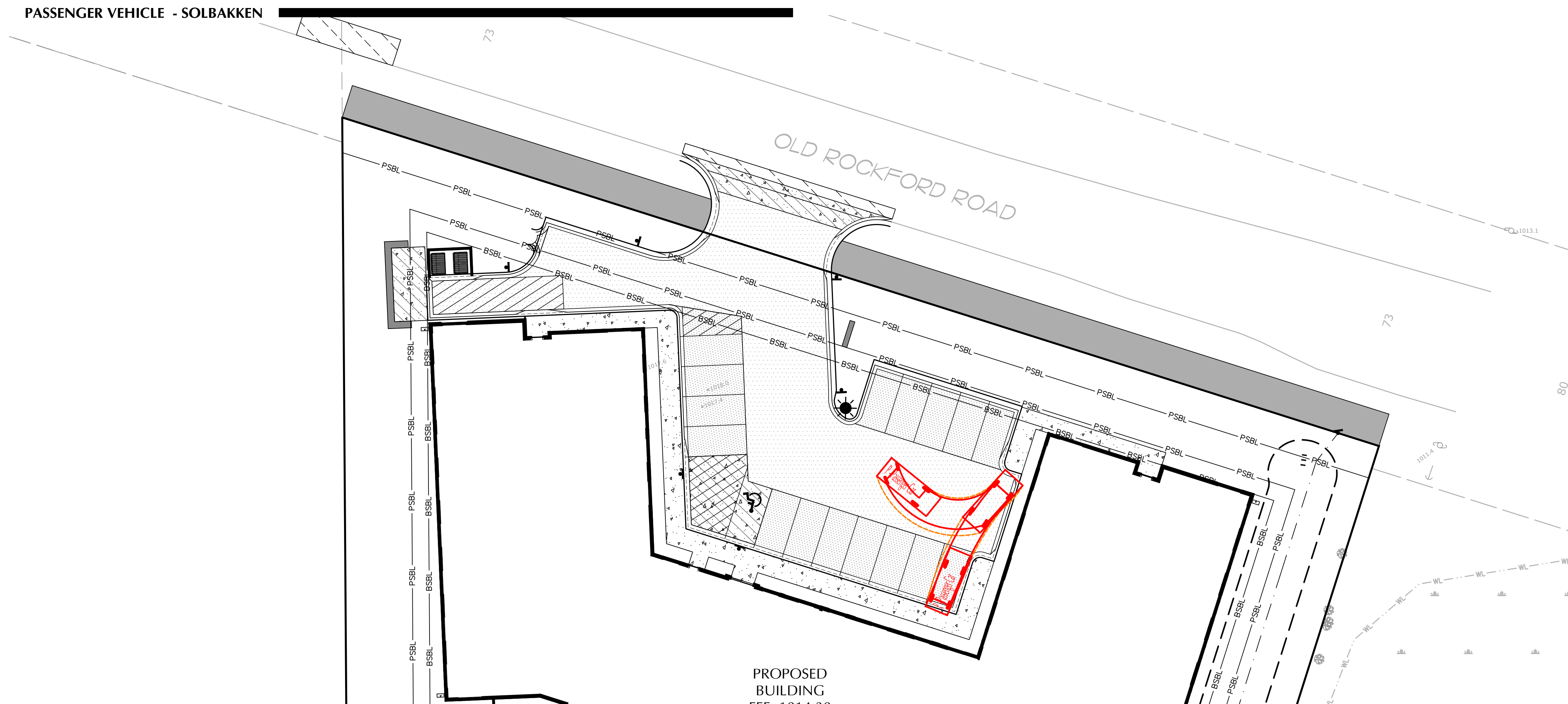
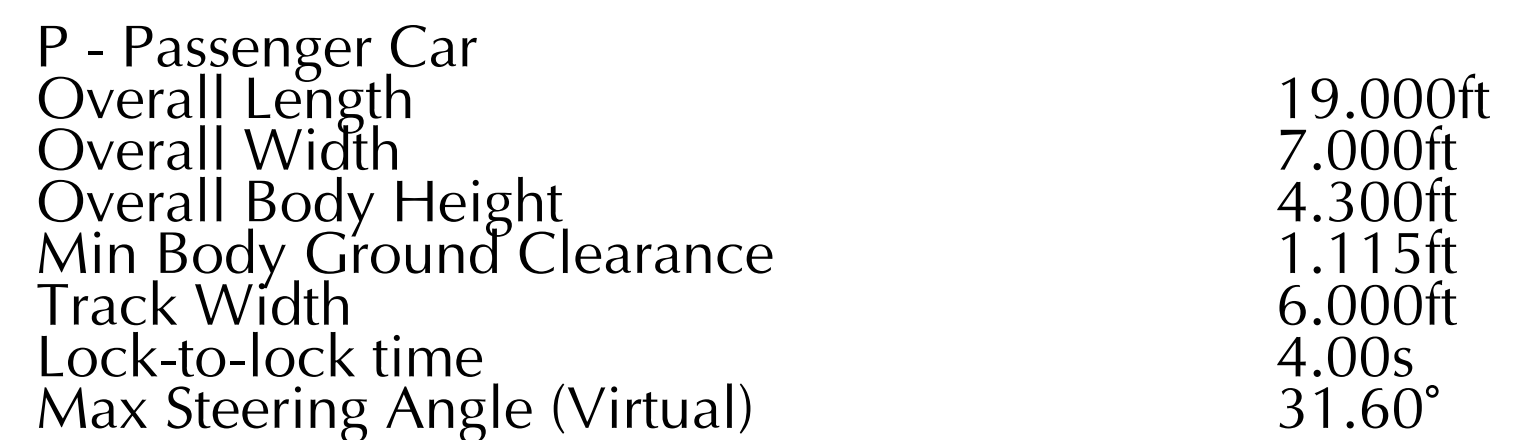
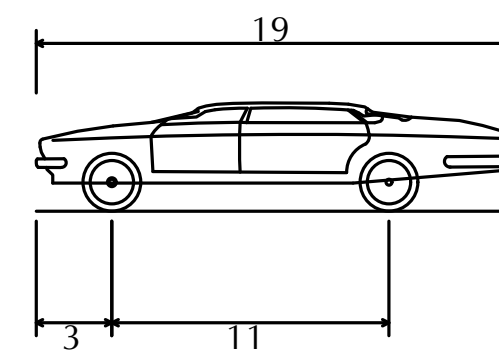
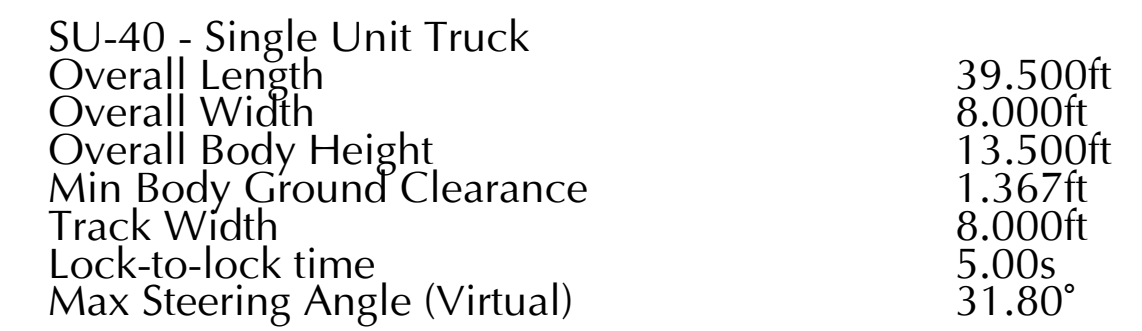


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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: 05/08/2025
SIGNATURE: XXXXXX

Date: 05/08/2025
Project Number: 24505

TURNING
MOVEMENTS



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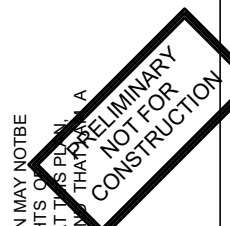
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City Project Number:
PZ2025030

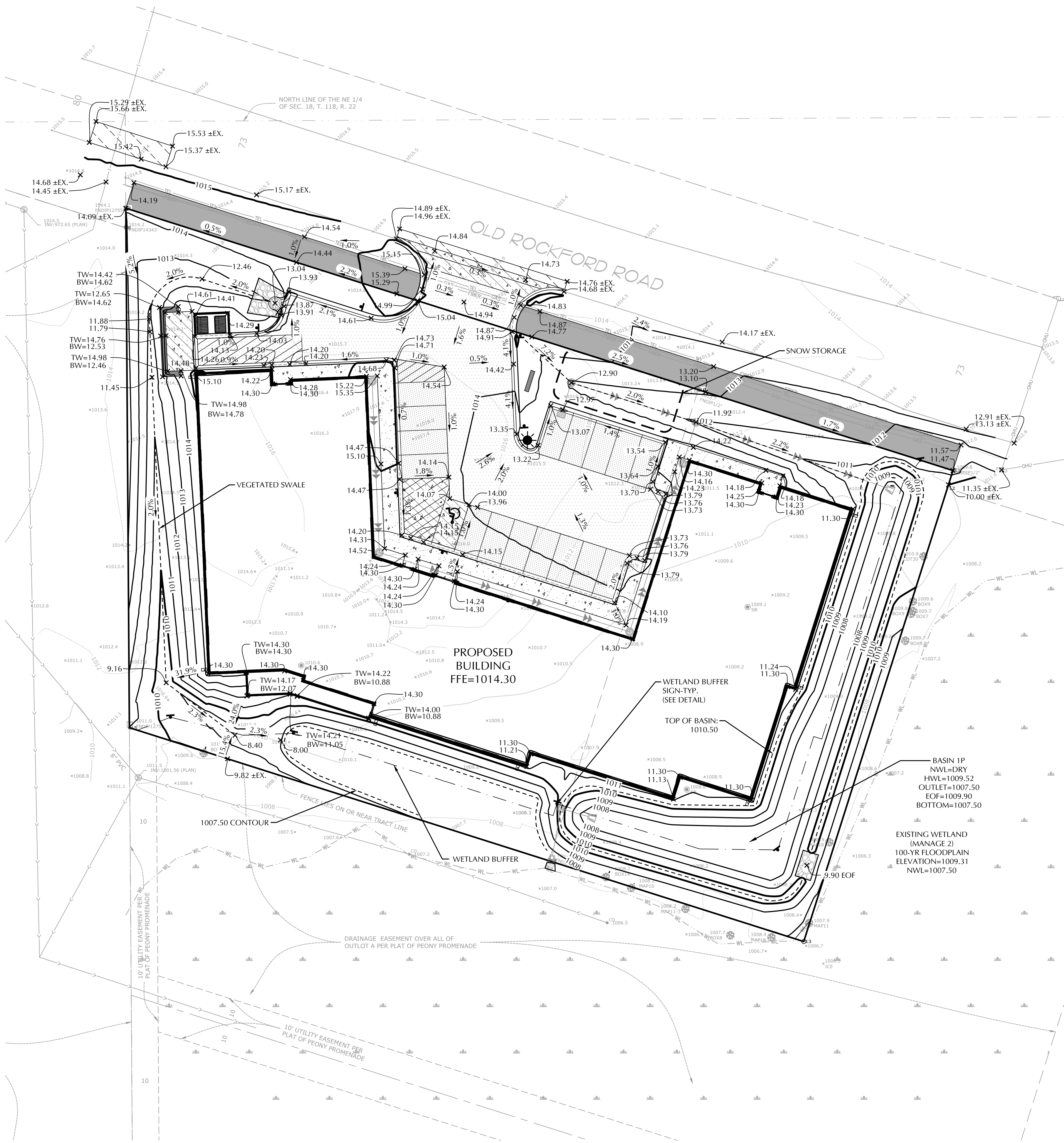
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Date:	05/08/2025
Project Number:	24505

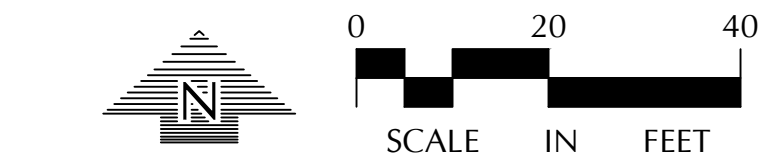
TURNING MOVEMENTS

C2-3



GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- 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.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 23-0059), DATED MARCH 13, 2023 AS PREPARED BY HGTS, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (CL, SC, SC-SM) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TV" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GV" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BV" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- 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 SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.



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SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

LEGEND

EXISTING	PROPOSED

Solbaken Assisted Living
Plymouth, Minnesota

City Project Number:	P22025030
1 SITE PLAN APPLICATION	05/08/2025
2 CITY RESUBMITTAL	05/08/2025

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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE: XXXXXX



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TOLL FREE: 1-800-252-1166

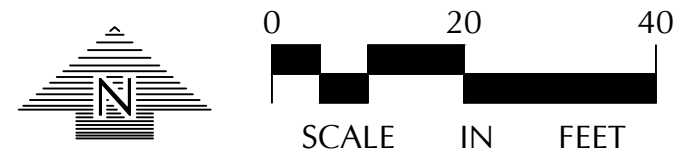
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GRADING PLAN

C3-1



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BY E.G. RUD & SONS, INC.

EXISTING	PROPOSED

SWPPP LEGEND

	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET
	TREE PROTECTION FENCE

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	N/A
SILT FENCE (STANDARD)	LF	±965
EROSION CONTROL BLANKET	SY	±2,210
INLET PROTECTION	EA	7
BIO ROLLS	LF	±300



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Solbaken Assisted Living

Plymouth, Minnesota

City Project Number:
P22025030

05/08/2025	05/08/2025
1 SITE PLAN APPLICATION	
2 CITY RESUBMITTAL	

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PRINT NAME: TREVOR D. GRUYS - PE LICENSE #: 53706
DATE: XX/XX/XX SIGNATURE:

Date:
05/08/2025

Project Number:
24505

SWPP PLAN

C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND STORMWATER MANAGEMENT SYSTEMS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

A. INSTALL VEHICLE TRACKING BMP (DATE)

B. INSTALL INLET PROTECTION (DATE)

C. INSTALL SILT FENCE AROUND SITE (DATE)

D. CLEAR AND GRUB SITE (DATE)

E. STRIP AND STOCKPILE TOPSOIL (DATE)

F. REMOVE PAVEMENTS AND UTILITIES (DATE)

G. ROUGH GRADE SITE (DATE)

H. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)

I. INSTALL UTILITIES (DATE)

J. INSTALL BUILDING FOUNDATIONS (DATE)

K. INSTALL CURB AND GUTTER (DATE)

L. INSTALL PAVEMENTS AND WALKS (DATE)

M. FINAL GRADE SITE (DATE)

N. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)

O. SEED AND MULCH (DATE)

P. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

DISTURBED AREA:

1.419 AC

PRE-CONSTRUCTION IMPERVIOUS AREA:

0.179 AC

POST-CONSTRUCTION IMPERVIOUS AREA:

0.714 AC

GENERAL SOIL TYPE:

SEE GEOTECHNICAL EVALUATION REPORT BY HGTS

HYDROLOGY INFORMATION:

SEE HYDROLOGY REPORT PREPARED BY LOUCKS

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. HENNEPIN COUNTY RECEIVES AN AVERAGE OF 31.6 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR

2.86 INCHES

10-YR

4.26 INCHES

100-YR

7.32 INCHES

6. SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.

7. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

8. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

9. GROUNDWATER & DEWATERING

A. REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS DATED MARCH 13, 2023 FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.

B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS.

C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.

D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.

E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT PREPARED BY HGTS DATED MARCH 13,2023 FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF
- SITE VICINITY MAP
-
- ANY BUFFER ZONES.
17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:

A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.

A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.

A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.

A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.

A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS

A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.

B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.

C. STABILIZED AREAS: ONCE EVERY 30 DAYS

D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.

E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION, AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE

A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.

B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.

C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.

D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.

E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.

F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:

A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE

B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.

C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA

A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.

B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

29. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

30. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

31. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

32. RESPONSIBILITIES

A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: TBD

COMPANY: BAUER DESIGN BUILD

PHONE: (763) 972-0000

B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

CONTACT: DARLA THAO

COMPANY: SOLBAKKEN

PHONE: (612) 271-2551

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

NOTES:
1. PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
2. POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - STANDARD STEEL T-TYPE POSTS.
 - 5" MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.- 3. ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GAL. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
- 4. ATTACH FABRIC TO WIRE FENCE WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
- 5. BACKFILL TRENCH TO COMPACT.
- 6. STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.

STRAW OR WOOD FIBER 9" OR 12" DIA. SEDIMENT LOG, ROLL ENCLOSED IN POLYPROPYLENE NETTING

2" X 2" X 18" LONG WOODEN STAKES AT 2' 0" SPACING. DRIVE THROUGH NETTING, NOT PENETRATING FIBER LOG.

TRENCH IF LOOSE SOILS

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL. SECURED WITH 50-PSI, ZIP TIE

NOTES:
SEE SPECS. 2573, 3137, 3890 & 3897.
MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
1. GEOTEXTILE SOAK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT. FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

ANCHOR TRENCH (SEE DETAIL AND NOTES BELOW)

STAPLE PATTERN DENSITY SHALL FOLLOW MANUFACTURERS SPECIFICATIONS

OVERLAP END JOINTS MINIMUM OF 6" AND STAPLE OVERLAP AT 1.5' INTERVALS.

OVERLAP LONGITUDINAL JOINTS MINIMUM OF 6"

ANCHOR TRENCH
1. DIG 6"x6" TRENCH
2. LAY BLANKETS IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT.
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

NOTE:
SCOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRINTS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

1

BIO-ROLL OR ROCK LOG

LOUCKS PLATE NO. 3002
DRAWN 11/2016

2

EROSION CONTROL BLANKET

LOUCKS PLATE NO. 3016
DRAWN 2/2016

3

INLET PROTECTION - EXISTING STORM STRUCTURES

LOUCKS PLATE NO. 3011
DRAWN 2/2016

NOTES:
1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
2. POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - 2 IN X 2 IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
 - 5" MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.- 3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
- 4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 6 INCHES OF FABRIC.

GEOTEXTILE FABRIC PER MNDOT 3886

GEOTEXTILE FABRIC PER MNDOT 3886

4

SILT FENCE

LOUCKS PLATE NO. 3000
DRAWN 2/2016

5

ROCK ENTRANCE TO CONSTRUCTION SITE

LOUCKS PLATE NO. 3004
DRAWN 2/2016

1

BIO-ROLL OR ROCK LOG

LOUCKS PLATE NO. 3002
DRAWN 11/2016

2

EROSION CONTROL BLANKET

LOUCKS PLATE NO. 3016
DRAWN 2/2016

3

INLET PROTECTION - EXISTING STORM STRUCTURES

LOUCKS PLATE NO. 3011
DRAWN 2/2016

4

SILT FENCE

LOUCKS PLATE NO. 3000
DRAWN 2/2016

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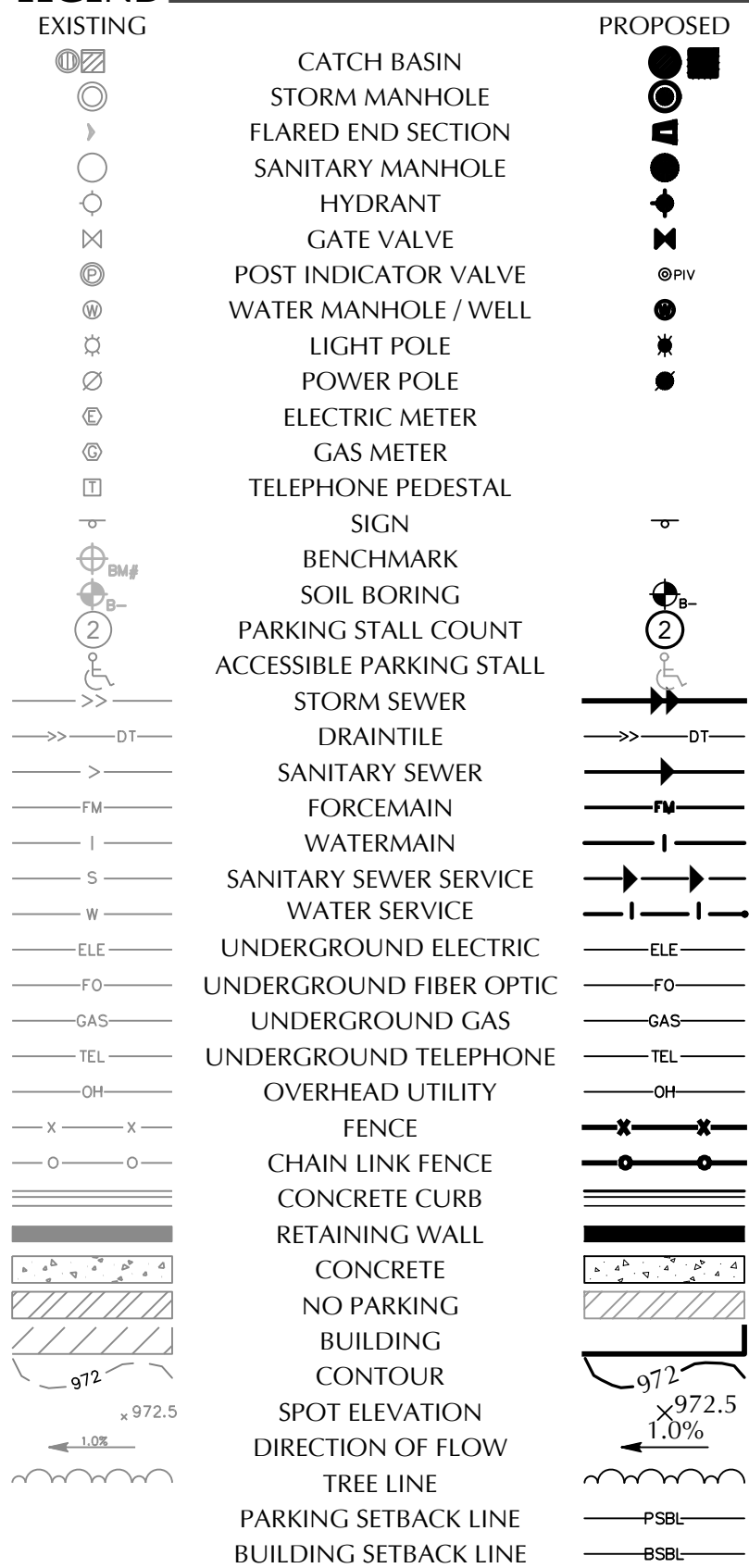
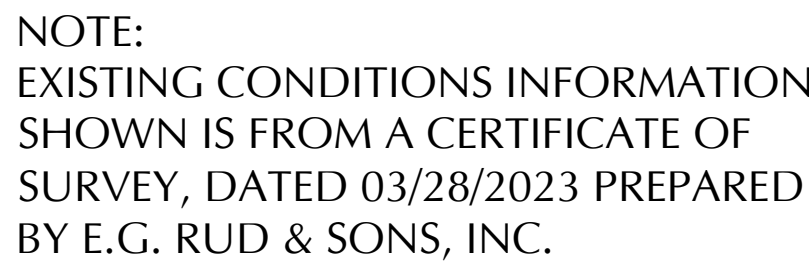
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EROSION CONTROL BLANKET

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DRAWN 2/2016

1. ALL STORM SEWER, SANITARY 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), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. 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.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY & STORM STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
9. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
10. ALL PORTIONS OF THE SANITARY & STORM SEWER SYSTEMS, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
11. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
12. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PLYMOUTH PUBLIC WORKS WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PLYMOUTH PUBLIC WORKS. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PLYMOUTH PUBLIC WORKS. ALSO APPLIES TO SUBCONTRACTORS.
13. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PLYMOUTH PUBLIC WORKS WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
14. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY ST PAUL REGIONAL WATER SERVICES AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO ST PAUL REGIONAL WATER SERVICES SHUTTING OFF ANY WATER MAINS.
15. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 23-0059), DATED MARCH 13, 2023 AS PREPARED BY HGCS, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - A. REUSE OF ON-SITE SOILS
 - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - C. SITE GRADING AND SUBGRADE PREPARATION.
 - D. PAVEMENTS AND EXTERIOR SLABS.
 - E. TRENCH EXCAVATION AND BACKFILL.
 - F. EXTERIOR UTILITY SUPPORTS.
 - G. FROST PROTECTION.
16. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
17. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
19. CONTACT CITY INSPECTOR TONY MOENING, 612/490-4874 AT LEAST 24 HOURS BEFORE STARTING UTILITY WORK

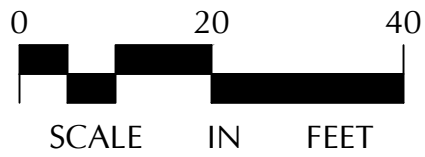


WARNING:

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.

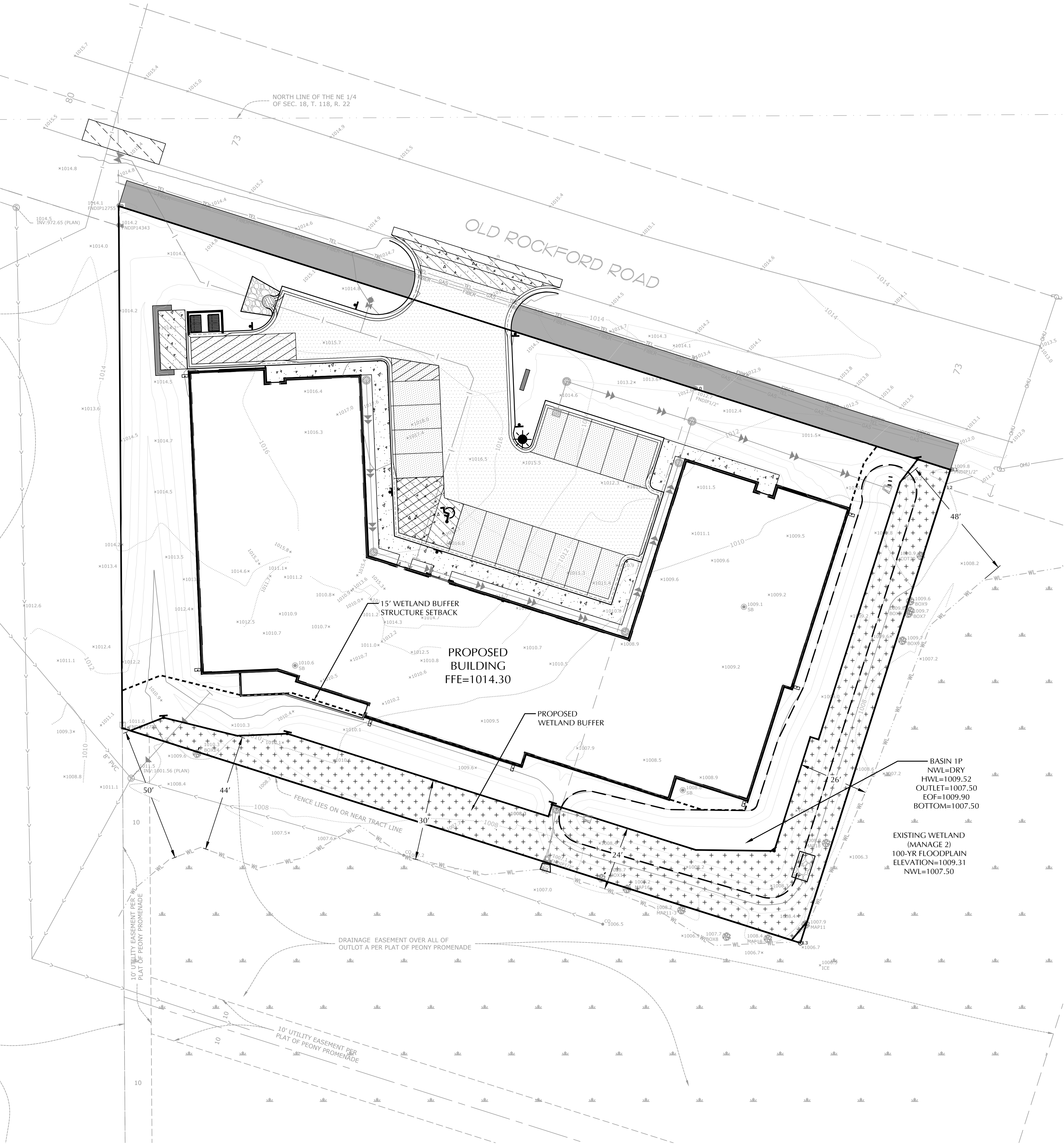
PROPOSED WETLAND BUFFER WITH AVERAGING



NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

WETLAND BUFFER NOTES

1. 30' AVERAGE BUFFER WIDTH SHOWN WHERE CONTAINED WITHIN PROPERTY BOUNDARY
2. 24' MINIMUM BUFFER WIDTH
3. 15' STRUCTURE SETBACK (FROM BUFFER WIDTH)
4. 50' MAXIMUM BUFFER WIDTH
5. MONUMENTS PLACED EVERY 200' OR AT CRITICAL LOCATIONS
6. TOTAL BUFFER AREA REQUIRED = 7,368 SF
7. TOTAL BUFFER AREA PROPOSED = 7,370 SF



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

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City Project Number:
P22025030

1	1 SITE PLAN APPLICATION	05/08/2025
2	2 CITY RESUBMITTAL	07/01/2025

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFERENCE AND DISSEMINATION MAY VIOLATE COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. I HEREBY CERTIFY THAT THE DESIGNER IS A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.



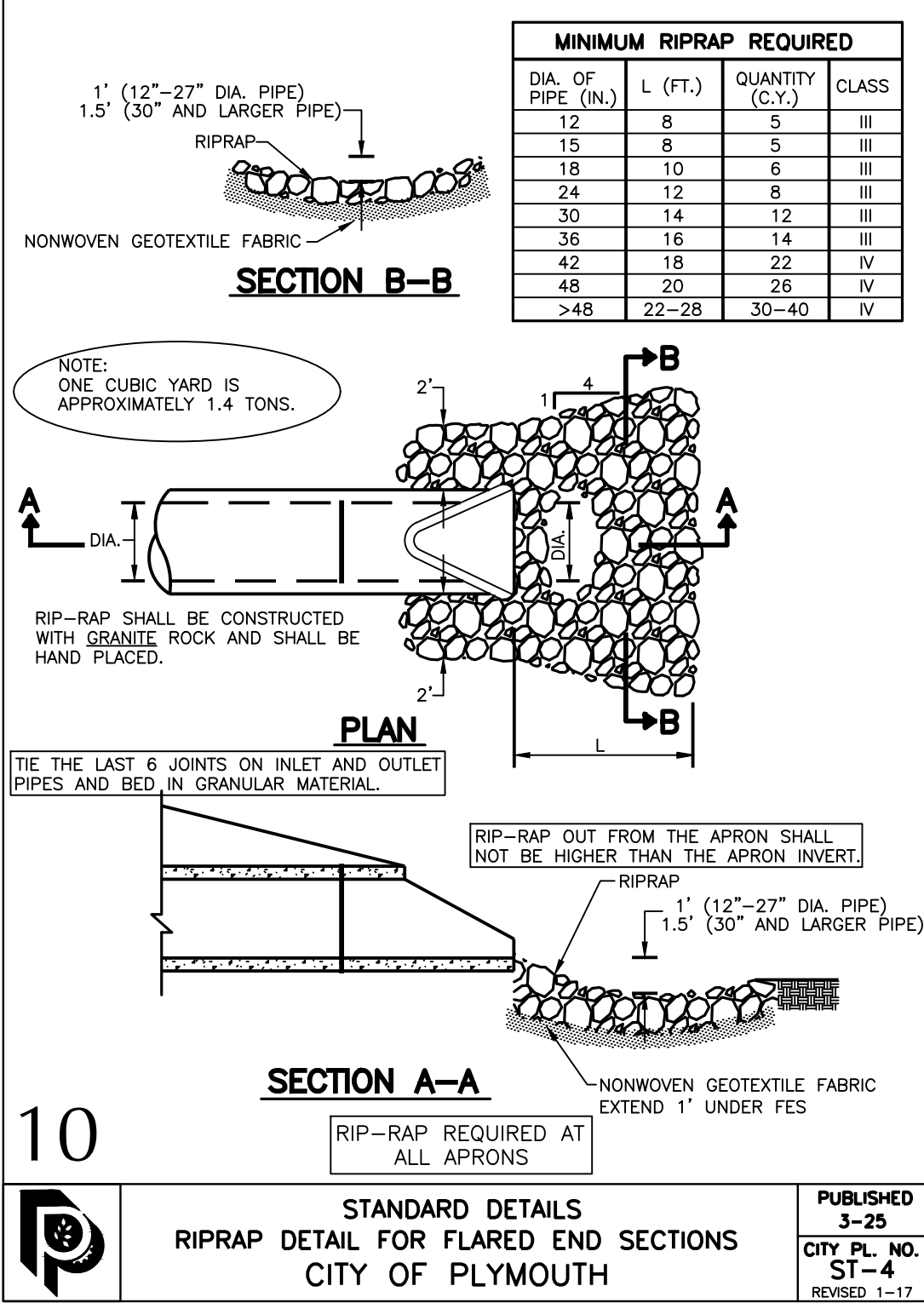
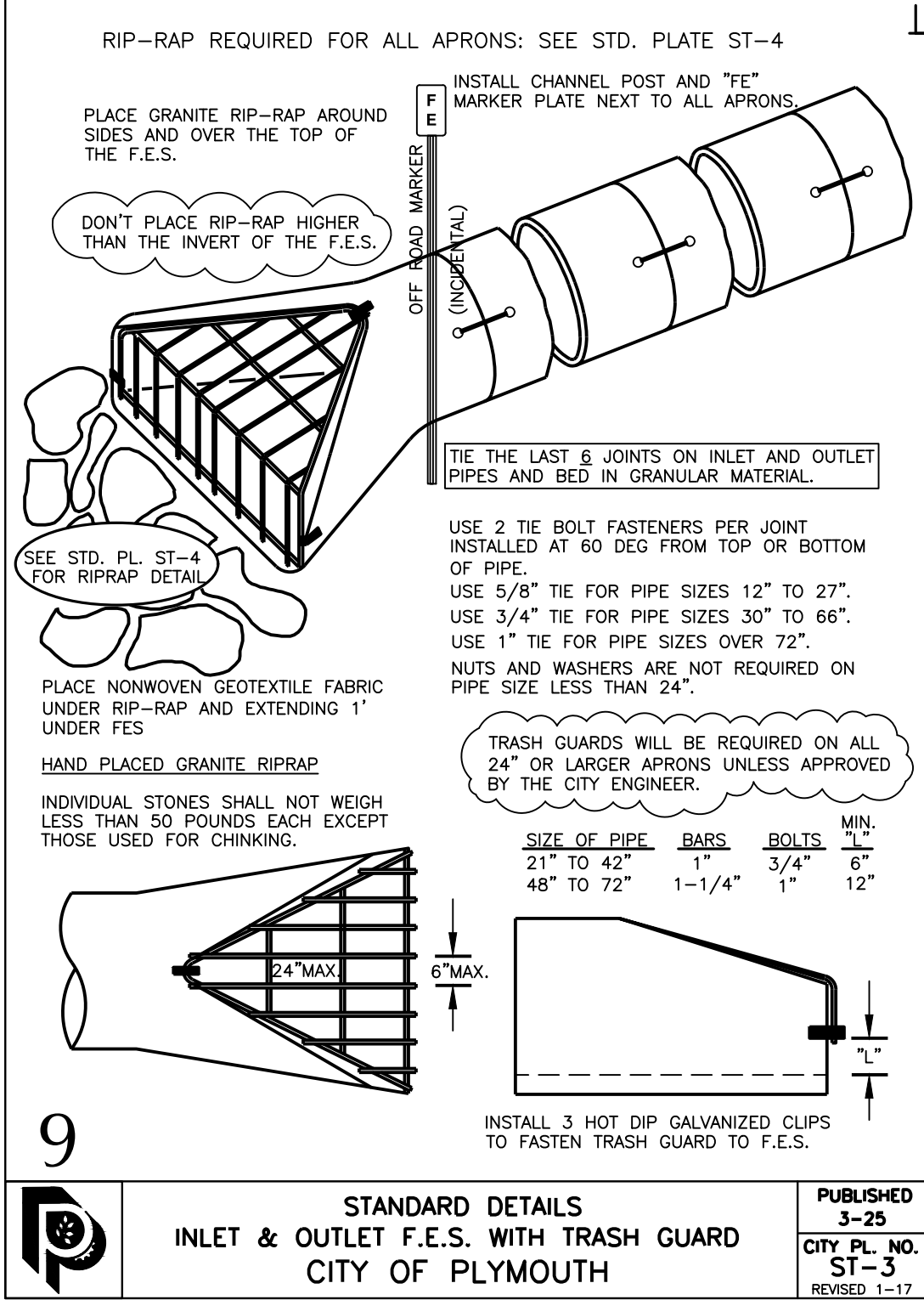
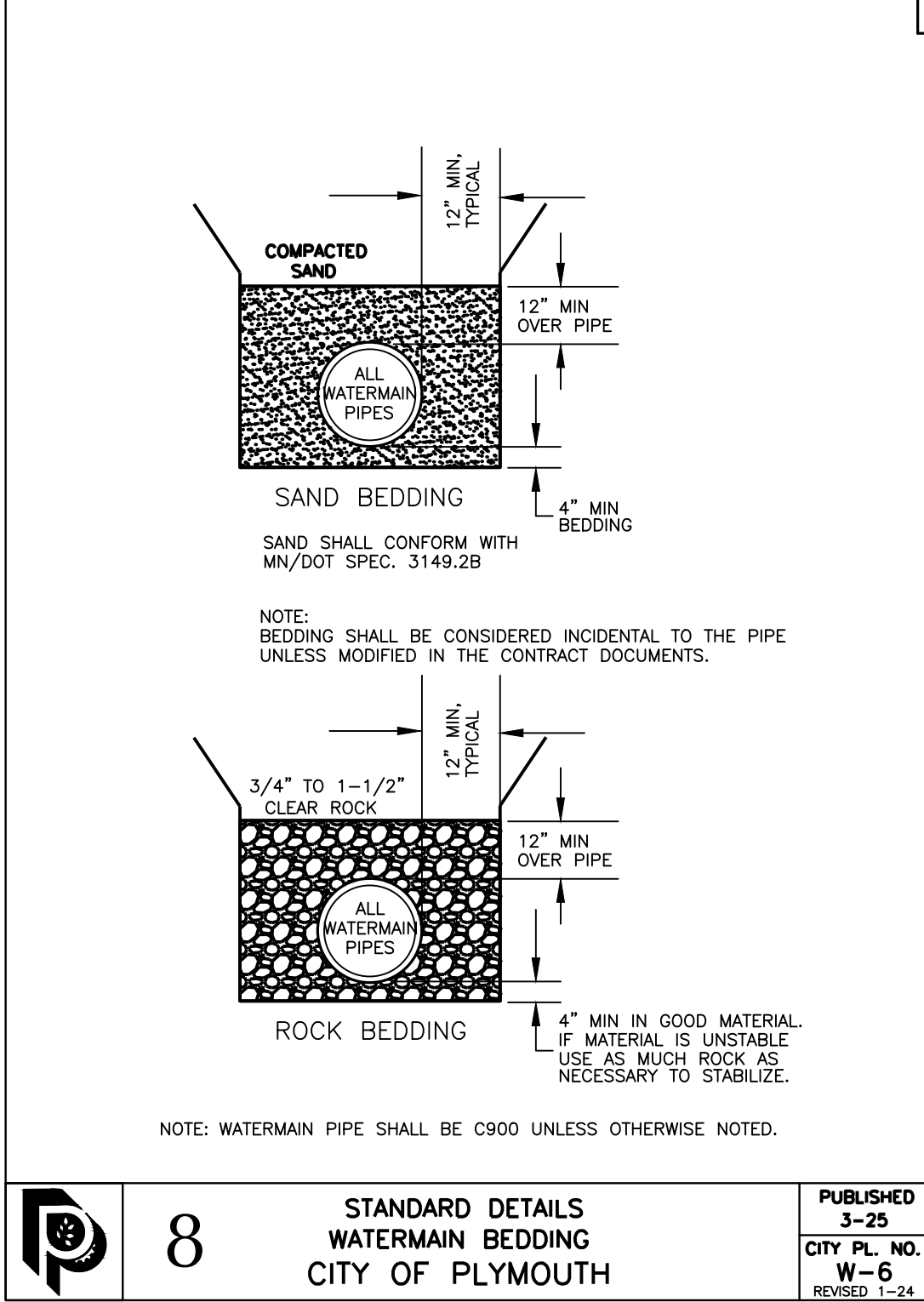
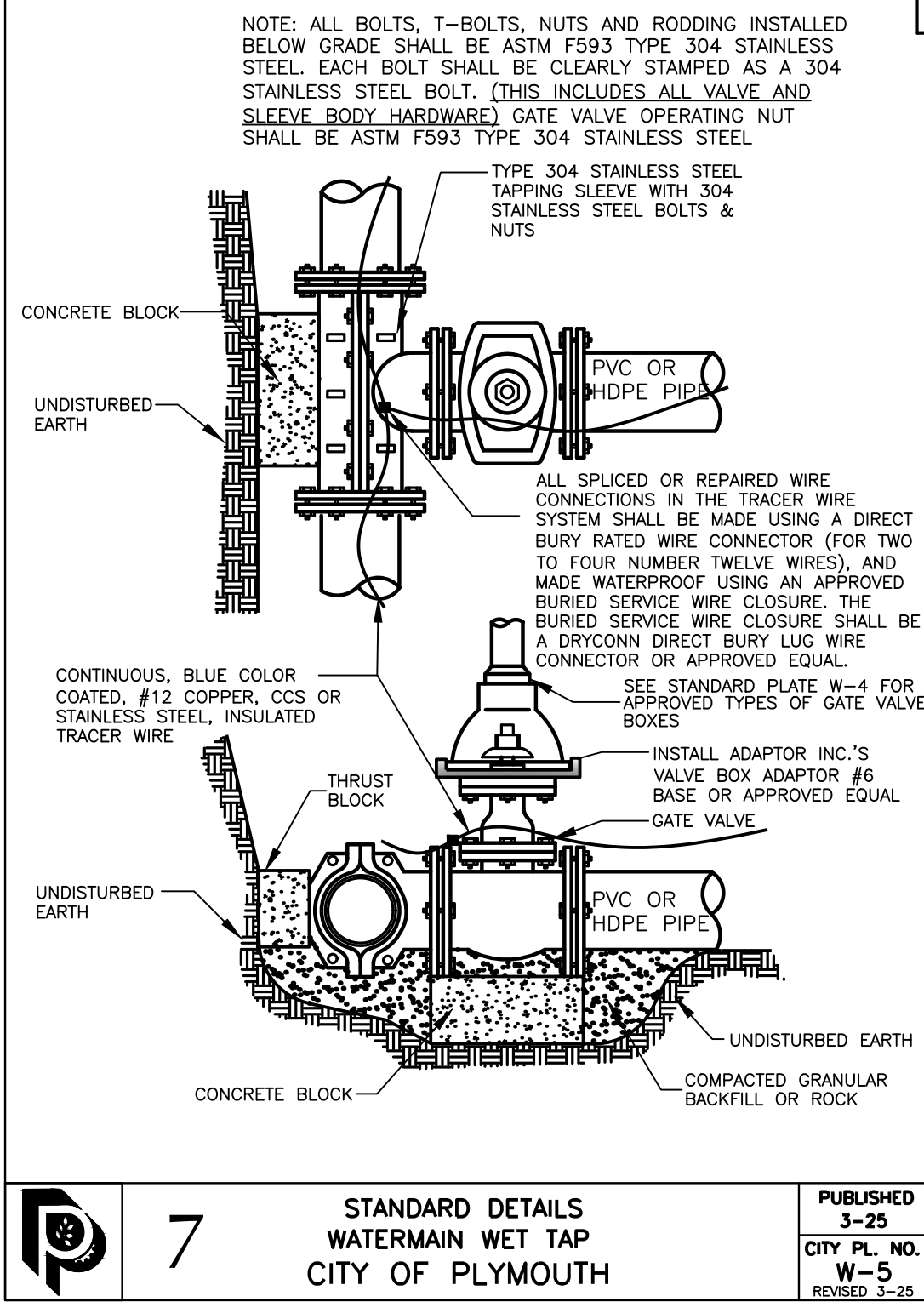
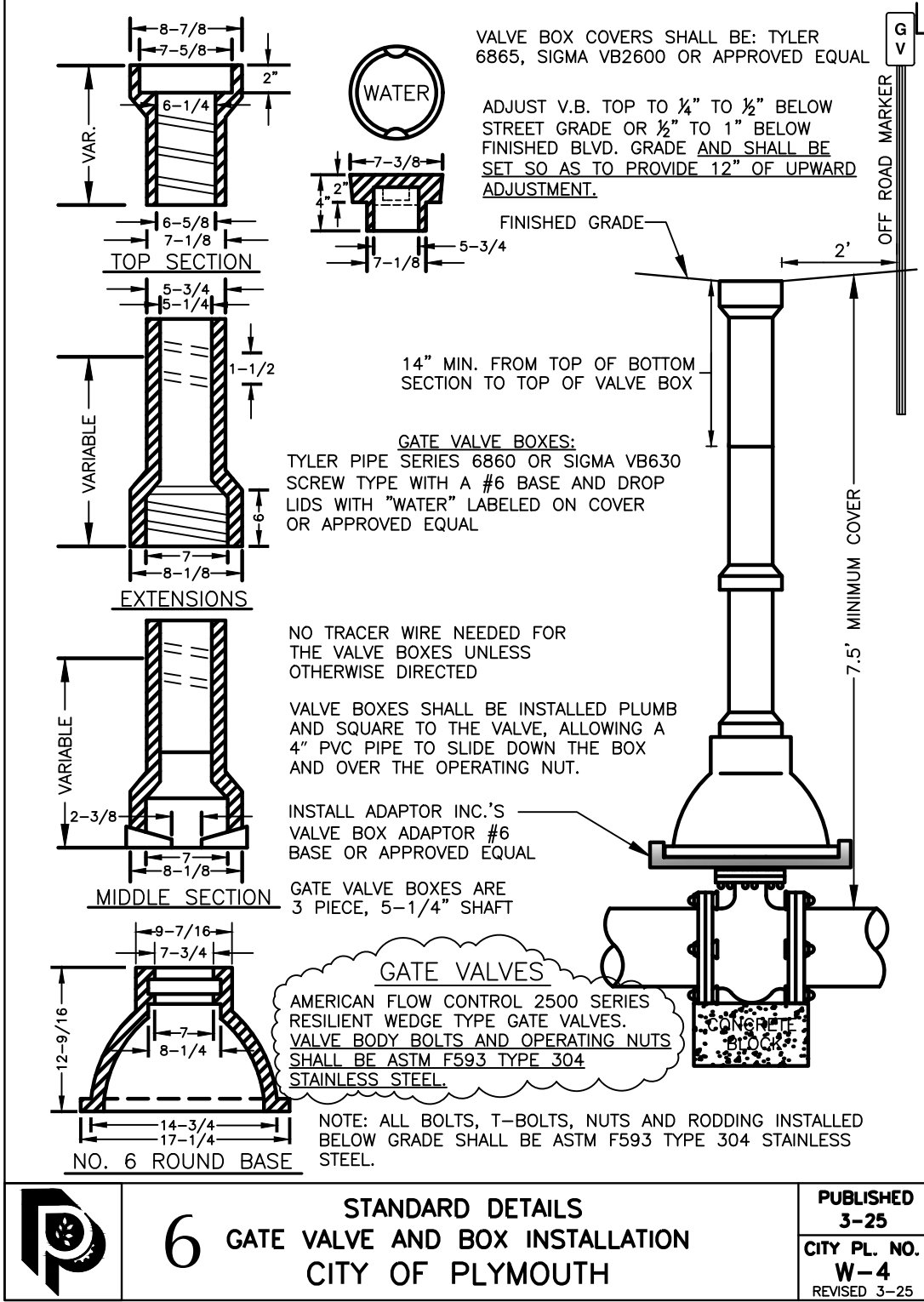
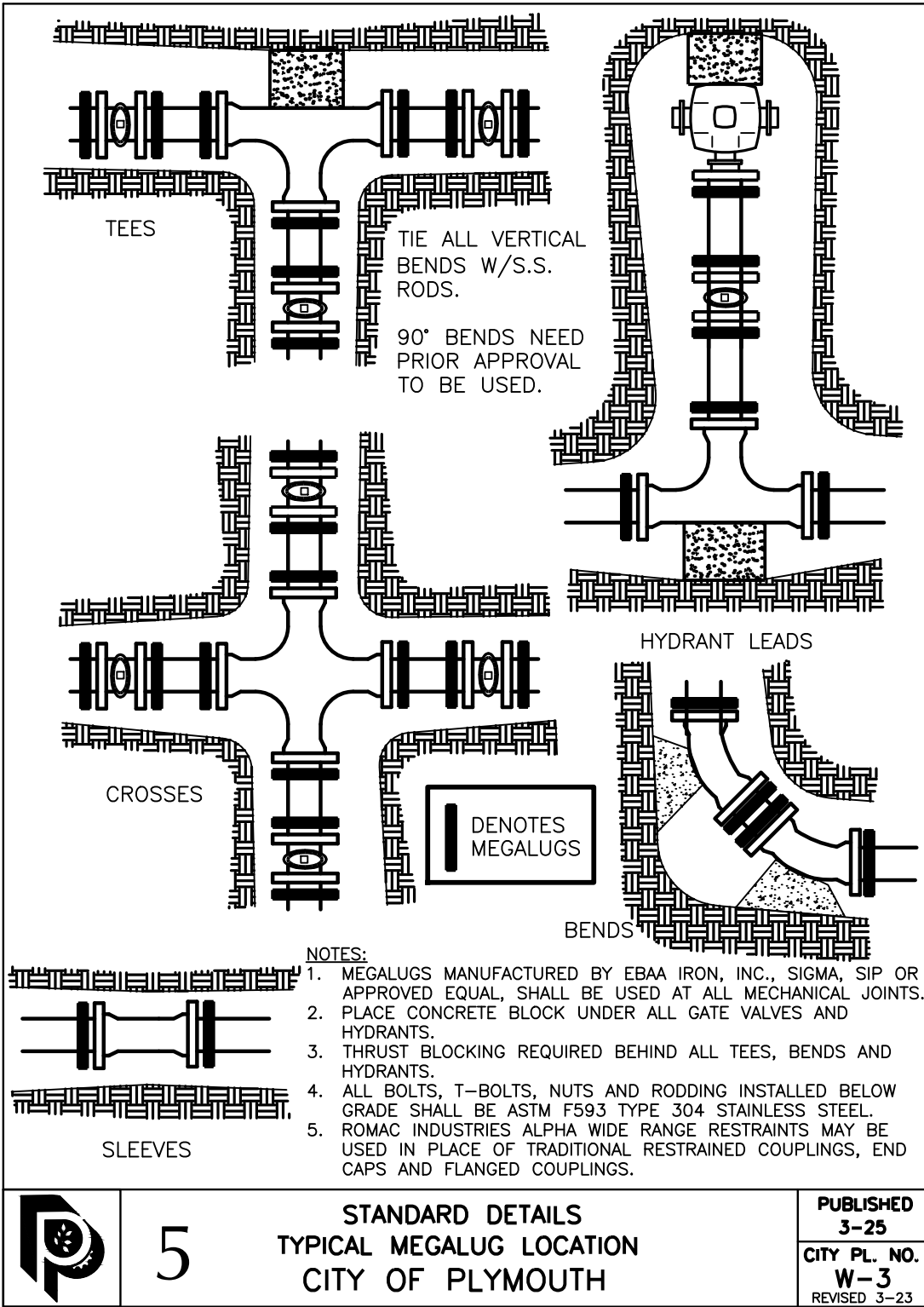
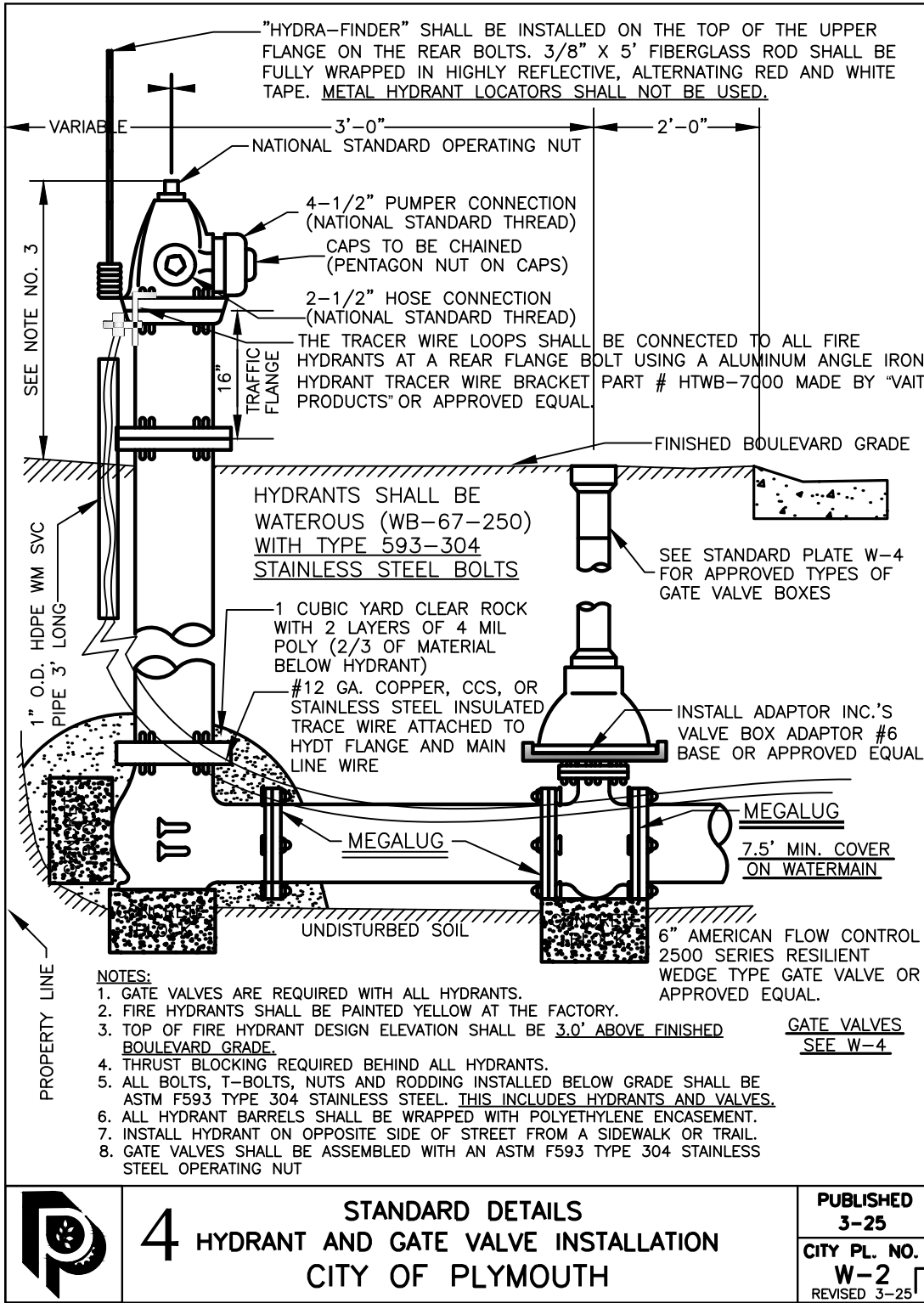
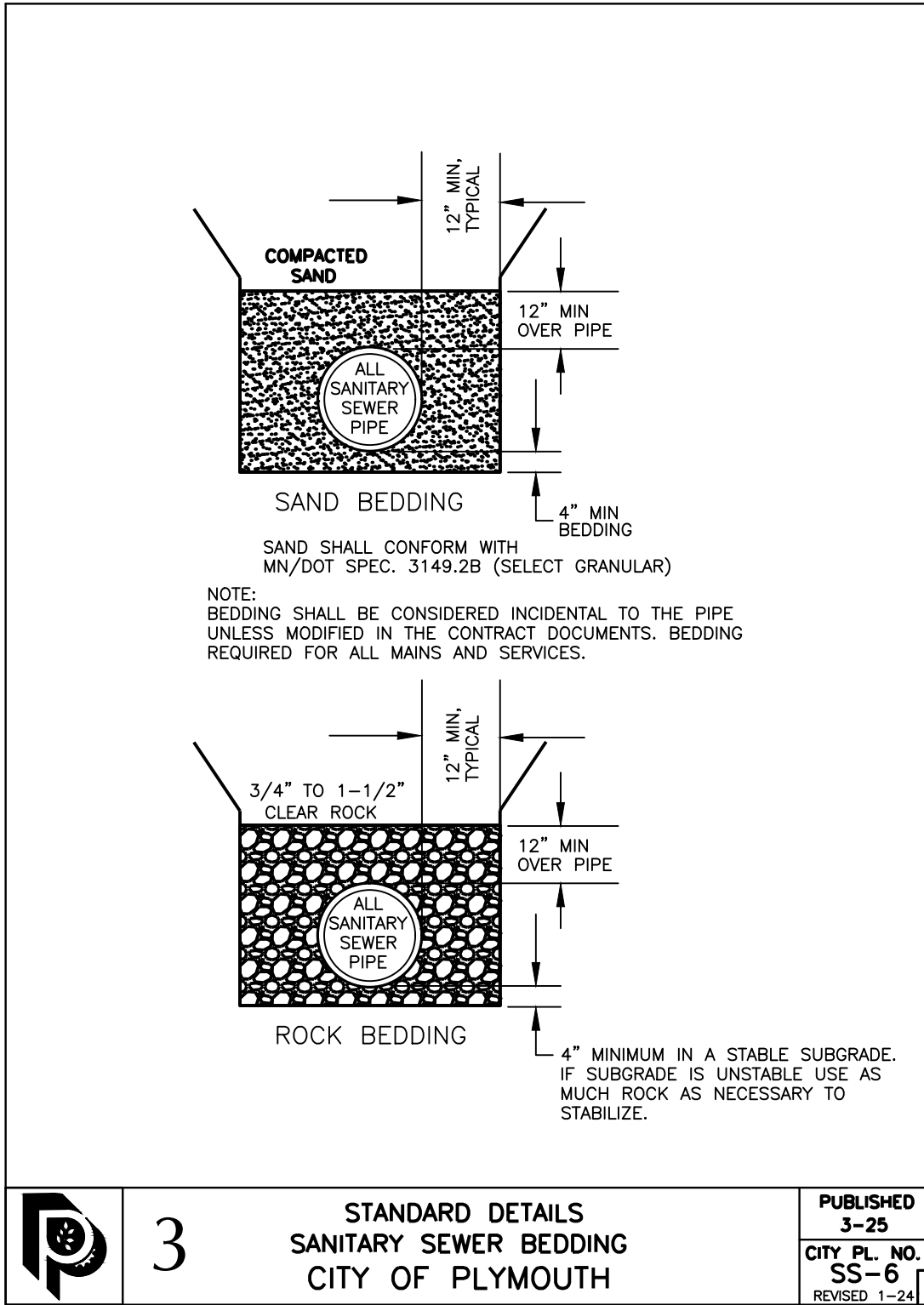
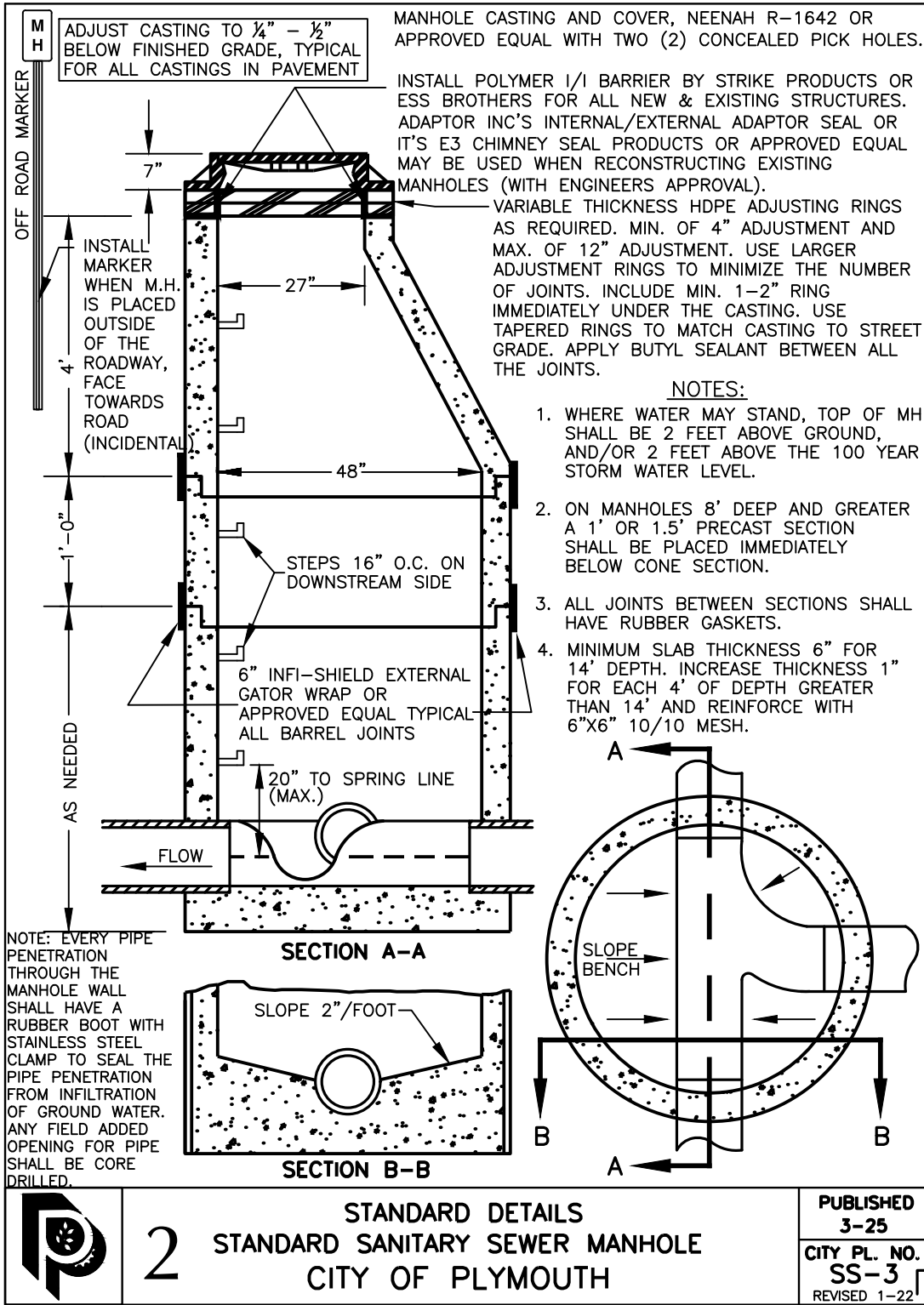
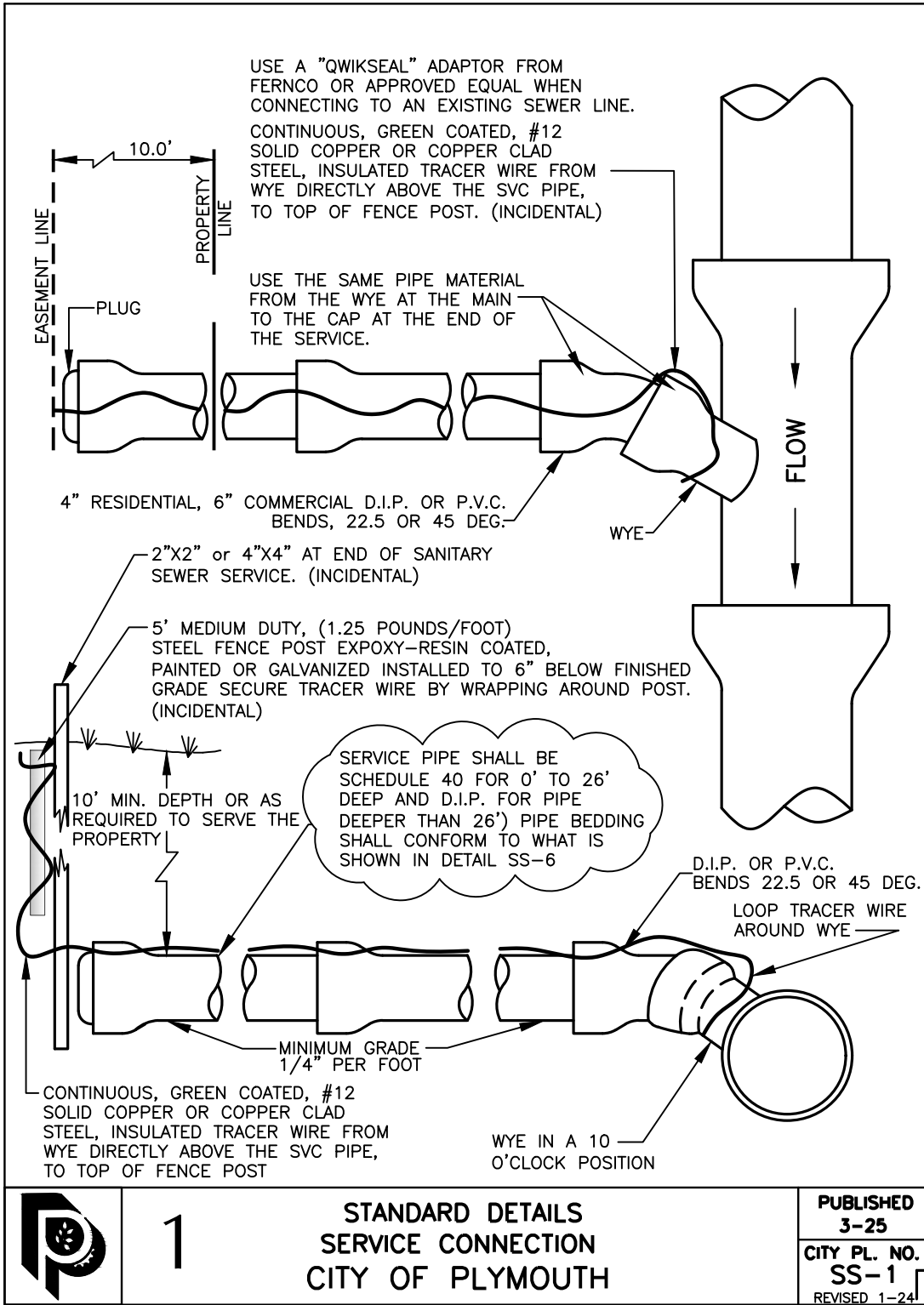
PRINT NAME: TREVOR D. GRULYS - PE
DATE: XX/XX/XX
LICENSE #: 53706
SIGNATURE:

Date: 05/08/2025

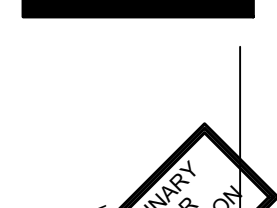
Project Number: 24505

WETLAND
BUFFER
AVERAGING
PLAN

C5-1

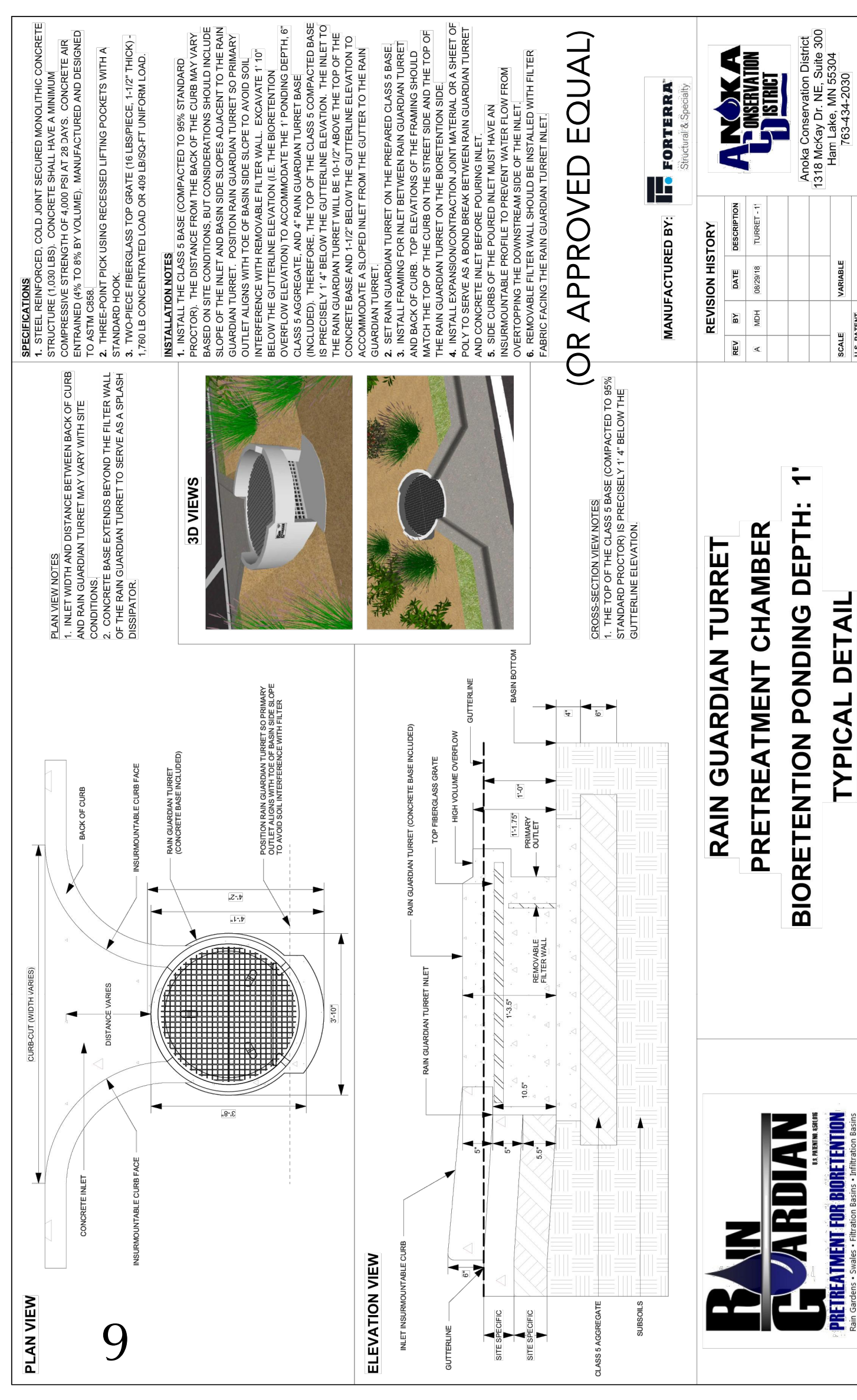
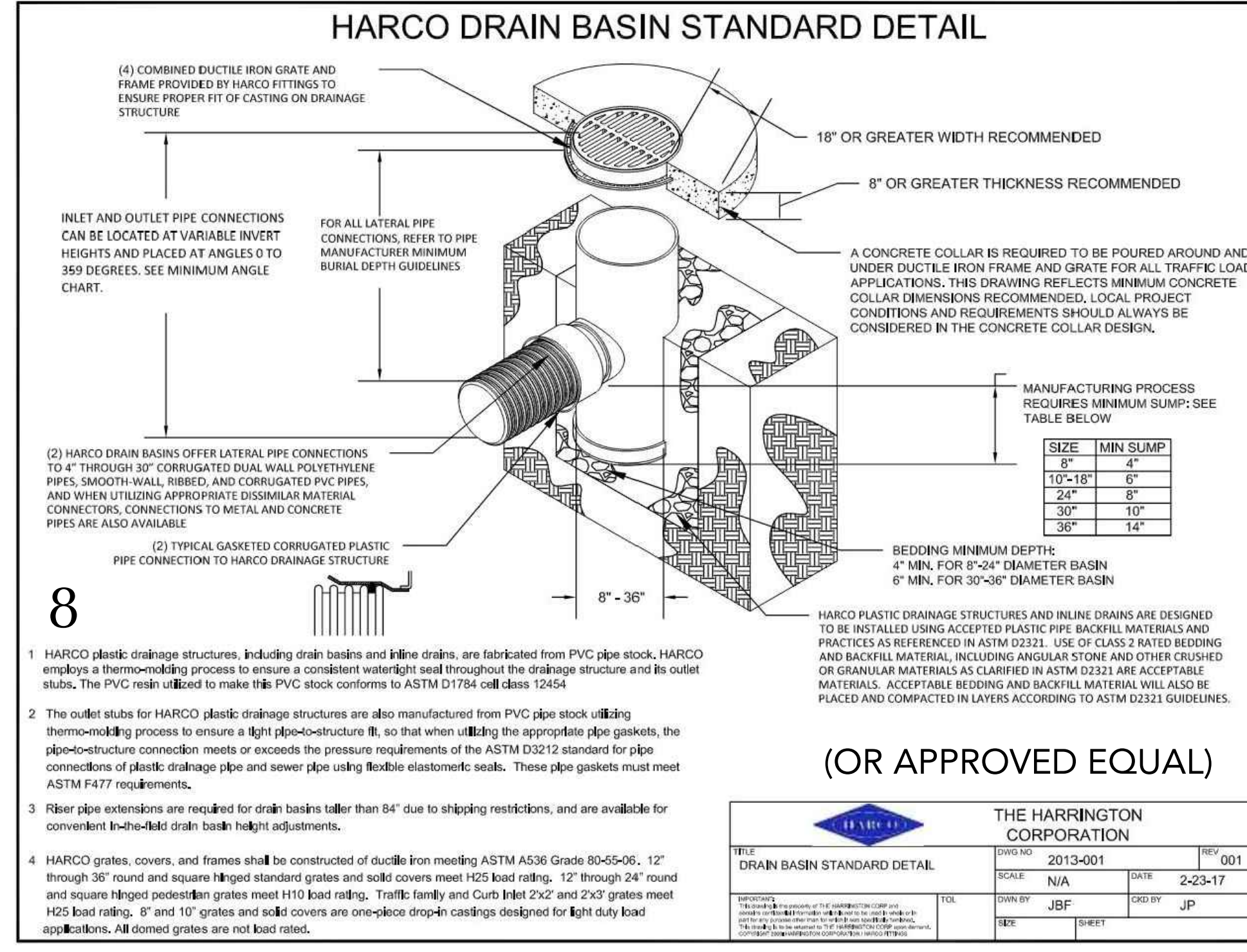
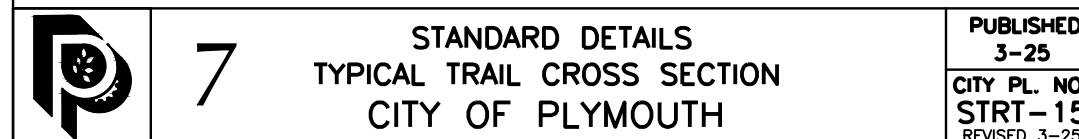
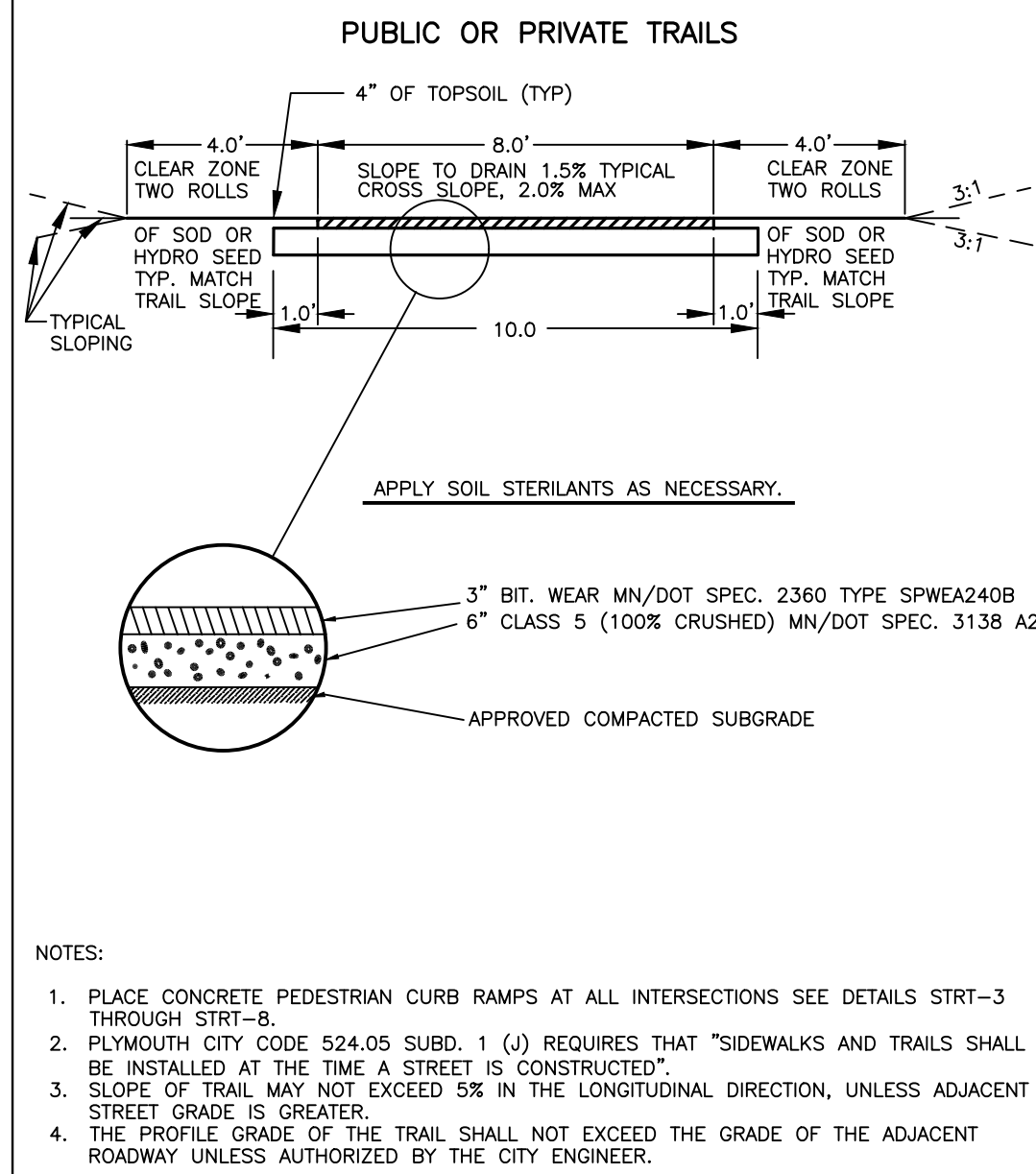
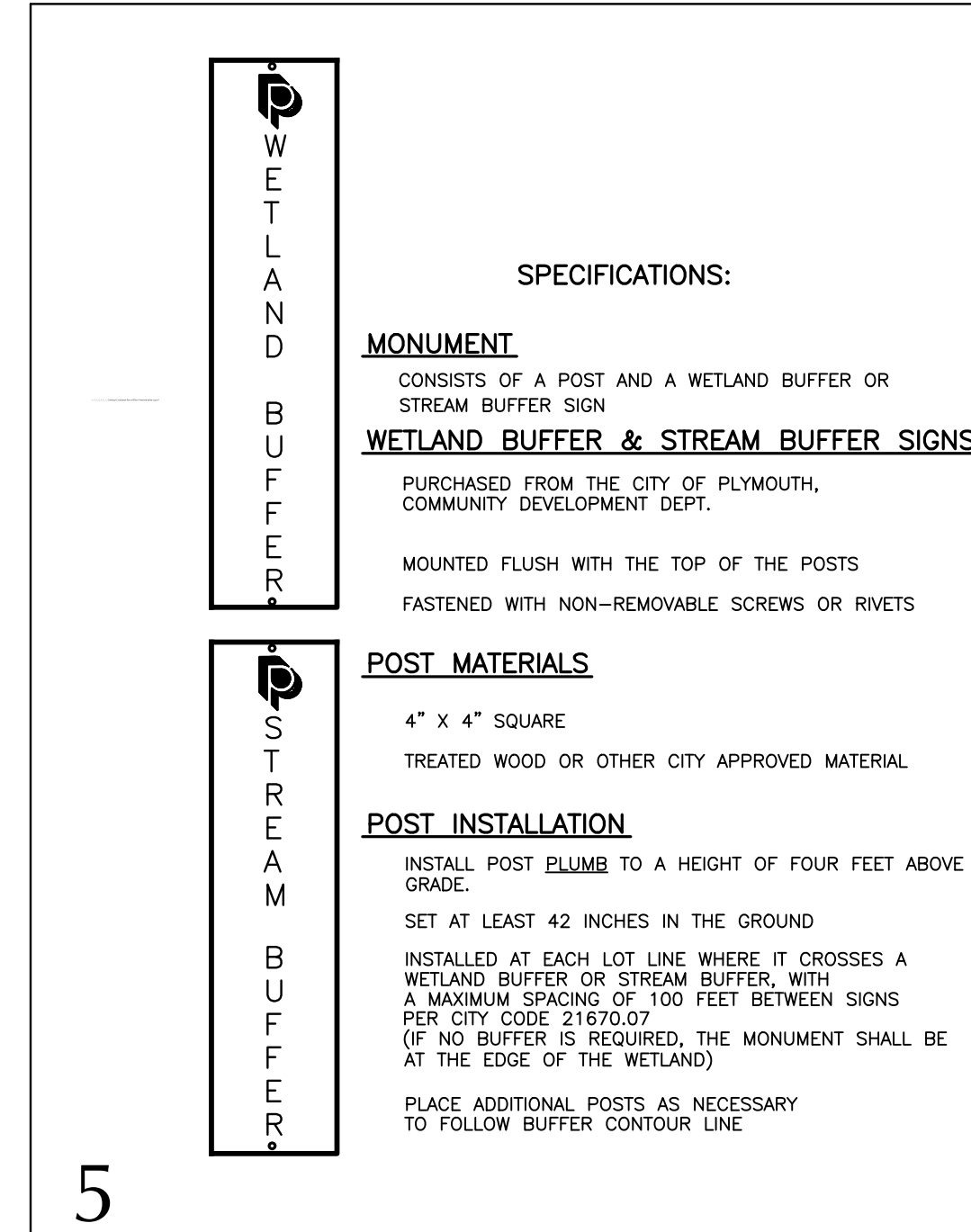
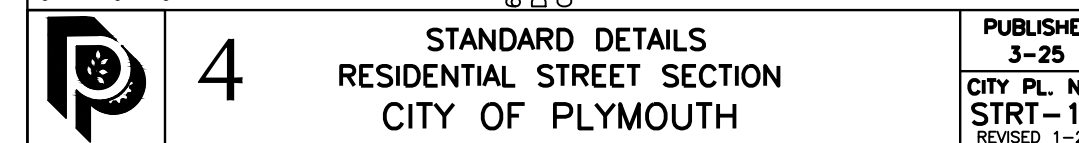
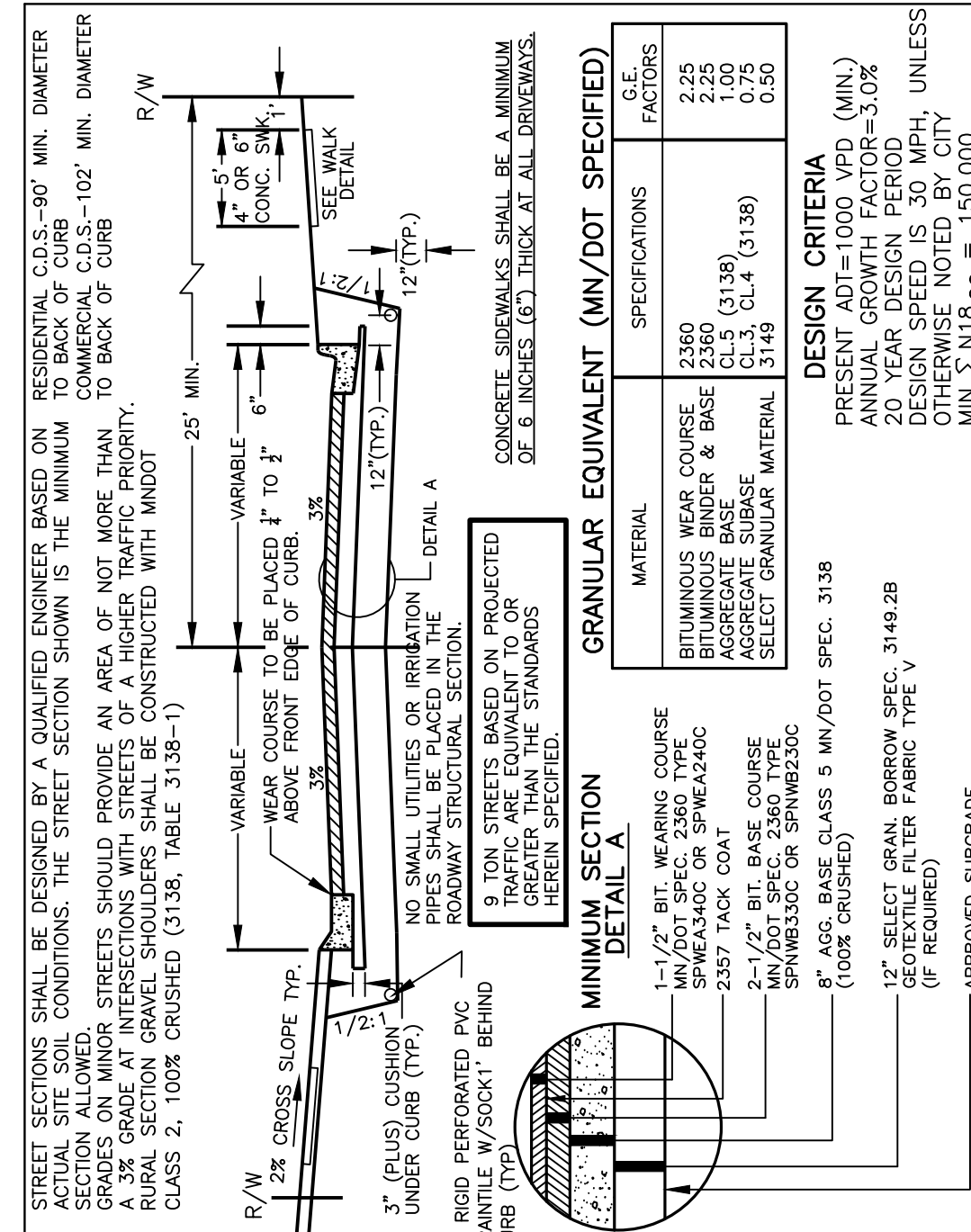
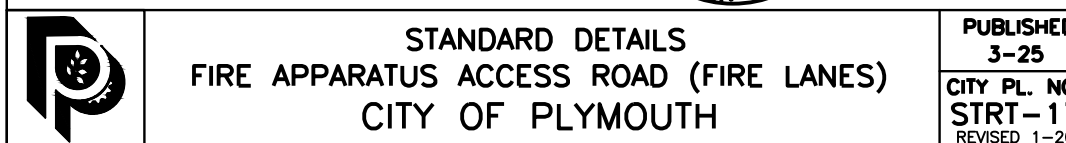
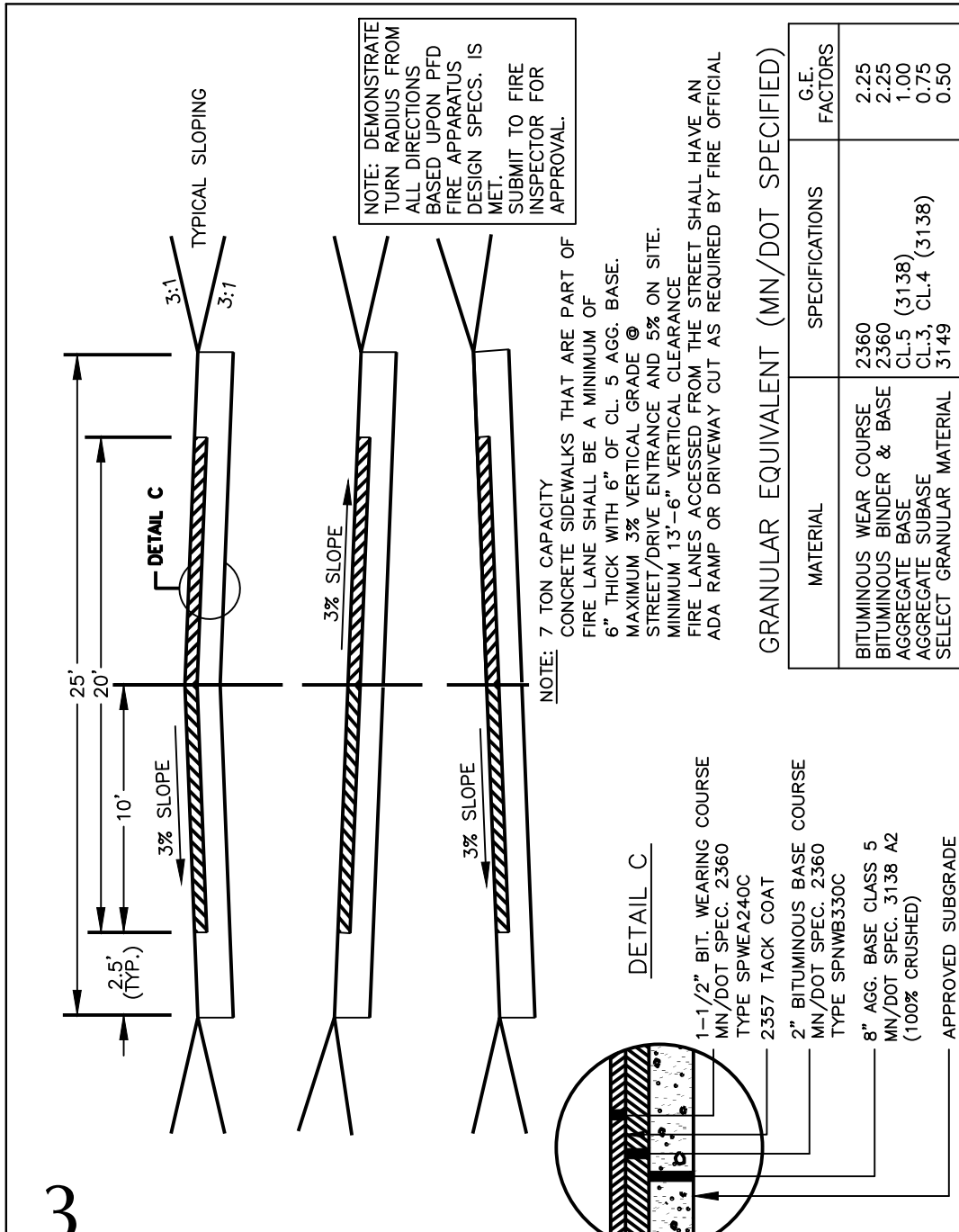
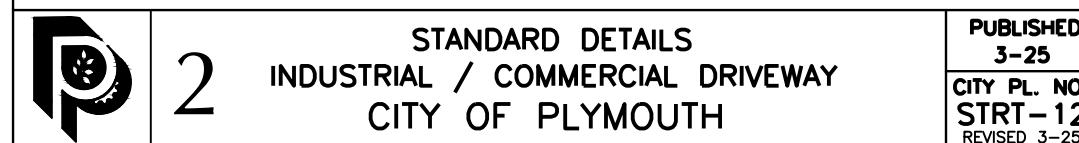
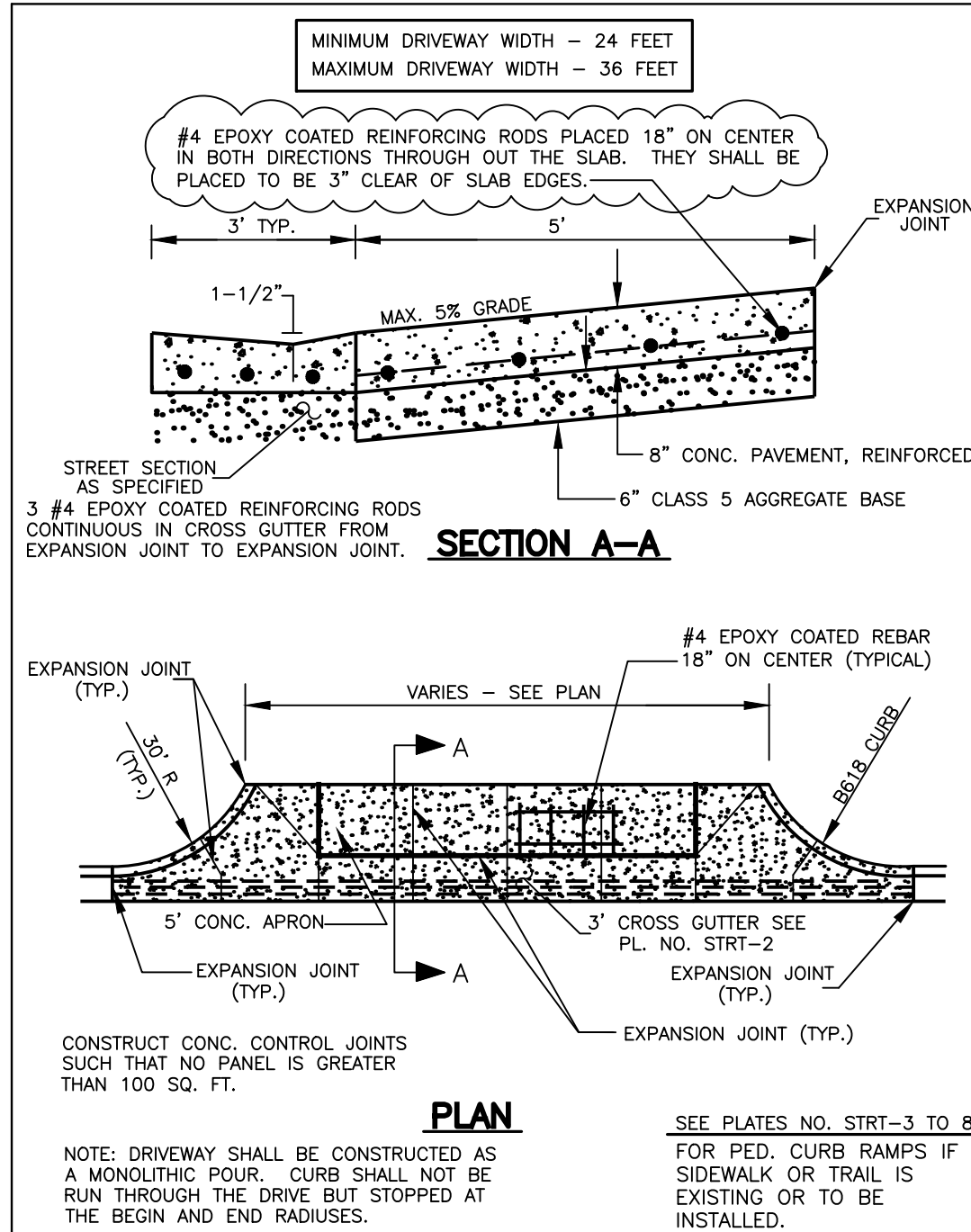
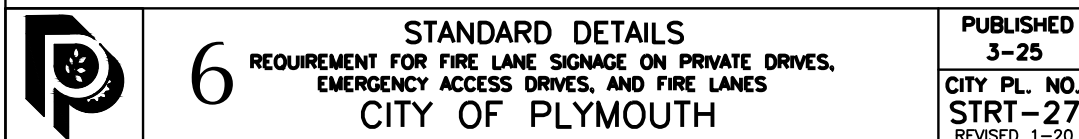
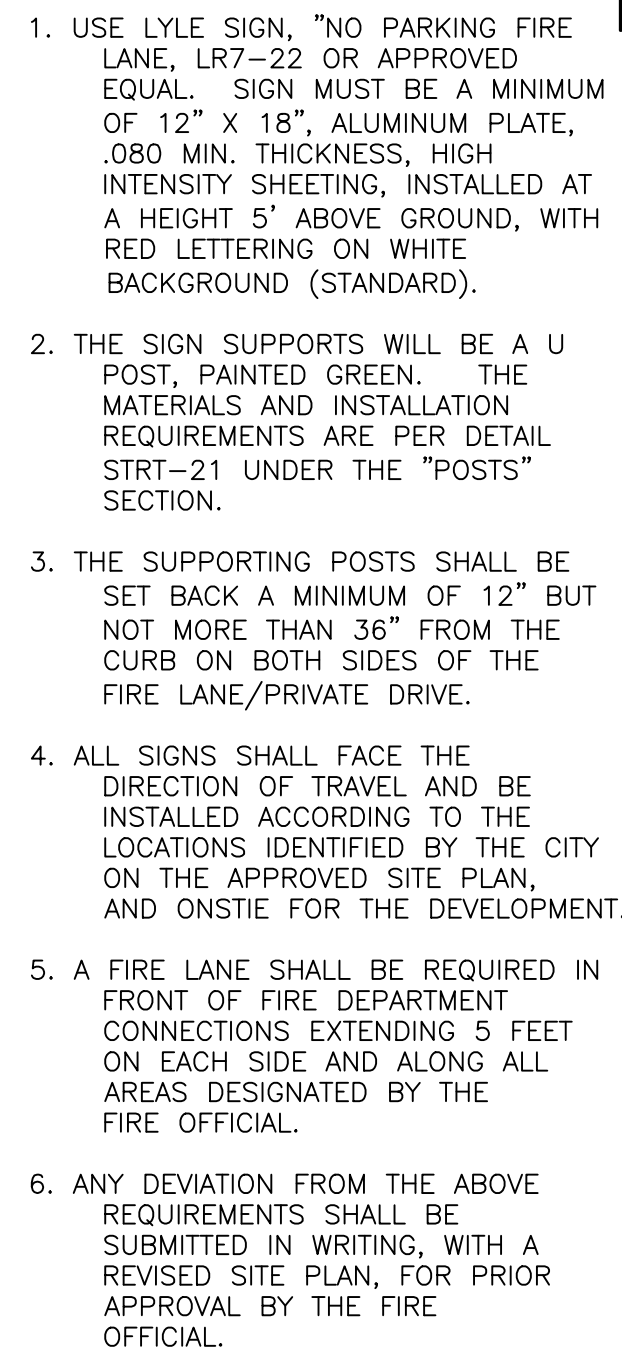
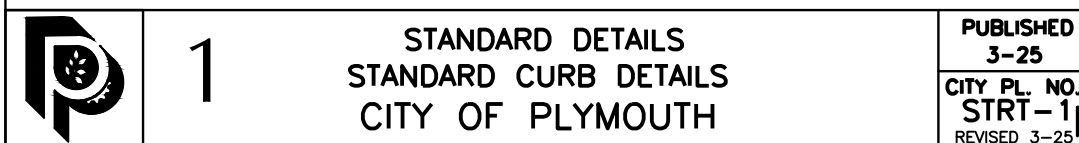
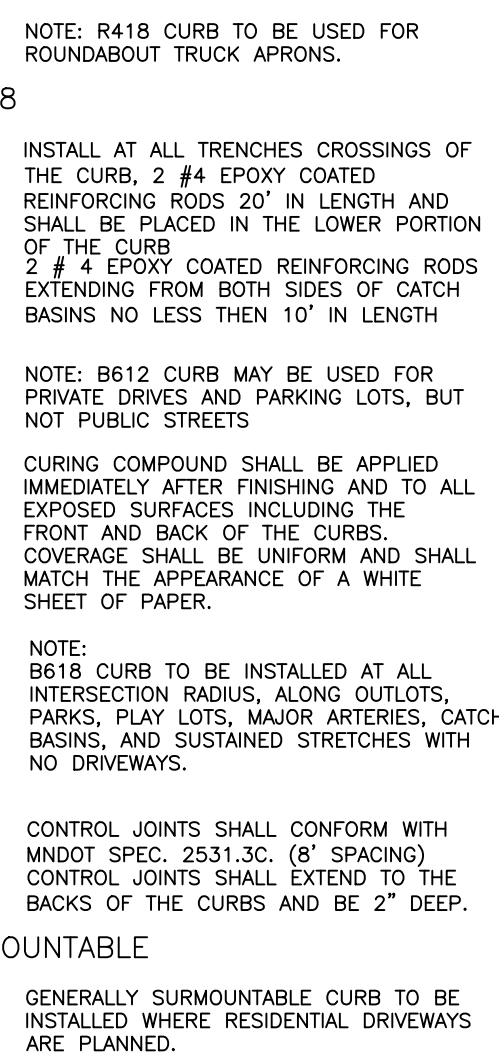


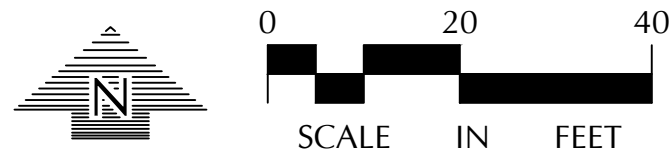
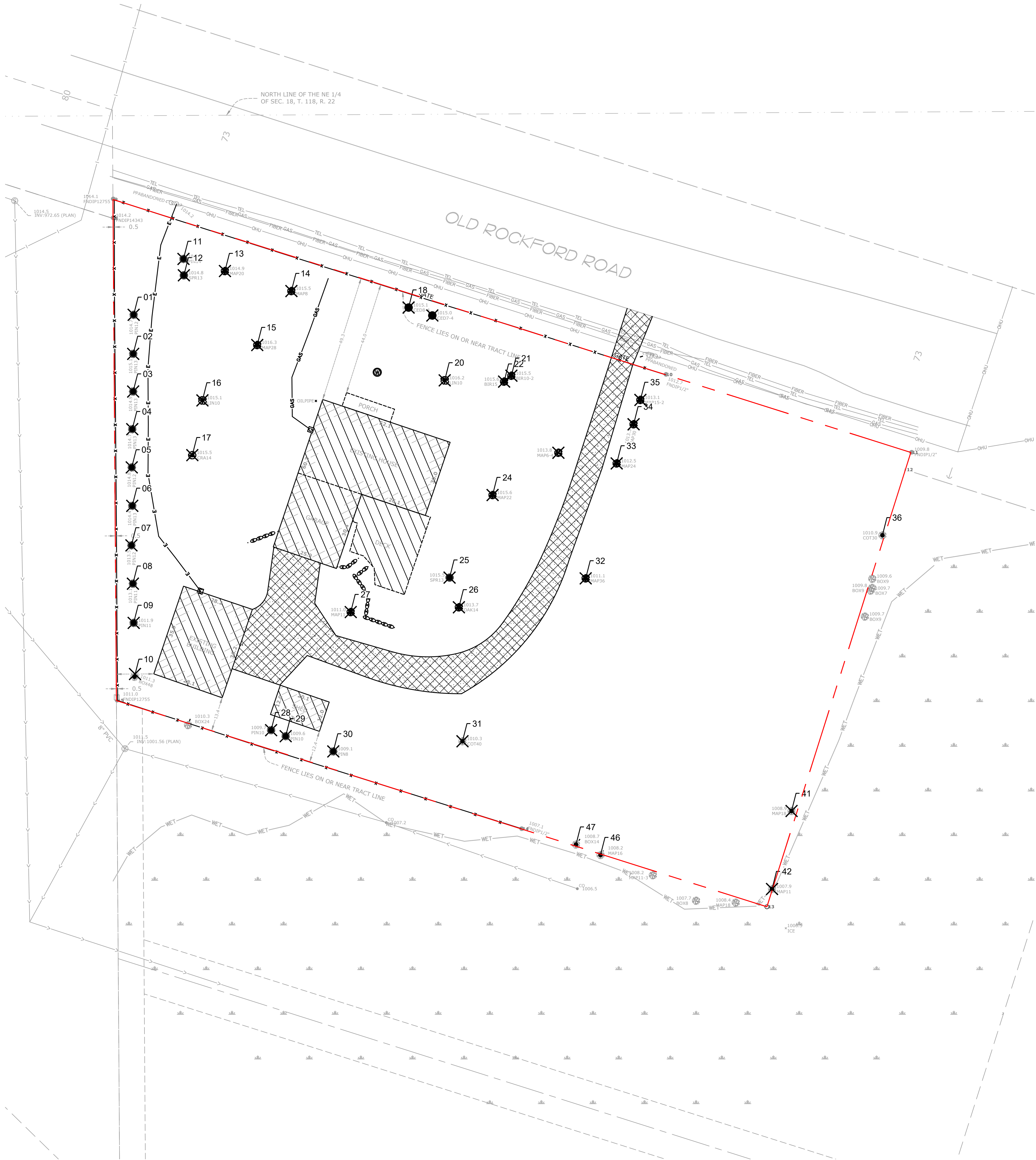
1	ISSUE FOR APPLICATION	05/08/2025
2	CITY RESUBMITTAL	07/07/2025
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PRINT NAME: TREVOR D. GRUYS - PE
DATE: XX/XX/XX
LICENSE #: 53706
SIGNATURE: XXXXXX





NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A CERTIFICATE OF
SURVEY, DATED 03/28/2023 PREPARED
BY E.G. RUD & SONS, INC.

NUMBER	SPECIES	INCH	CLASSIFICATION	REMOVED	REMAIN
1	PINE	12	SIGNIFICANT	x	
2	PINE	13	SIGNIFICANT	x	
3	PINE	13	SIGNIFICANT	x	
4	PINE	13	SIGNIFICANT	x	
5	PINE	12	SIGNIFICANT	x	
6	PINE	13	SIGNIFICANT	x	
7	PINE	12	SIGNIFICANT	x	
8	PINE	11	SIGNIFICANT	x	
9	PINE	11	SIGNIFICANT	x	
10	BOXELDER	48	INSIGNIFICANT	x	
11	PINE	14	SIGNIFICANT	x	
12	SPRUCE	13	SIGNIFICANT	x	
13	MAPLE	20	SIGNIFICANT	x	
14	MAPLE	8	SIGNIFICANT	x	
15	MAPLE	28	SIGNIFICANT	x	
16	LINDEN	10	SIGNIFICANT	x	
17	CRABAPPLE	14	SIGNIFICANT	x	
18	CEDAR	8	SIGNIFICANT	x	
20	LINDEN	10	SIGNIFICANT	x	
21	BIRCH	10	SIGNIFICANT	x	
22	BIRCH	15	SIGNIFICANT	x	
24	MAPLE	22	SIGNIFICANT	x	
25	SPRUCE	13	SIGNIFICANT	x	
26	OAK	14	SIGNIFICANT	x	
27	MAPLE	11	SIGNIFICANT	x	
28	PINE	10	SIGNIFICANT	x	
29	PINE	10	SIGNIFICANT	x	
30	PINE	8	SIGNIFICANT	x	
31	COTTONWOOD	40	SIGNIFICANT	x	
32	MAPLE	36	SIGNIFICANT	x	
33	MAPLE	24	SIGNIFICANT	x	
34	MAPLE	30	SIGNIFICANT	x	
35	MAPLE	15	SIGNIFICANT	x	
36	COTTONWOOD	30	SIGNIFICANT		x
41	MAPLE	18	SIGNIFICANT	x	
42	MAPLE	11	SIGNIFICANT	x	
46	MAPLE	16	SIGNIFICANT		x
47	BOXELDER	14	INSIGNIFICANT		x
Total Caliper Inches:				630	
Total Significant Caliper Inches:				568	
Allowed Significant Removals (75% of the above)				426	
Total Significant Caliper Inches Removed:				522	
Total Caliper Inches Surpassing 75% Removal Threshold:				96	
Total Additional Inches Proposed On Planting Plan (18 Additional 2.5" Trees):				45	
Remainder:				51	
Restitution Requirement: 96" * 1.25 = 120"; 120" - 45" = 75"				\$7,500.00	



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

WARNING:

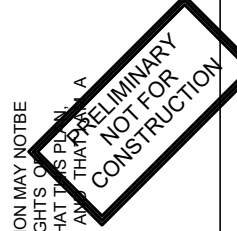
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Solbaken Assisted Living
Plymouth, Minnesota

City Project Number:
PZ2025030

1	1816 PLAN APPLICATION	05/08/2025
2	CITY RESUBMITTAL	05/07/2025

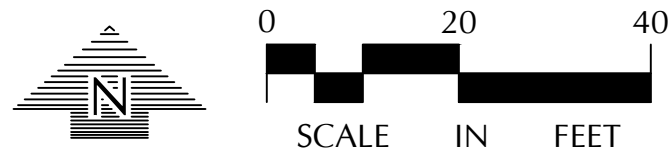


PRINT NAME: NATHAN W. EKHOF - LA
LICENSE #: 52050
DATE: XX/XX/XX
SIGNATURE: _____

Date: 05/08/2025
Project Number: 24505

TREE
PRESERVATION
PLAN

L0-1



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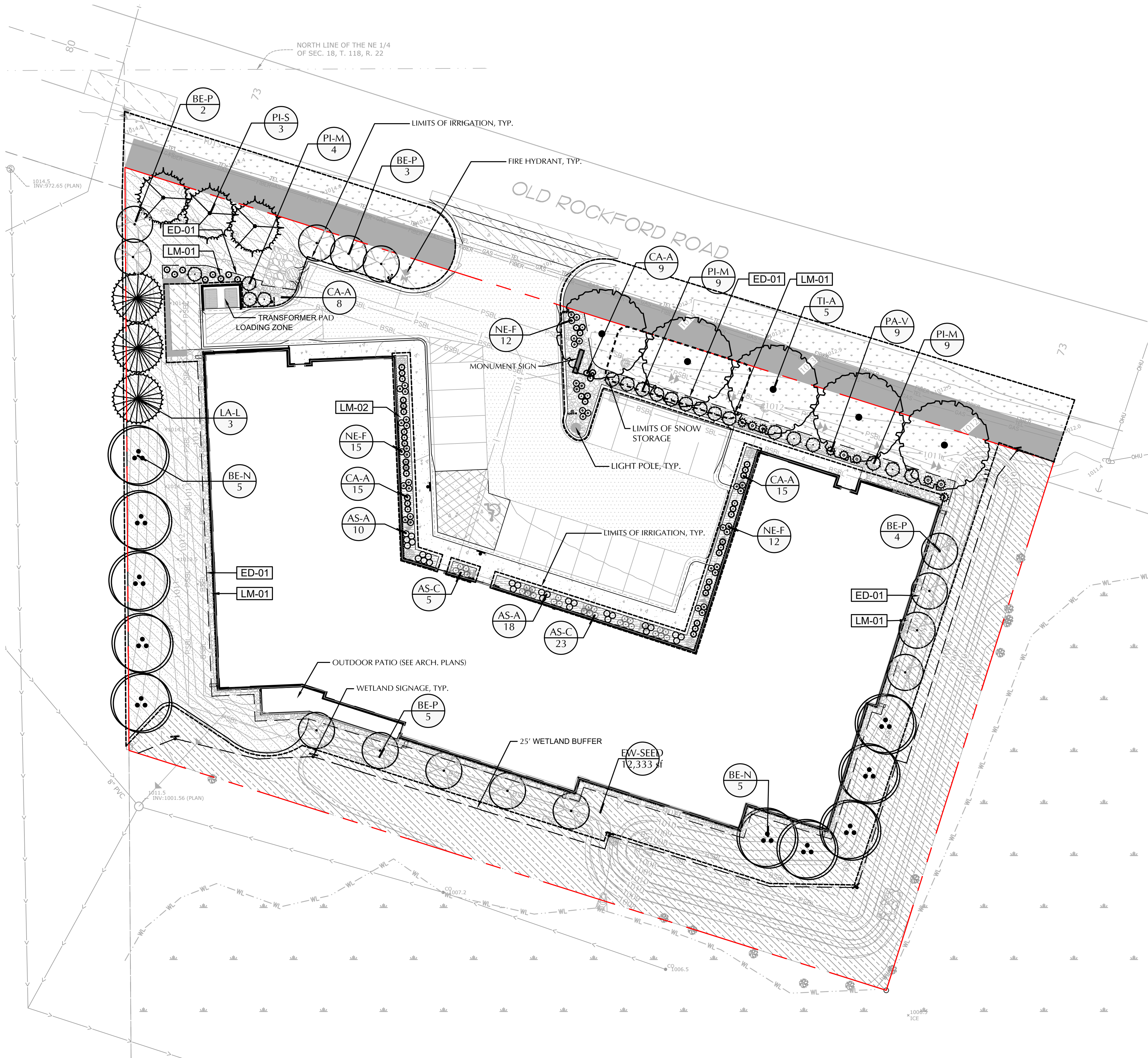


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TOLL FREE: 1-800-252-1166

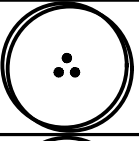
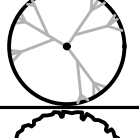
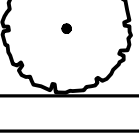
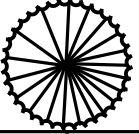
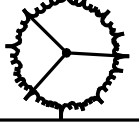
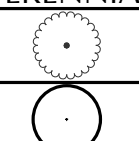
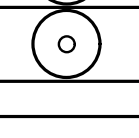
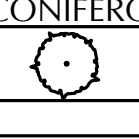
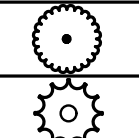
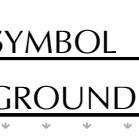
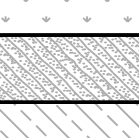
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
DECIDUOUS TREES						
	BE-N	10	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL
	BE-P	14	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® WHITE BIRCH	B & B	2.5" CAL
	TI-A	5	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B & B	2.5" CAL
		29	SUBTOTAL:			
EVERGREEN TREES						
	LA-L	3	LARIX LARICINA	TAMARACK	B & B	6' HGT.
	PI-S	3	PINUS STROBUS	WHITE PINE	B & B	6' HGT.
		6	SUBTOTAL:			
PERENNIALS						
	AS-C	28	ASTILBE CHINENSIS 'VISIONS'	VISIONS CHINESE ASTILBE	1 GAL	
	AS-A	28	ASTILBE X ARENDSEII 'DEUTSCHLAND'	ASTILBE 'DEUTSCHLAND'	1 GAL	
	NE-F	39	NEPETA X FAASSENII 'KIT CAT'	KIT KAT CATMINT	1 GAL	
		95	SUBTOTAL:			
CONIFEROUS SHRUBS						
	PI-M	19	PINUS MUGO PUMILA	MUGO PINE	5 GAL	
		19	SUBTOTAL:			
GRASSES						
	CA-A	47	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
	PA-V	9	PANICUM VIRGATUM 'SHENENDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	
		56	SUBTOTAL:			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME		
GROUND COVERS						
	SOD	4,991 SF		TURF SOD		
	DS-SEED	5,239 SF	DRY SWALE/POND MIX	MIN DOT 33-362		
	EW-SEED	12,333 SF	EMERGENT WETLAND	BWSR SEED MIX: 34-182		
		22,563 SF	SUBTOTAL:			

MATERIAL SCHEDULE

CODE	DESCRIPTION	DETAIL	MATERIAL	COLOR	COMMENTS
EDGING					
ED-01	LANDSCAPE EDGER	5/L5-1	STEEL OR PLASTIC	BLACK	3/16" X 4"
LANDSCAPE MATERIALS					
LM-01	ROCK MULCH	6/L5-1	STONE	RED	3/4" RED LIMESTONE
LM-02	WOOD MULCH	4/L5-1	WOOD	RED	

Momentum Design Group
755 Prior Avenue NE
St. Paul, Minnesota 55104
952.583.9700

1288.6
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CITY OF PLYMOUTH

RESOLUTION No. 2025-218

RESOLUTION APPROVING A SITE PLAN AND VARIANCE FOR SOLBAKKEN FOR PROPERTY LOCATED AT 18035 OLD ROCKFORD ROAD (2025030)

WHEREAS, Solbakken has requested approval of a site plan and setback variance to allow the construction of an assisted living facility development, and related improvements; and

WHEREAS, the variance would allow the front yard setback to be 25 feet where the code requires 50 feet; and

WHEREAS, the subject site is presently legally described as Tracts A and B, Registered Land Survey No. 187, Hennepin County, Minnesota; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Solbakken for a site plan and variance to allow the construction of an assisted living facility development, and related improvements, at 18035 Old Rockford Road, subject to the following conditions:

1. The requested site plan amendment is hereby approved to allow the construction of an assisted living facility development, consisting of a 19,882 square-foot, 28-unit, single-story building, and related improvements, in accordance with the application and plans received by the city on May 9, 2025, with additional information on May 28, 2025, and July 8, 2025, except as may be amended by this resolution.
2. The requested variance is hereby approved to allow a front yard setback of 25 feet, where the code requires a 50-foot setback from the front property line, in accordance with the application and plans received by the city on May 9, 2025, with additional information on May 28, 2025, and July 8, 2025, except as may be amended by this resolution.
3. The requested variance is approved, based on the finding that all applicable variance standards have been met. Specifically,
 - a. The variance, and its resulting construction or project, would be in harmony with the general purposes of the zoning ordinance and comprehensive plan. Assisted living facilities are a permitted use in the office district, and the 25-foot setback would meet the requirement for a residential dwelling such as the previously approved senior condominium building.
 - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations, because:
 1. the request is reasonable, the property will be used in a reasonable manner, as permitted by the zoning ordinance. Upon the granting of the variance, the project will comply with the zoning ordinance; and

2. the request is due to the unique environmental characteristics of the property with wetland, localized floodplain, and high-water table, and that the property characteristics were not caused by the applicant; and
 3. the variance would not alter the essential character of the locality as assisted living facilities are a permitted use in the office district and the building would be set back 25 feet from the front property line.
 - c. The requested variance is not based upon economic considerations, but rather based upon the need for a building design layout to make the daily operations of the business function.
 - d. The variance, and its resulting construction or project, would not be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood as the building would meet the setback requirement for a residential dwelling like the previously approved senior condominium building.
 - e. The variance, and its resulting construction or project, would not impair an adequate supply of light and air to adjacent properties, nor would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood as the proposed building is lower in height than permitted and would meet all other setback requirements.
 - f. The variance requested is the minimum action required to address the unique environmental characteristics. All other requirements would be met.
4. A separate demolition permit is required prior to the removal of the existing buildings on the site. Removal of any existing septic systems would need a separate permit from Hennepin County.
 5. The applicant shall construct a 10-foot-wide bituminous trail along the northern property line boundary adjacent to Old Rockford Road. The trail shall be maintained by the applicant until trail connections can be made to the east and west.
 6. **A separate building permit is required prior to commencement of the project.** Prior to issuance of a building permit, the applicant shall submit the following:
 - a. Execute a site improvement performance agreement and submit a financial guarantee pursuant to section 21045.10 of the zoning ordinance.
 - b. Obtain any required permits from other agencies including, but not limited to the Bassett Creek watershed district, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, as well as the NPDES permit.
 - c. Complete a storm sewer maintenance agreement
 - d. Provide street and trail easements, special utility easements shown in the wetlands, rear yard detention area, ditches and detention basins.
 - e. Obtain city approval of final construction plans.
 - f. Obtain Sac determination letter from the Metropolitan Council.
 - g. Obtain Minnesota Department of Health license.
 - h. Project needs Planning Approval prior to building permit.
 - i. Lots required to be consolidated through Hennepin County.
 - j. Minimum floor elevation requirements shall be two feet above the 100-year flood elevation or three feet above the OHWL of public waters.

k. Silt fence shall be installed prior to any grading or construction on the site.

7. Standard Conditions:

- a. No trees may be planted in the public right-of-way.
- b. Any rooftop/ground-mounted equipment shall be screened consistent with the requirements of section 21130.05 of the zoning ordinance to match the building.
- c. Any signage shall comply with section 21155 of the zoning ordinance and shall receive separate sign permits if required.
- d. The applicant shall remove any diseased or hazardous trees.
- e. The site shall remain in conformance with section 2025 of the City Code regarding noise regulations.
- f. Retaining walls over 48-inches requires a separate building permit and minimum 42-inch high fence on top of the wall.
- g. Compliance with the city's lighting regulations.
- h. Compliance with city's landscaping regulations.
- i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.

8. The site plan and variance shall expire one year after the date of approval, unless the property owner or applicants have commenced the authorized improvement or use, or unless the applicants, with the consent of the property owner, have received prior approval from the city to extend the expiration date for up to one additional year, as regulated under section 21030.06 of the Zoning Ordinance.

APPROVED by the City Council on this 12th day of August, 2025

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on August 12, 2025, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk

To: Dave Callister, City Manager

Prepared by: Natalie Dorcy, Office Support Specialist

Reviewed by: Jodi Gallup, City Clerk

Item: **Public hearing on the on-sale intoxicating liquor license application with Sunday sales of Angela's Kitchen LLC d/b/a Charcuterie Bar, 10160 6th Avenue North, Unit #122**

1. Action Requested:

Following the public hearing, adopt the attached resolution approving on-sale intoxicating liquor license with Sunday sales of Angela's Kitchen LLC d/b/a Charcuterie Bar, 10160 6th Avenue North, Unit #122.

2. Background:

Angela's Kitchen LLC d/b/a Charcuterie Bar has applied for an on-sale intoxicating liquor license with Sunday sales at 10160 6th Avenue North, Unit #122. This location is owned by Waterford Park Station LLC and previously had a lease agreement with Lunaverse LLC d/b/a Luna Cafe and Coffee, that never began operations. Angela's Kitchen LLC has taken over their lease for Unit #122. Charcuterie Bar will serve charcuterie boards with a variety of meats, cheeses and other paired accompaniments. They will also serve wine, cocktails, mocktails, tea and coffee with an indoor seating of 51 and no outdoor seating. Charcuterie Bar is anticipating on opening around the middle of September 2025.

The Police Department has conducted the criminal background investigation and has found no reason to deny the license. The required notification was provided to property owners within 500 feet of the site per City Code 1201.25.

3. Budget Impact:

The city has received the required background investigation fee. The prorated license fee for the remainder of the license period will be paid prior to issuance of the license.

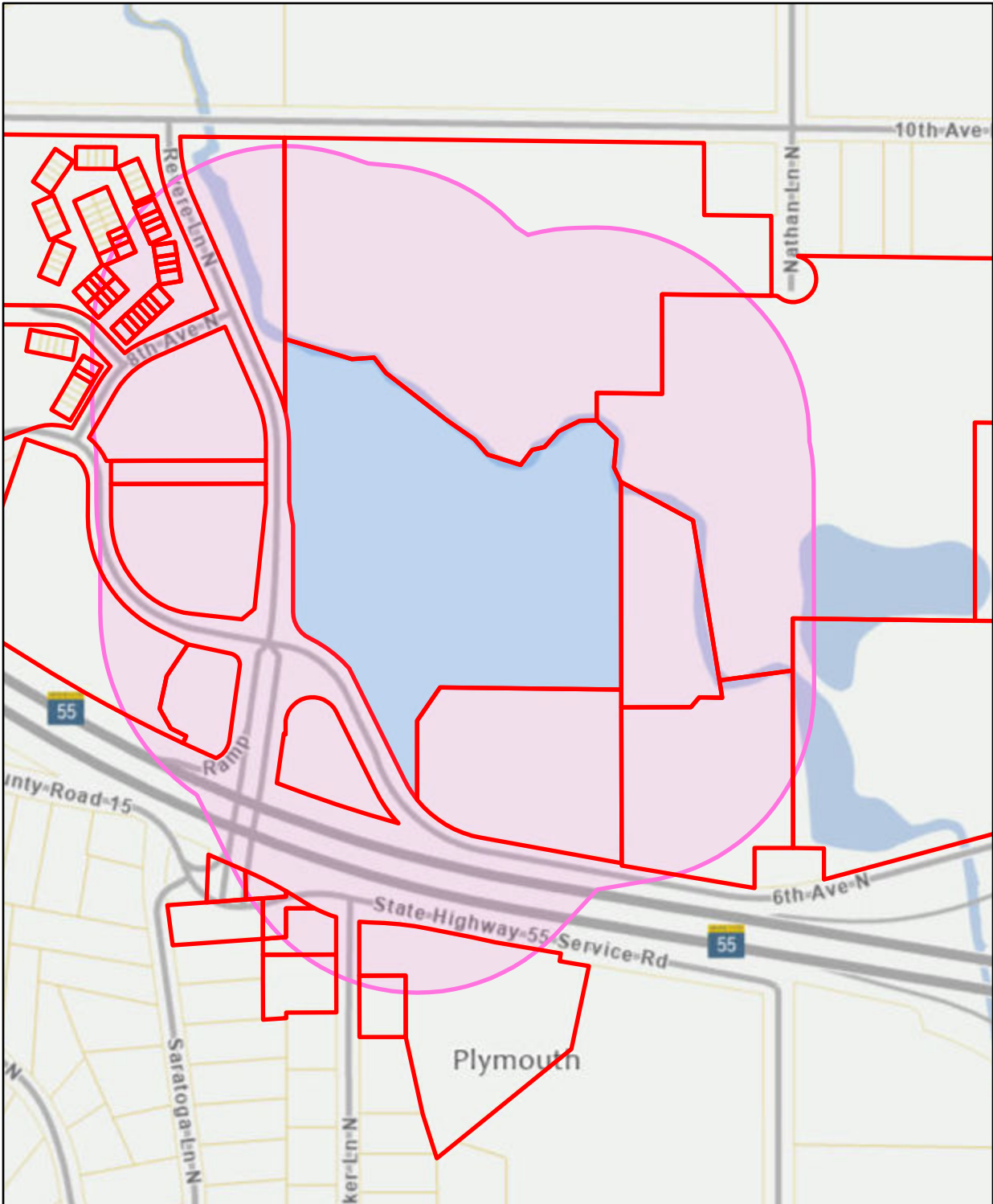
4. Attachments:

1. Location Map
2. Property Owners within 500'
3. Floor Plans
4. City Council Resolution 2025-219



Hennepin County Locate & Notify Map

Date: 7/17/2025



Buffer Size: 500

Map Comments:

0 100 200 400 Feet
|-----|-----|-----|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

40 36-118-22 13 0011
WATERFORD PARK STATION LLC
C/O PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DRIVE
CINCINNATI OH 45249

40 36-118-22 24 0044
ALISHA LEWIS
866 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0054
RACHEL E FREY
808 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 13 0012
NICOLA MSP III LP
1600 UTICA AVE S STE 300
ST LOUIS PARK MN 55416

40 36-118-22 24 0045
ASHLEY M GERNES
864 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0055
DEANNA LONG
806 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 13 0013
DC-OV BASSETT CREEK LLC
7803 GLENROY RD #200
BLOOMINGTON MN 55439

40 36-118-22 24 0046
PEDRO DAVALOS
862 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0056
MINH-THU CAO & CHI-LANG PHAM
804 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 14 0041
ONWARD INVESTORS VALUE
FUND II LP
5050 LINCOLN DR #420
EDINA MN 55436

40 36-118-22 24 0047
NATALYA LYADOVA
860 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0057
MICHAL HAIMOV
YAAKOV NAHMIA
3412 OAK RIDGE RD #306
MINNETONKA MN 55305

40 36-118-22 24 0006
ONVOY LLC
550 WEST ADAMS ST STE 900
CHICAGO IL 60661

40 36-118-22 24 0048
RONALD E KATZ
836 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0058
REID GORDER
800 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0007
ONVOY LLC
1 N WACKER DR STE 1950
CHICAGO IL 60606

40 36-118-22 24 0049
JOSEPH BENZ & PERLA BENZ
834 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0059
MICHAEL V & RUTH L DIMUCCI
826 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0010
EMPEROR INVESTMENTS LLC
400 E ANDERSON LA
AUSTIN TX 78752

40 36-118-22 24 0050
KAREN E ATLAS
832 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0060
JOSEPH M ANNEN
824 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0016
EVAN PASTOR
10512 8TH AVE N
PLYMOUTH MN 55441

40 36-118-22 24 0051
KAYLEE LAMOINE
830 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0061
ANDREA BROKAW & RYAN BROKAW
1041 JUBERT TRL
MEDINA MN 55340-3706

40 36-118-22 24 0017
RACHEL ANN NESS
10510 8TH AVE N
PLYMOUTH MN 55441

40 36-118-22 24 0052
MADELYN BAUER
812 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0062
NADYA STROEVA
820 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0023
BASSETT CREEK VILLAGE HOA
C/O CEDAR MGMT INC
990 50TH AVE NE STE 105
COLUMBIA HEIGHTS MN 55421

40 36-118-22 24 0053
JINGYI HUANG
2021 DAUNTLESS DR
GLENVIEW IL 60026

40 36-118-22 24 0064
JOANNE K ROBINSON
944 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0065
CAITLIN Q MAHONEY
942 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0005
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0025
STARCO LLC
C/O BACHMAN'S INC
6010 LYNDAL AVE S
MPLS MN 55419

40 36-118-22 24 0066
JOANNA M THOMSEN
940 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0045
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0027
GAGE BUILDING LLC
202 PENINSULA RD
MEDICINE LAKE MN 55441

40 36-118-22 24 0067
TATIANA AND ROMAN GLISTVAIN
906 TRENTON LANE N
PLYMOUTH MN 55441

40 36-118-22 31 0048
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 24 0080
MICHAEL FEINSTEIN
844 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0049
NEW HORIZON R/E DEVEL 6 LLP
3405 ANNAPOLIS LA N #100
PLYMOUTH MN 55447

40 36-118-22 24 0081
DANIEL M LARKIN
842 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 41 0013
WATERPARK 6&5 DE LLC
C/O NORTHPATH INVESTMENTS
144 EAST 44TH ST STE 601
NEW YORK NY 10017

40 36-118-22 24 0082
MARY POCOCK
840 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 42 0011
COUNTRYSIDE INVESTMENT CO
C/O STEVEN SCOTT MANAGEMENT
3020 FRANCE AVE S
ST. LOUIS PARK MN 55416

40 36-118-22 24 0083
BASSETT CREEK VILLAGE HOA
C/O CEDAR MGMT INC
990 50TH AVE NE STE 105
COLUMBIA HEIGHTS MN 55421

40 36-118-22 42 0012
DAVID F ANDRADE
330 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 24 0084
C/O COMMONBOND COMMUNITIESNG
1080 MONTREAL AVE
ST PAUL MN 55116

40 36-118-22 42 0015
ANN M ROBINSON
335 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 24 0088
BASSETT CREEK VILLAGE HOA
C/O SHARPER MANAGEMENT
10340 VIKING DR #105
EDEN PRAIRIE MN 55344

40 36-118-22 42 0016
VINCENT R POPE
415 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 31 0004
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0024
INSPIRE BRANDS
ATTN: TAX DPT 5TH FLOOR
3 GLENLAKE PARKWAY
ATLANTA GA 30328

FLOOR PLAN GENERAL NOTES

- [illegible]

FLOOR PLAN KEYNOTES

- [illegible]

CEILING KEYNOTES

- | TAG | NOTE |
|-----|---|
| 1 | MODIFY EXISTING CEILING SYSTEM TO ALLOW FOR NEW WALL CONSTRUCTION. PATCH EXISTING |

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

Carl Lunde

Date: 06/23/25
 Lic No: 54570
 Gonzalo Villalobos

COMMISSION NO. 15324-24070

CHECKED BY: _____ HS

SHEET

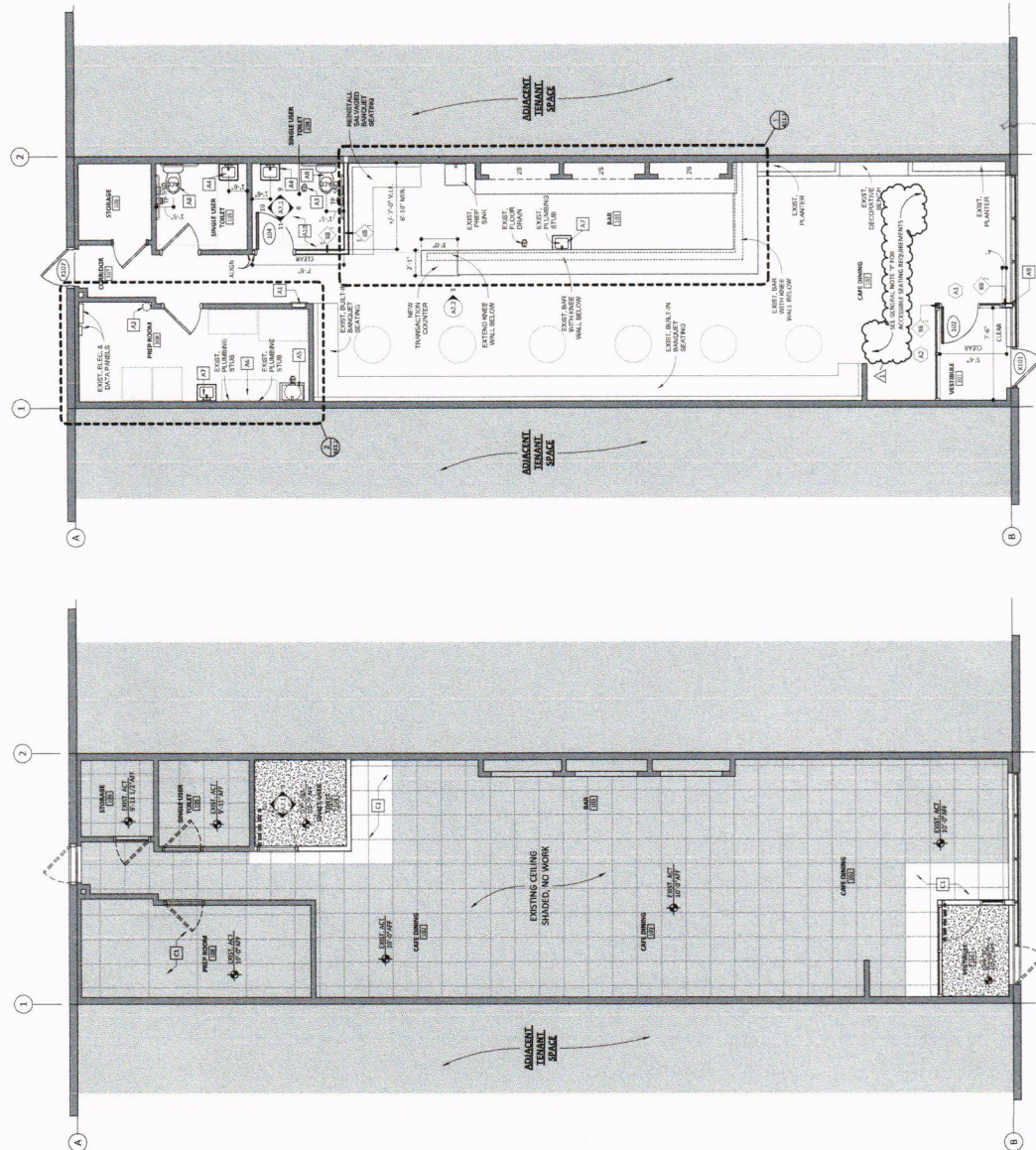
A22

THE FIRST CLASS

[illegible]

TRANSACTION COUNTER @ BAR

A2.2 $1/4" = 1'-0"$



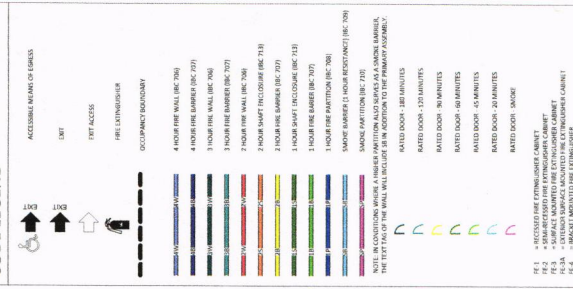
2 FIRST LEVEL NEW WORK REFLECTED CEILING PLAN
A2.2 1/4" = 1'-0"

1 FIRST LEVEL NEW WORK FLOOR PLAN
A2.2 1/4" = 1'-0"

CODE DATA - 2020 MN CONSERVATION CODE FOR EXISTING BUILDINGS

[illegible]

CODE LEGEND

CODE DATA AND
CODE FLOOR PLAN[illegible]

CITY OF PLYMOUTH

RESOLUTION No. 2025-219

RESOLUTION APPROVING ON-SALE INTOXICATING LIQUOR LICENSE APPLICATION WITH SUNDAY SALES OF ANGELA’S KITCHEN LLC D/B/A CHARCUTERIE BAR, 10160 6TH AVENUE NORTH, UNIT #122

WHEREAS, Angela’s Kitchen LLC d/b/a Charcuterie Bar, 10160 6th Avenue North, Unit #122, has submitted an application for On-Sale Intoxicating Liquor License with Sunday Sales for a restaurant located at 10160 6th Avenue North, Unit #122; and

WHEREAS, the Police Department has conducted a background investigation and has found no reason to deny the application.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the On-Sale Intoxicating Liquor License application with Sunday Sales of 10160 6th Avenue North, Unit #122, is approved for a license period that will expire January 31, 2026.

BE IT FURTHER RESOLVED that approval is contingent upon the city receiving all documentation as required in the liquor license application.

APPROVED by the City Council on this 12th day of August, 2025.

To: Dave Callister, City Manager

Prepared by: Jennifer Erickson, Economic Development Coordinator

Reviewed by: Grant Fernelius, CED Director

Item: **Update on the Plymouth Plaza Project, 1455 County Rd 101**

1. Action Requested:

Discuss and provide feedback to staff and the developer.

2. Background:

Marco McLane Development has proposed a mixed-use redevelopment of the Plymouth Plaza site at 1455 Cty Rd 101. They brought a pre-application sketch plan forward to the Planning Commission on April 16, 2025, and to the City Council on May 13, 2025. Based on feedback received, they have made some adjustments to their plan, and will provide an update on Tuesday. They have also determined the level of affordability they are planning in order to meet requirements of the Inclusionary Housing Policy, to potentially be eligible for city assistance.

Attached is a revised plan and narrative from the developer regarding housing affordability. They have submitted an application for a Land Use Guide Plan Amendment, Rezoning, PUD General Plan, and Preliminary Plat. Staff are currently reviewing these for completeness. The tentative plan is to present the applications for formal review this fall.

The proposed redevelopment would demolish a portion of the existing commercial building on the site, retain 22,046 square feet of the existing building, and construct a new 14,238 square foot single story retail building, and a 4-story mixed-income apartment building with 195 units. The original sketch plan also included an additional new commercial building with a drive-through, but this is no longer part of the plan.

The developer is proposing 20% of the units to be affordable to renters at 60% of AMI, which would comply with the Inclusionary Housing Policy. In order to meet this level of

affordability, the developer has submitted an application for city Tax Increment Financing (TIF) assistance.

LHB, Inc. was hired to conduct an assessment of the building and determined that it is substandard. This "blight test" is a measure that needs to be passed in order to establish a Redevelopment TIF District. A copy of LHB's Letter of Finding is attached.

The developer is requesting feedback on whether the council is supportive of the use of TIF assistance for this project, provided that it meets the requirements of the Inclusionary Housing Policy. Staff has been working with Marco McLane and the city's financial advisor, Ehlers, to determine the specific amounts and terms of assistance that may be needed to bridge any financing gap in order for the project to move forward. Once that determination is made, a public hearing would be held at a later date to consider establishing a TIF Redevelopment District and Tax Increment Financing Plan.

3. Budget Impact:

The budget impact is unknown at this time. Staff will work with the city's financial advisor, Ehlers, to determine the appropriate amount of assistance and its budget implications.

4. Attachments:

1. Plymouth Plaza Update Presentation
2. 1455 County Road 101 LHB Letter of Finding

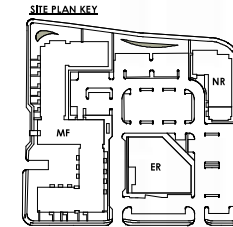
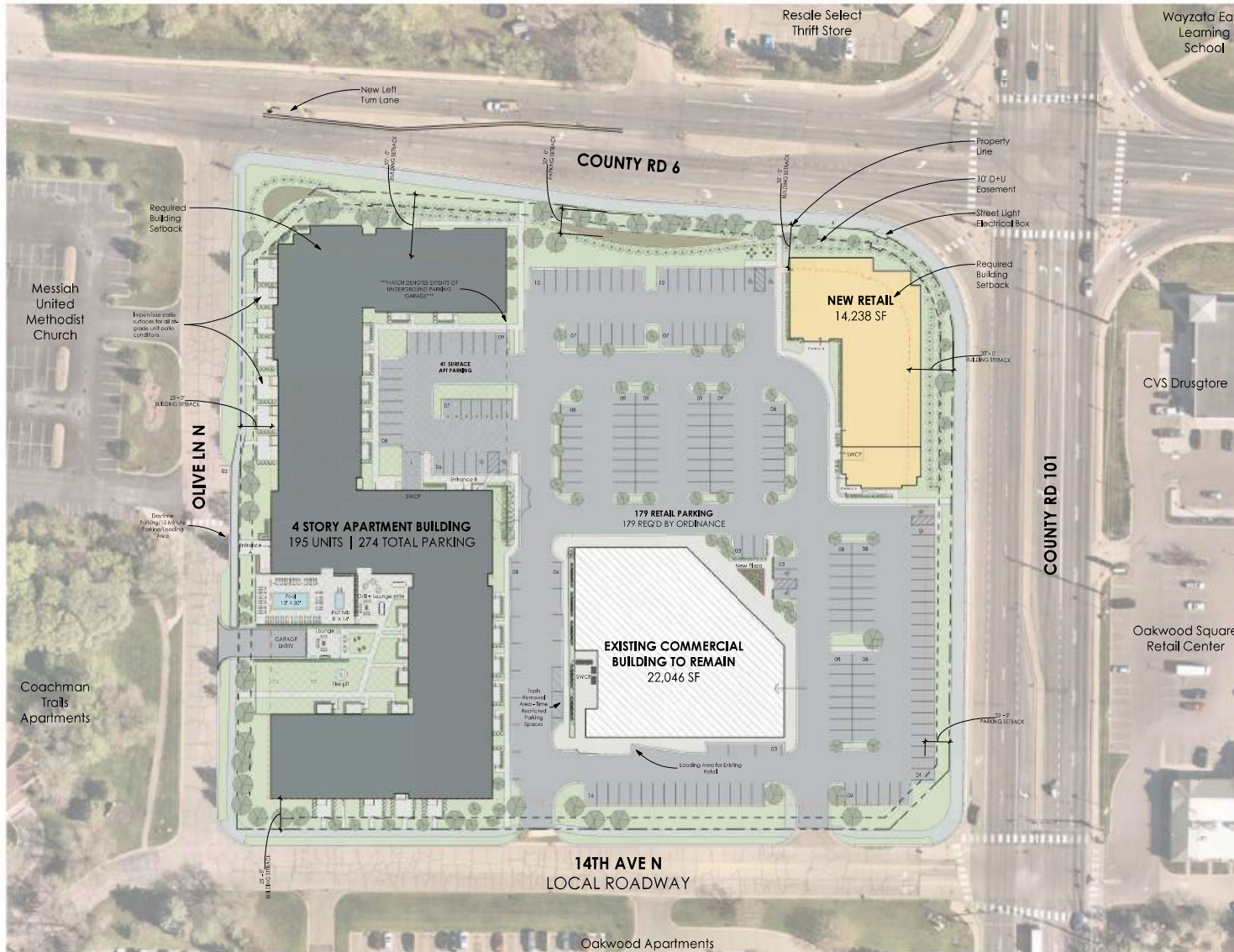
Plymouth Plaza
1415-1495 County Hwy 101
Plymouth, MN 55447

August 12, 2025 City Council Update



Project Updates and Discussion Topics

- Design Progression
- Affordability Determination
- Entitlement Schedule



PARKING SUMMARY

AUTOMOBILE PARKING - APARTMENT GARAGE	
STANDARD	153 STALLS
COMPACT	75 STALLS
ADA ACCESSIBLE	05 STALLS

TOTAL PARKING PROVIDED 233 STALLS

AUTOMOBILE PARKING - APARTMENT SURFACE LOT	
STANDARD	32 STALLS
COMPACT	07 STALLS
ADA ACCESSIBLE	02 STALLS

TOTAL PARKING PROVIDED 41 STALLS

TOTAL APARTMENT PARKING	
RATIO - TOTAL:	275 STALLS
RATIO - ENCLOSED:	1.41 CARS / UNIT
	1.2 CARS / UNIT

AUTOMOBILE PARKING - RETAIL SURFACE LOT	
STANDARD	173 STALLS
ADA ACCESSIBLE	06 STALLS

TOTAL PARKING PROVIDED 179 STALLS

PROJECT TOTAL: 453 STALLS

TMA

Tushie Montgomery Architects
7640 Lyndale Ave S Suite 100
Minneapolis, MN 55423

Prepared for

M MITHUN COMPANIES
MARCO MCLANE
DEVELOPMENT

Project

Plymouth Plaza
Mixed Use Project
1453 County Rd 101, Plymouth, MN 55447

Phase

Preliminary PUD

Issuance

Preliminary PUD Submitted: 07/28/2025

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Revisions

225004A

Architectural Site Plan

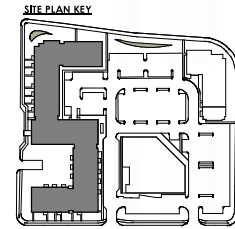
A04

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1 PUD - Architectural Site Plan

SCALE 1" = 40'-0"





AREA SUMMARY

RESIDENTIAL	# INCLUDES RESIDENTIAL UNITS, COMMON, VERTICAL CIRCULATION AND BACK OF HOUSE SPACES
LEVEL 01:	46,767 GSF 43 UNITS
LEVEL 02:	53,875 GSF 51 UNITS
LEVEL 03:	53,875 GSF 51 UNITS
LEVEL 04:	51,383 GSF 50 UNITS
TOTAL:	205,900 GSF 195 UNITS

AMENITY	# INCLUDES ALL COMMON SPACES
LEVEL 01:	7,108 GSF
LEVEL 02:	0 GSF
LEVEL 03:	0 GSF
LEVEL 04:	1,612 GSF
TOTAL:	8,720 GSF

BUILDING TOTAL (EXCLUDING GARAGE)
214,620 GSF

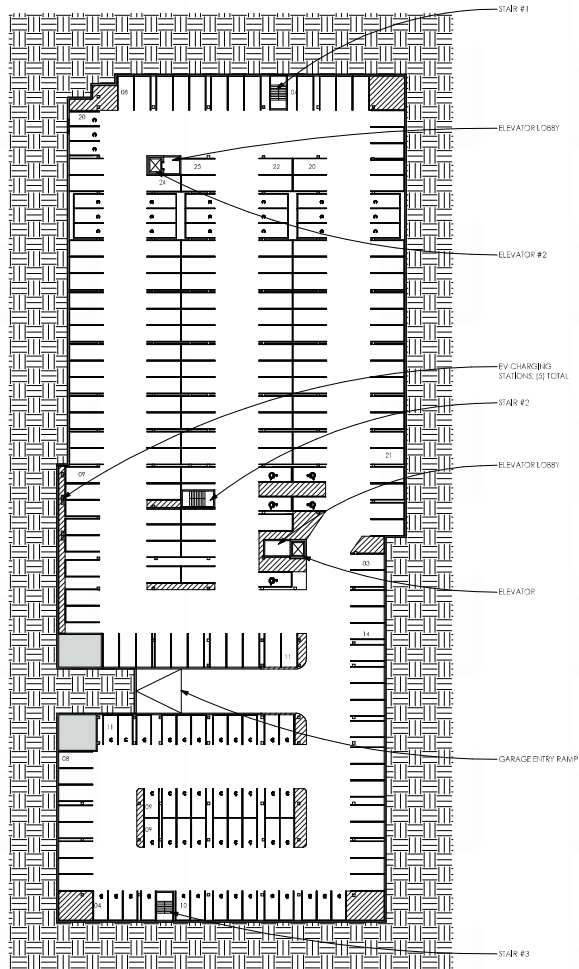
PARKING

LEVEL 01:	234 SPACES (GARAGE)
LEVEL 01:	41 SPACES (SURFACE AT GRADE)
GARAGE SITE:	84,907 GSF

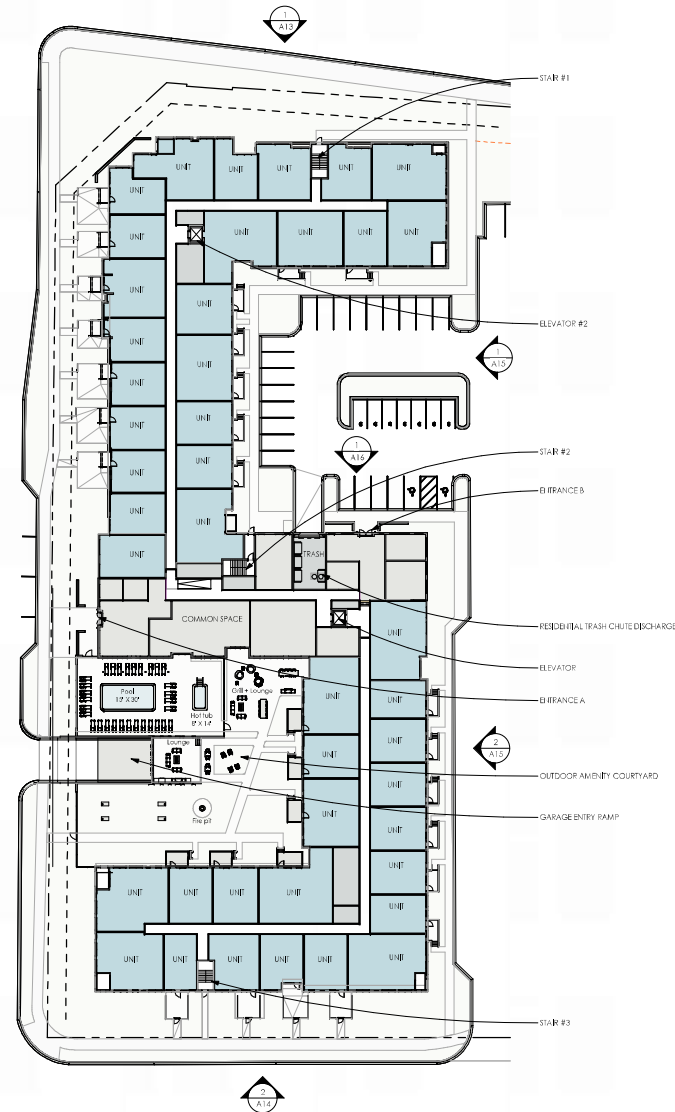
BUILDING TOTAL:	# INCLUDES ALL RESIDENTIAL, AMENITY AND SURFACE (ONLY)
299,127 GSF	195 UNITS

KEY

RESIDENTIAL
AMENITY
SOH

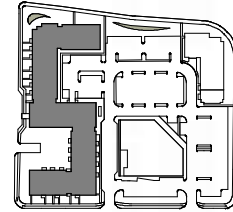


1 FLOOR PLAN - LEVEL B1
SCALE: 1/32" = 1'-0"



2 FLOOR PLAN - LEVEL 01
SCALE: 1/32" = 1'-0"

SITE PLAN KEY



AREA SUMMARY

RESIDENTIAL # INCLUDES RESIDENTIAL UNITS, COMMON, VERTICAL CIRCULATION AND BACK OF HOUSE SPACES		
LEVEL 01:	46,767 GSF	43 UNITS
LEVEL 02:	53,875 GSF	51 UNITS
LEVEL 03:	53,875 GSF	51 UNITS
LEVEL 04:	51,383 GSF	50 UNITS
TOTAL:	205,900 GSF	195 UNITS

AMENITY # INCLUDES ALL COMMON SPACES

LEVEL 01:	7,108 GSF
LEVEL 02:	0 GSF
LEVEL 03:	0 GSF
LEVEL 04:	1,612 GSF
TOTAL:	8,720 GSF

BUILDING TOTAL (EXCLUDING GARAGE)

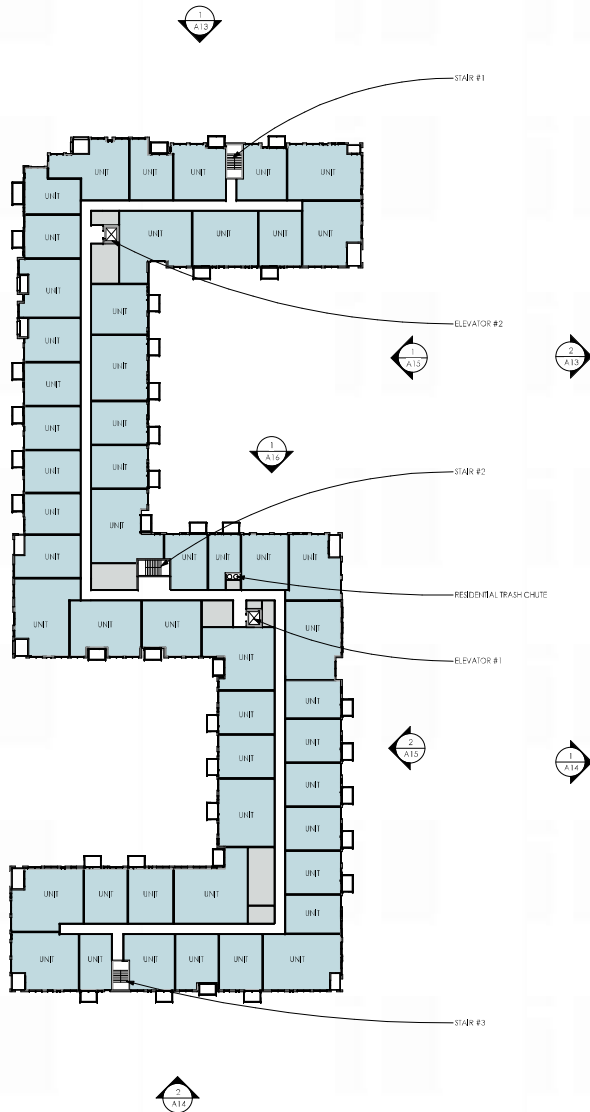
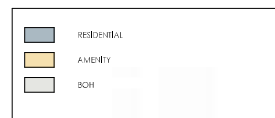
214,620 GSF

PARKING

LEVEL B1:	234 SPACES (GARAGE)
LEVEL D1:	41 SPACES (SURFACE AT GRADE)
GARAGE SITE:	84,907 GSF

BUILDING TOTAL:	# INCLUDES ALL RESIDENTIAL, AMENITY AND SURFACE PARKING
299,127 GSF	195 UNITS

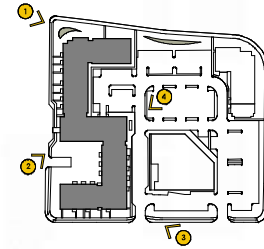
KEY



1 FLOOR PLAN - LEVELS 02+03
SCALE: 1/32" = 1'-0"



2 FLOOR PLAN - LEVEL 04
SCALE: 1/32" = 1'-0"



① PUD - MULTIFAMILY VIEW 1
SCALE

③ PUD - MULTIFAMILY VIEW 3
SCALE



② PUD - MULTIFAMILY VIEW 2
SCALE

④ PUD - MULTIFAMILY - VIEW 4
SCALE

TMA

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7640 Lyndale Ave S Suite 100
Minneapolis, MN 55423

Prepared for

M MITHUN
COMPANIES
MARCO MCLANE
DEVELOPMENT

Project

**Plymouth Plaza
Mixed Use Project**
1433 County Rd 101, Plymouth, MN 55447

Phase

Preliminary PUD

**NOT FOR
CONSTRUCTION**

Issuance

Preliminary PUD Submitted 07/28/2023

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Revisions

225004A

3D Views -
Multifamily

A19

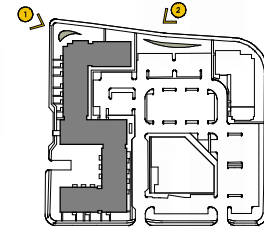
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① **3D BIRDSEYE - NW CORNER**
SCALE



② **3D BIRDSEYE - NE CORNER**
SCALE



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Prepared for

M MITHUN
COMPANIES
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Revisions

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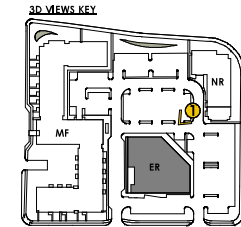
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225004A

3D Views -
Multi-family

A20

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Minneapolis, MN 55423

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**Plymouth Plaza
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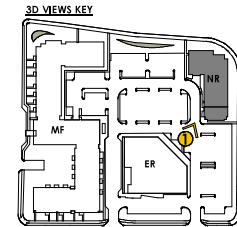
Rendering - Existing
Retail

A21

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① **Rendering - Existing Retail**
SCALE 3" = 1'-0"



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COMPANIES
MARCO MCLANE
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Phase

Preliminary PUD

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CONSTRUCTION**

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Preliminary PUD Submitted: 07/28/2023

...

Revisions



① **Rendering - New Retail**

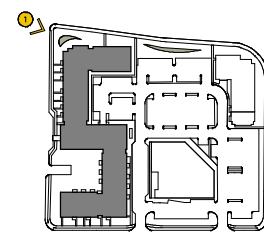
SCALE: 3" = 1'-0"

225004A

Rendering - New
Retail

A22

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① **Rendering - Multifamily**
SCALE 3" = 1'-0"

Affordability Determination

Our initial planning contemplated larger focus on “Missing Middle”, 80AMI income targeted renters. As planning and policy goals were refined, a path to 80 AMI income restricted units became unclear. The existing Inclusionary Housing Policy does not articulate any inclusion of 80 AMI units to satisfy goals or requirements. While the PUD policy encourages 80AMI units, there is no connection to the available tools to support the financial gap that exists to create income restricted units. Redevelopment of longstanding infill properties comes with complications and site-specific costs not seen in greenfield, ground up development. Plymouth Plaza embodies the complications of infill redevelopment and compounds the complications with businesses continuing operations during the multiphase construction.

Current affordability evaluation:

- Blight study confirmed site meets redevelopment TIF requirements.
- Contemplating Inclusionary Housing Policy requirement of 20% at 60AMI
- City’s financial advisor is engaged to complete a tax increment creation analysis.
- We completed further market research on the current supply of affordable housing to assist the evaluation process.

Current Market Density and Demand

Density and demand were studied across the project site area and broader Plymouth market to assess existing supply density and comparable projects. The Maxfield Housing study commissioned by the City of Plymouth and online listing services like apartments.com were used to compile data. The project site currently has four multifamily buildings in the immediate area. The existing supply of apartments were mostly built in the 1970s with one built in 1988. No multi-family buildings have been built in in the last 25 years within the two census tracts comprising this market area. Each of the four existing buildings are either required to be income restricted, affordable projects or are naturally occurring affordable housing. As of this submission, the four existing buildings are over 98% occupied.

The broader Plymouth market was studied to compare multi-family development areas as an example of supply density. The thematic map and tabular data on the following pages studied 4 primary development markets compared to the subject site: Hwy 169/Hwy 55, Rockford Rd/169, Hwy 10/494, City Center/55/494. In each of these comparable development nodes, the subject site existing supply was significantly lower than the next closest node. Upon full development of our project, the supply is still considerably less than the next closest node.

We strongly believe the data shows that our project would be a differentiator in the existing supply area and the proposed additional units are well within a demand study of market viable as compared to the successful projects across the Plymouth market in much denser development nodes. Further, new development can have a positive effect on older projects by bringing awareness to new renters, motivating improvements to support competitiveness, and offering differentiation in housing options.

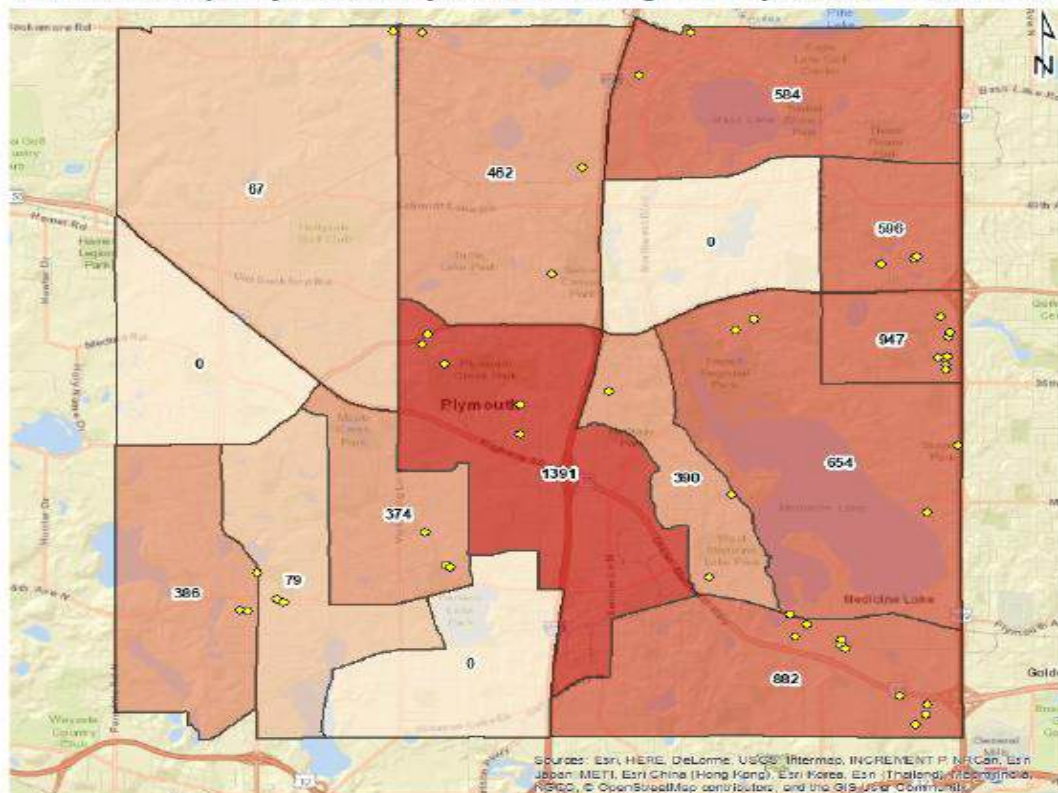
Multi-Family Development Node Density

6/101									
Community	Units	Yr Built	Available	Hwy 55/169			494/Hwy 10		
Plymouth Colony	126	1972	0	Dietrich	342	TBD	Prudential	925	2025
Oakwood	108	1977	7	Arrive	132	2024	Quinn	301	2003
Coachman Trails	157	1988	5	Wren	176	2024	Bass Lake Hills (TH)	284	1989
Wellington	39	1973	0	Medicine Lake Apt	82	1977		1510	
	430			Axis	157	2016	Hwy 55/494		
				Creekside	204	2000	Doran/Fernbrooke	353	2025
Proposed	195	2027		Willow Creek	245	1979	Park Place	500	1987
					1338		Currents	326	1970
Total	625			Rockford/169			Broadwell (Sen)	130	2021
				Talus	192	1972	City Center Area		
				Four Seasons	92	1969	City Center	400	TBD
				Lancaster Village	160	1969	Vicksburg Village	334	1990
				Plymouth Point	96	1970	Plymouth Square	160	1988
				4 Seasons Mall	412	TBD	Towne Square (Sen)	99	1994
					952			2302	

Multi-Family Density Per Census Tract

RENTAL MARKET ANALYSIS

General Occupancy Multifamily Rental Housing Units by Census Tract - 2017



PUD Scoring

PLYMOUTH PLAZA PUD SCORING MATRIX

Mixed Use Development		5	Residential combined with existing and new commercial
EV Ready		1	Provisions will be in place above and beyond what is installed immediately
Bicycle Facilities (internal)		5	Bike storage facility will be located within residential building
Item not Listed - Environmental		4	Stormwater treatment for existing site where none existed prior to development
Bike Storage		3	Bike storage facility will be located within residential building
Proximity to Services		5	Redevelopment is located within 0.25 miles of pharmacy, clinic, place of worship, and bus stop.
Architecture and Aesthetics		3	4 sided architecture comprised of high quality materials
Roof Top Space		1	Resident roof top lounge provided.
		27	
<i>Under Consideration</i>			
Transit		5	Need to determine transit screen location/viability
Pollinator Garden		2	Need to confirm if 1000sf is attainable.
EV Chargers		2	To be determined what 5% is based off of.
Affordable Housing		10	Dependent on TIF financing and requirements.

Project Timeline

City Council Project Update: Aug 12
 Planning Commission General Plan PUD: September
 City Council General Plan PUD: October
 Phase 1 Final PUD: December
 Final Plat: December/January
 Phase 1 Construction Commencement: January 2026
 Phase 2 Construction Commencement: Q4 2026

July 18, 2025

Grant Fernelius
Community and Economic Development Director
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

TIF ANALYSIS FINDINGS FOR 1455 COUNTY ROAD 101

LHB was hired to inspect one building on one parcel in Plymouth, Minnesota, to determine if it meets the definition of "Substandard" as defined by *Minnesota Statutes, Section 469.174, subdivision 10*. The building parcel may potentially be part of a future Redevelopment TIF District, so will need to be compliant with all the statutes pertaining to a Redevelopment District.

The building is located at 1455 County Road 101 (Parcel A in Diagram 1).

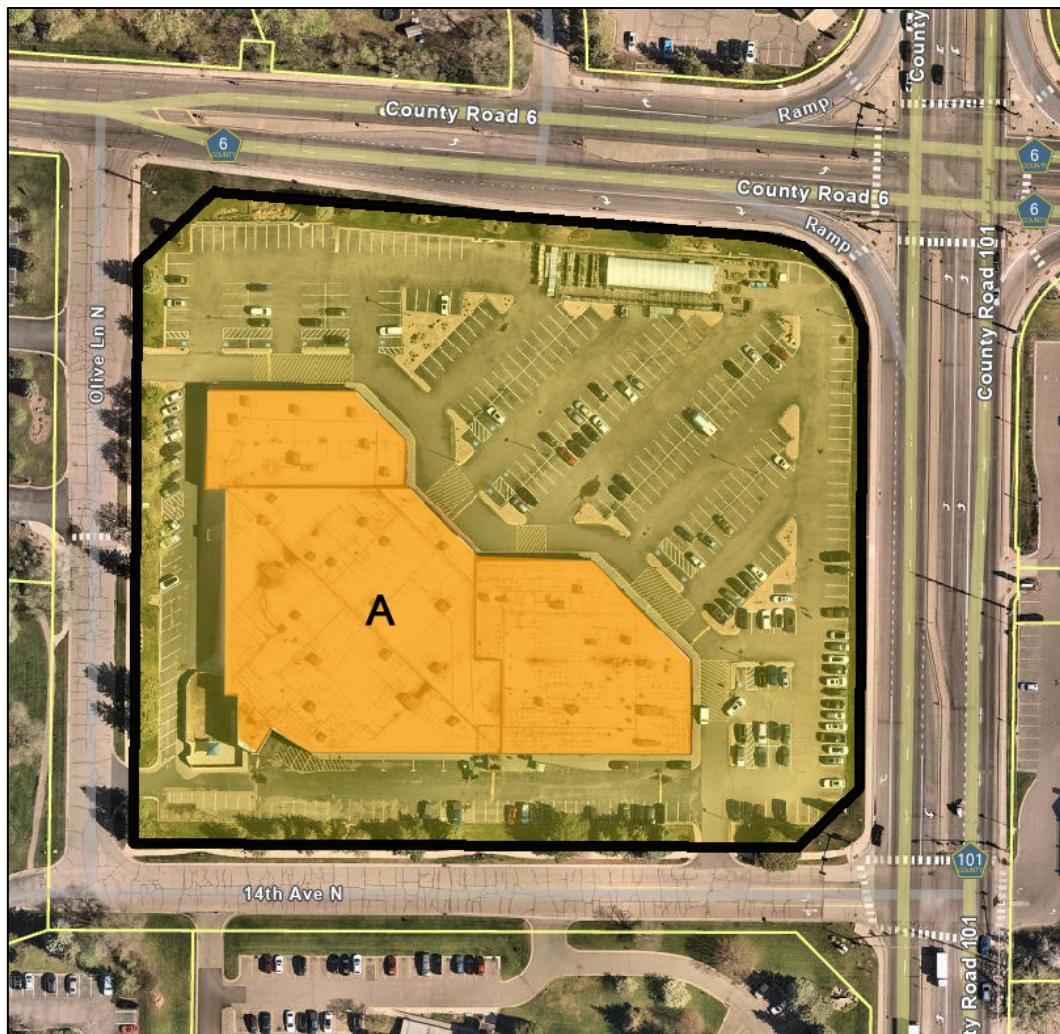


Diagram 1

CONCLUSION

After evaluating the condition of the building on June 26, 2025 and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the building qualifies as substandard.

The remainder of this letter and attachments describe our process and findings in detail.

MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

INTERIOR INSPECTION

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

EXTERIOR INSPECTION AND OTHER MEANS

"An interior inspection of the property is not required, if the municipality finds that

(1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and

(2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

DOCUMENTATION

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3, clause (1)."

QUALIFICATION REQUIREMENTS

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires two tests for occupied parcels:

1. Coverage Test

"...parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

The LHB team reviewed the following parcels:

Parcel A ID Number 30.118.22.44.0011

- The parcel is approximately 285,839 sf and is 90 percent covered by buildings, parking lots or other improvements.

Findings

The parcel is covered by buildings, parking lots or other improvements, exceeding the 15 percent parcel requirement.

2. Condition of Buildings Test

Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

"...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

"For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)*) defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Findings

The building exceeds the criteria required to be determined a substandard building (see the attached Building Code, Condition Deficiency and Context Analysis Reports).

Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in *Subdivision 10(c)* which states:

"A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

"Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*) for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the *2015 Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the International Energy Conservation Code." Furthermore, *Minnesota Rules, Chapter 1305.0021 Subpart 9* states, "References to the International Energy Conservation Code in this code mean the Minnesota Energy Code..."

- Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 Minnesota Energy Code.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.

Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

Findings

The building has code deficiencies exceeding the 15 percent building code deficiency criteria required to be determined substandard (see the attached Building Code, Condition Deficiency and Context Analysis Reports).

TEAM CREDENTIALS

MICHAEL A. FISCHER, AIA, LEED AP - PROJECT PRINCIPAL / TIF ANALYST

Michael has 39 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial, and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 130 cities with strategic planning for TIF Districts. He is an Architectural Principal and Vice President at LHB.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including City Council President in Superior, Wisconsin, Chair of the Duluth/Superior Metropolitan Planning Organization, and Chair of the Edina, Minnesota Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

PHIL FISHER – INSPECTOR

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

ATTACHMENTS

We have attached a Building Code, Condition Deficiency and Context Analysis Report, Replacement Cost Report, Code Deficiency Report, and thumbnail photo sheets of the building.

Please contact me at (612) 752-6920 if you have any questions.

LHB, INC.

A handwritten signature in blue ink, appearing to read "MA Fischer", followed by a horizontal line and a period.

MICHAEL A. FISCHER, AIA, LEED AP

c: LHB Project No.250395.00

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1455 County Road 101 Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Plymouth Plaza

Address:	1455 County Road 101, Plymouth, Minnesota 55447
Parcel ID:	3011822440011
Inspection Date(s) & Time(s):	June 26, 2025, p:30 am
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$10,795,598
Estimated Cost to Correct Building Code Deficiencies:	\$2,788,893
Percentage of Replacement Cost for Building Code Deficiencies:	25.8%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.
2. Concrete windowsills are damaged and should be repaired or replaced.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no accessible route to all levels of the building as required by code.
 - b. Restrooms do not comply with code.
 - c. The staff breakroom sink does not comply with the accessibility code.
2. Light and Ventilation
 - a. The lighting system does not comply with code.
 - b. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Sidewalks are damaged creating an impediment to emergency egress which is contrary to code.
 - b. Thresholds do not comply with code for maximum height.
 - c. Non-code-compliant door hardware should be replaced.
 - d. Floor tile is damaged creating an impediment to emergency egress which is contrary to code.
 - e. Fire caulking should be installed to comply with code.
 - f. Sheet rock panels should be taped to comply with code.
 - g. The emergency notification system does not comply with code.

- h. There are no code required smoke detectors.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior walls should be repaired and repainted.
 - b. Rubber baseboard material should be replaced.
 - c. Missing damaged ceiling tile should be replaced to comply with code.
 - d. Interior windowsills are damaged from water intrusion and should be repaired.
 - e. The carpet should be cleaned.
5. Exterior Construction
- a. Exterior caulking is failing allowing for water intrusion which is contrary to code.
 - b. Steel doors and frames are rusting and should be repaired or replaced.
 - c. Exterior block walls should be repainted.
 - d. Window gasket seals are failing allowing for water intrusion which is contrary to code.
 - e. The parking lot is failing and should be repaired or replaced.
 - f. Graffiti should be removed, according to the city code.
 - g. The roofing materials are failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

- 1. Protect steel lintels from rusting per code.
- 2. Create a code required accessible route to all levels of the building.
- 3. Modify restrooms to comply with code.
- 4. Modify staff break room to comply with accessibility code.
- 5. Install code compliant lighting.
- 6. Install a code compliant HVAC system.
- 7. Repair sidewalks to create a code required unimpeded means for emergency egress.
- 8. Modify thresholds to comply with code for maximum height.
- 9. Install code compliant door hardware where needed.
- 10. Repair or replace damaged floor tile to create a code required unimpeded means for emergency egress.
- 11. Install code required fire caulking.
- 12. Fireproof sheet rock panels to comply with code.
- 13. Install a code compliant emergency notification system.
- 14. Install code required smoke detectors.
- 15. Replace damaged and missing ceiling tile to comply with code.
- 16. Replace failed exterior caulking to prevent water intrusion per code.
- 17. Replace window gasket seals to prevent water intrusion per code.
- 18. Remove graffiti to comply with the city code.
- 19. Replace failed roofing materials to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This shopping center was built in 1987. The parking lot needs repair. The sidewalks need repair to create a code required unimpeded means for emergency egress. A code required accessible route to all levels should be established. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting per code. The hollow metal exterior doors are rusting and should be repaired and repainted. Exterior concrete windowsills are failing and should be repaired or replaced. The exterior concrete block walls should be repainted. Exterior caulking has failed and should be removed and replaced to prevent water intrusion per code. A code compliant lighting system should be installed. A code-compliant HVAC system should be installed. Thresholds should be modified to comply with code. Non-code-compliant door hardware should be replaced. Install code required fire caulking. Properly enclose sheetrock joints, per fire code. Install a code compliant emergency notification system. Install code required smoke detectors. Replace failed window gaskets to prevent water intrusion per code. Replace failed roofing materials to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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1455 County Road 101 Redevelopment TIF District

Replacement Cost Report

RSM Means data
from **SGS** **ORION**

Square Foot Cost Estimate Report

Date:

7/2/2025

Estimate Name:	1455 County Rd 101	
Building Type:	Store, Retail with Brick / Rigid Steel	
Location:	PLYMOUTH, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	1	
Story Height (L.F.):	14.00	
Floor Area (S.F.):	76816	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2025 Quarter 2	
Cost Per Square Foot:	\$140.54	
Building Cost:	\$10,795,598.23	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		9.72%	\$11.88	\$912,298.49
A1010	Standard Foundations			\$3.45	\$264,908.61
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	1300		\$1.93	\$148,469.10
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	1300		\$1.06	\$81,737.50
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	57.61		\$0.45	\$34,702.01
A1030	Slab on Grade			\$7.99	\$613,454.11
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	76816		\$7.99	\$613,454.11
A2010	Basement Excavation			\$0.44	\$33,935.77
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	76816		\$0.44	\$33,935.77
B	Shell		33.17%	\$40.53	\$3,113,364.27
B1020	Roof Construction			\$17.15	\$1,317,190.07
B10201083400	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing wall, 25'x25' bay, 20" deep, 40 PSF superimposed load, 60 PSF total load	76816		\$7.55	\$579,681.19
B10201123300	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' bay, 20" deep, 40 PSF superimposed load, 60 PSF total load	76816		\$9.60	\$737,508.88
B2010	Exterior Walls			\$8.58	\$658,867.30
B20101355140	Brick wall, core, standard face, 8" CMU back-up, 12" thick, perlite core fill	15470		\$8.58	\$658,867.30
B2020	Exterior Windows			\$2.20	\$169,177.13
B20202101100	Aluminum flush tube frame, for 1/4" glass, 1-3/4"x4", 5'x6' opening, no intermediate horizontals	182		\$0.08	\$6,360.95
B20202201000	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear	2548		\$2.12	\$162,816.18
B2030	Exterior Doors			\$3.10	\$238,138.53
B20301106700	Door, aluminum & glass, without transom, bronze finish, hardware, 3'-0" x 7'-0" opening	28.81		\$2.58	\$197,858.62
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	9.6		\$0.52	\$40,279.91
B3010	Roof Coverings			\$9.47	\$727,530.92
B30101203400	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	76816		\$2.52	\$193,762.98
B30103202700	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	76816		\$6.30	\$483,710.35
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	1300		\$0.45	\$34,556.73
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	1300		\$0.20	\$15,500.86
B3020	Roof Openings			\$0.03	\$2,460.32
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1		\$0.03	\$2,460.32
C	Interiors		22.64%	\$27.66	\$2,125,043.47
C1010	Partitions			\$1.49	\$114,173.18
C10101265400	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	12802.67		\$1.05	\$80,545.42
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	15470		\$0.28	\$21,222.37
C10101280960	Add for the following: taping and finishing	15470		\$0.16	\$12,405.39

1455 County Road 101
LHB Project No. 250395.00

C1020	Interior Doors			\$1.29	\$98,841.43
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	67.21		\$1.29	\$98,841.43
C1030	Fittings			\$0.32	\$24,859.00
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	9.6		\$0.32	\$24,859.00
C3010	Wall Finishes			\$0.94	\$72,175.24
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	15470		\$0.23	\$17,914.26
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	23044.8		\$0.35	\$26,685.88
C30102301940	Ceramic tile, thin set, 4-1/4" x 4-1/4"	2560.53		\$0.36	\$27,575.10
C3020	Floor Finishes			\$3.71	\$285,345.32
C30204101600	Vinyl, composition tile, maximum	76816		\$3.71	\$285,345.32
C3030	Ceiling Finishes			\$19.91	\$1,529,649.30
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	76816		\$19.91	\$1,529,649.30
D	Services		34.48%	\$42.14	\$3,236,770.49
D1010	Elevators and Lifts			\$1.16	\$88,768.50
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1		\$1.16	\$88,768.50
D2010	Plumbing Fixtures			\$2.99	\$229,556.14
D20101102000	Water closet, vitreous china, tank type, 2 piece close coupled	19.2		\$0.47	\$36,164.78
D20102102000	Urinal, vitreous china, wall hung	1		\$0.03	\$2,051.63
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	19.2		\$0.41	\$31,728.08
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	19.2		\$1.51	\$115,658.97
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	9.6		\$0.57	\$43,952.68
D2020	Domestic Water Distribution			\$0.30	\$22,755.00
D20202502220	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH	1		\$0.30	\$22,755.00
D2040	Rain Water Drainage			\$1.87	\$143,476.92
D20402104200	Roof drain, CI, soil, single hub, 4" diam, 10' high	48.01		\$1.68	\$128,676.40
D20402104240	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add	192.04		\$0.19	\$14,800.52
D3050	Terminal & Package Units			\$10.66	\$818,482.16
D30501502560	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton	76816		\$10.66	\$818,482.16
D4010	Sprinklers			\$5.15	\$395,832.85
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	76816		\$5.15	\$395,832.85
D4020	Standpipes			\$1.84	\$141,394.73
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	9.6		\$1.84	\$141,394.73
D5010	Electrical Service/Distribution			\$0.40	\$30,505.11
D50101200320	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1		\$0.10	\$7,947.78
D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50		\$0.08	\$6,303.55
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1		\$0.21	\$16,253.78
D5020	Lighting and Branch Wiring			\$16.04	\$1,232,510.99
D50201100440	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF	76816		\$3.79	\$291,310.85
D50201350360	Miscellaneous power, 1.5 watts	76816		\$0.55	\$42,341.75
D50201400280	Central air conditioning power, 4 watts	99860.8		\$1.11	\$85,600.68
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	96020		\$10.59	\$813,257.71
D5030	Communications and Security			\$1.74	\$133,488.09
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	3.46		\$1.22	\$93,800.86
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	9.6		\$0.52	\$39,687.23

E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00

SubTotal		100%	\$122.21	\$9,387,476.72
Contractor Fees (General Conditions,Overhead,Profit)		15.0%	\$18.33	\$1,408,121.51
Architectural Fees		0.0%	\$0.00	\$0.00
User Fees		0.0%	\$0.00	\$0.00
Total Building Cost			\$140.54	\$10,795,598.23

1455 County Road 101 Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 1455 County Road 101, Plymouth, Minnesota 55447

Parcel ID 3011822440011

Building Name or Type

Plymouth Plaza

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Accessible Route

Create a code required accessible route to all levels of the building	\$	1.16	SF	76,816	\$	89,106.56
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Restrooms

Modify restrooms to comply with code	\$	0.91	SF	30,000	\$	27,300.00
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Staff Breakroom

Modify staff breakroom to comply with accessibility code	\$1,000.00	Lump	1	\$	1,000.00
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Structural Elements

Steel Lintels

Protect steel lintels from rusting per code	\$1,000.00	Lump	1	\$	1,000.00
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Exiting

Sidewalks

Replace or repair damaged sidewalks to create a code required unimpeded means for emergency egress	\$	7.99	SF	1,000	\$	7,990.00
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Thresholds

Modify thresholds to comply with code for maximum height						
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Door Hardware

Install code compliant door hardware where needed	\$	100.00	EA	20	\$	2,000.00
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Floor Tile

Replace damaged floor tile to create a code required unimpeded means for emergency egress	\$	3.71	SF	50	\$	185.50
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Emergency Notification System

Install a code compliant emergency notification system	\$	0.52	SF	76,816	\$	39,944.32
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Fire Protection

Fire Caulking

Install code required fire caulking	\$	0.03	SF	76,816	\$	2,304.48
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Sheetrock

Fireproof sheetrock in storage rooms per code	\$	500.00	Lump	1	\$	500.00
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Smoke Detectors

Install code required smoke detectors	\$	1.22	SF	76,816	\$	93,715.52
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Ceiling Tile

Install missing ceiling tile to comply with code	\$	10.00	SF	500	\$	5,000.00
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Exterior Construction

Caulking

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Replace failed caulking to prevent water intrusion per code	\$ 0.05	SF	76,816	\$ 3,840.80
	Windows				
	Replace failed window gaskets to prevent water intrusion per code	\$ 0.15	SF	76,816	\$ 11,522.40
	Remove grafitti from windows per city code	\$ 50.00	Lump	1	\$ 50.00
Roof Construction					
	Roofing Material				
	Replace failed roofing materials to prevent water intrusion per code	\$ 11.34	SF	76,816	\$ 871,093.44
Mechanical - Electrical					
	Mechanical				
	Install a code compliant HVAC system	\$ 10.66	SF	76,816	\$ 818,858.56
	Electrical				
	Install a code compliant lighting system	\$ 10.59	SF	76,816	\$ 813,481.44
Total Code Improvements					\$ 2,788,893

1455 County Road 101 Redevelopment TIF District | Parcel A



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1455 County Road 101 Redevelopment TIF District | Parcel A



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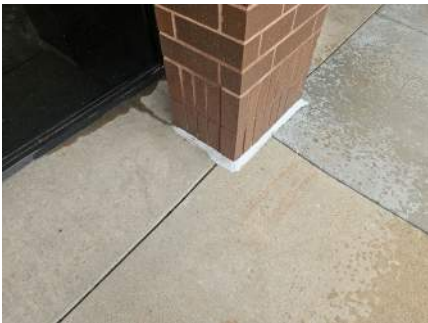
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1455 County Road 101 Redevelopment TIF District | Parcel A



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1455 County Road 101 Redevelopment TIF District | Parcel A



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1455 County Road 101 Redevelopment TIF District | Parcel A



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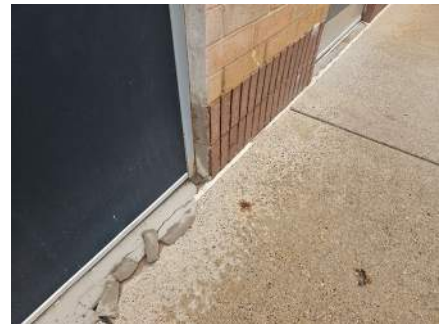
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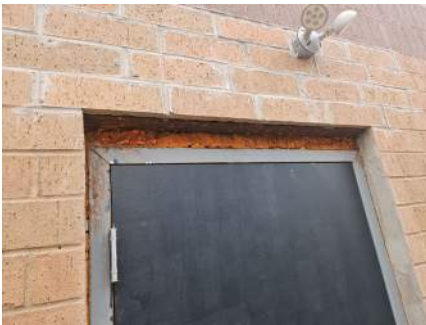
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1455 County Road 101 Redevelopment TIF District | Parcel A



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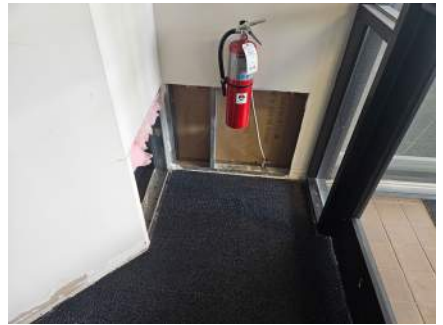
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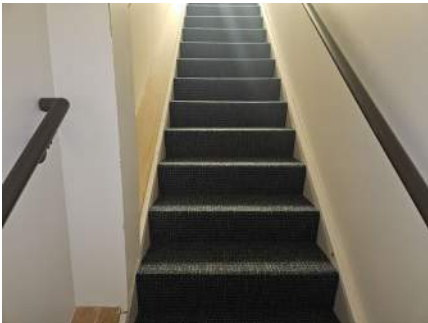
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1455 County Road 101 Redevelopment TIF District | Parcel A



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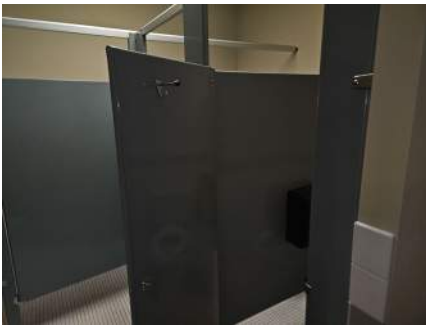
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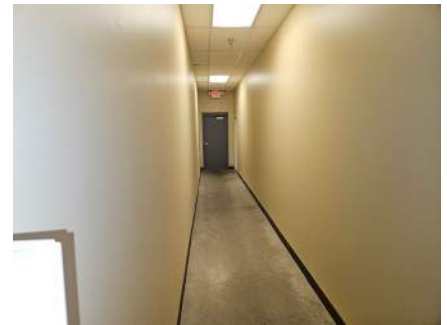
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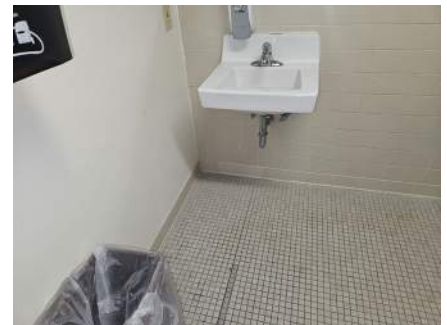
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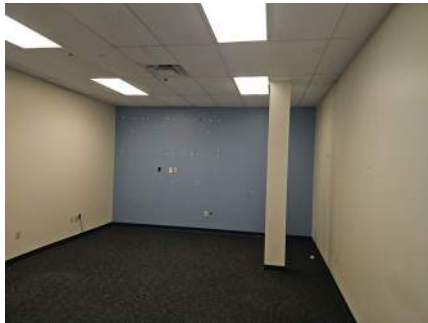
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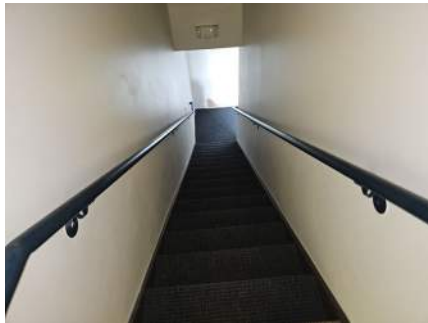
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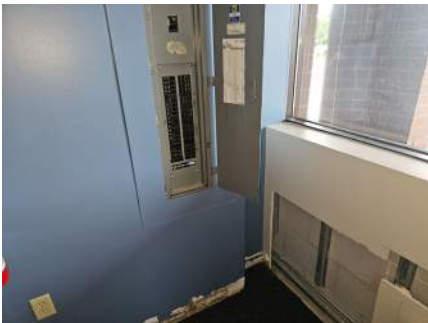
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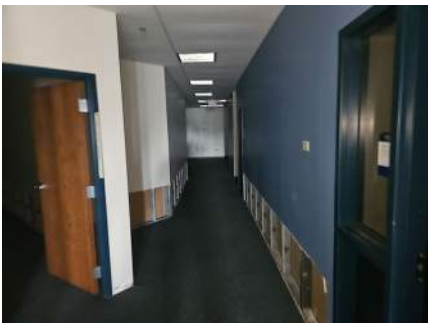
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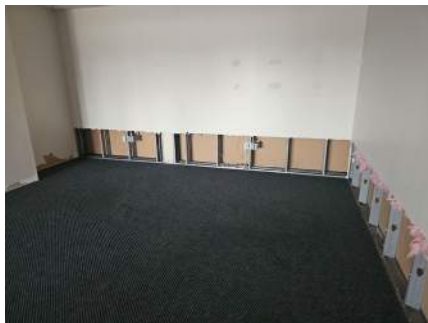
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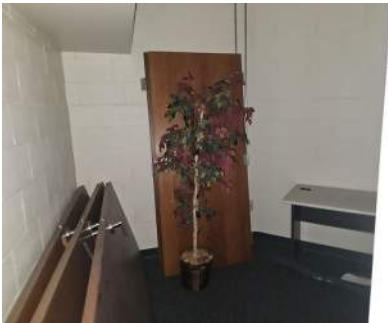
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To: Dave Callister, City Manager

Prepared by: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **(Previously 6.3) Approve bid and authorize construction of the Northwest Greenway Park & Ride (TRN25002)**

1. Action Requested:

Adopt the attached resolution approving the bid and authorize construction of the Northwest Greenway Park & Ride (TRN25002).

2. Background:

To plan for future growth and long term transit infrastructure, staff have incorporated transit planning into the city's overall growth strategies. As part of this process, staff identified the benefits of integrating Plymouth Metrolink Transit with existing city facilities. This multi-use approach reduces costs and promotes seamless service integration. For example, transit riders can take advantage of the trail system to walk or bike before or after their trips.

Plymouth Metrolink began providing transit service at the Northwest Greenway Park & Ride on May 30, 2023. The location has experienced strong growth, with ridership increasing by 41% from 2023 to 2024.

In 2024, the Northwest Greenway Park & Ride was recognized as one of the top performing park and ride facilities in the Twin Cities region, ranking third out of 88 park and ride locations in terms of usage.

Currently, the Northwest Greenway Trailhead operates as a three-season facility and does not provide key transit amenities such as a bus shelter or restrooms for riders. To address this need and to plan for long-term transit infrastructure in Plymouth, the city engaged Hagen, Christensen & McIlwain (HCM) to conduct a design study exploring options for a year-round solution. The study identified the most effective option as a

standalone transit lobby structure—featuring a seating area, restrooms, Wi-Fi, security cameras, and full ADA accessibility—located adjacent to the existing parking lot.

On Monday, July 21 at 1 p.m., bids were publicly opened for this project. A total of ten bids were received as detailed in the attached bid tabulation. After consulting with the City Attorney, GCM Construction's bid was deemed non-responsive. The next lowest bid was Rochon Corporation. Staff are recommending awarding the bid to Rochon Corporation. Staff and HCM have reviewed the information submitted by Rochon Corporation of Osseo, MN to comply with the responsible bidder criteria and find the information acceptable. Rochon Corporation constructed The Meadows Playfield in 2025. Staff feel that Rochon Corporation is capable of constructing the project in accordance with the approved plans and specifications.

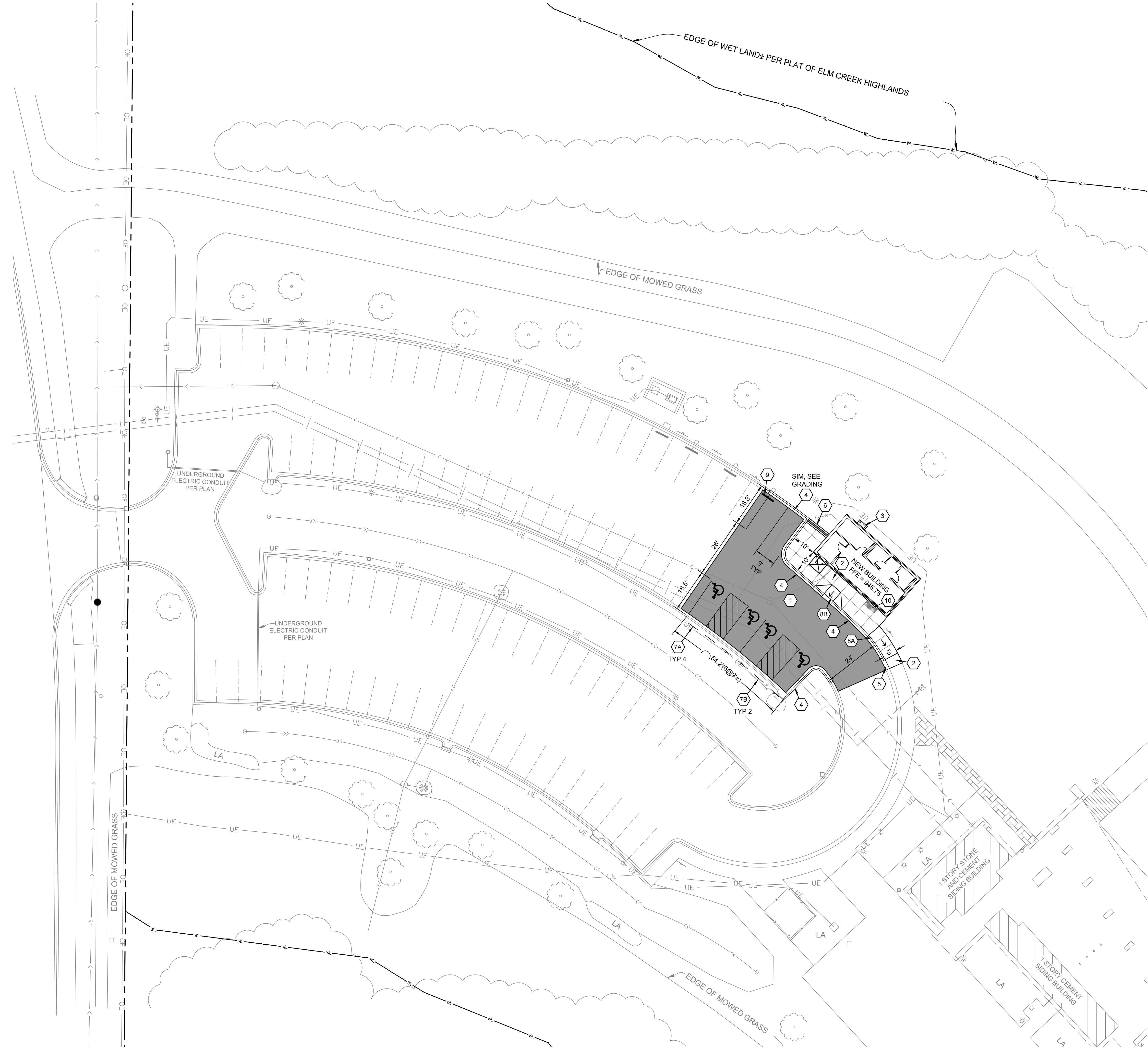
If this project is awarded, construction is slated to begin late-August 2025.

3. Budget Impact:

This project is included in the 2025-2034 Capital Improvement Plan from transit funds. The Engineer's estimate for construction was \$990,536. Rochon Corporation was the low bid of \$826,000 for construction. Additional project costs include consultant fees, administration and contingencies totaling \$295,385.59. The project would be funded from the Transit Fund for \$1,121,385.59.

4. Attachments:

1. Site Layout
2. Award Recommendation Letter
3. Bid Tab Summary
4. City Council Resolution 2025-220



SYMBOL LEGEND

	NEW BITUMINOUS PAVEMENT SEE DETAIL 1/C500
	NEW CONCRETE SIDEWALK SEE DETAIL 2/C500
	NEW CONCRETE EQUIPMENT PAD SEE DETAIL 3/C500
	STRUCTURAL STOOP SEE ARCH/STRUCTURAL

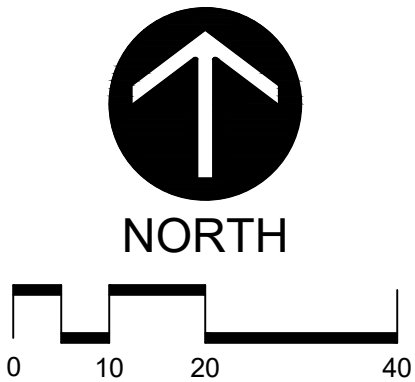
NOTE: CONCRETE JOINTS WHERE SHOWN ARE FOR GENERAL REFERENCE TO DIFFERENTIATE PAVEMENT TYPES. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE

KEY NOTES

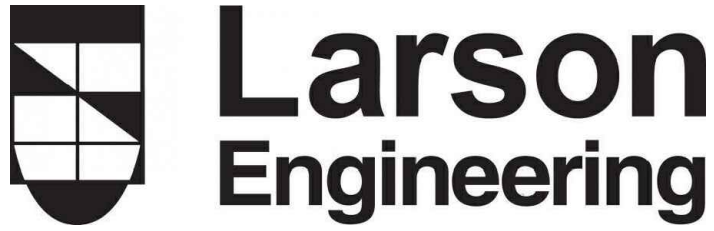
- 1 NEW BITUMINOUS PAVEMENT, SEE DETAIL 1/C500
- 2 NEW CONCRETE SIDEWALK, SEE DETAIL 2/C500
- 3 NEW EXTERIOR CONCRETE EQUIPMENT PAD, SEE DETAIL 3/C500.
- 4 NEW B612 CONCRETE CURB, SEE DETAIL 4/C500
- 5 NEW CONCRETE FLUSH CURB, SEE DETAIL 5/C500
- 6 NEW TRENCH DRAIN AT GUTTER DOWNSPOUT, SEE DETAIL 6/C500
- 7 NEW PARKING SIGN AND POST, SEE DETAIL 7/C500
_A: ADA PARKING
_B: ADA ACCESS AISLE
- 8 NEW ACCESSIBLE CURB RAMP, SEE DETAIL 8/C500
_A: TYPE 1 - PARALLEL
_B: TYPE 2 - PERPENDICULAR
- 9 REINSTALL SALVAGED WHEEL STOP.
- 10 NEW OUTDOOR BENCH, APPROX. LOCATION, SEE ARCH.



ALL EXISTING ITEMS AND CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION



4201 CEDAR AVE. SOUTH
MINNEAPOLIS, MN 55407
612.904.1332
hcmarchitects.com



MEP ENGINEERING



CLIENT



ISSUE RECORD:

REVISION: DATE: DESCRIPTION:
 06.25.2025 Construction Documents

ENGINEER

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.

Signature: *Bryan Miller*
Typed or Printed Name: Bryan Miller
Date: 06/25/25 Registration Number: 54950

PROJECT:

NORTHWEST
GREENWAY PARK AND
RIDE SHELTER

5250 PEONY LANE N.
PLYMOUTH, MN 55447
CITY PROJECT #TRN250002

LEI PROJECT NUMBER:
12256002

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C200

HCM ARCHITECTS

July 22, 2025

Honorable Mayor and City Council
City of Plymouth
3400 Plymouth Blvd.
Plymouth, MN 55447

Re: **NWG Park and Ride**
City of Plymouth
City Project #TRN25002

Dear Mayor and Council Members:

Bids were received for the above-referenced project on Monday, July 21, 2025, and were opened and read aloud. Ten bids were received, of those nine provided all information, including the Responsible Bidder Statement required in the specification. The bids were submitted to Quest CDN, an online bidding platform, by the Prime General Contractors. Please find attached the bid summary reflecting all the bids. The apparent low bidder is Rochon, and they have confirmed that their bid is complete and accurate. The lowest bid did not include all the required project scope as stated in the bid documents. Rochon provided a Bid Bond, they acknowledge all Addenda and provided the Responsible Bidder Statement.

We recommend that the City Council consider these bids and award a contract for the base bid in the amount of \$826,000.00 to Rochon based on the results of the bids received.

Sincerely,



Matthew D Lysne, AIA, NCARB
Principal Architect – HCM Architects

City of Plymouth NWG Park and Ride (#9763308)
City Project #TRN25002
Owner: City of Plymouth
Solicitor: HCM Architect
Bid Opening: July 21, 2025 11:00 AM CDT

	<i>Engineer Estimate</i>	<i>GCM Construction</i>	<i>Rochon</i>	<i>Versacon, Inc.</i>	<i>Ebert Companies</i>	<i>Dering Pierson Group</i>	<i>Shaw-Lundquist Associates, Inc.</i>	<i>Brennan Construction of MN, Inc.</i>	<i>Morcon Construction Co., Inc.</i>	<i>BCI Construction Inc.</i>	<i>Gustav & Rudy Contractors Inc.</i>
Item Description	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price	Unit Price
Base Bid Total:	\$ 990,536.00	\$ 754,310.00	\$ 826,000.00	\$ 875,000.00	\$ 887,200.00	\$ 898,900.00	\$ 923,500.00	\$ 959,000.00	\$ 998,800.00	\$ 1,040,000.00	\$ 1,104,948.00

CITY OF PLYMOUTH

RESOLUTION No. 2025-220

RESOLUTION APPROVING THE BID AND AUTHORIZE CONSTRUCTION OF THE NORTHWEST GREENWAY PARK & RIDE (TRN25002)

WHEREAS, on July 21, 2025 at 1 p.m. bids were publicly opened with a total of ten bids received;
and

Contractor	Base Bid
GCM Construction	\$754,310
Rochon Corporation	\$826,000
Versacon, Inc.	\$875,000
Ebert Companies	\$887,200
Dering Pierson Group	\$898,900
Shaw-Lundquist Associates, Inc.	\$923,500
Brennan Construction of MN, Inc.	\$959,000
Morcon Construction Co., Inc.	\$998,800
BCA Construction Inc.	\$1,040,000
Gustav & Rudy Contractors Inc.	\$1,104,948
<i>Engineers Estimate</i>	<i>\$990,536</i>

WHEREAS, GCM Construction was deemed non-responsive; and

WHEREAS, Rochon Corporation was the next lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, staff and HCM recommend awarding the project to Rochon Corporation.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. The Mayor and City Manager are authorized and directed to enter into the contract with Rochon Corporation of Osseo, MN in the name of the City of Plymouth for the Northwest Greenway Park & Ride (TRN25002) according to the plans and specifications therefore approved by the City Council and on file with Parks & Recreation in the amount of \$826,000.
2. The total cost of the project is \$1,121,385.59 and includes construction of \$826,000 and consultant fees, administration and contingencies of \$295,385.59.

BE IT FURTHER RESOLVED, that the project would be funded from the Transit Fund in the amount of \$1,121,385.59.

APPROVED this 12th day of August, 2025.