CITY OF ST. ANTHONY VILLAGE
CITY COUNCIL MEETING AGENDA
DECEMBER 10, 2019
7:00 p.m.

HRA meeting immediately after council meeting

Call to Order.
Pledge of Allegiance.
Roll Call.
Consideration, discussion, and possible action on all of the following items:

I. Approval of the December 10, 2019, City Council Meeting Agenda. *(action requested.)*

II. Proclamations and Recognitions.

III. Consent Agenda.

These items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

A. Approval of November 26, 2019, City Council meeting minutes. (pp.1-7)
B. Licenses and Permits. (pp.9)
C. Claims. (pp.11-13)
D. Resolution 19-088 a resolution Approving the 2020 Salary of City Manager. (pp.15)
E. Resolution 19-089 a resolution Authorizing Transfers and Closing of Specified Funds. (pp.17-18)

I. Public Hearing.

A. Resolution 19-090 a resolution Setting the Final 2020 Tax Levy and General Operating Budget for the City of St. Anthony Village. Shelly Rueckert, Finance Director presenting. (pp.19-37)

II. Reports from Commission and Staff.

A. Resolution 19-091 a resolution Approving a Planned Unit Development Agreement for Silver Lake Village. Steve Grittman, City Planner presenting. (pp.39-114)

B. Ordinance 2019-12 an ordinance Amending Title XV of the St. Anthony Village City Code, Known as the Zoning Ordinance, by Amending the Silver Lake Village Planned Unit Development District by Revising the Planned Unit Development Agreement and Development Plans to Convert the Land Use on the Following Parcel to a 496 Unit Multi-Family Residential Development and Appurtenant Accessory Uses: Lot 2, Block 1, Silver Lake Village and Outlot B, Silver Lake Village. Steve Grittman, City Planner presenting. (pp.115-116)

C. Resolution 19-092 a resolution approving the summary publication of Ordinance 2019-12. Steve Grittman, City Planner presenting. (pp.117)

D. Resolution 19-093 a resolution Approving Contract for Private Redevelopment with Doran SLV, LLC. Stacie Kvilvang, Ehlers & Associates presenting. (pp.119-165)

If you would like to request special accommodations or alternative formats, please contact the City Clerk at 612-782-3313 or email city@savmn.com. People who are deaf or hard of hearing can contact us by using 711 Relay.

Our Mission is to be a progressive and welcoming Village that is walkable, sustainable and safe.

III. General Business of Council.

A. Resolution 19-094 a resolution Accepting Plans and Specifications and Ordering Advertisement for Bids for the 2020 Street and Utility Improvement Project. Justin Messner, City Engineer presenting. (pp.167-179)

B. Electric Vehicles Report. Kim Napoline, University of Minnesota presenting. (pp.181-186)

C. Resolution 19-095 a resolution Approving the 2020 Appointments of Planning Commissioners and the Chair and Vice Chair. Mark Casey, City Manager presenting. (pp.187-189)

D. Resolution 19-096 a resolution Approving the 2020 Appointments of Parks and Environmental Commissioners and the Chair and Vice Chair. Mark Casey, City Manager presenting. (pp.191-193)

IV. Reports from City Manager and Council members.

V. Community Forum

Individuals may address the City Council about any City business item not included on the regular agenda. Speakers are requested to come to the podium, sign their name and address on the form at the podium, state their name and address for the Clerk's record, and limit their remarks to five minutes. Generally, the City Council will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct the matter to be scheduled on an upcoming agenda.

IV. Information and Announcements

V. Adjournment

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3301 Silver Lake Road, St. Anthony, Minnesota 55418-1699
Office: (612) 782-3301 • Fax: (612) 782-3302 • www.savmn.com

MEMORANDUM

To:	Mayor Faust and St. Anthony City Council Mark Casey, City Manager
From:	Stephen Grittman, City Planner
Date:	City Council Meeting – December 10, 2019
NAC Project No.	323.01 – 19.12
Request:	Request for a Final Plan Amendment to the Silver Lake Village Planned Unit Development
Property Address:	3800 Silver Lake Road NE
Property PID:	313023340028; 313023340030

STAFF RECOMMENDATION

Staff has reviewed the project for land use compliance with the intent and policies of the City's Comprehensive Plan, and for zoning consistency with the approved Preliminary Plan PUD. In summary, the Comprehensive Plan promotes redevelopment of the Walmart site as a major goal, and includes high density multiple family residential uses of up to 40 units per acre as allowable in this area. The applicant is seeking the PUD Amendment at just over 37 units per acre.

The proposed PUD meets the requirements of the Zoning Ordinance for the majority of the baseline standards. The principal areas of flexibility under the PUD include:

(1) The proposal to have two principal buildings on a single development parcel.
(2) Building height (code is 35 feet/3 stories); applicant proposes approximately 52 feet and 4 stories (5 including the exposed portion of the lower-level parking garage).
(3) Parking supply (code requires 2 per unit, total of 928); applicant proposes 762 spaces – 1.54 per unit or 1.17 per bedroom.

(4) Lot coverage/impervious surface (R-4 code limits this to 50%); applicant's proposal is approximately 80%. The project reduces impervious surface on the "Walmart" parcel by approximately 1.35 acres.
(5) Density (R-4 code limits this to approximately 24 units per acre, Comprehensive Plan calls for 20-40 units per acre); applicant is proposing approximately 37 units per acre.

Changes from Preliminary Plan to Final Plan PUD

The Planning Commission reviewed the proposal at a public hearing during its meeting on August 20, 2019. Public comment related to a variety of aspects of the project. These included height and bulk of the building, sustainable measures available as a part of the project building and site planning, parking supply and impervious surface, and traffic generation and management on and around the site. The Planning Commission comments included searching for opportunities to reduce parking if possible, in trade for increased green space.

- The EAW conducted for the project examined the potential impacts of a 498 unit project. The Preliminary Plan PUD application showed a total of 464 units. The current Final Plan submittal increases the unit count to 496, just under the level studied in the EAW.

- The primary site change is the addition of wings at the west end of each building phase, resulting in the increase in unit count. The visual impact f the site will not change from the primary exposure along Silver Lake Road, and only slightly from 39th Street NE.

- The reduction in parking count still accommodates more than one space per bedroom. While bus transit is available to the Silver Lake Village development area, parking supplies of less than one space per bedroom could raise issues. As such, the parking reduction is consistent with the Preliminary Plan comments, and should serve the site adequately.

- The parking garage will extend under the entire west wing of the site, as well as under the residential building areas on the east side. The east courtyard will be surface parking only. The outdoor recreation courtyard on the west will be elevated above the parking level.

- No significant changes have been made to building height, although additional detail has been added to exterior finishes and in the particular, the east entrance portions of the buildings.

Staff believes that the flexibility requested under the PUD is appropriate, given the objectives of the Comprehensive Plan and the related improvements and amenities proposed as part of the project. Staff is recommending approval of the Final Plan stage of the PUD Amendment for Silver Lake Village, with a series of conditions as noted in the summary section below.

GENERAL INFORMATION

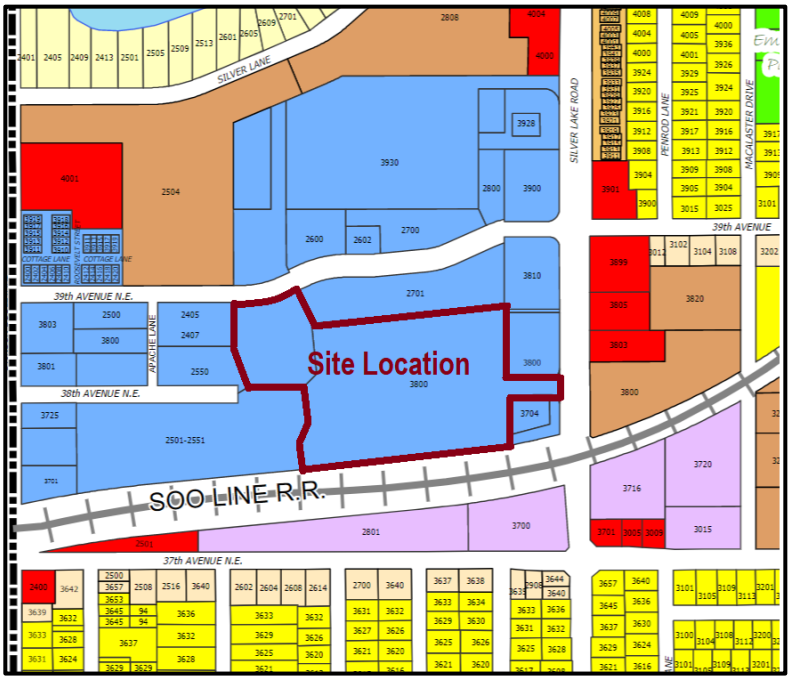
Applicant:	Doran SLV, LLC
Owner:	IRC Silver Lake Village, et al
Location:	3800 Silver Lake Road
Existing Land Use	Vacant Retail Building and Parking Lot
Zoning:	PUD, Silver Lake Village PUD
Surrounding Land Use / Zoning:	North: Retail Commercial zoned Silver Lake Village PUD East: Retail Pad Sites – Coffee Shop/Gas Station zoned PUD South: Railroad, then Commercial/Industrial zoned L-I, Light Industrial West: Multiple Family Residential zoned PUD

Deadline for Agency Action:	Application Complete Date:	November 5, 2019
	60 Days:	January 4, 2020
	Letter Sent:	NA
	120 Days:	March 4, 2020

ANALYSIS

1. Background

The applicant is proposing to redevelop the existing Walmart site, including demolition of the building and parking lot, replacing the current structure with a two-phase multiple family residential project of approximately 496 dwelling units. The development parcels in question are shown on the zoning map below, and are 13.1 acres in total area.



The project is proposed to be developed in two phases. The Phase 1 apartment building is to be located on the northern one-half of the site and includes 258 units. The Phase 2 building is to be located on the southern one-half of the site and includes 238 units. Each building measures five stories in height with the ground level floor being devoted to indoor parking.

2. Analysis

Final Planned Unit Development

Purpose. The applicant wishes to amend the previously approved Silver Lake Village PUD, Planned Unit Development (presently applicable to the site) to accommodate the proposed apartment project. In consideration of PUD applications, it is important that the purpose of planned unit development be considered and that a determination be made that such purpose will be fulfilled.

Existing PUD. Originally approved in 2004, the existing PUD overlays more than 60 acres of land. In this regard, the 13-acre Walmart site is a component of a larger PUD site which includes several surrounding commercial and multi-family residential buildings. The project amendment under consideration only encompasses the 13-acre Walmart and Salo park/pond site. Other existing PUD sites/uses are to remain in place and no modifications are proposed.

Processing. To accommodate the requested PUD amendment, a two-stage review process is required. The application under consideration now is the Final PUD Plan stage. The review standard for Final PUD is whether the proposed Final Plan complies with the terms and conditions of the Preliminary Plan approval.

The Preliminary Plan PUD approval was adopted by the City Council on September 10th, 2019. That approval incorporated the following conditions of approval from the staff and Planning Commission recommendations (with additional staff comments provided where applicable):

1. An access easement shall be in place to accommodate the northerly access to the subject site. Proof of such access easement shall be provided to the City as a part of the original or amended PUD documentation. (This easement should be verified prior to construction.)

2. Access-related issues shall be subject to comment and recommendation by the City Engineer. (The City Engineer will review all plans as a part of the Construction Plan and permitting processes.)

3. As a part of the Final PUD Plan submission, a plan of the enclosed parking area shall be submitted for City review. (submitted with the Final Plan PUD set.)

4. The City finds that the proposed parking supply (and the deficit based on ordinance requirements) is adequate to serve the facility. *The City will continue to research the parking demand to determine whether a lesser parking supply can properly serve the project in an effort to reduce impervious surface coverage on the property*. (As noted, the applicants have reduced parking supply from the

Preliminary Plan submission, but the reduced number should still provide adequate space on-site.)

5. Internal parking stalls which exhibit "bumper to bumper" or "bumper to wall" conditions should be increased from 18 to 19 feet in depth, *where possible*. (The proposed parking dimensions should be adequate as designed.)

6. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for disabled persons). (To be verified as a part of construction and phasing.)

7. City Officials find the proposed five-story apartment building heights to be acceptable (within the context of the PUD). (Approved as a part of the Preliminary Plan PUD.)

8. Sample floor plans be submitted which demonstrate compliance with applicable minimum floor area requirements of the Building Code. (Final Plan submission includes these plans.)

9. Details regarding the design of the clubhouse and pool building shall be submitted for City review. (Exterior architectural details provided with Final Plan PUD submittals.)

10. As a part of the Final Plan submission, the submitted landscape plan be expanded to specify plant varieties and sizes. (Submitted with Final Plan PUD package.)

11. Consideration be given to accentuating the primary entrance to the site via an intensified landscaping plan and other elements. Specifically, consideration be given to enhanced architectural features as well as provision of a landscape median near the eastern entrance to the site, between the garage entrance driveways and the sidewalk crossing to the east. (Additional architectural detailing provided as noted previously.)

12. As part of the Final PUD Plan submission, a lighting plan be submitted for review which demonstrates compliance with City requirements. (Still to be submitted prior to construction permitting.)

13. As part of the Final PUD Plan submission, a signage plan be submitted for review which demonstrates compliance with City requirements. (Monument sign shown conceptually on landscaping and perspective view plans, but still be submitted for sign permitting, consistent with sign ordinance requirements.)

14. The applicant provide information regarding trash handling activities. (Trash handling shown to be within the garage area.)

15. Issues related to grading, drainage and utilities shall be subject to comment and recommendation by the City Engineer. (As noted, the Engineer will review final plans as a part of the construction and permitting.)

16. The applicant enter into a PUD agreement with the City and post all the necessary securities required by it. (A draft PUD agreement is provided as a part of the City Council consideration of the Final PUD.)

17. Consideration of comments of other City Staff.

SUMMARY AND STAFF RECOMMENDATION

- ***Final Plan PUD***
- ***Silver Lake Village PUD Zoning Ordinance Amendment***
- ***PUD Development Agreement***

Staff recommends approval with the following conditions:

1. The applicant enters into the PUD Development Agreement and provides the securities required by it.
2. The Conditions noted as a part of the Preliminary Plan PUD approval (cited herein) are verified as having been met, including the submission of revised plans necessary to demonstrate compliance prior to construction permitting.
3. All documents are recorded as may be required.
4. Any substantive changes to the plans or relevant documents, as determined by the City Manager, may require resubmission and revised City Council action.

This recommendation is based on a finding that the proposal, with the conditions cited, is consistent with the requirements for PUD consideration, with the long-term objectives of the Silver Lake Village PUD, and with the recommendations and policies of the St. Anthony Comprehensive Plan.

ATTACHMENTS

Exhibit A: Location map
Exhibit B: Application and Supporting Material
Exhibit C: Council Resolution

3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PUD AMENDMENT PLAN: NOVEMBER 5th, 2019

Unit Count

RESIDENCE 1

LEVEL 1	
STUDIO	6
ALCOVE	2
1 BED	40
2 BED	11
3 BED	4
	63

LEVEL 2	
STUDIO	6
ALCOVE	2
1 BED	41
2 BED	12
3 BED	4
	65

LEVEL 3	
STUDIO	6
ALCOVE	2
1 BED	41
2 BED	12
3 BED	4
	65

LEVEL 4	
STUDIO	6
ALCOVE	2
1 BED	41
2 BED	12
3 BED	4
	65

PHASE 1 TOTAL
258 UNITS

RESIDENCE 2 (PROJECTED)

LEVEL 1	
STUDIO	4
ALCOVE	0
1 BED	40
2 BED	10
3 BED	4
	58

LEVEL 2	
STUDIO	5
ALCOVE	0
1 BED	40
2 BED	11
3 BED	4
	60

LEVEL 3	
STUDIO	5
ALCOVE	0
1 BED	40
2 BED	11
3 BED	4
	60

LEVEL 4	
STUDIO	5
ALCOVE	0
1 BED	40
2 BED	11
3 BED	4
	60

PHASE 1 TOTAL
238 UNITS

GRAND TOTAL
496 UNITS

RESIDENCE AND AMENITY AREA

RESIDENCE 1	
LEVEL P1:	2,600 GSF
LEVEL 1:	66,300 GSF
LEVEL 2:	65,600 GSF
LEVEL 3:	65,600 GSF
LEVEL 4:	65,600 GSF
	265,700 GSF

RESIDENCE 2	
LEVEL P1:	2,600 GSF
LEVEL 1:	62,300 GSF
LEVEL 2:	61,600 GSF
LEVEL 3:	61,600 GSF
LEVEL 4:	61,600 GSF
	249,700 GSF

CLUBHOUSE	
LEVEL P1:	6,300 GSF
LEVEL 1:	8,600 GSF
	14,900 GSF

AREA (NON-PARKING) TOTAL
530,300 GSF

PARKING

PARKING GARAGE AREA	
GARAGE 1:	102,900 GSF
GARAGE 2:	94,900 GSF
	197,800 GSF

PARKING SPACES	
GARAGE 1:	260 SPACES
GARAGE 2:	247 SPACES
SURFACE 1:	127 SPACES
SURFACE 2:	128 SPACES
TOTAL	762 SPACES

PARKING SP TO UNIT RATIOS	
PHASE 1:	387 / 258 = 1.50
PHASE 2:	375 / 238 = 1.58
COMBINED:	762 / 496 = 1.53

Unit Size Range

STUDIO:	578 SF
ALCOVE:	673 SF
1 BED:	697 TO 926 SF
2 BED:	1,106 TO 1335 SF
3 BED:	1,650 SF

AREA (NON-PARKING) TOTAL 530,300 GSF / TOTAL PROPERTY AREA 566,647 SF = **0.94 F.A.R.**

Project Team

Owner:
Doran SLV, LLC
7803 Glenroy Road
Bloomington, MN 55349
PH: 952-288-2000

Developer:
Doran Family Development, LLC
7803 Glenroy Road
Bloomington, MN 55349
PH: 952-288-2000

Architect:
Doran Architects, LLC
7803 Glenroy Road
Bloomington, MN 55349
PH: 952-288-2000

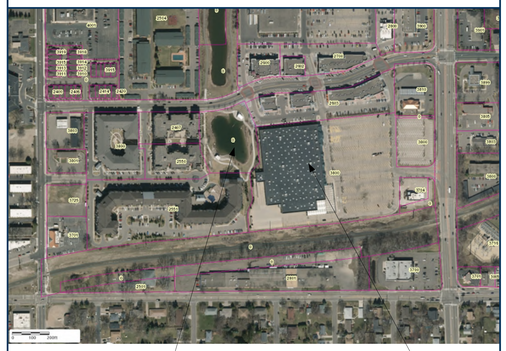
Contractor:
Doran Construction, LLC
7803 Glenroy Road
Bloomington, MN 55349
PH: 952-288-2000

Structural:
BKBM Engineers
6120 Earle Brown Drive
Suite 700
Minneapolis, MN 55430
PH: 763-843-0420

Surveyor / Landscape / Civil:
Kimley Horn
767 Eustis Street
Suite 100
St. Paul, MN 55114
PH: 651-645-4197

Attorney:
Doran Companies
7803 Glenroy Road
Bloomington, MN 55349
PH: 952-288-2000

Site Map



PID: 313023340028
10.6 Acres

PID: 313023340030
2.4 Acres

Sheet Index

SHEET NUMBER	SHEET NAME
T 1.0	COVER SHEET
A 1.1	SITE PHOTOS
A 1.2	SITE PHOTOS
A 2.0	LEVEL P1 OVERALL FLOOR PLAN
A 2.1	LEVEL 1 OVERALL FLOOR PLAN
A 2.2	LEVELS 2 - 4 OVERALL FLOOR PLAN
A 2.30	UNIT PLANS
A 2.31	UNIT PLANS
A 2.32	UNIT PLANS
A 2.33	UNIT PLANS
A 3.1	EXTERIOR ELEVATIONS RESIDENCE
A 3.2	EXTERIOR ELEVATIONS RESIDENCE
A 3.3	EXTERIOR ELEVATIONS RESIDENCE
A 3.4	EXTERIOR ELEVATIONS RESIDENCE
A 3.5	EXTERIOR ELEVATIONS RESIDENCE
A 3.6	EXTERIOR ELEVATIONS RESIDENCE
A 3.7	EXTERIOR ELEVATIONS CLUBHOUSE
A 3.8	EXTERIOR ELEVATIONS CLUBHOUSE
C 100	GENERAL NOTES
C 200	DEMO PLAN
C 300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C 400	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C 302	SWPPP DETAILS
C 400	SITE PLAN
C 401	FIRE TRUCK COVERAGE
C 402	SITE DETAILS
C 500	GRADING AND DRAINAGE PLAN
C 501	SITE CROSS SECTIONS
C 502	GRADING DETAILS
C 600	UTILITY PLAN
C 601	UTILITY DETAILS
C 602	UTILITY DETAILS
L 100	LANDSCAPE PLAN
L 101	LANDSCAPE DETAILS



ARCHITECT:
DORAN ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

DESIGN ARCHITECT:

ISSUE RECORD

No.	Description	Date

NOT FOR CONSTRUCTION

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

CHECKED BY
EVAN DORAN

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
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SHEET TITLE
COVER SHEET

SHEET NUMBER
T.0



1 SITE LOOKING NORTH WEST



2 SITE LOOKING SOUTH WEST

ARCHITECT:

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SHEET TITLE

SITE PHOTOS

SHEET NUMBER

A1.1



1 SITE LOOKING EAST



2 SITE LOOKING NORTH EAST

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SHEET TITLE

SITE PHOTOS

SHEET NUMBER

A 1.2



SCALE: 1" = 25'-0"

ARCHITECT:

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SHEET TITLE

LEVEL P1 OVERALL FLOOR PLAN

SHEET NUMBER

A 2.0



SCALE: 1" = 25'-0"

ARCHITECT:
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SHEET TITLE

LEVEL 1 OVERALL FLOOR PLAN

SHEET NUMBER

A 2.1

COLOR KEY

- AMENITY
- STUDIO
- ALCOVE
- 1 BED
- 2 BED
- 3 BED
- STAIR / ELEV.
- STORAGE

RESIDENCE 1

CLUB HOUSE ROOF

PHASE 2

LINE OF PHASING

LINE OF PHASING

RESIDENCE 2

SCALE: 1" = 25'-0"

ARCHITECT:

DORAN ARCHITECTURE
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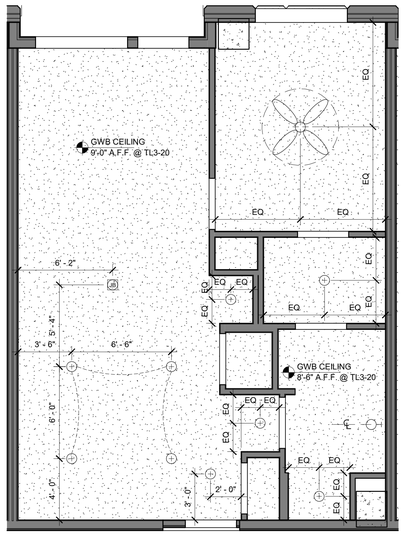
LEVELS 2 - 4 FLOOR OVERALL FLOOR PLAN

SHEET NUMBER

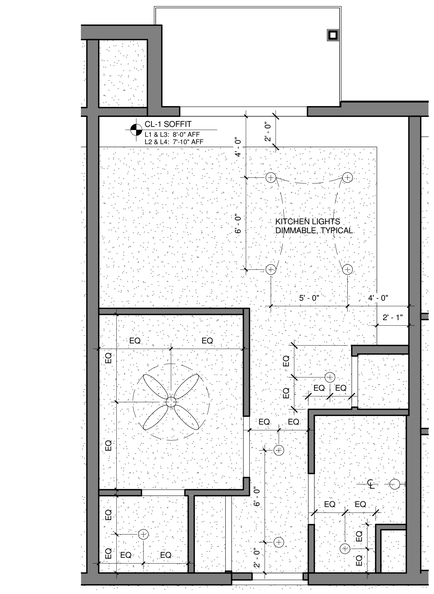
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NOTE:
- UNIT PLANS PROVIDED FOR REFERENCE ONLY AND REFLECT CONDITIONS WHICH MAY VARY ON FINISHED PRODUCT.

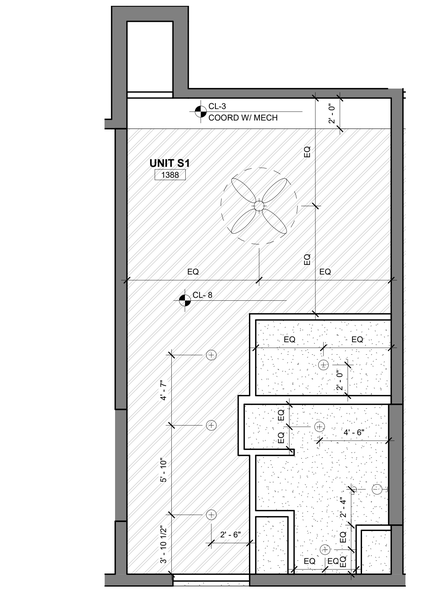
- EXTERIOR WALL CONDITIONS SHOULD BE VERIFIED AGAINST BUILDING ELEVATIONS AS UNIT PLANS MAY NOT BE INDICATIVE OF ACTUAL CONDITIONS IN MATERIALS AND ASSEMBLIES.



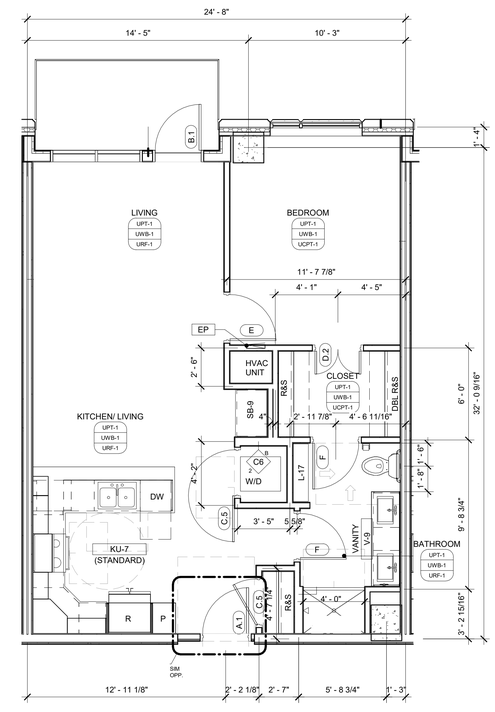
2 ONE BEDROOM "A" RCP
1/4" = 1'-0"



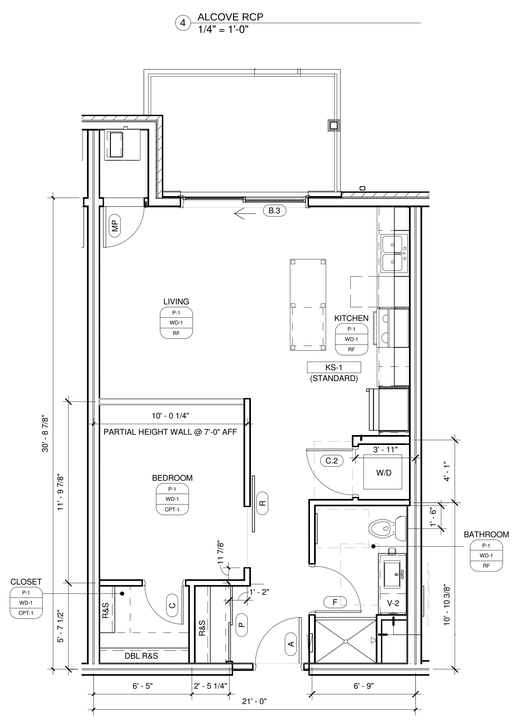
4 ALCOVE RCP
1/4" = 1'-0"



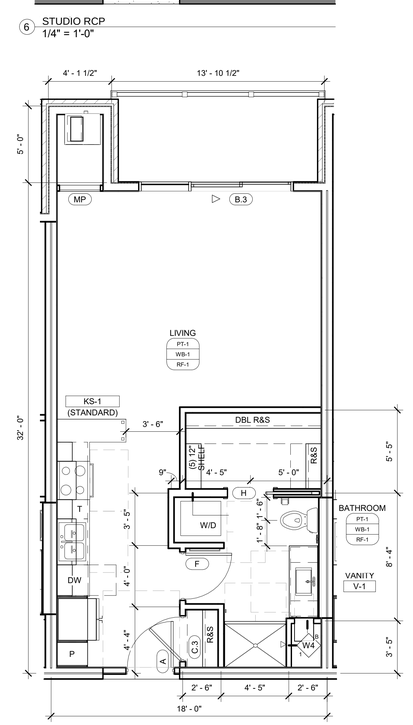
6 STUDIO RCP
1/4" = 1'-0"



1 ONE BEDROOM "A" - APPROX. 760 SF (INTERIOR)
1/4" = 1'-0"



3 ALCOVE - APPROX. 620 SF (INTERIOR)
1/4" = 1'-0"



5 STUDIO - APPROX. 560 SF (INTERIOR)
1/4" = 1'-0"

1/4" = 1'-0"
0' 2' - 0" 4' - 0" 8' - 0" 16' - 0"

REFERENCE ONLY

ARCHITECT:
DORAN
ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

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Date:__ _____REG_____

ISSUE RECORD

No.	Description	Date

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

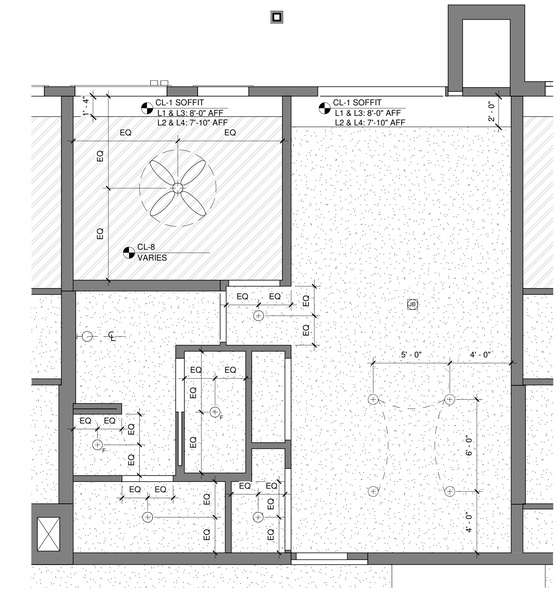
CHECKED BY
EVAN DORAN

PREPARED FOR
DORAN
COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

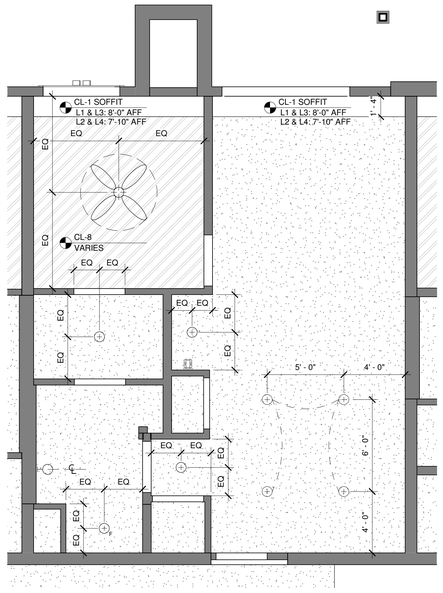
SHEET TITLE
UNIT PLANS

SHEET NUMBER
A2.30

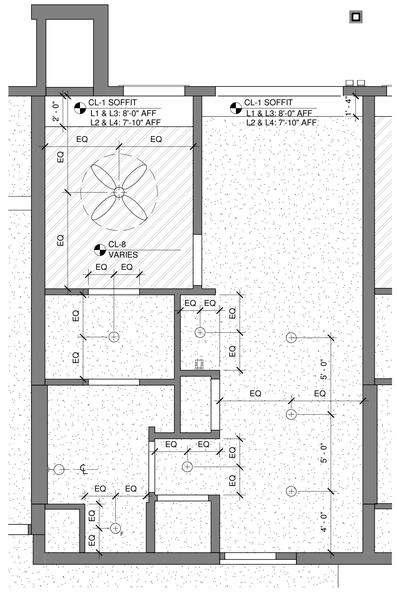
PLOT DATE: 8/16/2018 10:04:36 AM



2 ONE BEDROOM "B" RCP
1/4" = 1'-0"



4 ONE BEDROOM "C" RCP
1/4" = 1'-0"

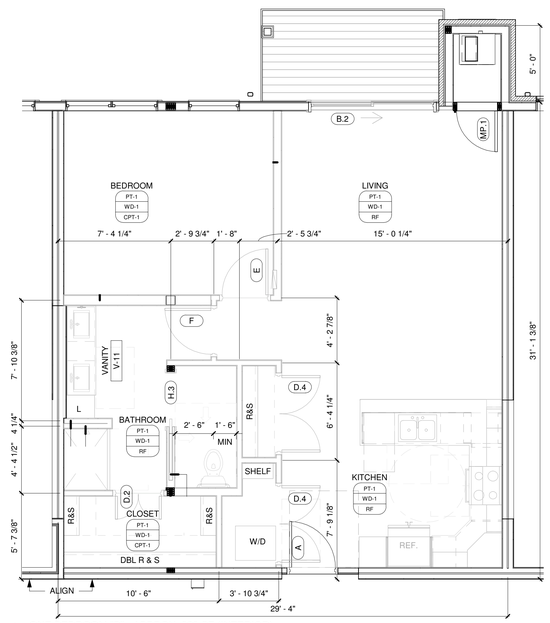


6 ONE BEDROOM "D" RCP
1/4" = 1'-0"

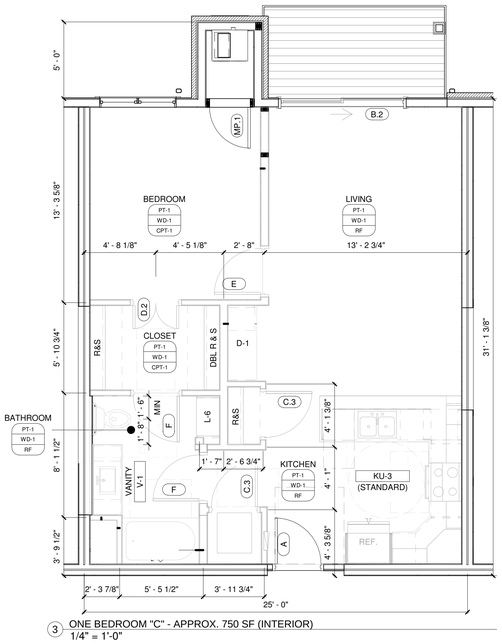
RCP
TBD

REFERENCE ONLY

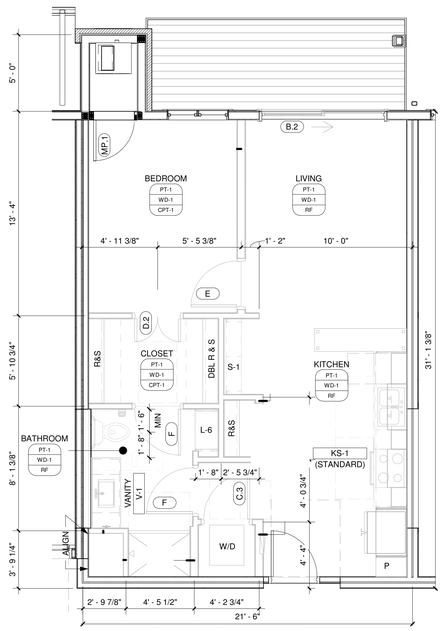
8 ONE BEDROOM "E" RCP
1/4" = 1'-0"



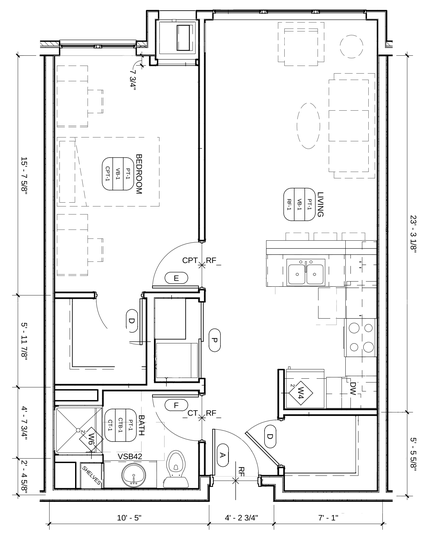
1 ONE BEDROOM "B" - APPROX. 880 SF (INTERIOR)
1/4" = 1'-0"



3 ONE BEDROOM "C" - APPROX. 750 SF (INTERIOR)
1/4" = 1'-0"



5 ONE BEDROOM "D" - APPROX. 640 SF (INTERIOR)
1/4" = 1'-0"



7 ONE BEDROOM "E" - APPROX. 635 SF (INTERIOR)
1/4" = 1'-0"

1/4" = 1'-0"
0" 2' - 0" 4' - 0" 8' - 0" 16' - 0"

ARCHITECT:

DORAN
ARCHITECTURE
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SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

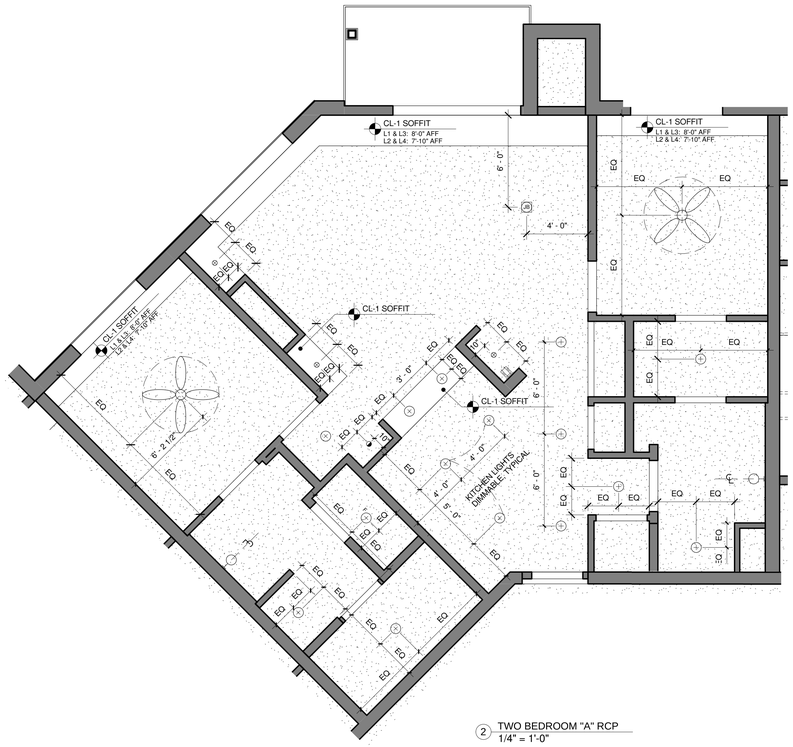
CHECKED BY
EVAN DORAN

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
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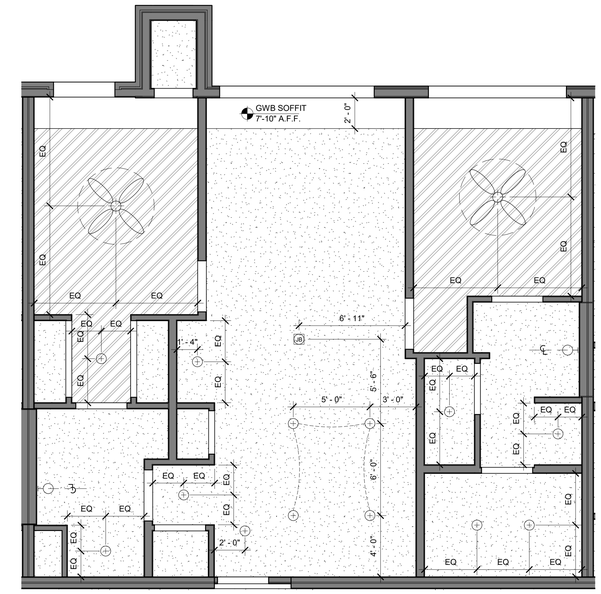
SHEET TITLE
UNIT PLANS

SHEET NUMBER
A2.31

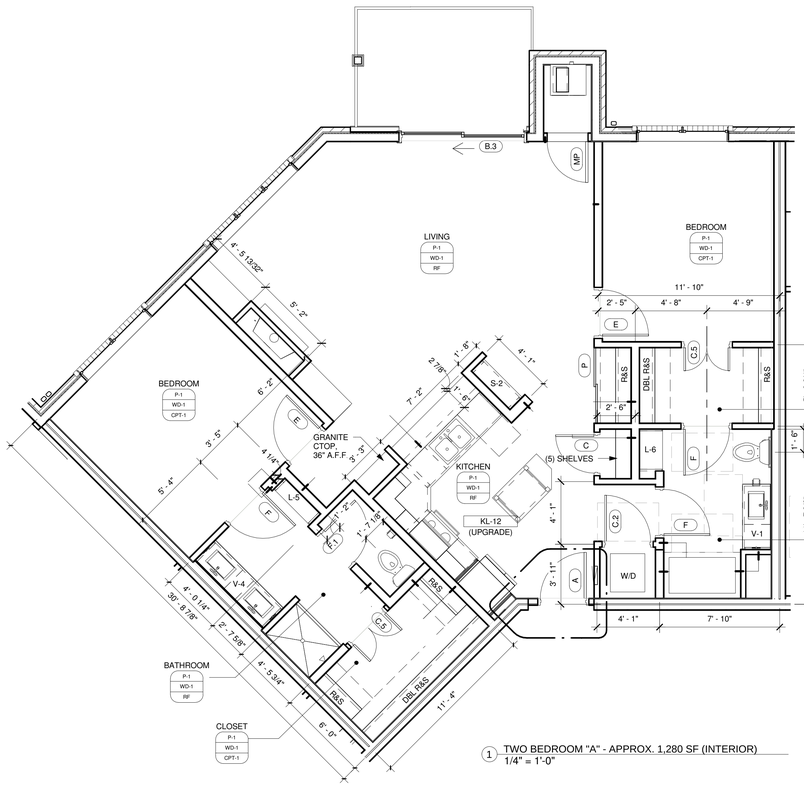
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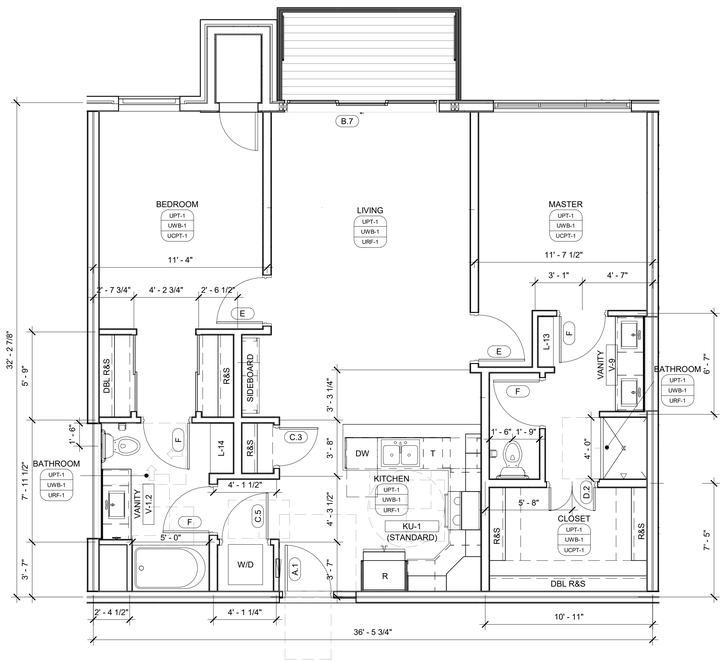
2 TWO BEDROOM "A" RCP
1/4" = 1'-0"



4 TWO BEDROOM "B" RCP
1/4" = 1'-0"



1 TWO BEDROOM "A" - APPROX. 1,280 SF (INTERIOR)
1/4" = 1'-0"



3 TWO BEDROOM "B" - APPROX. 1,140 SF (INTERIOR)
1/4" = 1'-0"

1/4" = 1'-0"
0" 2' - 0" 4' - 0" 8' - 0" 16' - 0"

ARCHITECT:

DORAN
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SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

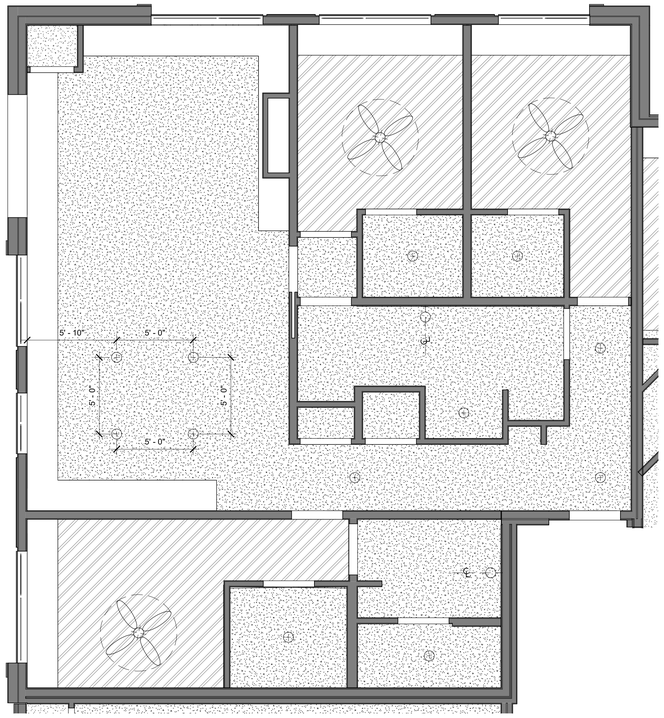
CHECKED BY
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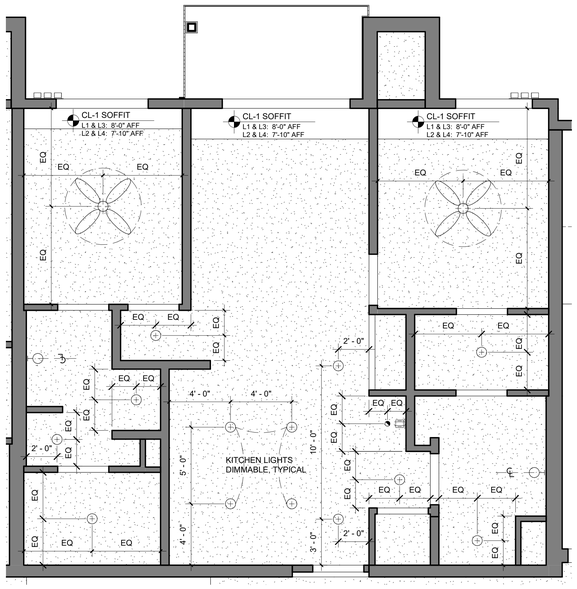
SHEET TITLE
UNIT PLANS

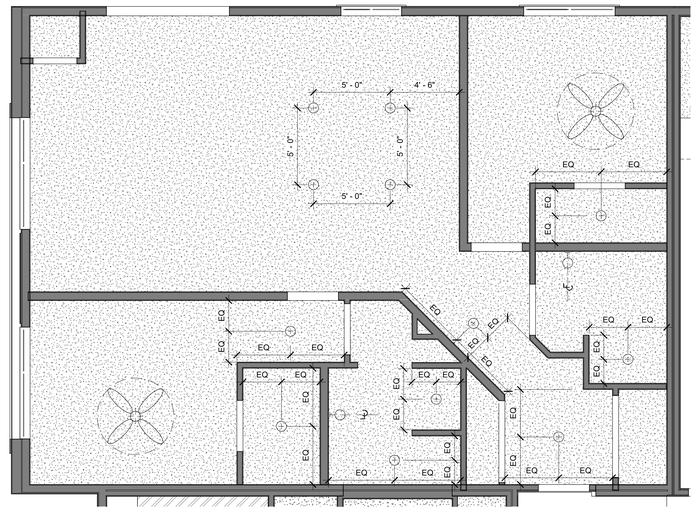
SHEET NUMBER
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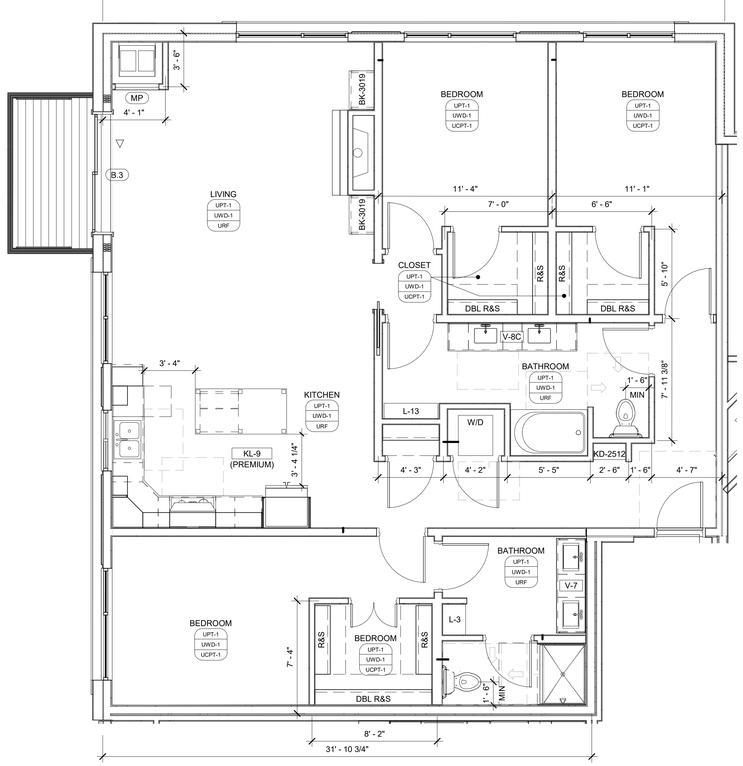
PLOT DATE: 8/16/2018 10:04:36 AM



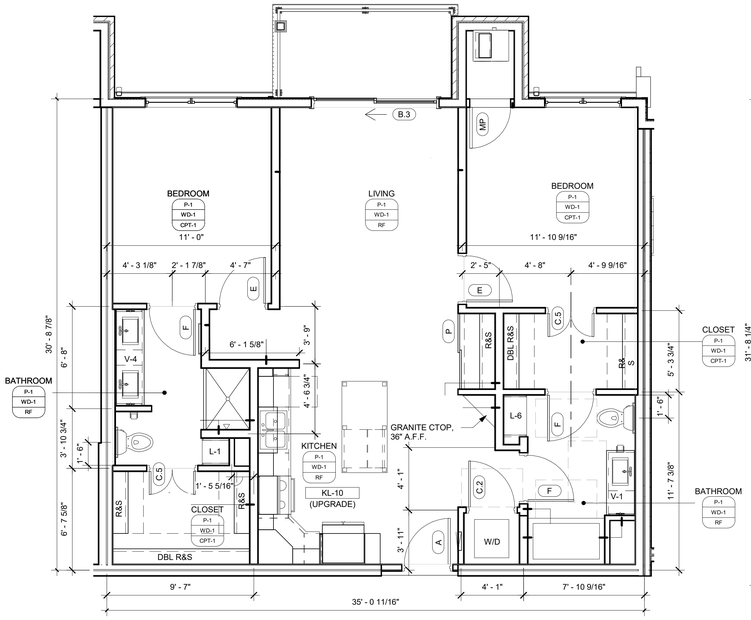
2 THREE BEDROOM RCP
1/4" = 1'-0"



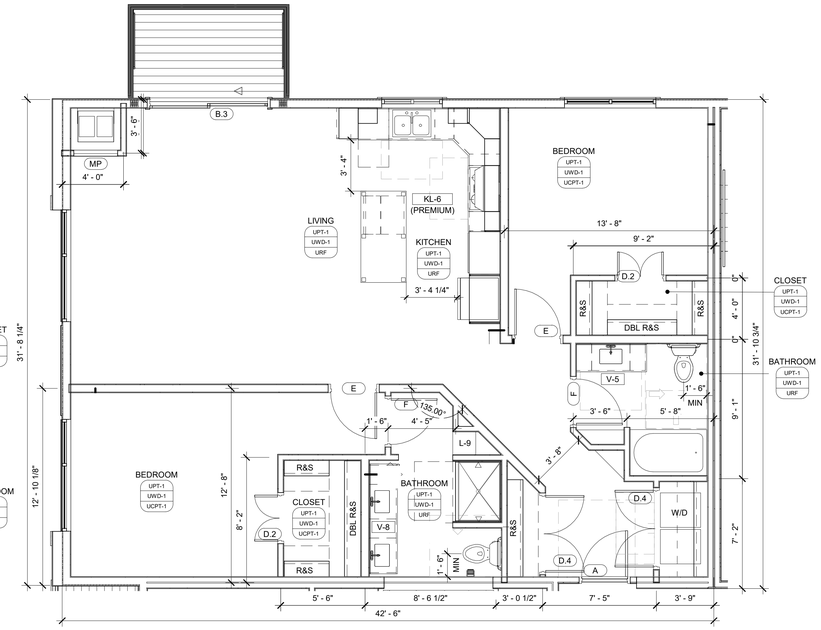




1 THREE BEDROOM - APPROX. 1,615 SF (INTERIOR)
1/4" = 1'-0"



3 TWO BEDROOM "C" - APPROX. 1,040 SF (INTERIOR)
1/4" = 1'-0"



5 TWO BEDROOM "D" - APPROX. 1,280 SF (INTERIOR)
1/4" = 1'-0"

1/4" = 1'-0"
0' 2' - 0" 4' - 0" 8' - 0" 16' - 0"

REFERENCE ONLY

ARCHITECT:

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ARCHITECTURE
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LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

CHECKED BY
EVAN DORAN

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
UNIT PLANS

SHEET NUMBER
A2.33

PLOT DATE: 8/16/2018 10:04:36 AM

EXTERIOR MATERIAL LEDGEND

1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
7. FIBER CEMENT LAP SIDING- WHITE TBD
8. FIBER CEMENT LAP SIDING - GREY TBD
9. FIBER CEMENT PANEL 1 (COLOR 2 TBD)
10. FIBER CEMENT PANEL 2 (COLOR 1 TBD)
11. FIBER CEMENT PANEL 3 (COLOR 3 TBD)
12. FIBER CEMENT TRIM - WHITE TBD
13. FIBER CEMENT TRIM - DARK TBD
14. CAST STONE 16" X 24" BLOCKS
15. CAST STONE BAND
16. GARAGE DOOR
17. OVERHEAD COILING DOOR - PT TO MATCH
18. WINDOW
19. METAL RAILING
20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
24. MAGIC PAK LOUVER - PT TO MATCH ADJ.
25. FACE BRICK 3 (TAN BLEND TBD)
26. CORRUGATED METAL PANEL
27. ALUMINUM TRELLIS - PAINT
28. STANDING SEAM METAL ROOF
29. ARCHITECTURAL PRECAST - BUFF
30. ARCHITECTURAL PRECAST - ACCENT BAND



1 NORTH EXTERIOR ELEVATION
1" = 10' - 0"



2 NORTH EXTERIOR ELEVATION CONTINUTED
1" = 10' - 0"

NOT FOR CONSTRUCTION

ARCHITECT:
DORAN ARCHITECTURE
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REGISTRATION

DESIGN ARCHITECT:

ISSUE RECORD

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PROJECT NUMBER
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952-288-2000
952-288-2031 fax

SHEET TITLE
EXTERIOR ELEVATIONS RESIDENCE

SHEET NUMBER
A 3.1

EXTERIOR MATERIAL LEDGEND

1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
7. FIBER CEMENT LAP SIDING- WHITE TBD
8. FIBER CEMENT LAP SIDING - GREY TBD
9. FIBER CEMENT PANEL 1 (COLOR 2 TBD)
10. FIBER CEMENT PANEL 2 (COLOR 1 TBD)
11. FIBER CEMENT PANEL 3 (COLOR 3 TBD)
12. FIBER CEMENT TRIM - WHITE TBD
13. FIBER CEMENT TRIM - DARK TBD
14. CAST STONE 16" X 24" BLOCKS
15. CAST STONE BAND
16. GARAGE DOOR
17. OVERHEAD COILING DOOR - PT TO MATCH
18. WINDOW
19. METAL RAILING
20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
24. MAGIC PAK LOUVER - PT TO MATCH ADJ.
25. FACE BRICK 3 (TAN BLEND TBD)
26. CORRUGATED METAL PANEL
27. ALUMINUM TRELLIS - PAINT
28. STANDING SEAM METAL ROOF
29. ARCHITECTURAL PRECAST - BUFF
30. ARCHITECTURAL PRECAST - ACCENT BAND



1 SOUTH EXTERIOR ELEVATION
1" = 10' - 0"



2 SOUTH EXTERIOR ELEVATION CONTINUTED
1" = 10' - 0"

NOT FOR CONSTRUCTION

ARCHITECT:
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Bloomington, MN 55439
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DESIGN ARCHITECT:

ISSUE RECORD
Description Date

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SHEET TITLE
EXTERIOR ELEVATIONS RESIDENCE

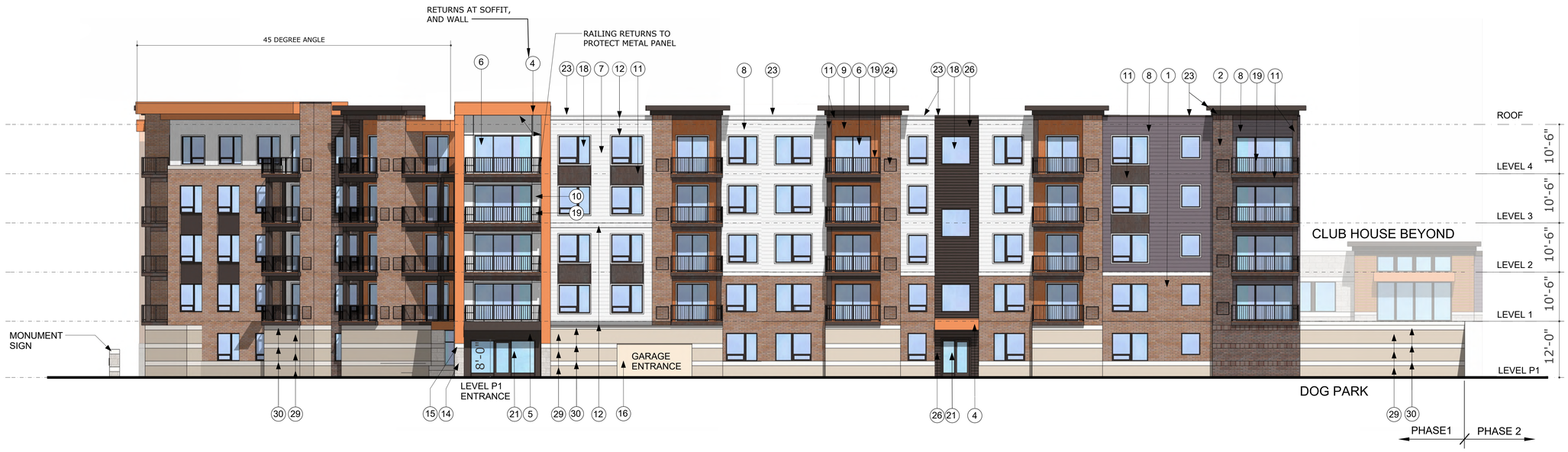
SHEET NUMBER
A 3.2

EXTERIOR MATERIAL LEDGEND

1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
7. FIBER CEMENT LAP SIDING- WHITE TBD
8. FIBER CEMENT LAP SIDING - GREY TBD
9. FIBER CEMENT PANEL 1 (COLOR 2 TBD)
10. FIBER CEMENT PANEL 2 (COLOR 1 TBD)
11. FIBER CEMENT PANEL 3 (COLOR 3 TBD)
12. FIBER CEMENT TRIM - WHITE TBD
13. FIBER CEMENT TRIM - DARK TBD
14. CAST STONE 16" X 24" BLOCKS
15. CAST STONE BAND
16. GARAGE DOOR
17. OVERHEAD COILING DOOR - PT TO MATCH
18. WINDOW
19. METAL RAILING
20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
24. MAGIC PAK LOUVER - PT TO MATCH ADJ.
25. FACE BRICK 3 (TAN BLEND TBD)
26. CORRUGATED METAL PANEL
27. ALUMINUM TRELLIS - PAINT
28. STANDING SEAM METAL ROOF
29. ARCHITECTURAL PRECAST - BUFF
30. ARCHITECTURAL PRECAST - ACCENT BAND



1 EAST EXTERIOR ELEVATION
1" = 10' - 0"



2 WEST EXTERIOR ELEVATION
1" = 10' - 0"

NOT FOR CONSTRUCTION

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PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

CHECKED BY
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SHEET TITLE
EXTERIOR ELEVATIONS RESIDENCE

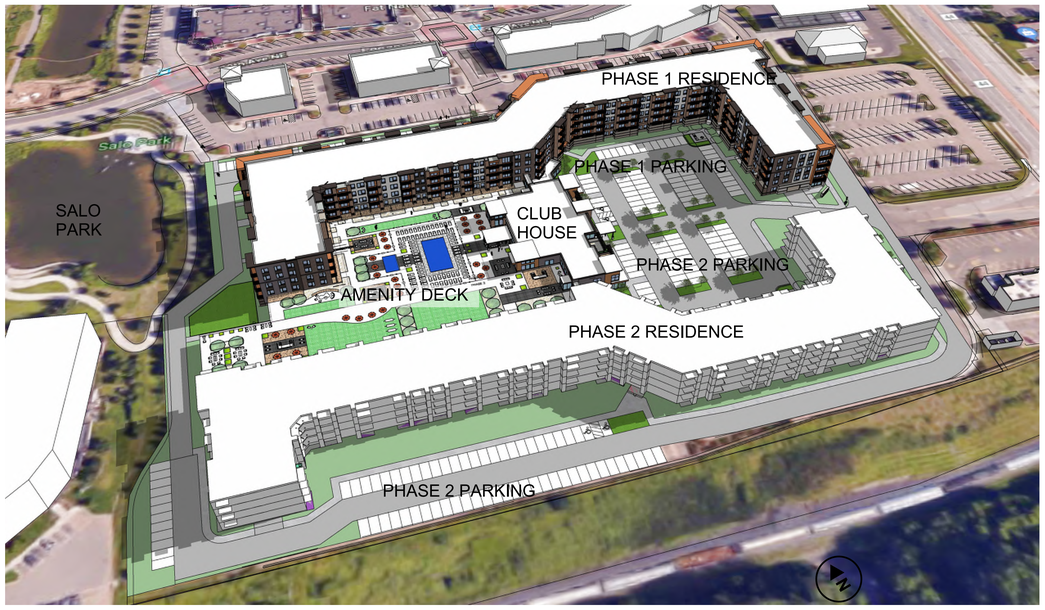
SHEET NUMBER
A 3.3

EXTERIOR MATERIAL LEDGEND

1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
7. FIBER CEMENT LAP SIDING- WHITE TBD
8. FIBER CEMENT LAP SIDING - GREY TBD
9. FIBER CEMENT PANEL 1 (COLOR 2 TBD)
10. FIBER CEMENT PANEL 2 (COLOR 1 TBD)
11. FIBER CEMENT PANEL 3 (COLOR 3 TBD)
12. FIBER CEMENT TRIM - WHITE TBD
13. FIBER CEMENT TRIM - DARK TBD
14. CAST STONE 16" X 24" BLOCKS
15. CAST STONE BAND
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17. OVERHEAD COILING DOOR - PT TO MATCH
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19. METAL RAILING
20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
24. MAGIC PAK LOUVER - PT TO MATCH ADJ.
25. FACE BRICK 3 (TAN BLEND TBD)
26. CORRUGATED METAL PANEL
27. ALUMINUM TRELLIS - PAINT
28. STANDING SEAM METAL ROOF
29. ARCHITECTURAL PRECAST - BUFF
30. ARCHITECTURAL PRECAST - ACCENT BAND



1 WEST EXTERIOR ELEVATION AT EAST WING
1" = 10' - 0"



3 OVERALL AERIAL LOOKING NORTH EAST



4 AERIAL LOOKING NE AT PHASE 1 PARKING COURT YARD

NOT FOR CONSTRUCTION

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PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

CHECKED BY
EVAN DORAN

PREPARED FOR
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SHEET TITLE
EXTERIOR ELEVATIONS RESIDENCE

SHEET NUMBER
A 3.4

EXTERIOR MATERIAL LEDGEND

1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
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20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
24. MAGIC PAK LOUVER - PT TO MATCH ADJ.
25. FACE BRICK 3 (TAN BLEND TBD)
26. CORRUGATED METAL PANEL
27. ALUMINUM TRELLIS - PAINT
28. STANDING SEAM METAL ROOF
29. ARCHITECTURAL PRECAST - BUFF
30. ARCHITECTURAL PRECAST - ACCENT BAND



1 EAST EXTERIOR ELEVATION AT WEST WING
1" = 10' - 0"



2 AERIAL LOOKING NW AT AMENITY DECK



3 PEDESTRIAN VIEW AT MAIN ENTRANCE

ARCHITECT:
DORAN ARCHITECTURE
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

REGISTRATION

DESIGN ARCHITECT:

ISSUE RECORD

No.	Description	Date

NOT FOR CONSTRUCTION

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MICHAEL DUNN

DRAWN BY
BEN LINDAU

CHECKED BY
EVAN DORAN

PREPARED FOR
DORAN COMPANIES
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Bloomington, MN 55439
952-288-2000
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SHEET TITLE
EXTERIOR ELEVATIONS RESIDENCE

SHEET NUMBER
A 3.5



1 PEDESTRIAN VIEW @ NE CORNER FROM CHIPOLTLE



2 PEDESTRIAN VIEW @ NW CORNER FROM SALO PARK



3 PEDESTRIAN VIEW LOOKING WEST DOWN CUB FOODS CORRIDOR



4 AERIAL LOOKINB NE AT AMENITY DECK

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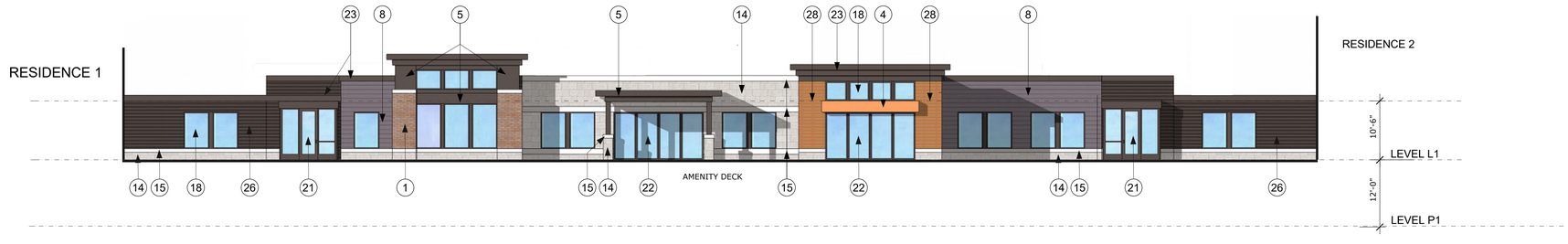
SHEET NUMBER
A 3.6

EXTERIOR MATERIAL LEDGEND

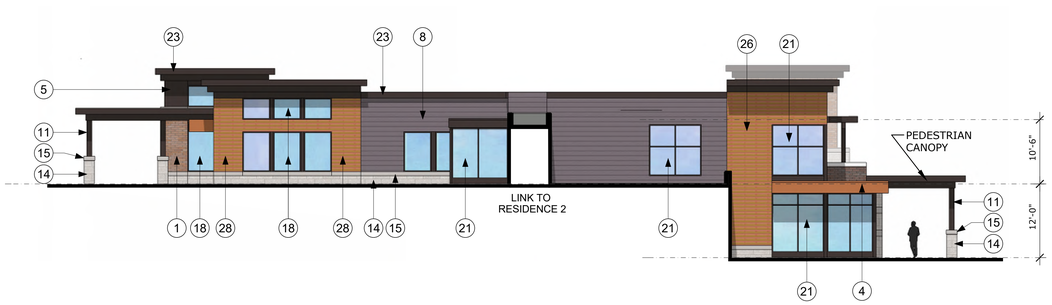
1. FACE BRICK 1 (RED BLEND TBD)
2. FACE BRICK 2 (DARK BLEND TBD)
3. ARCH EXT PNL 1 (COLOR 1 TBD)
4. ARCH EXT PNL 2 (COLOR 2 TBD)
5. ARCH EXT PNL 3 (COLOR 3 TBD)
6. SLIDING DOOR
7. FIBER CEMENT LAP SIDING- WHITE TBD
8. FIBER CEMENT LAP SIDING - GREY TBD
9. FIBER CEMENT PANEL 1 (COLOR 2 TBD)
10. FIBER CEMENT PANEL 2 (COLOR 1 TBD)
11. FIBER CEMENT PANEL 3 (COLOR 3 TBD)
12. FIBER CEMENT TRIM - WHITE TBD
13. FIBER CEMENT TRIM - DARK TBD
14. CAST STONE 16" X 24" BLOCKS
15. CAST STONE BAND
16. GARAGE DOOR
17. OVERHEAD COILING DOOR - PT TO MATCH
18. WINDOW
19. METAL RAILING
20. METAL DOOR - PAINT TO MATCH ADJ. COLOR)
21. ALUM STORE FRONT
22. MULTI-SLIDE DOOR
23. METAL COPING (MATCH ADJ. COLOR)
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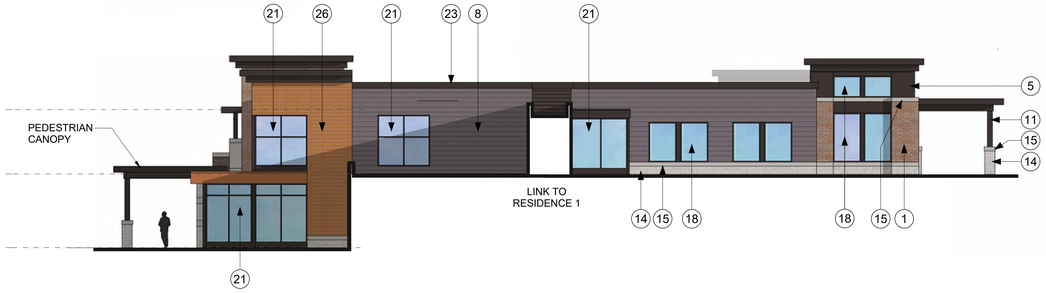
1 EAST EXTERIOR ELEVATION
1" = 10' - 0"



2 WEST EXTERIOR ELEVATION
1" = 10' - 0"



3 SOUTH EXTERIOR ELEVATION
1" = 10' - 0"



4 NORTH EXTERIOR ELEVATION
1" = 10' - 0"

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EXTERIOR ELEVATIONS CLUB HOUSE

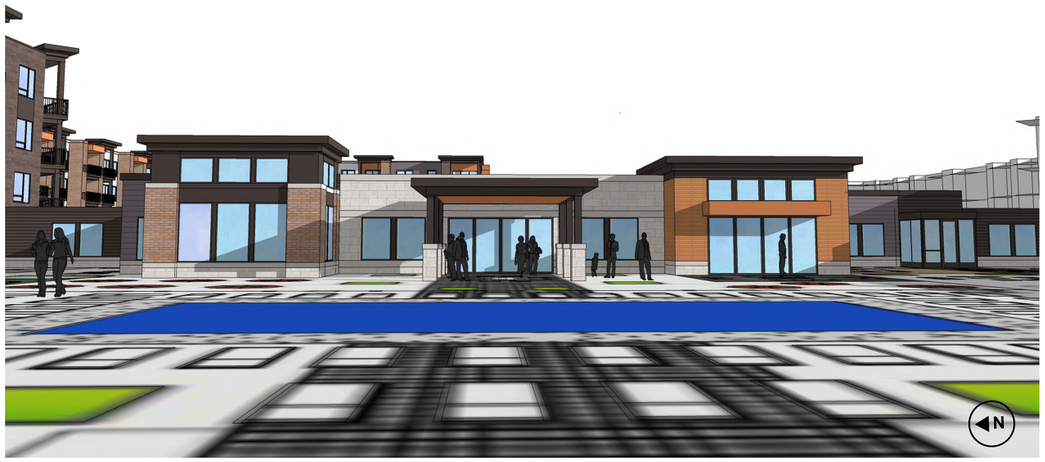
SHEET NUMBER
A 3.7



1 AERIAL LOOKING SOUTHWEST



2 ENTRANCE APPROACH



3 VIEW POOL SIDE



4 AERIAL LOOKING SOUTH EAST

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SHEET NUMBER
A 3.8

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION), GENERAL SPECIFICATIONS FOR THE VILLAGE OF ST. ANTHONY, THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS, AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK
INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF ST. ANTHONY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF ST. ANTHONY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

REFER TO GEOTECHNICAL REPORT NO. B1904707
BRAUN INTEREC CORPORATION
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
DATED JULY 19,2019

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTER

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- PROTECT ITEM
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING CHAINLINK FENCE
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
- EXISTING ROOF DRAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING METAL COVER
- EXISTING ELECTRICAL METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

KEYNOTE LEGEND

A	REMOVE EXISTING BITUMINOUS PAVEMENT
B	REMOVE EXISTING CONCRETE PAVEMENT
C	REMOVE CURB AND GUTTER
D	REMOVE EXISTING BOLLARDS
E	REMOVE EXISTING UTILITIES
F	REMOVE EXISTING BUILDING, AND ASSOCIATED FOUNDATIONS/FEATURES
G	REMOVE EXISTING LIGHT POLE/POWER POLE/SIGN AND ASSOCIATED FOUNDATIONS/FEATURES
H	REMOVE EXISTING SIGN
I	CLEARING AND GRUBBING
J	REMOVE EXISTING WALL
K	REMOVE STORM STRUCTURE
L	REMOVE EXISTING FLAG POLE
M	REMOVE EXISTING MAIL COLLECTION BOX
N	REMOVE EXISTING FENCE
O	SAWCUT LINE
P	REMOVE EXISTING ELECTRICAL EQUIPMENT
Q	PROTECT EXISTING UTILITIES
R	PROTECT STORM STRUCTURE, ADJUST CASTING TO MATCH FINISHED GRADE
S	PROTECT EXISTING HYDRANT
T	PROTECT EXISTING LIGHT POLE
U	REMOVE & REPLACE EXISTING HYDRANT

CONTRACTOR IS TO MAINTAIN SITE ACCESS TO THE ADJACENT PROPERTY AT ALL TIMES THROUGHOUT CONSTRUCTION

CONTRACTOR SHALL REFER TO PROPOSED UTILITY PLAN FOR RELOCATION. CONSTRUCTION IS TO BE PHASED TO HAVE PROPOSED RELOCATION COMPLETE PRIOR TO DEMO.

CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLAN FOR PROPOSED RELOCATION. CONSTRUCTION IS TO BE PHASED TO HAVE PROPOSED RELOCATION COMPLETE PRIOR TO DEMO.

CONTRACTOR IS TO MAINTAIN SITE ACCESS TO THE ADJACENT PROPERTY AT ALL TIMES THROUGHOUT CONSTRUCTION

CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLAN FOR PROPOSED RELOCATION. CONSTRUCTION IS TO BE PHASED TO HAVE PROPOSED RELOCATION COMPLETE PRIOR TO DEMO.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH ST. ANTHONY, RAMSEY COUNTY AND MN/DOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF ST. ANTHONY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

ENGINEER:
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

REGISTRATION

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.

BRIAN M. WURDEMAN
DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2200
952-288-2031 fax

SHEET TITLE
DEMO PLAN

SHEET NUMBER
C200

PLOT DATE: 8/29/2019 8:01:32 AM

K:\TWC_LDEV\DORAN COMPANIES\Silver Lake Wal-mart - St. Anthony Apartments\3 Design\CAD\PlanSheets\C2-DEMO PLAN.dwg November 04, 2019 - 4:59pm
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KEYNOTE LEGEND

- (A) CONSTRUCTION ENTRANCE
- (B) LIMITS OF DISTURBANCE, OFFSET FROM BACK OF CURB/PROPERTY LINE FOR CLARITY
- (C) BIO-ROLL
- (D) INLET PROTECTION
- (E) CONSTRUCTION SAFETY FENCE, OFFSET FROM BACK OF CURB/PROPERTY LINE FOR CLARITY

LIMITS OF DISTURBANCE	10.56 AC
TOTAL SITE AREA	13.01 AC
PRE-DEVELOPMENT PERVIOUS AREA	0.66 AC*
PRE-DEVELOPMENT IMPERVIOUS AREA	9.66 AC*
POST-DEVELOPMENT PERVIOUS AREA	2.01 AC*
POST-DEVELOPMENT IMPERVIOUS AREA	8.31 AC*
*EXCLUDES SALO POND AREA	

BMP QUANTITIES

BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
FILTER LOG	LF	1,001
INLET PROTECTION	EA.	24
SAFETY FENCE	LF	1,890
SILT FENCE	LF	2,135

LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- SOIL BOUNDARY
- URBAN LAND UDORTHENTS (CUT AND FILL LAND) COMPLEX, 0 TO 6 PERCENT SLOPES
- SWPPP SIGN

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
5. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
6. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF ST. ANTHONY GRADING PERMIT.

ENGINEER:

Kimley»Horn

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PROJECT MANAGER
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DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR

DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER
C300

PLOT DATE: 8/29/2019 8:01:32 AM

GRAPHIC SCALE IN FEET
0 15 30 60

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*EXCLUDES SALO POND AREA	

BMP QUANTITIES

BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
FILTER LOG	LF	24
INLET PROTECTION	EA.	26
SAFETY FENCE	LF	2,110
SILT FENCE	LF	2,169

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- SWPPP SIGN

EROSION CONTROL PLAN NOTES

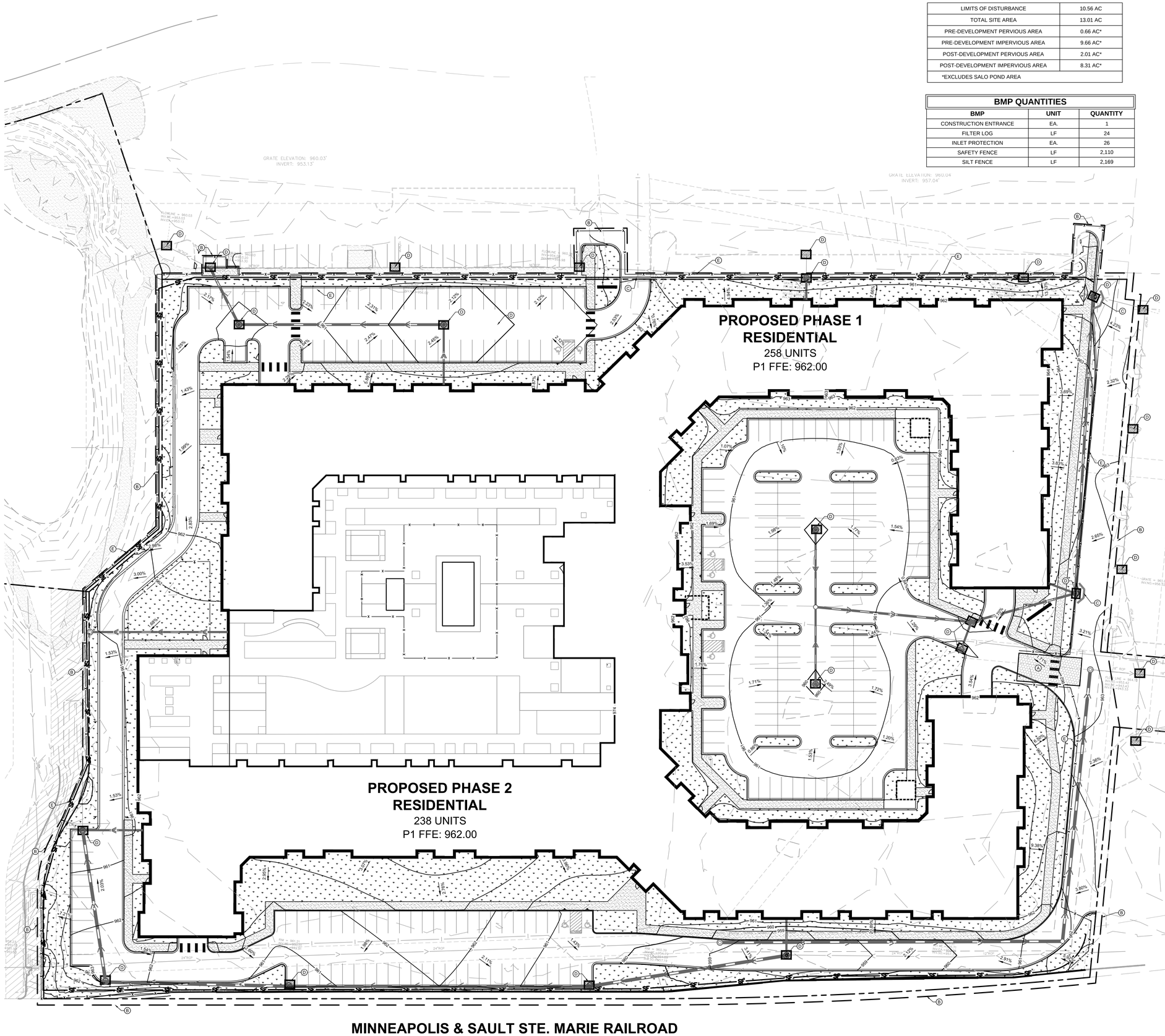
1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

FOR REFERENCE ONLY

ENGINEER:

Kimley»Horn

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BRIAN M. WURDEMAN

DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR

DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

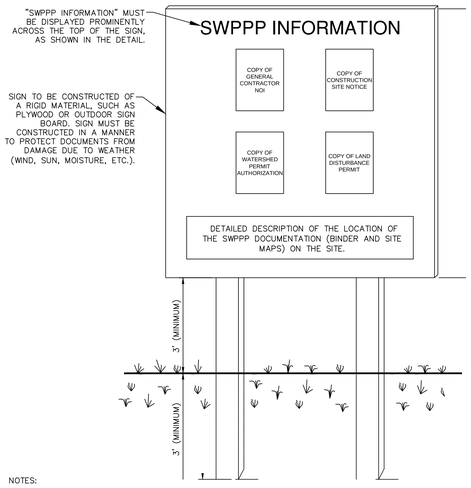
SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER
C301

PLOT DATE: 8/29/2019 8:01:32 AM

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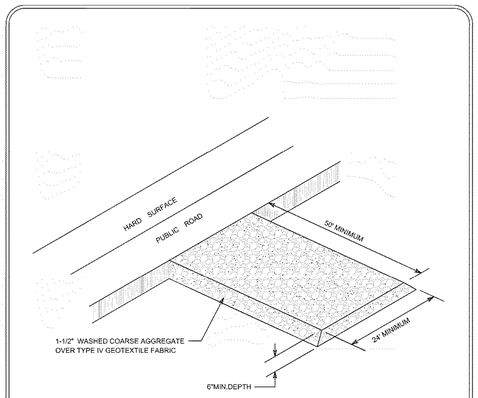
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NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S.

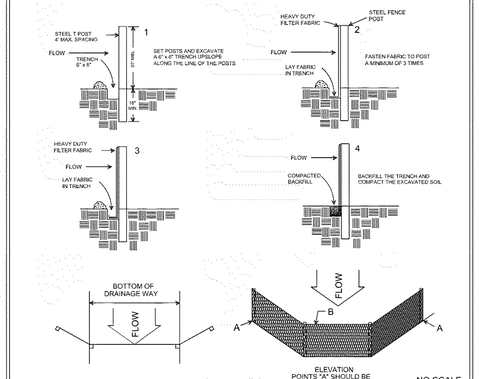


NOTES:

1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
4. MAINTENANCE IS INCIDENTAL

Saint Anthony Village	ROCK CONSTRUCTION ENTRANCE	Special Details	
		Date: 12/01/2011	EC-1
		Revised:	

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ELEVATION
POINTS "A" SHOULD BE HIGHER THAN POINTS "B"

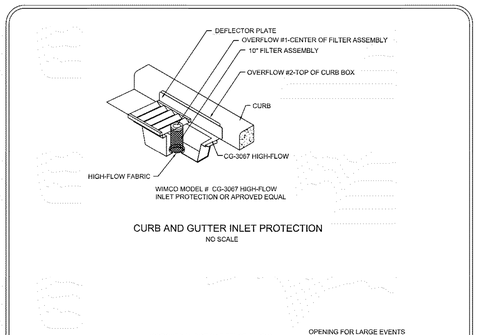
NO SCALE

Maintenance

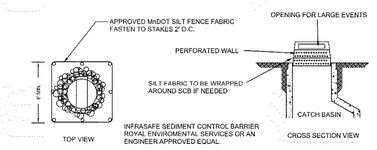
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

Saint Anthony Village	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details	
		Date: 12/01/2011	EC-2
		Revised	

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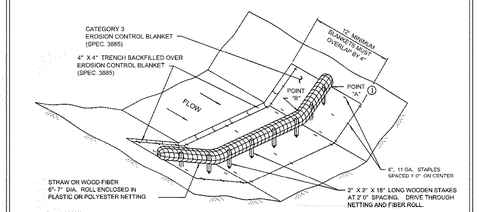
CURB AND GUTTER INLET PROTECTION
NO SCALE



REAR YARD INLET PROTECTION
NO SCALE

Saint Anthony Village	STORM SEWER INLET PROTECTION	Special Details	
		Date: 12/01/2011	EC-3
		Revised	

G:\DETAILS\DL_Anthony\EC-3.dwg, Layout1, 10/21/2011 3:03:13 PM



BIOROLL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)

Maintenance

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE BIOROLL SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3885.

Saint Anthony Village	BIO-ROLL BLANKET	Special Details	
		Date: 12/01/2011	EC-4
		Revised	

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ENGINEER:

Kimley»Horn

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BRIAN M. WURDEMAN
DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
SWPPP DETAILS

SHEET NUMBER
C302

PLOT DATE: 8/29/2019 8:01:32 AM

LEGEND

- PROPERTY LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING, REFER TO LANDSCAPE PLANS
- PROPOSED AMENITY HARDSCAPING, REFER TO LANDSCAPE PLANS

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) B612 CURB & GUTTER (TYP.)
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) ACCESSIBLE CURB RAMP
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING/ACCESS AISLE MARKINGS
- (G) PEDESTRIAN CROSSWALK
- (H) STANDARD DUTY ASPHALT PAVEMENT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) AMENITY HARDSCAPE AREA - SEE LANDSCAPE PLANS
- (K) EXISTING FIRE HYDRANT TO REMAIN
- (L) "NO PARKING - FIRE LANE" SIGN
- (M) "DO NOT ENTER" SIGN
- (N) 18" RIBBON CURB
- (O) STOOPS/STAIRS/RISERS - SEE ARCH PLANS
- (P) LIGHT POLE
- (Q) TRANSITION B612 TO RIBBON CURB
- (R) ROOF LINE/SHADE STRUCTURE ABOVE GRADE - SEE ARCH PLANS
- (S) MONUMENT SIGN - SEE ARCH PLANS
- (T) FENCE/RAILING - SEE ARCH PLANS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ST. ANTHONY VILLAGE AND HENNEPIN COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY AMERICAN SURVEYING & MAPPING, DATED 4/18/2019.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 13.01 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

PROPERTY SUMMARY	
SILVER LAKE VILLAGE APARTMENTS	
TOTAL PROPERTY AREA	13.01 AC
PROPOSED IMPERVIOUS AREA	8.31 AC*
PROPOSED PERVIOUS AREA	2.01 AC*
TOTAL DISTURBED AREA	10.56 AC*
*EXCLUDES SALO POND AREA	
ZONING SUMMARY	
EXISTING ZONING	PUD - PLANNED UNIT DEVELOPMENT
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENT

BUILDING DATA SUMMARY	
AREAS	
BUILDING AREA	±66,300 SF (PHASE I) ±62,300 SF (PHASE II) ±14,900 SF (CLUBHOUSE)
PARKING	
PROPOSED PARKING	255 SPACES (AT GRADE) 507 SPACES (P1, SEE ARCH PLANS)
SURFACE ADA STALLS REQ'D / PROVIDED	7 STALLS / 8 STALLS

SALO POND

EXISTING SEWER AND WATERMAIN EASEMENT

EXISTING NO-BUILD EASEMENT

PROPOSED NO-BUILD EASEMENT

EXISTING SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT

ASPHALT PAVEMENT

PROPOSED PHASE 1
RESIDENTIAL
258 UNITS
P1 FFE: 962.00

EXISTING SANITARY SEWER EASEMENT TO BE VACATED

P1 PARKING ACCESS

POOL/AMENITY DECK

PROPOSED PHASE 2
RESIDENTIAL
238 UNITS
P1 FFE: 962.00

EXISTING DRAINAGE AND UTILITIES EASEMENT TO BE VACATED

PROPOSED DRAINAGE AND UTILITIES EASEMENT

EXISTING DRAINAGE AND UTILITIES EASEMENT

EXISTING MODULAR BLOCK RETAINING WALL

MINNEAPOLIS & SAULT STE. MARIE RAILROAD

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

FOR REFERENCE ONLY

ENGINEER:

Kimley»Horn

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DATE: 11/5/2019 MN LIC. NO. 53113

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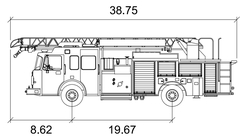
PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
SITE PLAN

SHEET NUMBER
C400

PLOT DATE: 8/29/2019 8:01:32 AM

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Roseville Fire Aerial

	feet
Width	: 8.50
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 43.0

THE VEHICLE MANEUVERINGS IDENTIFIED ON THIS PLAN WERE PREPARED USING AUTOTURN SOFTWARE AND DOES NOT NECESSARILY REPRESENT ACTUAL CONDITIONS NOR DOES IT ACCOUNT FOR EXTERNAL FACTORS. THIS ANALYSIS SHOULD NOT BE USED AS THE SOLE BASIS FOR THE CLIENT'S DECISION MAKING

LEGEND

- PROPERTY LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED REINFORCED TURF

ASPHALT PAVEMENT

ASPHALT PAVEMENT

PROPOSED PHASE 1
RESIDENTIAL
258 UNITS
P1 FFE: 962.00

PROPOSED PHASE 2
RESIDENTIAL
238 UNITS
P1 FFE: 962.00

SILVER LAKE ROAD

MINNEAPOLIS & SAULT STE. MARIE RAILROAD

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

ENGINEER:

Kimley»Horn

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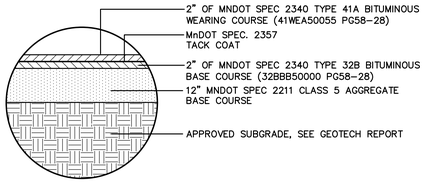
SHEET TITLE
FIRE TRUCK COVERAGE

SHEET NUMBER
C401

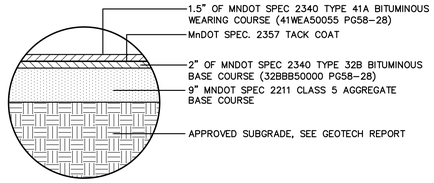
PLOT DATE: 8/29/2019 8:01:32 AM

K:\TWC_LDEV\DORAN COMPANIES\Silver Lake Wal-mart - St. Anthony Apartments\3 Design\CAD\Exhibits\EX-C Fire Truck Coverage.dwg November 04, 2019 - 5:01pm
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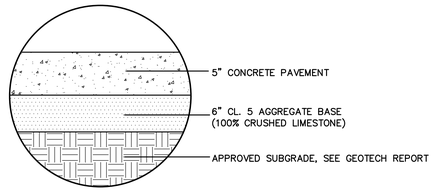
PAVEMENT SECTIONS ARE PROVIDED FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION, AND COMPACTION REQUIREMENTS.



MEDIUM DUTY BITUMINOUS
NTS



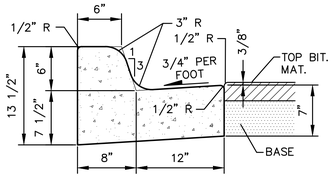
LIGHT DUTY BITUMINOUS
NTS



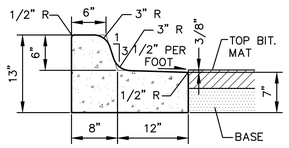
CONCRETE SIDEWALK
NTS



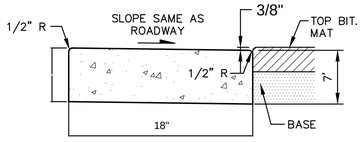
"NO PARKING – FIRE LANE" SIGN
N.T.S.



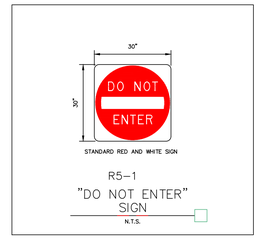
B612 CURB & GUTTER



B612 CURB & GUTTER
(OUTFALL)

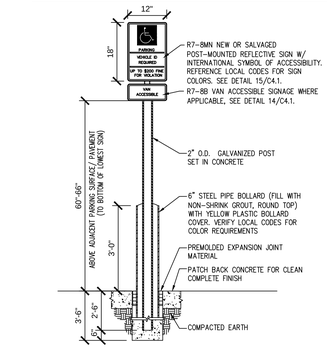


CONCRETE RIBBON CURB
(OUTFALL)



R5-1
"DO NOT ENTER" SIGN
N.T.S.

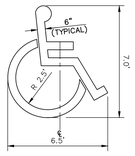
NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING SIGNAGE TO COMPLY WITH THE LOCAL BUILDING CODE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO EXISTING SIGNAGE AS REQUIRED BY LOCAL AUTHORITIES.
- SIGNS SHALL BE CENTERED AT THE END OF EACH STALL UNLESS OTHERWISE NOTED.



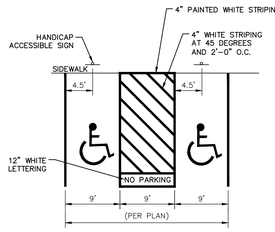
ACCESSIBLE SIGN BOLLARD DETAIL



R7-8MN ADA PARKING SIGN

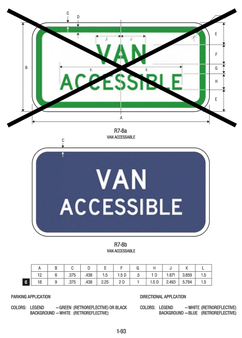


ACCESSIBLE PARKING SYMBOL



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

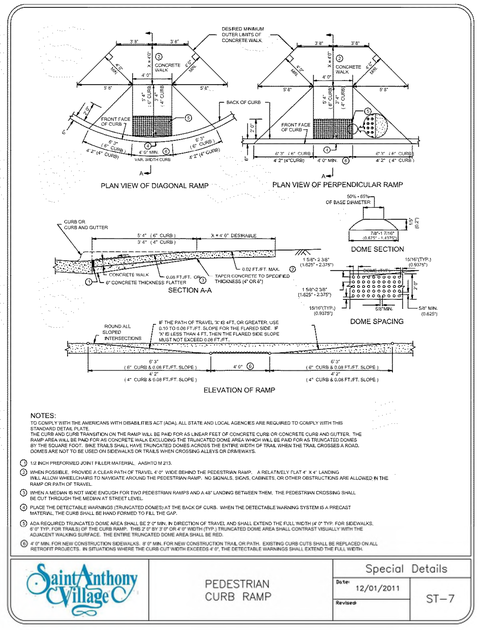


	A	B	C	D	E	F	G	H	J	K	L
5	12	6	.375	.438	1.5	1.0.5	.5	1.0	1.87	3.058	1.5
	18	9	.375	.438	2.0	1	1.0.5	1.460	5.56	1.5	

PARKING APPLICATION — COLORS: LEGEND —GREEN (RETROREFLECTIVE) OR BLACK; BACKGROUND – WHITE (RETROREFLECTIVE)
DIRECTIONAL APPLICATION — COLORS: LEGEND —WHITE (RETROREFLECTIVE); BACKGROUND – BLUE (RETROREFLECTIVE)

1-93

VAN ACCESSIBLE SIGN DETAIL

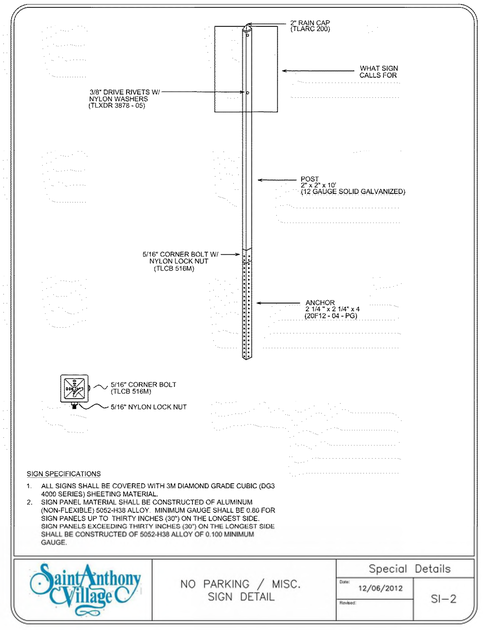


NOTES:
TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AND LOCAL AGENCIES ARE REQUIRED TO COMPLY WITH THIS FEDERAL LAW.
THE CURB AND CURB TRANSITION ON THE RAMP WALL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WALL BE PAID FOR AS CONCRETE WALK EXCLUDING THE TRUNCATED DOME AREA WHICH WILL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT. BIKE TRAILS SHALL HAVE TRUNCATED DOMES ACROSS THE ENTIRE WIDTH OF TRAIL WHEN THE TRAIL CROSSES A ROAD. DOMES ARE NOT TO BE USED ON SIDEWALKS OR TRAILS WHEN CROSSING ALLEYS OR DRIVEWAYS.

1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL. AASHTO M 213.
2. WHEN POSSIBLE, PROVIDE A CLEAR PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP. NO SIGNALS, SIGNS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.
3. WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
4. PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) AT THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE HAND FORMED TO FILL THE GAP.
5. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-2" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4'-0" TYP. FOR SIDEWALKS, 5'-0" TYP. FOR TRAILS) OF THE CURB RAMP. THIS 2'-0" BY 2'-0" OR 4'-0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE RED.
6. 6'-0" MIN. FOR NEW CONSTRUCTION SIDEWALKS. 5'-0" MIN. FOR NEW CONSTRUCTION TRAIL OR PATH. EXISTING CURB CUTS SHALL BE REPLACED ON ALL RETROFIT PROJECTS. IN SITUATIONS WHERE THE CURB CUT WIDTH EXCEEDS 4'-0", THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH.

Saint Anthony Village	PEDESTRIAN CURB RAMP	Special Details	
		Date: 12/01/2011	ST-7
		Revised:	

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SIGN SPECIFICATIONS
1. ALL SIGNS SHALL BE COVERED WITH 3M DIAMOND GRADE CUBIC (DG3 4000 SERIES) SHEETING MATERIAL.
2. SIGN PANEL MATERIAL SHALL BE CONSTRUCTED OF ALUMINUM (NON-FLEXIBLE) 5052-H38 ALLOY. MINIMUM GAUGE SHALL BE 0.80 FOR SIGN PANELS UP TO THIRTY INCHES (30") ON THE LONGEST SIDE. SIGN PANELS EXCEEDING THIRTY INCHES (30") ON THE LONGEST SIDE SHALL BE CONSTRUCTED OF 5052-H38 ALLOY OF 0.100 MINIMUM GAUGE.

Saint Anthony Village	NO PARKING / MISC. SIGN DETAIL	Special Details	
		Date: 12/06/2012	SI-2
		Revised:	

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Kimley»Horn
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REGISTRATION

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.

BRIAN M. WURDEMAN
DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C402

PLOT DATE: 8/29/2019 8:01:32 AM

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED DRAINAGE DIRECTION

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. ANTHONY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-3034
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 6" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

ENGINEER:

Kimley»Horn

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SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
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PREPARED FOR
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Bloomington, MN 55439
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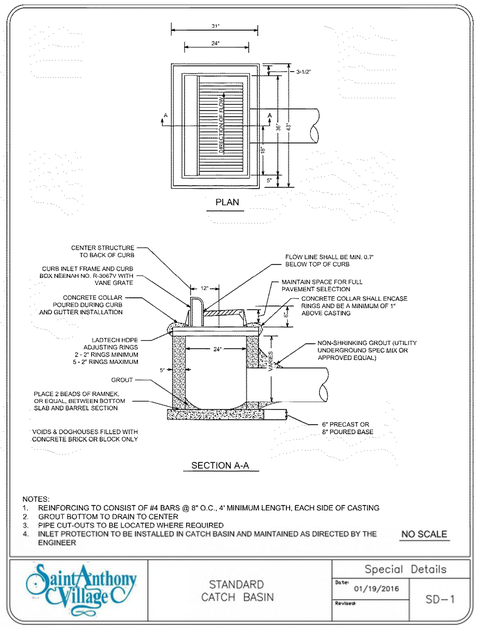
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GRADING AND DRAINAGE PLAN

SHEET NUMBER
C500

PLOT DATE: 8/29/2019 8:01:32 AM

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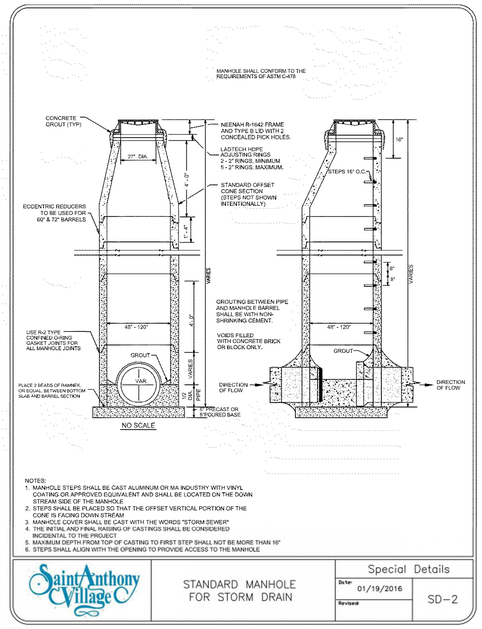
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NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

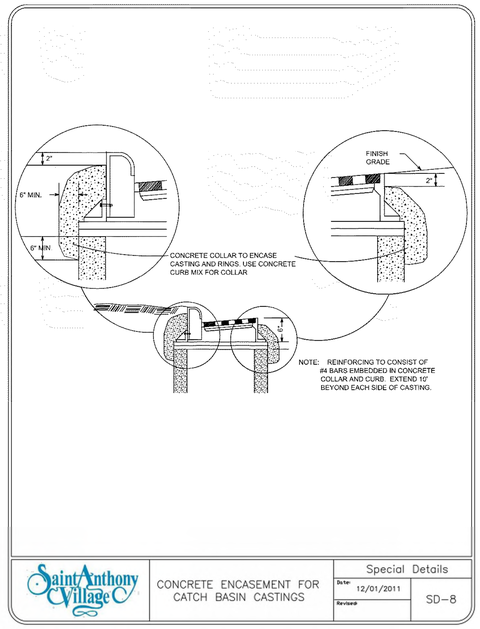
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Saint Anthony Village	STANDARD CATCH BASIN	Special Details Date: 01/19/2016 Revised:	SD-1



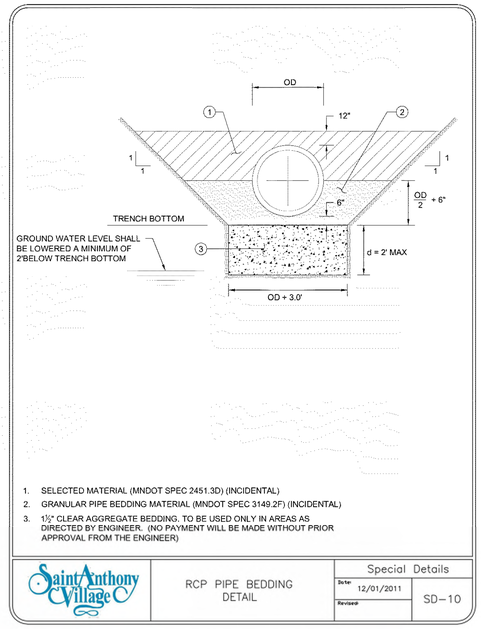
NOTES:
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

Saint Anthony Village	STANDARD MANHOLE FOR STORM DRAIN	Special Details Date: 01/19/2016 Revised:	SD-2



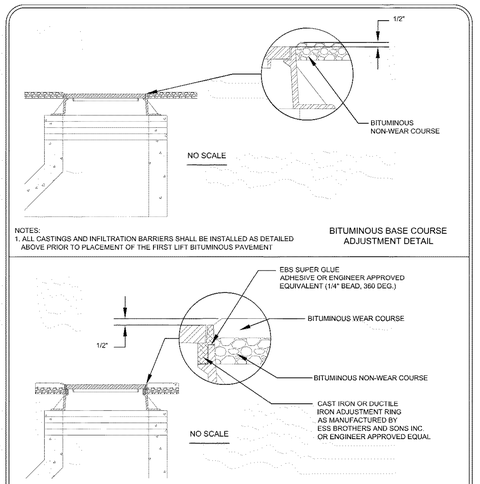
NOTE: REINFORCING TO CONSIST OF #4 BARS EMBEDDED IN CONCRETE COLLAR AND CURB. EXTEND 10' BEYOND EACH SIDE OF CASTING.

Saint Anthony Village	CONCRETE ENCASEMENT FOR CATCH BASIN CASTINGS	Special Details Date: 12/01/2011 Revised:	SD-8



1. SELECTED MATERIAL (MNDOT SPEC 2451.3D) (INCIDENTAL)
2. GRANULAR PIPE BEDDING MATERIAL (MNDOT SPEC 3149.2F) (INCIDENTAL)
3. 1½" CLEAR AGGREGATE BEDDING, TO BE USED ONLY IN AREAS AS DIRECTED BY ENGINEER. (NO PAYMENT WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER)

Saint Anthony Village	RCP PIPE BEDDING DETAIL	Special Details Date: 12/01/2011 Revised:	SD-10



NOTES:
1. ALL CASTINGS AND INFILTRATION BARRIERS SHALL BE INSTALLED AS DETAILED ABOVE PRIOR TO PLACEMENT OF THE FIRST LIFT BITUMINOUS PAVEMENT

BITUMINOUS BASE COURSE ADJUSTMENT DETAIL

NOTES:
1. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE WEAR COURSE.
2. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMMENDATION.
3. AFTER INSTALLATION OF ADJUSTMENT RING, TRAFFIC BARREL SHALL BE PLACED ON STRUCTURE UNTIL WEAR COURSE IS INSTALLED (INCIDENTAL).

BITUMINOUS WEAR COURSE ADJUSTMENT DETAIL

Saint Anthony Village	CASTING ADJUSTMENT DETAIL	Special Details Date: 12/01/2011 Revised:	ST-8

©\DETAILS\DL_AnthonyST-8.dwg, Layout1, 10/31/2011 10:05:57 AM

ENGINEER:

Kimley»Horn

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Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
GRADING DETAILS

SHEET NUMBER
C502

PLOT DATE: 8/29/2019 8:01:32 AM

FOR REFERENCE ONLY

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-3034
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ST. ANTHONY AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

ENGINEER:

Kimley»Horn

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REGISTRATION

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BRIAN M. WURDEMAN

DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

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SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

CHECKED BY
BMW

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
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952-288-2031 fax

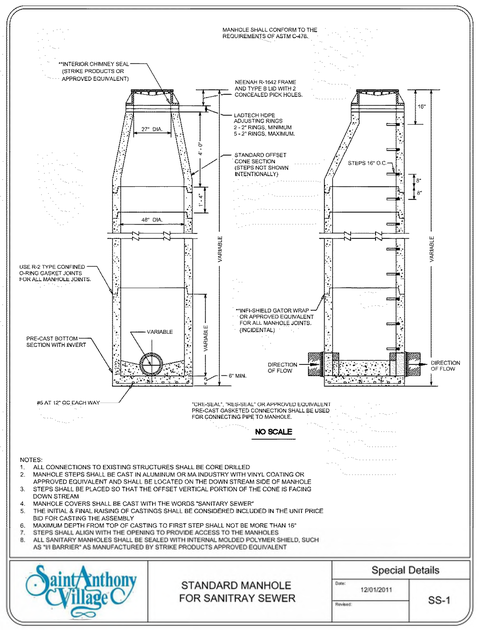
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C600

PLOT DATE: 8/29/2019 8:01:32 AM

GRAPHIC SCALE IN FEET
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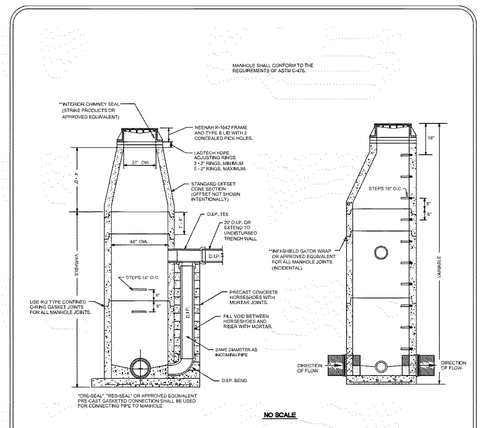


NO SCALE

NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL & FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE BID FOR CASTING THE ASSEMBLY
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLES
8. ALL SANITARY MANHOLES SHALL BE SEALED WITH INTERNAL, MOLDED POLYMER SHIELD, SUCH AS "HI BARRIER" AS MANUFACTURED BY STRIKE PRODUCTS APPROVED EQUIVALENT

Saint Anthony Village	STANDARD MANHOLE FOR SANITRAY SEWER	Special Details	
		Date: 12/01/2011	SS-1
		Revised:	

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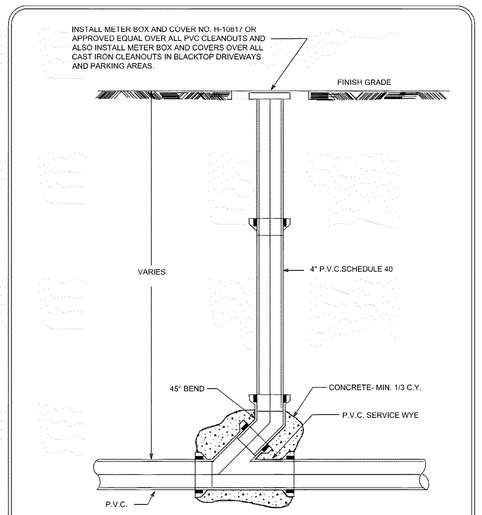


NO SCALE

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Saint Anthony Village	STANDARD DROP MANHOLE (OUTSIDE)	Special Details	
		Date: 12/01/2011	SS-2
		Revised:	

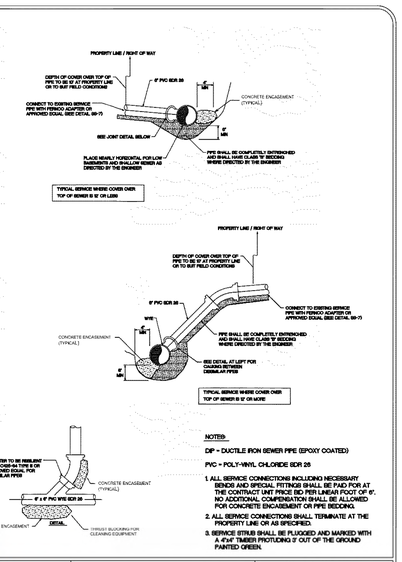
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NOTES:
1. PAID AS SERVICE PIPE
2. INSTALL EVERY 75 FEET OR AS DIRECTED BY ENGINEER

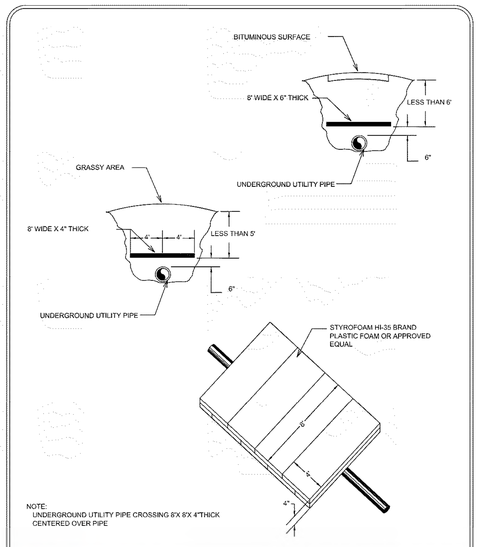
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		Date: 12/01/2011	SS-3
		Revised:	

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Saint Anthony Village	TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Special Details	
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		Revised:	

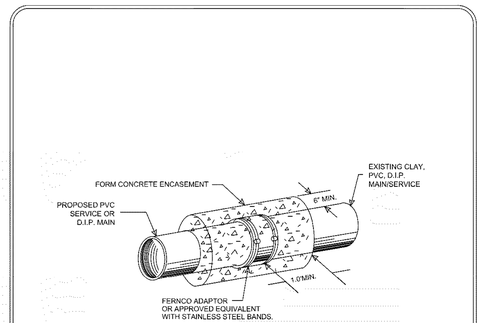
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NOTE:
UNDERGROUND UTILITY PIPE CROSSING 8'X 8'X 4"THICK CENTERED OVER PIPE

Saint Anthony Village	INSULATION DETAIL	Special Details	
		Date: 12/01/2011	SS-5
		Revised:	

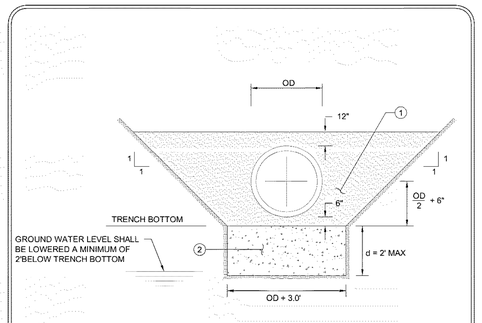
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NOTES:
WRAP ADAPTER WITH POLYETHYLENE PRIOR TO ENCASEMENT WITH CONCRETE

Saint Anthony Village	SANITARY SEWER MAIN/SERVICE CONNECTION DETAIL	Special Details	
		Date: 12/01/2011	SS-7
		Revised:	

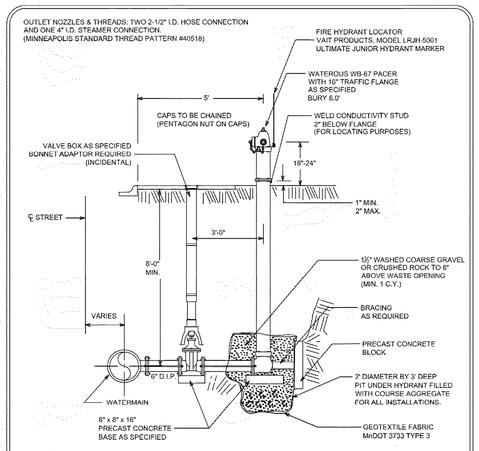
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1. GRANULAR PIPE BEDDING MATERIAL (MNDOT SPEC 3149.2F) (INCIDENTAL)
2. ½" CLEAR AGGREGATE BEDDING. TO BE USED ONLY IN AREAS AS DIRECTED BY ENGINEER. (NO PAYMENT WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER)

Saint Anthony Village	PVC PIPE BEDDING DETAIL	Special Details	
		Date: 12/01/2011	SS-8
		Revised:	

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NOTE:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIED RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTIONS AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
8. ALL WATERMAIN BOLTS SHALL BE CORE-BLUE OR APPROVED EQUAL.

Saint Anthony Village	TYPICAL HYDRANT INSTALLATION	Special Details	
		Date: 12/01/2011	W-1
		Revised:	

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REGISTRATION

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BRIAN M. WURDEMAN
DATE: 11/5/2019 MN LIC. NO. 53113

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
BPG

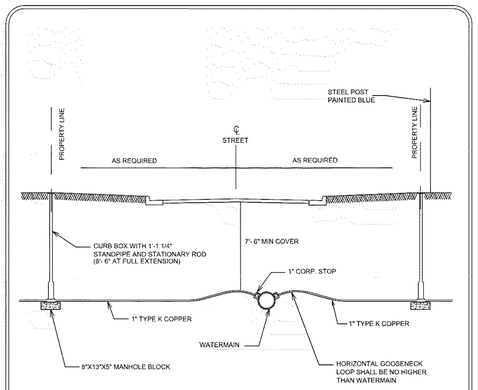
CHECKED BY
BMW

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
UTILITY DETAILS

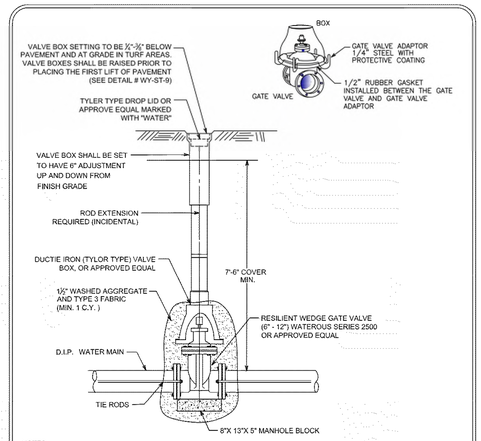
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PLOT DATE: 8/29/2019 8:01:32 AM



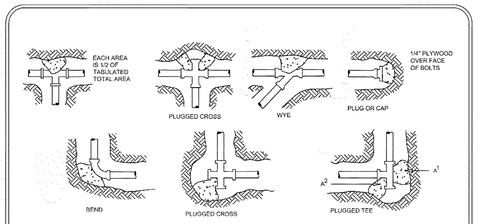
NOTES:
1. CURB BOXES INSTALLED IN AREAS WHERE BOULEVARD IS TO BE CUT AT A LATER DATE SHALL BE INSTALLED AT DEPTH REQUIRED. CURB BOX EXTENSION FOR BOXES EXCEEDING 7.5' IN LENGTH ARE TO BE BID AT CONTRACT PRICE AND SHALL INCLUDE STACK COUPLINGS, CONNECTIONS, ETC.
2. CURB BOXES LOCATED IN DRIVEWAYS, WALKS, OR PARKING LOTS SHALL HAVE THE TOP SECTION OF A VALVE BOX AND CAP AROUND THE CURB BOX.
3. CORP. STOPS SHALL BE FORD BALLCORP FB600, MCDONALD 4701, OR APPROVED EQUAL.
4. CURB STOPS SHALL BE FORD BALL VALVE B22-444, MCDONALD 6104, OR APPROVED EQUAL (MINNEAPOLIS PATTERN).

		Special Details	
Saint Anthony Village	TYPICAL WATER SERVICE	Date: 12/01/2011 Revised:	W-2



NOTES:
1. GATE VALVES SHOULD BE USED ON 6" THROUGH 12" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH 3/4" THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE WEAR COURSE
6. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMENDATION.
7. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

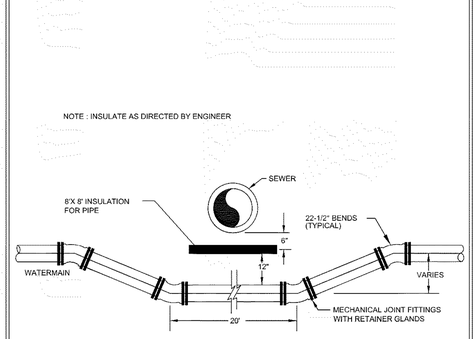
		Special Details	
Saint Anthony Village	GATE VALVE AND BOX INSTALLATION	Date: 12/01/2011 Revised:	W-3



NOMINAL FITTING SIZE, INCHES	TEE, WYE, PLUG OR CAP	90^ BEND, PLUGGED CROSS	TEE PLUGGED ON RUN A1	TEE PLUGGED ON RUN A2	45^ BEND	22-1/2^ BEND	11-1/4^ BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. REQUIRED BEARING AREAS AT FITTING SHALL BE AS NOTED ABOVE, UNLESS INDICATED OTHERWISE.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON THE PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD PLATE.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURES OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS. PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).

		Special Details	
Saint Anthony Village	POURED CONCRETE THRUST BLOCKING FOR WATERMAIN	Date: 12/01/2011 Revised:	W-4



		Special Details	
Saint Anthony Village	WATERMAIN LOWERING WITH INSULATION DETAIL	Date: 12/01/2011 Revised:	W-5

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ENGINEER:

Kimley»Horn

2019 KIMLEY-HORN AND ASSOCIATES, INC.
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952-288-2000
952-288-2031 fax

SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
C602

PLOT DATE: 8/29/2019 8:01:32 AM

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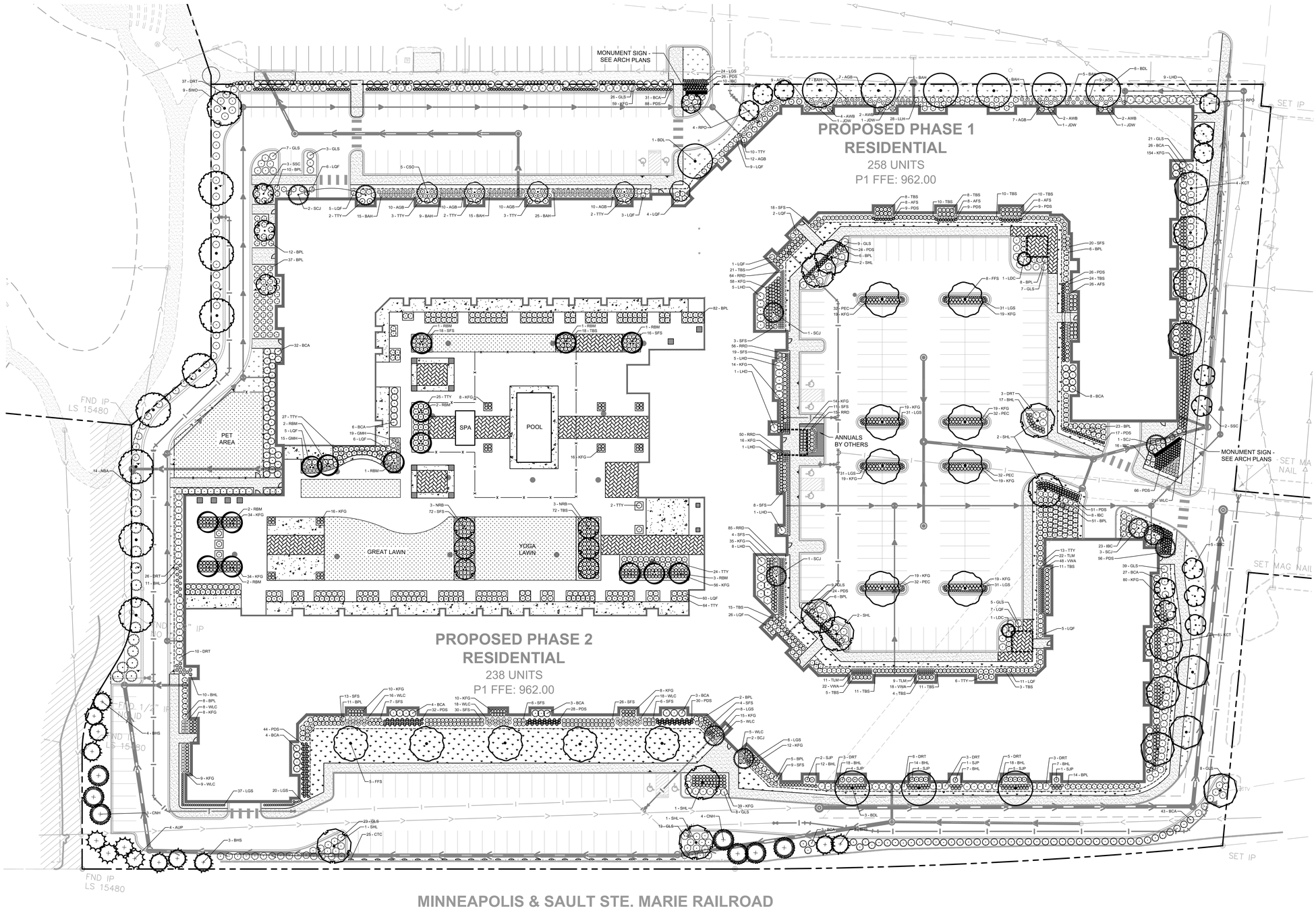
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PLANT SCHEDULE							
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
BDL	10	TILIA AMERICANA `BOULEVARD`	BOULEVARD LINDEN	B & B	2.5" CAL.		
CSO	5	QUERCUS ROBUR X QUERCUS ALBA `CRIMSCHMIDT`	CRIMSON SPIRE OAK	B & B	2.5" CAL.		
FFS	13	ACER SACCHARUM `BALSTA` TM	FALL FIESTA SUGAR MAPLE	B & B	2.5" CAL.		
KCT	10	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2.5" CAL.		
SHL	9	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEY LOCUST	B & B	2.5" CAL.		
SWO	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.		
CONIFEROUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
AUP	4	PINUS NIGRA	AUSTRIAN PINE	B & B		6` HT.	
BHS	9	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6` HT.	
CNH	7	TSUGA CANADENSIS	CANADIAN HEMLOCK	B & B		6` HT.	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
LDC	2	MALUS X `LANZAM` TM	LANCELOT DWARF CRABAPPLE	B & B	2.5" CAL.		
NRB	6	CERCIS CANADENSIS	NORTHERN REDBUD MULTI-TRUNK	CLUMP		6` HT.	
RBM	15	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	CLUMP		6` HT.	
RPO	7	QUERCUS ROBUR X BICOLOR `LONG`	REGAL PRINCE OAK	B & B	2.5" CAL.		
SCJ	10	SYRINGA RETICULATA `ELLIOT`	SNOW CAP JAPANESE TREE LILAC	B & B	2.5" CAL.		
SSC	10	MALUS X `SPRING SNOW`	SPRING SNOW CRABAPPLE	B & B	2.5" CAL.		
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
SJP	17	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	#5 CONT.			
TTY	186	TAXUS X MEDIA `TAUNTON`	TAUNTON YEW	#5 CONT.			
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
AWB	10	ILEX VERTICILLATA `AFTERGLOW`	AFTERGLOW WINTERBERRY	#2 CONT.			
BCA	190	VIBURNUM TRILOBUM `BAILEY COMPACT`	BAILEY`S COMPACT AMERICAN VIBURNUM	#5 CONT.			
BPL	281	SYRINGA X `SMSJBP7`	BLOOMERANG DARK PURPLE LILAC	#5 CONT.			
DRT	96	CORNUS SERICEA `ALLEMAN`S COMPACT`	DWARF RED TWIG DOGWOOD	#5 CONT.			
GLS	178	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	#5 CONT.			
IBC	57	ARONIA MELANOCARPA `MORTON` TM	IROQUIS BEAUTY BLACK CHOKEBERRY	#5 CONT.			
JDW	4	ILEX VERTICILLATA `JIM DANDY`	JIM DANDY WINTERBERRY	#2 CONT.			
LHD	30	HYDRANGEA PANICULATA `LIMELIGHT`	LIMELIGHT HYDRANGEA	#5 CONT.			
LLH	28	HYDRANGEA PANICULATA `JANE`	LITTLE LIME HYDRANGEA	#5 CONT.			
LQF	150	HYDRANGEA PANICULATA `LITTLE QUICK FIRE`	LITTLE QUICK FIRE HYDRANGEA	#5 CONT.			
NBA	15	VIBURNUM DENTATUM `MORTON` TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	#5 CONT.			
SFS	290	SORBARIA SORBIFOLIA `SEM`	SEM FALSESPIREA	#5 CONT.			
TBS	241	SPIRAEA BETULIFOLIA `TOR`	TOR BIRCHLEAF SPIREA	#5 CONT.			

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
BHL	114	SCHIZACHYRIUM SCOPARIUM `BLUE HEAVEN`	BLUE HEAVEN LITTLE BLUESTEM	#1 CONT.			
KFG	857	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	#1 CONT.			
PDS	539	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.			
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
AFS	90	SEDUM X `AUTUMN FIRE`	AUTUMN FIRE SEDUM	#1 CONT.			
AGB	85	ARUNCUS DIOICUS	GOAT'S BEARD	#1 CONT.			
BAH	89	HOSTA X `BLUE ANGEL`	BLUE ANGEL HOSTA	#1 CONT.			
GMH	34	HOSTA X `GUACAMOLE`	GUACAMOLE HOSTA	#1 CONT.			
LGS	219	RUDBECKIA X `LITTLE GOLD STAR`	LITTLE GOLD STAR BLACK-EYED SUSAN	#1 CONT.			
PEC	128	ECHINACEA X `PURPLE EMPEROR`	PURPLE EMPEROR CONEFLOWER	#1 CONT.			
RRD	270	HEMEROCALLIS X `ROSY RETURNS`	ROSY RETURNS DAYLILY	#1 CONT.			
TLM	42	ALCHEMILLA MOLLIS `THRILLER`	THRILLER LADY`S MANTLE	#1 CONT.			
VWA	66	ASTILBE CHINENSIS `VISION IN WHITE`	VISIONS IN WHITE ASTILBE	#1 CONT.			
WLC	100	NEPETA X FAASSENII `WALKERS LOW`	WALKERS LOW CATMINT	#1 CONT.			
VINE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
CTC	25	CAMPSIS GRANDIFLORA	CHINESE TRUMPET CREEPER	#2 CONT.			

LANDSCAPE LEGEND

- PROPOSED TREE (TYP.)
- LANDSCAPE EDGER (TYP.)
- SOD (TYP.)
- ARTIFICIAL TURF (TYP.)
- ANNUALS - BY OTHERS (TYP.)
- CONCRETE
- DECORATIVE PAVING (TYPE TBD)
- CHAIN-LINK FENCE (TYP.)



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE OR IMPORTED TOPSOIL FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. MULCH TO BE FREE OF DELETERIOUS MATERIAL.
18. EDGING TO BE COMMERCIAL GRADE STEEL EDGING. EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AND SOD AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION PLAN AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE TWO-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL.
22. REPAIR, REPLACE, OR PROVIDE SOD AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. APPLY PRE-EMERGENT HERBICIDE PREEN (OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH.
25. CONTRACTOR TO CONFIRM WATER AND POWER SUPPLY LOCATIONS AND DETAILS WITH GENERAL CONTRACTOR FOR IRRIGATION SYSTEM.
26. CONTRACTOR SHALL MAINTAIN ALL PLANTS AND TURF PER THE MANUFACTURERS' INSTRUCTIONS THROUGHOUT THE GUARANTEE PERIOD.
27. OWNER OR CONTRACTOR TO BROADCAST PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) TWO TIMES PER YEAR ACROSS ALL PLANTING BEDS AND SHALL INSTALL NEW MULCH AS NEEDED FOR PERPETUITY.

SEE SHEET L103 FOR LANDSCAPE DETAILS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

ENGINEER:

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

REGISTRATION

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS

DATE: 11/05/2019 MN LIC. NO. 56522

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
GMC

CHECKED BY
MGC

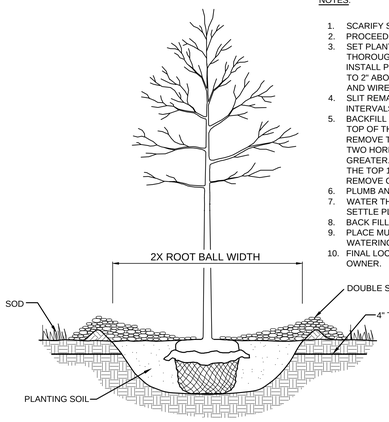
PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100

PLOT DATE: 8/29/2019 8:01:32 AM

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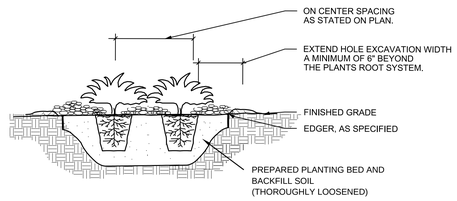


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

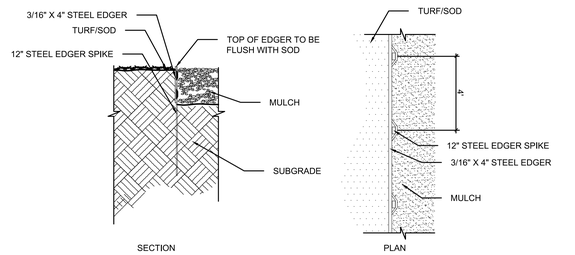


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

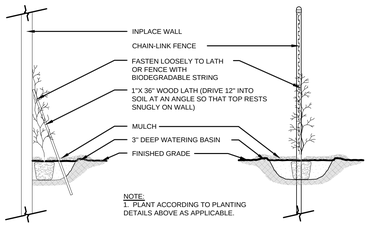
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



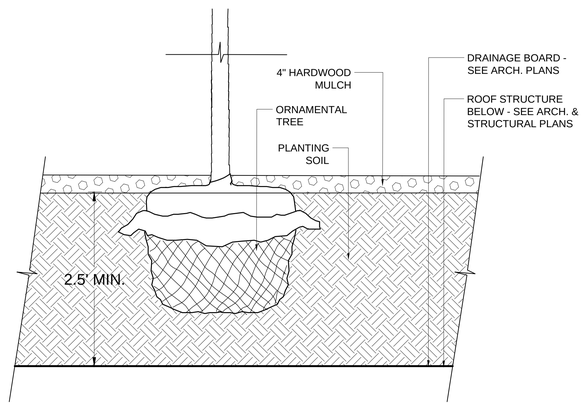
3 STEEL EDGER DETAIL

SCALE: N.T.S. L101



4 VINE PLANTING

SCALE: N.T.S. L101



5 TREE PLANTING ON STRUCTURE

SCALE: N.T.S. L101

ENGINEER:

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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REGISTRATION

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MITCHELL G. COOKAS

DATE: 11/05/2019 MN LIC. NO. 56522

ISSUE RECORD

No.	Description	Date
1	FINAL PUD SUBMITTAL	11/05/2019

FOR REFERENCE ONLY

PROJECT
SILVER LAKE VILLAGE

LOCATION
3800 SILVER LAKE RD.
SAINT ANTHONY, MN

PROJECT NUMBER
19-007

DATE
11/05/2019

PROJECT MANAGER
MGC

DRAWN BY
GMC

CHECKED BY
MGC

PREPARED FOR
DORAN COMPANIES
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
952-288-2000
952-288-2031 fax

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L101

PLOT DATE: 8/29/2019 8:01:32 AM

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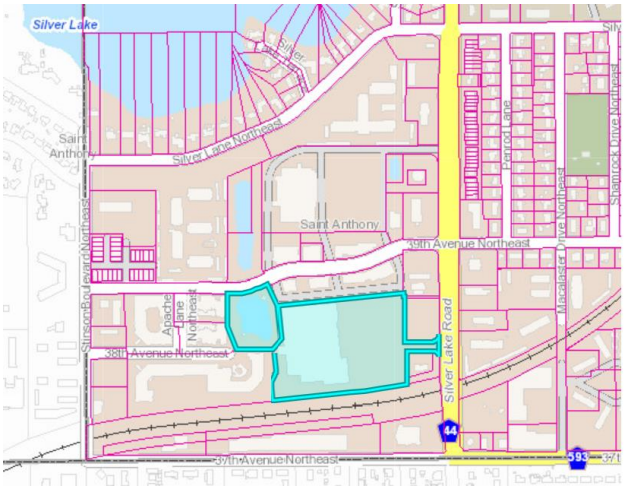
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CITY COUNCIL
DECEMBER 10, 2019

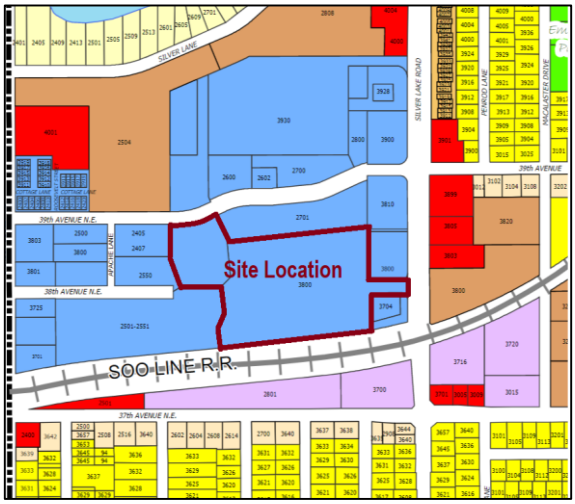
3800 Silver Lake Road NE

Doran SLV – Final Plan PUD Amendment to Silver Lake Village PUD

FINAL PLAN PUD – SITE LOCATION



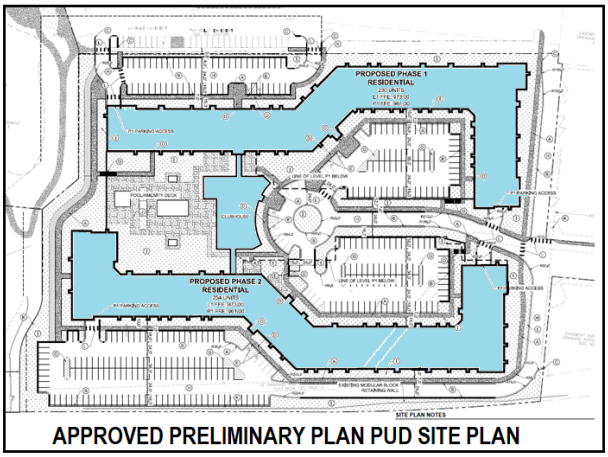
FINAL PLAN PUD - ZONING



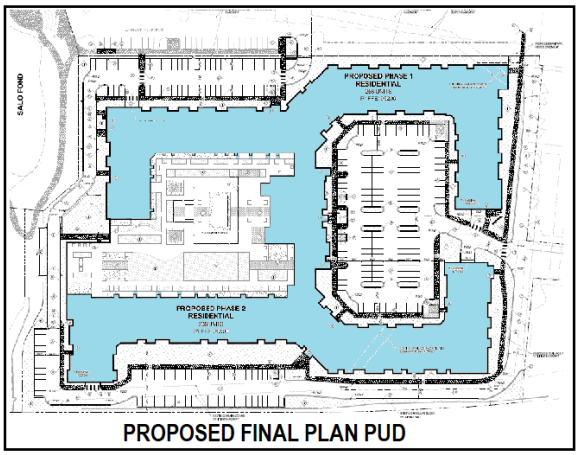
FINAL PLAN PUD – EXISTING CONDITIONS



FINAL PLAN PUD – PROPOSED SITE PLAN



APPROVED PRELIMINARY PLAN PUD SITE PLAN



PROPOSED FINAL PLAN PUD

FINAL PLAN PUD - VIEW FROM SOUTH



PRELIMINARY PLAN SCHEMATIC - FROM SOUTH



PROPOSED FINAL PLAN SCHEMATIC - FROM SOUTH

FINAL PLAN PUD – EAST ELEVATION



PRELIMINARY PLAN - ENTRANCE VIEW



PROPOSED FINAL PLAN ENTRANCE VIEW

FINAL PLAN PUD – VIEW OF NE CORNER



PRELIMINARY PLAN PUD - NE CORNER VIEW



PROPOSED FINAL PLAN PUD - NE CORNER VIEW

FINAL PLAN PUD – VIEW FROM SALO PARK



PRELIMINARY PLAN - VIEW FROM SALO PARK



PROPOSED FINAL PLAN - VIEW FROM SALO PARK

FINAL PLAN PUD – MAIN FLOOR PLAN

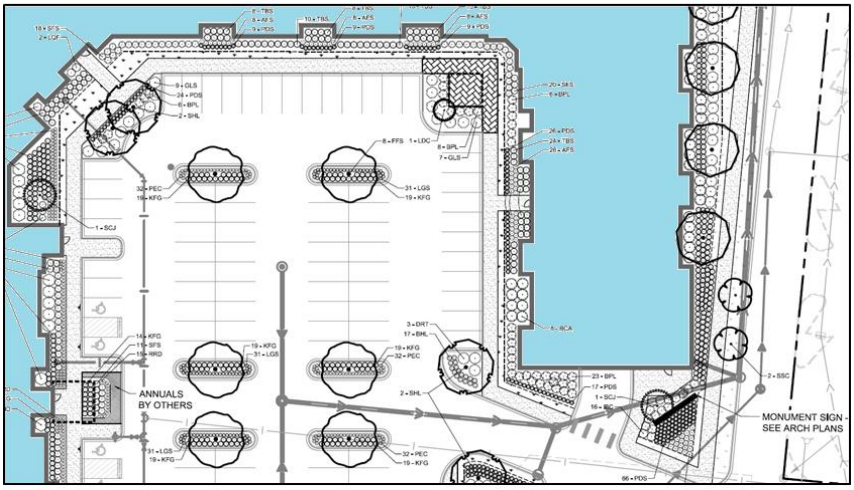


PRELIMINARY PLAN PUD - FLOOR PLAN



FINAL PLAN PUD - FLOOR PLAN

FINAL PLAN PUD – LANDSCAPE PLAN EXCERPT



FINAL PLAN PUD – PUD CONSIDERATIONS

- The proposal to have two residential buildings on a single development parcel and amend the PUD to conversion from commercial to residential land use.
- Building height (code is 35 feet/3 stories); applicant proposes approximately 52 feet and 4 stories (5 including the exposed portion of the lower-level parking garage).
- Parking supply (code requires 2 per unit, total of 928); applicant proposes 762 spaces – 1.54 per unit or 1.17 per bedroom.
- Lot coverage/impervious surface (R-4 code limits this to 50%); applicant's proposal is approximately 80% (exclusive of Salo Park).
- Density (R-4 code limits this to approximately 24 units per acre, Comprehensive Plan calls for 20-40 units per acre); applicant is proposing approximately 38 units per acre.

FINAL PLAN PUD – ALTERATIONS FROM PRELIMINARY PLAN

- Land use – no change
- Unit count – increase from 464 to 496 (497 proposed at Concept)
- Plan details – height, site planning, landscaping – primarily additional detail
- Building architecture – massing, orientation, materials – additional detail
- Access and parking – reduced from Preliminary by approximately 6.6%
- Presentation – entry, views – additional detail and materials added

FINAL PLAN PUD – CITY COUNCIL ACTION

- Consideration of a Resolution approving a Final Plan PUD Amendment for Silver Lake Village as presented by Doran SLV, adopting the Amendment to the PUD and Zoning District, and approving the PUD Development Agreement.

FINAL PLAN PUD - PROCESS

- Preliminary Review with Community Development Committee (staff)
- Sketch Plan Review by Joint City Council and Planning Commission
- Environmental Assessment Worksheet
- Preliminary Plan PUD Application –
  - Public Hearing at Planning Commission – August 20, 2019
  - Approval by City Council – September 10, 2019
- **Final Plan PUD – City Council**
- Financial Assistance Review and Consideration – HRA/City Council

CITY OF ST. ANTHONY VILLAGE
STATE OF MINNESOTA
RESOLUTION 19-091

A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT AGREEMENT FOR SILVER LAKE VILLAGE

WHEREAS, Doran SLV, LLC (the "Applicant") submitted an application to the City of St. Anthony Village (the "City") for approval of an amendment to planned unit development and site plan approval for a two-phase, 496-unit multifamily housing facility to be constructed on certain property in the City described as Lot 2, Block 1, Silver Lake Village and Outlot B, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota ("Property"); and

WHEREAS, the Applicant's request was initially approved by the City Council on September 10, 2019 by Resolution No. 19-065, subject to certain conditions; and

WHEREAS, one of the conditions of approval requires the Applicant to enter into a planned unit development agreement ("PUD agreement") with the City in substantially the form presented to the City, which relates to the construction of the development on the Property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Anthony Village as follows:

1. The PUD Agreement is hereby approved in substantially the form as attached.

2. The Mayor and City Manager are authorized and directed to execute the PUD Agreement once it is in final form as determined by the City Attorney.

3. The City Manager and City staff are authorized to take such other actions as may be needed to ensure the Property is developed in accordance with the City's approvals and applicable regulations.

Adopted this 10th day of December 2019.

_____
Jerome O. Faust, Mayor

ATTEST: _____
Nicole Miller, City Clerk

Reviewed for Administration: _____
Mark Casey, City Manager

PLANNED UNIT DEVELOPMENT AREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (this "Development Agreement"), dated **[_____]**, 2019, by and between the City of Saint Anthony Village, Minnesota, a statutory city under the laws of the State of Minnesota (the "City"), and Doran SLV, LLC, a Minnesota limited liability company (the "Developer") (collectively the "Parties").

RECITALS

WHEREAS, the Developer has made application to the City for approval of the construction and use of improvements on certain land within corporate limits of the City legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property); and

WHEREAS, the City Council granted a Planned Unit Development ("PUD"), Preliminary Plat, and Final Site and Building Plan approval to the Developer and use of improvements for a two-phase, multi-family development as more particularly described in the foregoing (the "Project"), on the condition that the Parties enter into this Development Agreement stipulating, among other things, the conditions of approval (the "Project PUD Approvals") for the Work, including public improvements as well as the development of on-site improvements, described in this Development Agreement and in the Environment Assessment Worksheet prepared by WSB & Associates, Inc., Project No. R-013966-000 (the "EAW") on file in the offices of the City, provided to the Developer, and incorporated herein by reference, all in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and the mutual obligations and conditions hereinafter contained, the sufficiency of which is hereby acknowledged by the Parties, the Parties hereby agree as follows:

Defined Terms

In addition to other terms defined herein, the following terms used in this Development Agreement shall have the meaning set forth below:

"Project PUD Approvals" means, collectively, those conditions pursuant to which the City approved the Preliminary Plan for Amendment to the Silver Lake Village PUD, such conditions listed as items 1-17 in Resolution No. 19-065, adopted by the City on September 10, 2019, a copy of which is attached hereto as Exhibit F.

"Work" means all design and construction services provided or required to be provided by the Developer, including the improvements and activities described herein, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Developer to properly complete the Plan B Improvements.

A. Designation of Work and Activities

The "Plan A Activities" (defined in Section B hereof) are activities to be completed at the expense of the Developer in connection with completion of the Project. Unless otherwise provided herein, all Plan A Activities shall be performed by or on behalf of the Developer and are to be maintained by or on behalf of the Developer (or any successor owner of the applicable portion of the Property) (a "Lot Owner") in accordance with the provisions of this Development Agreement.

The "Plan B Improvements" (defined in Section C hereof) are infrastructure improvements to be installed and financed by the Developer and generally consist of the following, as each is further detailed in the approved construction plans and as the same may be further defined in Section C: realignment of the existing emergency overflow outlet storm sewer system from the exiting overflow outlet located from the western property line of the Property to Silver Lake Road, as further depicted in Exhibit D attached hereto.

B. Plan A Activities

The Developer will, at the Developer's expense, perform or cause to be performed the following as "Plan A Activities," with estimated costs and security deposit requirements as described in **Exhibit B** attached hereto and made part of hereof by reference, according to the following terms and conditions:

1. Street Maintenance

The Developer shall be responsible for public street maintenance, including installation and maintenance of turf and street sweeping, until the Project is

complete. All adjacent streets shall be maintained free of construction debris and soil.

2. Erosion Control

   a. All development shall conform to the natural limitations presented by the topography and soil of the Project to create the best potential for preventing soil erosion. The Developer shall submit an erosion control plan at the time of the Developer's application for the building permit which shall detail all erosion control measures to be implemented during construction activities.

   b. Erosion and siltation control measures shall be coordinated with the different stages of the Project. Appropriate control measures which are consistent with the City's current edition of "General Specifications and Standard Detail Plates for Street and Utility Construction" (the "General Specifications") in force at the time the Work is performed, and best practices standards shall be installed prior to development when necessary to control erosion.

   c. The Project shall be developed such that adequate erosion and siltation controls can be provided as construction progresses.

   d. Where topsoil is removed, sufficient arable soil shall be set aside for re-spreading over the developed area. The topsoil shall be restored to a depth of at least six (6) inches and shall be of a quality at least equal to topsoil defined in section SP-5.2.b of the General Specifications.

3. Utility Protection and Repair

   a. The Developer shall make all necessary adjustments to utilities (curb stops, gate valves, catch basins and/or manholes) adjoining any of the Property to bring them flush with the topsoil (after final grading). The Developer shall be responsible for replacement of utilities damaged by Developer, its agents, contractors, or subcontractors, as required by the City.

   b. Where excavation and construction on the Property occur in close proximity to existing utilities, the use of shoring and other means as necessary shall used to ensure that those utilities are protected during construction.

4. Pond Protection and Repair

   Intentionally omitted.

5. Street, Monument, Pathway and Sidewalk Protection and Repair

   a. The Developer shall provide and use only rubber-tired equipment on all adjacent public and private street pavements. The Developer shall be

responsible for replacement of damaged pavements caused by Developer, its agents, contractors, or subcontractors, as required by the City.

b. In the event the Project is occupied prior to the completion of all public street entrances and fire lanes, the Developer shall maintain a smooth driving surface and adequate drainage on all temporary drives and fire lanes.

c. In the event any iron monuments are, subsequent to the initial installation, damaged or disturbed by the construction activities of the Developer, the Developer shall be responsible for repair and replacement of such iron monuments.

6. Street Sign and Light Maintenance

Warning signs shall be placed when hazards develop on adjacent streets. The Developer shall furnish, install, maintain and remove traffic control devices to provide safe pedestrian and vehicular movement through the Project as well as direct attention to necessary detours. If and when the adjacent street becomes impassible, such streets shall be barricaded and closed as directed by the City. All traffic control devices shall conform and be installed in accordance to section GR-24 of the General Specifications.

7. General

a. Construction

All Plan A Activities shall be completed in general accordance with the plans approved by the City or subsequent City approvals and relevant City policies, ordinances and construction specifications as described in the General Specifications.

b. Inspection

All Plan A Activities shall be under and subject to the inspection and approval of the City and, where appropriate, any other governmental agency having

jurisdiction, such approvals not to be unreasonably withheld, conditioned or delayed.

c. Easements

All permanent and temporary easements over the Property that are necessary for the maintenance of the Plan A Activities shall be provided by the Developer at no cost.

d. Faithful Performance and Construction Contracts

The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the installation, construction and maintenance of all Plan A Activities on any of the Property.

8. Plan A Security

In order to secure the performance of the construction and installation of the Plan A Activities, concurrently with the execution hereof by the Developer, the Developer will furnish to and at all times thereafter maintain with the City one or more irrevocable letters of credit in the total aggregate amount of $50,000.00, which is based upon 125% of the total estimated cost for Plan A Activities (the "Plan A Security"), as indicated in **Exhibit B**. The Plan A Security shall be for the exclusive use and benefit of the City, subject to Sections B.9 and B.10 below.

9. Default

The cure period for street sweeping, pathway or sidewalk clearing, street sign maintenance and erosion control shall be 24 hours after notice to the Developer from the City, and the cure period for street protection, monument replacement, pathway and sidewalk repair, street light repair, landscaping, and utility protection and repair shall be 30 days after written notice to the Developer from the City; provided, however, if such matter cannot reasonably be cured within the applicable time period, then the Developer shall be afforded such additional period of time to cure such matter as the City determines is reasonable under the circumstances (the "Plan A Grace Period") and shall diligently prosecute and complete the cure thereof. Any activity not cured within the applicable cure period or Plan A Grace Period shall constitute a default hereunder. Notwithstanding the foregoing, the Parties acknowledge and agree that weather conditions or other issues or conditions beyond the control of the Developer ("Adverse Conditions") may affect the ability of the Developer to perform the Work required to be performed hereunder, and agree that the applicable cure period or Plan A Grace Period shall not include those days on which such Adverse Conditions preclude performance by the Developer. The City reserves the right to draw in whole or in part on any portion of the Plan A Security for the purpose of payment of costs incurred by the City resulting from a default after providing the Developer with 10 days prior written notice of its intent

to do so. All Plan A Security may be used to cure any Plan A Activity for which the Developer is in default.

10. Reduction of Security for Plan A Activities

The Developer may request reduction for the Plan A Security as development of the Project progresses. If requested, the City will perform an evaluation of the Work completed at no charge to the Developer once per calendar year. If additional evaluations are requested, the Developer will be responsible for the estimated costs incurred by the City for performing the additional evaluations. The amount of reduction will be reasonably determined by the City based on the percentage of the Plan A Activities completed and based on developed lot area relative to the Project area as a whole. In no case shall the Plan A Security be reduced to less than $25,000 until all of the activities and obligations set forth in **Exhibit B** have been fulfilled. Promptly upon completion of the Plan A Activities in all material respects as reasonably determined by the City (and in no event more than 30 days after such completion in all material respects), the City shall return the remaining Plan A Security to the Developer.

C. Plan B Improvements

The Plan B Improvements, as described in Section A above (which are also detailed in the approved construction plans), will be constructed by or on behalf of the Developer and financed by the Developer. The Plan B Improvements will be constructed according to the following terms and conditions outlined in this Development Agreement and the ordinances, policies, plans and construction specifications as described in the General Specifications.

1. Plan B Improvement Costs

The Developer shall be responsible for all Plan B Improvement Costs associated with realignment of the existing emergency overflow outlet storm sewer pipe related to the Project. For the purpose of this Development Agreement, "Plan B Improvement Costs" include, but are not limited to, engineering, design, inspection, testing, surveying, project-related legal costs, administrative costs as further specified in this Development Agreement, construction, restoration and financing costs necessary to implement the realignment of the existing emergency overflow outlet storm sewer pipe. The Plan B Improvement Costs and security requirements therefor are attached hereto as **Exhibit C**.

2. Temporary Construction Easements and Permanent Utility Easements

The Developer shall dedicate to the City, at no cost, all temporary construction easements and permanent utility easements on the Property necessary for the construction and maintenance of Plan B Improvements. The City agrees to take all steps necessary to vacate the existing drainage and utility easement running across the center of the Property as depicted on the plat of Silver Lake Village, conditioned

on the completion of the Plan B Improvements and the grant of a new drainage and utility easement as provided in this Section C.2.

3. Plan B Security

Developer shall cause the construction of the Plan B Improvements in accordance with all applicable laws in force at the time of Developer's performance, including all applicable standards of the City and any other governmental entity having jurisdiction over the construction of the Plan B Improvements. The Developer shall complete construction of the Plan B Improvements prior to commencement of construction of Phase II of the Project. As used herein, "commencement of construction" shall mean the pouring of footings and foundations for Phase II of the Project. The Developer shall maintain the existing emergency overflow outlet storm sewer pipe throughout the construction of the Plan B Improvements. Construction of the Plan B Improvements may require temporary bulk heading of the upstream manhole during connection of the Plan B Improvements to the existing system however, temporary bulkhead operations shall be limited to prevent excessive backup and must be removed at the end of each construction day. The Developer shall use commercially reasonable efforts to commence construction of the Plan B Improvements promptly after execution of this Development Agreement and to coordinate the schedule for completion of the Plan B Improvements to ensure that the completion date is achieved.

Notwithstanding the foregoing, no Plan B Improvements shall be commenced under this Development Agreement until the Developer has established one or more irrevocable letters of credit in an amount equal to one hundred twenty-five percent (125%) of the total Plan B Improvements (the "Plan B Security"). The Plan B Security shall be for the exclusive use and benefit of the City, as provided in Section C.4. below.

4. Payment/Default

The Developer shall perform the Plan B Improvements in accordance with this Development Agreement.

Failure by the Developer to construct the Plan B Improvements within the time period provided in this Development Agreement shall constitute an event of default. The cure period for an event of default in connection with the Plan B Improvements shall be 30 days after written notice to the Developer from the City; provided, however, if such matter cannot reasonably be cured within such cure period, then the Developer shall be afforded such additional period of time to cure such matter as the City determines is reasonable under the circumstances (the "Plan B Grace Period") and shall diligently prosecute and complete the cure thereof. Notwithstanding the foregoing, the Parties acknowledge and agree that Adverse Conditions may affect the ability of the Developer to perform the Work required to be performed hereunder, and agree that the applicable cure period or Plan B Grace Period shall not include those days on which such Adverse Conditions preclude

performance by the Developer. The City reserves the right to draw in whole or in part on any portion of the Plan B Security for the purpose of payment of costs incurred by the City resulting from a default not cured by the Developer within the applicable cure period or Plan B Grace Period after providing the Developer with 10 days' prior written notice of its intent to do so.

Promptly upon completion of the Plan B Improvements in all material respects as reasonably determined by the City (and in no event more than 30 days after such completion in all material respects), the City shall release any remaining balance of the Plan B Security to Developer. Additionally, upon such completion, the Developer shall deliver to the City a two (2) year maintenance bond in an amount reasonably suitable to ensure the quality of the Work for the Plan B Improvements during such two-year period.

D. Fixed Fee

In addition to the Plan A Security and Plan B Security, the Developer shall deposit with the City a fixed amount equal to the estimated costs to be incurred by the City for planning, engineering services, inspection, supervision and administration costs as shown on Exhibit E (the "Fixed Fee").

The Fixed Fee shall be deposited with the City by the Developer within three (3) days after the City's execution of this Development Agreement. Upon notification by the City that the Fixed Fee balance has been depleted, the Developer shall submit additional amounts to reimburse any additional charges in cured by the City in connection with the Project.

E. Schedule of Work; General Provisions

1. The Developer shall submit a written schedule indicating the progress schedule and order of completion of the "Plan A Activities" and the "Plan B Improvements" consistent with the terms of this Development Agreement. It is further agreed that upon receipt of written notice from the Developer of the existence of causes which are not the result of Developer's or its agents', contractors', or subcontractors' negligence or intentional acts, or for which the Developer has no control and which will delay the completion of the Work, the City Council, at its reasonable discretion, may extend the dates herein before specified for completion and that any security required shall be continued by the Developer to cover the Work during this extension of time. It is distinctly understood and agreed that all work covered by this Development Agreement shall be done at no expense to the City except as may be provided in the Project PUD Approvals provided in **Exhibit F** and incorporated herein by reference. Copies of all bids, change orders, contracts, progress payment verification, suppliers, subcontractors, etc. relating to the Work shall be forwarded to the City Engineer for his or her files.

2. The Developer shall not do any work or furnish any materials not covered by the plans and specifications and Project PUD Approvals, for which reimbursement is

expected from the City, unless such work is first ordered in writing by the City Engineer as provided in the plans and specifications.

3. Any such work or materials which may be done or furnished by Developer or its contractor(s) without such written order first being given shall be at its/their own risk, cost and expense, and the Developer hereby agrees that without such written order it will make no claim for compensation for work or materials so done or furnished.

4. Upon completion of the Work, the City Engineer or his designated representative, a representative of the contractor, and a representative of the Developer's engineer will make a final inspection of the Work. Before final payment is made to the contractor, the City Engineer shall be satisfied that all Work is satisfactorily completed in accordance with the approved plans and specifications; and the Developer's engineer shall submit a written statement attesting to same.

   Upon making final payment, the Developer shall submit certification that the Project is free of claims, liens and any other encumbrances. The Developer shall submit record plan drawings of the Plan B Improvements to the City Engineer within thirty (30) days after final inspection and acceptance.

   The City Council of the City and its agents or employees shall not be personally liable or responsible in any manner to the Developer, the Developer's contractor(s) or subcontractor(s), material men, laborers or to any other person or persons whomsoever, for any claim, demand, damages, actions or causes of action of any kind or character arising out of or by reason of the execution of this Development Agreement or the performance and completion of the Work and the improvements provided herein. The Developer will save the City harmless from all such claims, demands, damages, actions or causes of actions or the costs, disbursement and expenses of defending the same, specifically including, without intending to limit the categories of said costs, cost and expenses for City administrative time and labor, costs of consulting engineering services and costs of legal services rendered in connection with defending such claims as may be brought against the City, except for those claims or actions arising out of the City's, its agents' or employees' negligence or bad faith conduct.

5. Street and sidewalk construction

   The City has adopted a street and sidewalk construction policy which details practices and standards for new residential areas. The policy includes concrete curb

and sidewalk construction and inspection criteria, which will be used to accept said improvements. These criteria apply to both public and private streets.

F. Miscellaneous Requirements and Commitments

1. Other Permits

The Developer shall be responsible for securing all necessary approvals and permits from all appropriate federal, state, regional and local jurisdictions prior to the commencement of construction of the Project.

2. Work

All labor and work shall be done and performed in a good and workmanlike manner and in strict conformance with the approved plans and specifications on file with the City. No material deviations from the approved plans and specifications will be permitted unless approved in writing by the City engineer, such approval not to be unreasonably withheld, conditioned or delayed.

3. Testing

The Developer shall provide all staking, surveying and material testing for the above described improvements to ensure that the completed improvements conform to the approved plans and specifications. The City will provide for overview inspection and shall be notified of all tests to be performed and the Developer and the City will be provided with copies of all test results. Any additional testing and inspection that is required by the City shall be provided by the Developer at the Developer's expense.

4. Grading

a. Finished grading will be performed for all building sites, common green and open spaces, all private driveways and storm water management facilities in accordance with the approved grading, drainage and site plans.

b. Grading will be performed pursuant to the City's Land Disturbance Ordinance and the land disturbance permit issued by the City.

5. Pathways and Sidewalks

The Developer shall be responsible for installing the pathways and sidewalks within the Project. Subsequent to installation, the pathways and sidewalks within the Project shall be maintained by the Developer or Lot Owner. Such maintenance shall

include but not be limited to promptly removing ice and snow, other obstructions, and repair and replacement as necessary to ensure the safe passage of pedestrians.

6. Iron Monuments

The Developer shall place iron monuments at all lot and block comers and at all other angle points on boundary lines. Iron monuments shall be placed after all street and lawn grading has been completed in order to preserve the lot markers for future property owners.

7. Landscaping

The Developer shall provide a cash landscaping surety in the amount of $25,000.00 to secure the plantings onsite. The City shall hold the escrow for a minimum of two growing seasons and shall promptly release the escrow following such second growing season and an inspection and confirmation that all proposed plantings are in good health and condition.

8. Maintenance

The Developer shall cause the applicable party under that certain Amended and Restated Reciprocal Easements Agreement, dated April 30, 2004, recorded in the office of the County Recorder in and for Ramsey County on May 4, 2004 as Document No. 3751784, as amended from time to time, to maintain all private water, sanitary sewer, storm sewer infrastructure, storm water infiltration and ponding, and, if available to Developer, shall provide inspection records if requested.

G. Other Developer Financial Responsibilities: Metropolitan Council Sanitary Sewer Availability Charge (SAC)

The Developer shall pay all Metropolitan Council sanitary sewer related charges at the rate in effect at the time the building permits are issued.

H. General

1. Conditions of Approval

All Project PUD Approvals are the obligation of the Developer. These conditions are listed as items 1-17 in the resolution provided in **Exhibit F** and are made a part of this Development Agreement by reference, as fully as if set forth herein in full.

2. Binding Effect

The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Project and shall be deemed

covenants running with the land. References herein to the Developer, if there be more than one, shall mean each and all of them.

3. Defective Material or Labor

In case any material or labor supplied by the Developer shall be defective or unsuitable, then the City may reject the same, in which event such rejected material shall be removed and replaced with approved materials and the rejected work shall be done anew to the specifications and approval of the City and at the sole cost and expense of the Developer.

I. Indemnification

The Developer shall and does hereby indemnify, defend and hold the City, its Council, agents, employees, attorneys and representatives harmless against and in respect to any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries and deficiencies, including interest penalties and attorney's fees, including without limitation, any litigation which may be commenced by the Developer that the City incurs or suffers which arises out of, results from or relates to any of the following:

1. Failure by the Developer to observe or perform any covenant, condition, obligation or agreement on its part either jointly or severally to be observed or performed under this Development Agreement.

2. Failure by the Developer to pay Developer's contractors, subcontractors, laborers or material men.

3. Failure by the Developer to pay for materials that Developer has ordered.

4. Approval by the City of the PUD plans, the final plat plans and other PUD conditions.

5. Approval by the City of any final plat.

6. Failure to obtain necessary permits and authorizations to construct the Plan A Activities.

7. Construction of the Project.

8. All costs and liabilities arising because building permits were issued prior to the completion and acceptance of the improvements or because there were delays in

completion of the improvements caused by the Developer, their contractors, subcontractors, materialmen, employees, or agents.

J. Developer's Default

Developer defaults shall be addressed as provided in Sections B.9. and C.4. hereof. Notice to the Developer shall constitute, without further action, notice to any of Developer's contractors or subcontractors. This Development Agreement is a license for the City to act. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part. If deemed impractical by the City, the above notice requirements shall not be required for the City to control erosion problems.

K. Miscellaneous

Breach of any material term of this Development Agreement by the Developer shall be grounds for denial of building permits. The City shall give the Developer thirty (30) days' written notice, prior to exercising its right to deny permits.

1. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Development Agreement is for any reason held invalid as a result of a challenge brought by the Developer, its agents or assigns, the City may, at its option, declare this entire Development Agreement null and void, and approval of the preliminary plat and final development plan shall thereby be revoked.

2. This Development Agreement shall run with the Property and may be recorded in the office of the County Recorder in and for Ramsey County.

3. This Development Agreement shall liberally be construed to protect the public interest.

4. Within ten (10) days after the later of approval of this Development Agreement and the recording of a deed vesting fee title in and to the Property in the name of the Developer, the Developer shall record this Development Agreement as provided in this Section, and no permits for the Project will be issued until proof of filing of this Development Agreement is submitted to the City.

L. Notices

Required notices to the Developer shall be in writing and shall be mailed to the Developer by certified or registered mail at the following address:

Doran SLV, LLC
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
Attn: Kelly Doran and Evan Doran

With a copy to:

Doran SLV, LLC
7803 Glenroy Road, Suite 200
Bloomington, MN 55439
Attn: Legal Department

Notices to the City shall be in writing and shall be mailed by certified or registered mail, in care of the City Manager, at the following address:

City of Saint Anthony Village
3301 Silver Lake Road
St. Anthony Village, Minnesota 55418

M. Replat

The City agrees to cooperate in good faith with Developer in connection with any replat of the Property, including, without limitation, any replat that seeks to divide the Property into two or more separate parcels.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

City of Saint Anthony Village, a Minnesota municipal corporation

By: _____
Jerome O. Faust
Its: Mayor

AND

By: _____
Mark Casey
Its: City Manager

STATE OF MINNESOTA)
ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by Jerome O. Faust, Mayor, and Mark Casey, City Manager, on behalf of the City of Saint Anthony Village, a Minnesota municipal corporation.

_____
Notary Public
Expiration Date of Commission

Doran SLV, LLC, a Minnesota limited liability company

By: _____
Kelly J. Doran
Its: Chief Manager

STATE OF MINNESOTA)
ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20__, by Kelly J. Doran, the Chief Manager of Doran SLV, LLC, a Minnesota limited liability company, on behalf of such limited liability company.

_____
Notary Public
Expiration Date of Commission

CONSENT AND SUBORDINATION

The undersigned, being the owner and holder of that certain **[Insert Name of Security Instrument]** by and between Doran SLV, LLC, a Minnesota limited liability company, as mortgagor and **[Insert Name of Bank]**, as mortgagee, dated **[Insert Date]** and recorded **[Insert Recording Date]** in the office of the Hennepin County Recorder as Document No. **[Insert document Number]**, does hereby consent to the Planned Unit Development Agreement dated _____, 20__ (the "Development Agreement"), to which this Consent is attached and agrees that its rights in the property affected by the Development Agreement shall be subordinated thereto.

IN WITNESS WHEREOF, the undersigned has executed this Consent and Subordination as of the ____ day of _____, 20__.

[Insert Name of Bank]

By: _____
Print Name: _____
Its: _____

STATE OF _____)
) *ss*
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of **[Insert Name of Bank]**.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 2, Block 1, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota.

Property I.D. No. 31-30-23-34-0028

AND

Outlot B, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota.

Property I.D. No. 31-30-23-34-0030

EXHIBIT B

PLAN A ACTIVITIES AND SECURITY REQUIREMENTS

Description of Activity	Reference
Street Maintenance	Section B.1
Erosion Control	Section B.2
Utility Protection and Repair	Section B.3
Pond Protection and Clearing	Section B.4
Street, Monument, Pathway and Sidewalk Protection and Repair	Section B.5
Street Sign and Light Maintenance	Section B.6
Total Estimated Cost	$40,000
Plan A Cash Security Required (125%)	$50,000

EXHIBIT C

PLAN B IMPROVEMENT COSTS AND SECURITY REQUIREMENTS

Plan B Improvement Costs consist of all estimated costs necessary to implement the realignment of the existing emergency overflow outlet storm sewer pipe described in the Development Agreement, specifically:

Engineering: $8,500.00

Design: Included in Engineering.

Inspection: $2,500.00

Testing: $0.00

Surveying: $1,500.00

Legal: $4,500.00

Administrative costs: $3,000.00

Construction: $75,000.00

Restoration: Included in Construction.

Financing: N/A

Total Estimated Plan B Improvement Costs: $95,000.00

Security Requirement (125% of Total Plan B Improvement Costs): $118,750.00

EXHIBIT D

DEPICTION OF PLAN B IMPROVEMENTS

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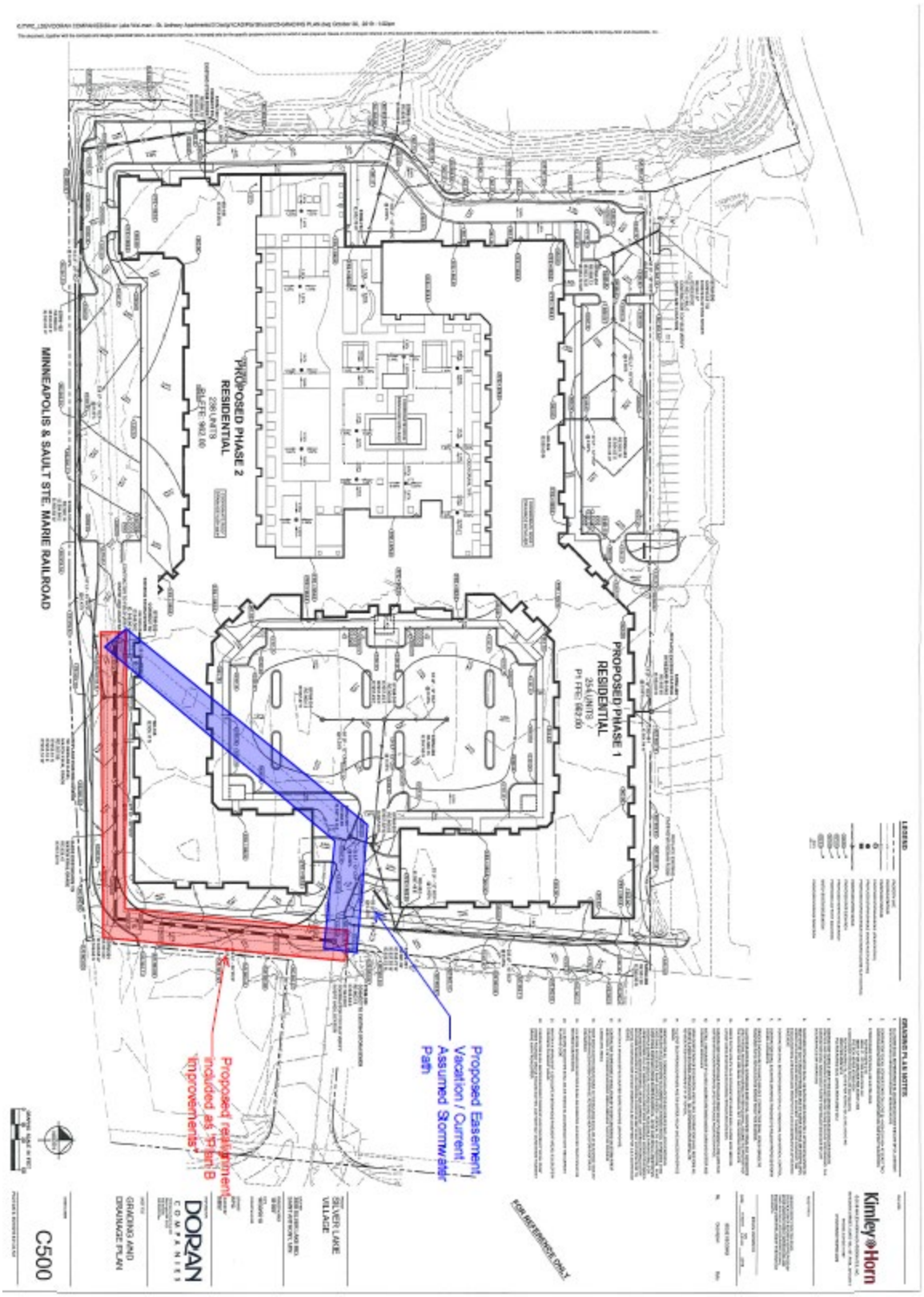

PROPOSED PHASE 1
RESIDENTIAL
254 UNITS
P1 FFE: 982.00
PROPOSED PHASE 2
RESIDENTIAL
256 UNITS
P2 FFE: 982.00
MINNEAPOLIS & SAULT STE. MARIE RAILROAD
Proposed Easement Vacation / Current Assumed Stormwater Path
Proposed retaining wall included as "Part B" improvements
FOR REFERENCE ONLY
Kimley»Horn
DORAN COMPANIES
SILVER LAKE VILLAGE
GRADING AND DRAINAGE PLAN
C500

EXHIBIT E

FIXED FEE DETAIL

ENGINEERING:

NAC/Planning Fees and Escrow: Final Plan review (November and December billing estimate), plus follow-up: $6,000.

WSB/Engineering Fees and Escrow: Weekly Erosion Control Inspections to satisfy the NPDES permit and City's MS4

- Erosion Control Inspections = $82/hr x 156 hrs = $12,792

City Engineer meetings, inspections, plan review & administration

- City Engineer = $166/hr x 50 hrs = $8,300
- Civil Site Review = $124/hr x 24hrs = $2,976
- Water Resources Review = $146 x 16hr = $2,336
- Construction Inspection of Plan B Improvements = $78/hr x 60hrs = $4,680

Total Estimated Engineering Services = $31,084

EXHIBIT F

CITY OF SAINT ANTHONY VILLAGE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION 19-065

A RESOLUTION APPROVING A REQUEST FOR A PRELIMINARY PLAN STAGE PUD, CONSITUTING AN AMENDMENT TO THE SILVER LAKE VILLAGE PUD, FOR THE SILVER LAKE VILLAGE MULTI-FAMILY RESIDENTIAL PROJECT OF 464 DWELLING UNITS AT 3800 SILVER LAKE ROAD

WHEREAS, the City of St. Anthony Village received a request from Doran SLV for an amendment to the Silver Lake Village PUD, redeveloping the site from a retail facility to a multiple family residential development of up to 464 dwelling units in two buildings at 3800 Silver Lake Road, legally described as follows:

Lot 2, Block 1, and Outlot B, Silver Lake Village; and

WHEREAS, the property consists of approximately 13 acres is located in the Silver Lake Village PUD district; and

WHEREAS, Lot 2 is currently occupied by a vacant retail facility; and

WHEREAS, the applicant has conducted an Environmental Assessment Worksheet for the proposed project; and

WHEREAS, the St. Anthony Village City Council has adopted a negative declaration for the need for an EIS; and

WHEREAS, the project would be consistent with the St. Anthony 2040 Comprehensive Plan related to the conversion of this portion of the Silver Lake Village PUD from commercial use to multiple family residential use; and

WHEREAS, the density of the proposed project is consistent with the Comprehensive Plan density range for such use; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission held a public hearing on August 20, 2019 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission recommended approval of the Preliminary Plan PUD with the conditions noted in the Staff report, and as modified below; and

WHEREAS, the City Council makes the following findings of fact in support of the resolution for approval:

1. The property is located in an area of mixed commercial and residential use.
2. The proposed improvements to the property are consistent with the character of the neighborhood in which it is located.
3. The various aspects of the proposed development are consistent with requirements of the City's high density housing requirements, or are supported by the goals and objectives of the requirements for PUD consideration, and the long-term expectations of the Silver Lake Village PUD.
4. With the modification to the site plan under conditions as recommended by the Planning Commission, the proposed improvements constitute a reasonable use of the property.
5. The redevelopment of the Walmart site has been an important objective for the community, including a highlighted goal of the Comprehensive Plan.
6. The proposed PUD will accommodate reasonable use without negative impacts on neighboring property nor on public improvements and services.

NOW THEREFORE MAY IT BE RESOVLED, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Preliminary Plan for Amendment to the Silver Lake Village PUD as shown on the plans submitted on July 22, 2019 and July 29, 2019, at 3800 Silver Lake Road NE:

1. An access easement shall be in place to accommodate the northerly access to the subject site. Proof of such access easement shall be provided to the City as a part of the original or amended PUD documentation.
2. Access-related issues shall be subject to comment and recommendation by the City Engineer.
3. As a part of the Final PUD Plan submission, a plan of the enclosed parking area shall be submitted for City review.
4. The City finds that the proposed parking supply (and the deficit based on ordinance requirements) is adequate to serve the facility. The City will continue to research the parking demand to determine whether a lesser parking supply can properly serve the project in an effort to reduce impervious surface coverage on the property.
5. Internal parking stalls which exhibit "bumper to bumper" or "bumper to wall" conditions should be increased from 18 to 19 feet in depth, where possible.
6. Final PUD Plans demonstrate compliance with ADA parking supply requirements (for disabled persons).
7. City Officials find the proposed five-story apartment building heights to be acceptable (within the context of the PUD).
8. Sample floor plans be submitted which demonstrate compliance with applicable minimum floor area requirements of the Building Code.
9. Details regarding the design of the clubhouse and pool building shall be submitted for City review.
10. As a part of the Final Plan submission, the submitted landscape plan be expanded to specify plant varieties and sizes.

11. Consideration be given to accentuating the primary entrance to the site via an intensified landscaping plan and other elements. Specifically, consideration be given to enhanced architectural features as well as provision of a landscape median near the eastern entrance to the site, between the garage entrance driveways and the sidewalk crossing to the east.
12. As part of the Final PUD Plan submission, a lighting plan be submitted for review which demonstrates compliance with City requirements.
13. As part of the Final PUD Plan submission, a signage plan be submitted for review which demonstrates compliance with City requirements.
14. The applicant provide information regarding trash handling activities.
15. Issues related to grading, drainage and utilities shall be subject to comment and recommendation by the City Engineer.
16. The applicant enter into a PUD agreement with the City and post all the necessary securities required by it.
17. Consideration of comments of other City Staff.

Passed in regular session of the City Council on the 10th day of September 2019.

Jerome O. Faust, Mayor

ATTEST: _____
Nicole Miller, City Clerk

Review for Administration: _____
Mark Casey, City Manager

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CITY OF ST. ANTHONY VILLAGE, MINNESOTA

AN ORDINANCE AMENDING TITLE XV OF THE ST. ANTHONY VILLAGE CITY CODE, KNOWN AS THE ZONING ORDINANCE, BY AMENDING THE SILVER LAKE VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT BY REVISING THE PLANNED UNIT DEVELOPMENT AGREEMENT AND DEVELOPMENT PLANS TO CONVERT THE LAND USE ON THE FOLLOWING PARCELS TO A 496-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND APPURTENANT ACCESSORY USES:

LOT 2, BLOCK 1, SILVER LAKE VILLAGE AND
OUTLOT B, SILVER LAKE VILLAGE

***THE CITY COUNCIL OF THE CITY OF ST. ANTHONY HEREBY ORDAINS*:**

Section 1. Section 152.020 (E) – Planned Unit Developments is hereby amended by adding the following:

(1) Silver Lake Village PUD District

(a) Purpose. The purpose of the Silver Lake Village PUD District is to provide for the development of certain real estate subject to the District for mixed land uses.

(b) Permitted Uses. Permitted principal uses in the Silver Lake Village PUD District shall be those uses as found in the C, General Commercial Zoning District and the R-4, Multiple Family Residential District of the St. Anthony Zoning Ordinance, subject to the approved PUD Development Agreements on file with the City, as well as the Final Stage Development Plans dated November 1, 2019, and Planned Unit Development Agreement dated December 10, 2019, as may be amended. The introduction of any other use from any district shall be reviewed under the requirements of the St. Anthony Zoning Ordinance, Chapter XV, Section 152.200 *et seq.* – Planned Unit Developments for Development Stage PUD and Final Stage PUD.

(c) Accessory Uses. Accessory uses shall be those commonly accessory and incidental to the allowed uses, and as specifically identified by the approved final stage PUD plans.

(d) District Performance Standards. Performance standards for the development of any lot in the Silver Lake Village PUD District shall adhere to the approved final stage PUD plans and development agreement for each lot. In such case where any proposed improvement is not addressed by the final stage PUD, then the regulations of the C, General Commercial or R-4, Multiple Family Residential District shall apply, as applicable to the use on the subject parcel.

(e) Amendments. Where changes to the PUD are proposed in the manner of use, density, site plan, development layout, building size, mass, or coverage, or any other change, the proposer shall apply for an amendment to the PUD under the terms of the St. Anthony Zoning Ordinance, Section 152.200 *et seq*. The City may require that substantial changes in overall use of the PUD property be processed as a new project, including a zoning district amendment.

Section 2. The zoning map of the City of St. Anthony is hereby amended to rezone the following described parcels to Silver Lake Village PUD, Planned Unit Development District:

Lot 2, Block 1, Silver Lake Village
Outlot B, Silver Lake Village

Section 3. The City Clerk is hereby directed to mark the official zoning map to reflect this ordinance. The map shall not be republished at this time.

Section 4. The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official St. Anthony City Code, Title XV, Zoning Ordinance, and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

Section 5. This Ordinance shall take effect and be in full force from and after its passage and publication. The ordinance in its entirety and map shall be posted on the City website after publication. Copies of the complete Ordinance and map are available online and at St. Anthony City Hall for examination upon request.

ADOPTED BY the St. Anthony City Council this 10th day of December, 2019.

CITY OF SAINT ANTHONY VILLAGE
By:_____
Jerome O. Faust, Mayor

ATTEST:

By:_____
Nicole Miller, City Clerk

Publish: Star Tribune
Publication Date: December 13, 2019

CITY OF ST. ANTHONY VILLAGE
STATE OF MINNESOTA
RESOLUTION 19-092

A RESOLUTION APPROVING SUMMARY PUBLICATION FOR ORDINANCE 2019-12

WHEREAS, the City Council of the City of St. Anthony has adopted the above referenced ordinance concerning amendments to section 152.020(E) Planned Unit Developments adding the Silver Lake Village PUD District; and

WHEREAS, Minnesota Statutes, section 412.191, subdivision 4 allows publication by title and summary in the case of lengthy ordinances or those containing maps or charts; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent of Ordinance 2019-12.

NOW, THEREFORE, BE IT RESOLVED that: the following summary of Ordinance 2019-12 shall be published in the official paper in lieu of the entire ordinance.

SUMMARY PUBLICATION

Ordinance 2019-12
An Ordinance Amending Title XV of the St. Anthony Village City Code, Known as the Zoning Ordinance, by Amending the Silver Lake Village Planned Unit Development District by Revising the Planned Unit Development Agreement and Development Plans to Convert the Land Use on the Following Parcel to a 496 Unit Multi-Family Residential Development and Appurtenant Accessory Uses: Lot 2, Block 1, Silver Lake Village and Outlot B, Silver Lake Village

The City Council of the City of St. Anthony adopted Ordinance 2019-12 on December 10, 2019, amending section 152.020 (E) to add the Silver Lake Village PUD District.

The amended ordinance elements include:

- Adding Purpose
- Adding Permitted Uses
- Adding Accessory Uses
- Adding District Performance Standards
- Adding Amendments

The full Ordinance is available for review at City Hall, **St. Anthony City Hall, 3301 Silver Lake Road, St. Anthony, MN 55418**.
Adopted this 10th day of December 2019.

_____
Jerome O. Faust, Mayor

ATTEST: _____
Nicole Miller, City Clerk

Reviewed for administration: _____
Mark Casey, City Manager

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Memo

To: Mark Casey – City Manager and HRA Executive Director

From: Stacie Kvilvang - Ehlers

Date: December 10, 2019

Subject: Doran Redevelopment – Contract for Private Redevelopment

---

Doran Companies is proposing to redevelop the former Walmart located at 3800 Silver Lake Road into 496 units of market rate apartments. Following are the main points within the above referenced Agreement:

1. **General**
    a. Contract for Private Redevelopment with Doran SLV, LLC
    b. Development of 496-units in two (2) phases
        i. Phase I 258-units
        ii. Phase II 238-units

2. **Development and Timing of Construction**
    a. Must commence construction of Phase I by December 31, 2020 and be substantially complete by December 31, 2022

    b. Must commence construction of Phase II by December 31, 2022 and be substantially complete by December 31, 2024

3. **Construction Plans**

    a. If the Developer makes a material change of $500,000 or more in the construction plans, the HRA has to approve those changes in writing, which cannot be unreasonable withheld.

4. **Payment of Authority Costs**
    a. Developer has deposited $17,500 with the City and is required to reimburse City/HRA for costs of consultants in negotiating and drafting development agreement (fiscal and legal).

5. **Tax Increment**
    a. Total assistance of $3.9 million

    b. Up front assistance of $600,000 for demolition related costs and is paid upon proof of expenditure

    c. The Developer will receive two (2) pay-as-you-go notes totaling of $3.3 million

        i. Phase I Note is for $1,950,000 and Phase II Note is for $1,350,000
            1. Phase II Note may be combined with the Phase I Note and issued upon proof of financing for Phase II and upon receipt by the City/HRA of qualified costs in this amount

        ii. Term of the TIF Note(s) will be for 9 years (7 years for Phase II Note)

        iii. Interest will be at the lesser of 5% or the Developer's actual financing rate

        iv. Developer will receive 25% of the tax increment generated

6. **Taxes**
    a. If Developer petitions for a reduction in their taxable market value they must inform the City/HRA in writing

    b. The HRA will withhold payment on the TIF Note(s) until the tax petition is dismissed or stipulated

7. **Property Management**
    a. Developer is required to always engage a property management company with substantial experience in rental housing and must submit evidence upon request

Please contact me at 651-697-8506 with any questions.

Third draft, December 5, 2019

CONTRACT FOR PRIVATE REDEVELOPMENT

By and Between

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA

And

CITY OF ST. ANTHONY VILLAGE

and

DORAN SLV, LLC

Dated as of: _____, 2019

This document was drafted by:

KENNEDY & GRAVEN, Chartered (MNI)
470 U.S. Bank Plaza
Minneapolis, Minnesota 55402
(612) 337-9300
http://www.kennedy-graven.com

TABLE OF CONTENTS

Page

PREAMBLE 1

ARTICLE I
Definitions

Section 1.1. Definitions 2

ARTICLE II
Representations and Warranties

Section 2.1. Representations by the Authority and City 5
Section 2.2. Representations and Warranties by the Redeveloper 5

ARTICLE III
Property Acquisition; Public Redevelopment Costs

Section 3.1. Status of Redevelopment Property 7
Section 3.7. Environmental Undertakings 7
Section 3.8. Issuance of Note; Other Assistance 7
Section 3.9. No Business Subsidy 8
Section 3.10. Payment of Authority Costs 9

ARTICLE IV
Construction of Minimum Improvements

Section 4.1. Construction of Improvements 10
Section 4.2. Construction Plans 10
Section 4.3. Commencement and Completion of Construction 11
Section 4.4. Certificate of Completion 11
Section 4.5. Records 12
Section 4.6. Management 12
Section 4.7. Conformity to Development Agreement 12

ARTICLE V
Insurance

Section 5.1. Insurance 13
Section 5.2. Subordination 14

ARTICLE VI
Tax Increment; Taxes

Section 6.1. Right to Collect Delinquent Taxes 16
Section 6.2. Review of Taxes 16
Section 6.3. Assessment Agreement 16

ARTICLE VII
Other Financing

Section 7.1. Generally....18
Section 7.2. Authority's Option to Cure Default on Mortgage....18
Section 7.3. Modification; Subordination....18

ARTICLE VIII
Prohibitions Against Assignment and Transfer; Indemnification

Section 8.1. Representation as to Development....19
Section 8.2. Prohibition Against Redeveloper's Transfer of Property and Assignment of Agreement....19
Section 8.3. Release and Indemnification Covenants....20

ARTICLE IX
Events of Default

Section 9.1. Events of Default Defined....22
Section 9.2. Remedies on Default....22
Section 9.5. No Remedy Exclusive....23
Section 9.6. No Additional Waiver Implied by One Waiver....23
Section 9.7. Attorney Fees....23

ARTICLE X
Additional Provisions

Section 10.1. Conflict of Interests; Representatives Not Individually Liable....24
Section 10.2. Equal Employment Opportunity....24
Section 10.3. Restrictions on Use....24
Section 10.4. Provisions Not Merged With Deed....24
Section 10.5. Titles of Articles and Sections....24
Section 10.6. Notices and Demands....24
Section 10.7. Counterparts....25
Section 10.8. Recording....25
Section 10.9. Amendment....25
Section 10.10. Authority Approvals....25

TESTIMONIUM....26
SIGNATURES....26

SCHEDULE A Redevelopment Property
SCHEDULE B Authorizing Resolution
SCHEDULE C Form of Subordination Agreement

CONTRACT FOR PRIVATE REDEVELOPMENT

THIS AGREEMENT, made as of the __ day of _____, 2019, by and between the Housing and Redevelopment Authority of St. Anthony, Minnesota, a public body corporate and politic under the laws of Minnesota (the "Authority"), the City of St. Anthony Village, a Minnesota municipal corporation (the "City"), and Doran SLV, LLC, a Minnesota limited liability company (the "Redeveloper").

WITNESSETH:

WHEREAS, the Authority was created pursuant to Minnesota Statutes Sections 469.001 to 469.047 (the "Act") and was authorized to transact business and exercise its powers by a resolution of the City Council of the City; and

WHEREAS, the Authority has undertaken a program to promote the development and redevelopment of land identified as the Northwest Quadrant which is underutilized within the City, and in this connection created its Redevelopment Project Area No. 3 (hereinafter referred to as the "Project") in an area (hereinafter referred to as the "Project Area") located in the City pursuant to the Act; and

WHEREAS, pursuant to the Act, the Authority is authorized to undertake certain activities to facilitate the redevelopment of real property by private enterprise; and

WHEREAS, the Redeveloper intends to construct certain improvements described herein on certain property located in the Project Area (the "Redevelopment Property"), and has represented to the City and Authority that but for financial assistance in connection with redevelopment of the Redevelopment Property, the Redeveloper could not proceed with such activities; and

WHEREAS, the Authority and City have previously established Tax Increment Financing District No. 3-5 (the "TIF District") a redevelopment TIF district, pursuant to Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "TIF Act"), made up of property in the Project Area including the Redevelopment Property, and are willing to provide assistance to the Redeveloper through tax increment from the TIF District; and

WHEREAS, the Authority believes that the redevelopment of the Redevelopment Property pursuant to this Agreement, and fulfillment generally of this Agreement, are in the vital and best interests of the City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

"Act" means Minnesota Statutes, Sections 469.001 to 469.047, as amended.

"Affiliate" means with respect to any entity (a) any corporation, partnership, limited liability company or other business entity or person controlling, controlled by or under common control with the entity, and (b) any successor to such party by merger, acquisition, reorganization or similar transaction involving all or substantially all of the assets of such party (or such Affiliate). For the purpose hereof the words "controlling", "controlled by" and "under common control with" shall mean, with respect to any corporation, partnership, limited liability company or other business entity, the ownership of fifty percent or more of the voting interests in such entity or possession, directly or indirectly, of the power to direct or cause the direction of management policies of such entity, whether through ownership of voting securities or by contract or otherwise.

"Agreement" means this Agreement, as the same may be from time to time modified, amended, or supplemented.

"Authority" means the Housing and Redevelopment Authority of St. Anthony, Minnesota.

"Authority Representative" means the Executive Director of the Authority, or any person designated by the Executive Director to act as the Authority Representative for the purposes of this Agreement.

"Authorizing Resolution" means the resolution of the Authority, substantially in the form of attached Schedule B to be adopted by the Authority to authorize the issuance of the Note.

"Available Tax Increment" has the meaning provided in the Authorizing Resolution.

"Business Day" means any day except a Saturday, Sunday, legal holiday, a day on which the City is closed for business, or a day on which banking institutions in the City are authorized by law or executive order to close.

"Business Subsidy Act" means Minnesota Statutes, Sections 116J.993 to 116J.995, as amended.

"Certificate of Occupancy" means the certification provided to the Redeveloper in connection with any Phase of the Minimum Improvements, pursuant to Section 4.4 of this Agreement.

"City" means the City of St. Anthony Village, Minnesota.

"City Representative" means the City Manager of the City, or any person designated by the City Manager to act as the City Representative for the purposes of this Agreement.

"Construction Plans" means the plans, specifications, drawings and related documents on the construction work to be performed by the Redeveloper on the Redevelopment Property which (a) shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the appropriate building officials of the City, and (b) shall include at least the following for each building: (1) site plan; (2) foundation plan; (3) underground parking plans; (4) floor plan for each floor; (5) cross sections of each (length and width); (6) elevations (all sides); (7) landscape plan; and (8) such other plans or supplements to the foregoing plans as the Authority may reasonably request to allow it to ascertain the nature and quality of the proposed construction work and to allow the issuance of a construction permit.

"County" means the County of Ramsey, Minnesota.

"Development Agreement" means the Planned Unit Development Agreement between the City and Redeveloper, dated as of the date of this Agreement.

"Event of Default" means an action by the Redeveloper listed in Article IX of this Agreement.

"Holder" means the owner of a Mortgage.

"Maturity Date" means the date that the Note has been paid in full or terminated in accordance with its terms, whichever is earlier.

"Minimum Improvements" means construction on the Redevelopment Property of an approximately 492-unit multifamily rental housing facility comprising Phase I, consisting of approximately 254 housing units, and Phase II, consisting of approximately 238 housing units, along with associated parking.

"Mortgage" means any mortgage made by the Redeveloper that is secured, in whole or in part, with the Redevelopment Property and that is a permitted encumbrance pursuant to the provisions of Article VIII of this Agreement.

"Note" means either of the Tax Increment Revenue Notes, substantially in the form contained in the Authorizing Resolution, to be delivered by the Authority to the Redeveloper in accordance with Section 3.3 hereof.

"Project" means the Authority's Redevelopment Project Area No. 3.

"Public Redevelopment Costs" has the meaning provided in Section 3.8(a) hereof.

"Project Area" means the geographic area within the boundaries of the Project.

"Redeveloper" means Doran SLV, LLC, a Minnesota limited liability company, or its permitted successors and assigns.

"Redevelopment Plan" means the Redevelopment Plan for the Project.

"Redevelopment Property" means the real property described in Schedule A of this Agreement.

"State" means the state of Minnesota.

"Tax Increment" means that portion of the real property taxes that is paid with respect to the Redevelopment Property and that is remitted to the Authority as tax increment pursuant to the Tax Increment Act.

"Tax Increment Act" or "TIF Act" means the Tax Increment Financing Act, Minnesota Statutes Sections 469.174 to 469.1794, as amended.

"Tax Increment District" or "TIF District" means Tax Increment Financing District No. 3-5, a redevelopment TIF district created by the City and the Authority.

"Tax Increment Plan" or "TIF Plan" means the Tax Increment Financing Plan for the TIF District as approved by the City Council, and as it may be amended.
.

"Tax Official" means any County assessor, County auditor, County or State board of equalization, the commissioner of revenue of the State, or any State or federal district court, the tax court of the State, or the State Supreme Court.

"Transfer" has the meaning set forth in Section 8.2(a) hereof.

"Unavoidable Delays" means delays beyond the reasonable control of the party seeking to be excused as a result thereof which are the direct result of strikes, other labor troubles or shortages, frozen ground or other adverse winter conditions, prolonged adverse or unforeseen weather or acts of God or conditions resulting therefrom, fire or other casualty to the Minimum Improvements, epidemics, quarantines, unavailability of power, unavailability of materials, economic recession (defined as two consecutive quarters in which there is a drop in the gross domestic product, discovery of hazardous materials or other concealed site conditions or delays of contractors due to such discovery, termination and/or eviction of existing tenants, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the Authority or City in exercising their rights under this Agreement), including without limitation condemnation or threat of condemnation of any portion of the Redevelopment Property, which directly result in delays. Unavoidable Delays shall not include reasonable and customary delays experienced by the Redeveloper in obtaining permits or governmental approvals necessary to enable construction of the Minimum Improvements by the dates such construction is required under Section 4.3 of this Agreement, so long as the Construction Plans have been approved in accordance with Section 4.2 hereof.

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the Authority and City.

(a) The Authority is a housing and redevelopment authority duly organized and existing under the laws of the State. Under the provisions of the Act, the Authority has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The City is a municipal corporation duly incorporated and existing under the laws of the State. Under the provisions of State law, the City has the power to enter into this Agreement and carry out its obligations hereunder.

(c) The Authority and City will use their best efforts to facilitate development of the Minimum Improvements, including but not limited to cooperating with the Redeveloper in obtaining necessary administrative and land use approvals and construction financing pursuant to Section 7.1 hereof.

(d) The Authority will issue the Note, subject to all the terms and conditions of this Agreement.

(e) The activities of the Authority and City are undertaken for the purpose of fostering the redevelopment of certain real property previously occupied by substandard and obsolete buildings, which will revitalize this portion of the Project Area, increase tax base, and increase housing opportunities for City residents.

Section 2.2. Representations and Warranties by the Redeveloper. As of the date of this Agreement, the Redeveloper represents and warrants that:

(a) The Redeveloper is a limited liability company, duly organized and in good standing under the laws of the State, is not in violation of any provisions of its articles of organization or bylaws, is duly qualified as a domestic limited liability company and authorized to transact business within the State, has power to enter into this Agreement and has duly authorized the execution, delivery, and performance of this Agreement by proper action of its members.

(b) The Redeveloper will construct, operate and maintain the Minimum Improvements in accordance with the terms of this Agreement, the Redevelopment Plan and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code, energy-conservation and public health laws and regulations) in effect at the time of such construction, operation, or maintenance, except for any variances necessary to construct the Minimum Improvements and approved by the City.

(c) The Redeveloper will use reasonable efforts to secure all permits, licenses and approvals necessary for construction of the Minimum Improvements.

(d) To the Redeveloper's actual knowledge, the Redeveloper has received no written notice or other written communication from any local, state or federal official that the activities of the Redeveloper or the Authority in the Project Area may be or will be in violation of any environmental law or regulation (other than those notices or communications of which the Authority is aware) in effect as of the date of this Agreement. The Redeveloper is aware of no facts the existence of which would cause it to be in violation of or give any person a valid claim under any local, state or federal environmental law, regulation or review procedure in effect as of the date of this Agreement.

(e) To the Redeveloper's actual knowledge, neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Redeveloper is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(f) The proposed development by the Redeveloper hereunder would not occur but for the tax increment financing assistance being provided by the Authority hereunder.

As used in this Agreement, "actual knowledge" shall mean the actual knowledge of the Chief Manager of the Redeveloper without inquiry or investigation beyond such person's actual knowledge. Such person is named solely for the purpose of defining and narrowing the scope of Redeveloper's knowledge and not for the purpose of imposing any additional liabilities on or creating any additional duties running from such person to Redeveloper.

(The remainder of this page is intentionally left blank.)

ARTICLE III

Property Acquisition; Public Redevelopment Costs

Section 3.1. Status of Redevelopment Property. The Redevelopment Property consists of the parcel legally described in Schedule A hereof. As of the date of this Agreement, the Redeveloper is under contract to acquire fee title to the Redevelopment Property. The Redeveloper acknowledges that the Authority has no obligation to acquire any of the Redevelopment Property.

Section 3.2. Environmental Undertakings.

(a) The Redeveloper acknowledges that the Authority makes no representations or warranties as to soil and environmental condition on the Redevelopment Property or the fitness of the Redevelopment Property for construction of the Minimum Improvements or any other purpose for which the Redeveloper may make use of such property, and that the assistance provided to the Redeveloper under this Agreement neither implies any responsibility by the Authority for any contamination of the Redevelopment Property or poor soil conditions nor imposes any obligation on the Authority to participate in any cleanup of the Redevelopment Property and/or correction of any soil problems (other than the financing described in this agreement).

(b) Without limiting its obligations under Section 8.3 of this Agreement the Redeveloper further agrees that it will indemnify, defend, and hold harmless the Authority, the City, and their governing body members, officers, and employees, from any claims or actions arising out of the presence, if any, of hazardous wastes or pollutants existing on or in the Redevelopment Property unless and to the extent that such hazardous wastes or pollutants are present as a result of the actions or omissions of the indemnitees. Nothing in this section will be construed to limit or affect any limitations on liability of the City or Authority under State or federal law, including without limitation Minnesota Statutes Sections 466.04 and 604.02.

Section 3.3. Issuance of Note; Other Assistance.

(a) *Generally.* The Authority and City have determined that, in order to make development of the Minimum Improvements financially feasible, it is necessary to reimburse Redeveloper for a portion of the cost of demolition, site preparation, retaining wall construction, utilities, and underground structured parking (the "Public Redevelopment Costs"), subject to the terms of this Section.

(b) *Upfront Assistance.* To reimburse the demolition portion of the Public Redevelopment Costs incurred by Redeveloper, the Authority shall provide the Redeveloper with a single payment of $600,000 (the "Demolition Payment") upon Redeveloper having delivered to the Authority one or more certificates signed by the Redeveloper's duly authorized representative, together with reasonable evidence that at least $600,000 in costs for demolition have been paid or incurred by or on behalf of the Redeveloper. The Authority may, if not satisfied with the evidence provided by Redeveloper, return such evidence with a statement of the reasons why it is not acceptable and requesting such further documentation or clarification as the Authority may reasonably require. Promptly upon delivery by the Redeveloper to the Authority of such further

documentation, and if such further documentation is found reasonably sufficient, the Authority will deliver the Demolition Payment to the Redeveloper.

(c) *Notes; Terms*. To reimburse the remainder of the Public Redevelopment Costs incurred by the Redeveloper, the Authority shall issue and the Redeveloper shall purchase one or two Notes in the maximum aggregate principal amount of $3,300,000. The maximum principal amount of the Note issued in connection with construction of Phase I of the Minimum Improvements shall be $1,950,000, and the maximum amount of the Note issued in connection with construction of Phase II of the Minimum Improvements shall be $1,350,000. The Authority shall issue and deliver each Note upon Redeveloper having:

(i) delivered to the Authority one or more certificates signed by the Redeveloper's duly authorized representative, containing the following: (i) a statement that each cost identified in the certificate is a Public Redevelopment Cost as defined in this Agreement and that no part of such cost has been included in any previous certification; (ii) evidence that each identified Public Redevelopment Cost has been paid or incurred by or on behalf of the Redeveloper; and (iii) a statement that no uncured Event of Default by the Redeveloper has occurred and is continuing under the Agreement. The Authority may, if not satisfied that the conditions described herein have been met, return any certificate with a statement of the reasons why it is not acceptable and requesting such further documentation or clarification as the Authority may reasonably require;

(ii) submitted and obtained Authority approval of financing in accordance with Section 7.1; and

(iii) delivered to the Authority an investment letter in a form reasonably satisfactory to the Authority.

The terms of the Notes will be substantially those set forth in the form of the Note shown in Schedule B, and the Notes will be subject to all terms of the Authorizing Resolution, which are incorporated herein by reference.

(d) *Single Note*. Notwithstanding the foregoing, the Authority shall issue and the Redeveloper shall purchase a single Note in the maximum principal amount of $3,300,000 if the following conditions are met:

(i) The Redeveloper provides evidence of Public Redevelopment Costs in the full aggregate principal amount of $3,300,000 in accordance with Section 3.3(c)(i) hereof;

(ii) The Redeveloper submits and obtains Authority approval of financing for Phase II of the Minimum Improvements in accordance with Section 7.1; and

(iii) The Authority has not previously issued any Note to the Redeveloper in accordance with this Agreement.

(e) *Assignment of Notes.* The Authority acknowledges that the Redeveloper may assign one or both Notes to a third party. The Authority consents to such an assignment, conditioned upon receipt of an investment letter from such third party in a form reasonably acceptable to the Authority; provided that an investment letter shall not be required in connection with a collateral assignment of either Note to a lender providing mortgage financing for acquisition of the Redevelopment Property or construction of the Minimum Improvements.

(f) *Qualifications.* The Redeveloper understands and acknowledges that the Authority makes no representations or warranties regarding the amount of Tax Increment, or that revenues pledged to the Notes will be sufficient to pay the principal and interest on the Notes. Any estimates of Tax Increment prepared by the Authority or its municipal advisor in connection with the TIF District or this Agreement are for the benefit of the Authority, and are not intended as representations on which the Redeveloper may rely. Public Redevelopment Costs exceeding the principal amount of either Note are the sole responsibility of Redeveloper.

Section 3.4. Business Subsidy. The parties agree and understand that the financial assistance described in this Agreement does not constitute a business subsidy within the meaning of the Business Subsidy Act, because the assistance is for housing, an enumerated exception under Section 116J.993, subd. 3(7) of the Business Subsidy Act. The Redeveloper releases and waives any claim against the Authority and its governing body members, officers, agents, servants and employees thereof arising from application of the Business Subsidy Act to this Agreement, including without limitation any claim that the Authority failed to comply with the Business Subsidy Act with respect to this Agreement.

Section 3.5. Payment of Authority Costs. The Redeveloper agrees that it will pay, within 30 days after written notice from the Authority, the reasonable costs of consultants and attorneys retained by the Authority in connection with the establishment of the TIF District, any necessary modification of the TIF Plan for the TIF District, and the negotiation and preparation of this Agreement and other incidental agreements and documents contemplated hereunder, including without limitation agreements and documents related to land conveyance, development and financing assistance. The Authority will provide written reports describing the costs accrued under this Section upon request from the Redeveloper, but not more often than intervals of 45 days. The Authority acknowledges receipt of Redeveloper's initial deposit of $17,500, which will be credited to the Redeveloper's obligations under this Section. Upon termination of this Agreement in accordance with its terms, the Redeveloper remains obligated under this section for costs incurred through the effective date of termination.

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ARTICLE IV

Construction of Minimum Improvements

Section 4.1. Construction of Improvements. Subject to the terms of this Agreement, the Redeveloper agrees that it will construct or cause construction of the Minimum Improvements on the Redevelopment Property in accordance with the approved Construction Plans and that it will, during any period while the Redeveloper retains ownership of any portion of the Minimum Improvements, operate and maintain, preserve and keep the Minimum Improvements or cause the Minimum Improvements to be maintained, preserved and kept with the appurtenances and every part and parcel thereof, in good repair and condition.

Section 4.2. Construction Plans.

(a) Before commencing construction of the Minimum Improvements, the Redeveloper shall submit to the Authority Construction Plans for the Minimum Improvements. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in conformity with this Agreement, the Redevelopment Plan and all applicable State and local laws and regulations in effect at the time of such submittal. The Authority will approve the Construction Plans in writing if (i) the Construction Plans conform to all material terms and conditions of this Agreement; (ii) the Construction Plans conform to the goals and objectives of the Redevelopment Plan; (iii) the Construction Plans conform to all applicable federal, state and local laws, ordinances, rules and regulations in effect at the time of such submittal; (iv) the Construction Plans are adequate to provide for construction of the Minimum Improvements; (v) the Construction Plans do not provide for expenditures in excess of the funds available to the Redeveloper for construction of the Minimum Improvements; and (vi) no Event of Default has occurred has occurred and is continuing. No approval by the Authority shall relieve the Redeveloper of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to construct the Minimum Improvements in accordance therewith. No approval by the Authority shall constitute a waiver of an Event of Default. If approval of the Construction Plans is requested by the Redeveloper in writing at the time of submission, such Construction Plans shall be deemed approved unless rejected in writing by the Authority, in whole or in part. Such rejections shall set forth in detail the reasons therefor based upon the criteria set forth in (i) through (vi) above, and shall be made within 20 days after the date of receipt of final plans from the Redeveloper. If the Authority rejects any Construction Plans in whole or in part, the Redeveloper shall submit new or corrected Construction Plans within twenty (20) days after receipt by the Redeveloper of the Authority's written notification of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the Construction Plans have been approved by the Authority. The Authority's approval shall not be unreasonably withheld, conditioned, or delayed. Said approval shall constitute a conclusive determination that the Construction Plans (and the Minimum Improvements, constructed in accordance with said plans) comply to the Authority's satisfaction with the provisions of this Agreement relating thereto.

The Redeveloper hereby waives any and all claims and causes of action whatsoever resulting from the review of the Construction Plans by the Authority and/or any changes in the

Construction Plans requested by the Authority. Neither the Authority, the City, nor any employee or official of the Authority or City shall be responsible in any manner whatsoever for any defect in the Construction Plans or in any work done pursuant to the Construction Plans, including changes requested by the Authority.

(b) If the Redeveloper desires to make any material change in the Construction Plans or any component thereof after their approval by the Authority, the Redeveloper shall submit the proposed change to the Authority for its approval. For the purpose of this section, the term "material" means changes that increase or decrease construction costs by $500,000 or more. If the Construction Plans, as modified by the proposed change, conform to the requirements of this Section 4.2 of this Agreement, the Authority shall approve the proposed change and promptly notify the Redeveloper in writing of its approval. Such change in the Construction Plans shall, in any event, be deemed approved by the Authority unless rejected, in whole or in part, by written notice by the Authority to the Redeveloper, setting forth in detail the reasons therefor. Such rejection shall be made within 10 days after receipt of the notice of such change. The Authority's approval of any such change in the Construction Plans will not be unreasonably withheld, conditioned or delayed.

Section 4.3. Commencement and Completion of Construction.

(a) Subject to Unavoidable Delays, the Redeveloper shall commence construction of Phase I of the Minimum Improvements by December 31, 2020, and subject to Unavoidable Delays, market conditions and economic feasibility, anticipates commencing construction of Phase II of the Minimum Improvements by December 31, 2021. Subject to Unavoidable Delays, the Redeveloper shall complete the construction of Phase I of the Minimum Improvements by June 30, 2022, and subject to Unavoidable Delays, market conditions and economic feasibility, anticipates completing the construction of Phase II of the Minimum Improvements by December 31, 2023. All work with respect to the Minimum Improvements to be constructed or provided by the Redeveloper on the Redevelopment Property shall be in substantial conformity with the Construction Plans as submitted by the Redeveloper and approved or deemed approved by the Authority.

(b) The Redeveloper agrees for itself, its successors, and assigns, and every successor in interest to the Redevelopment Property, or any part thereof, that the Redeveloper, and such successors and assigns, shall promptly begin and diligently prosecute to completion the development of the Redevelopment Property through the construction of the Minimum Improvements thereon, and that such construction shall in any event be commenced and completed within the periods and subject to the conditions specified in this Section 4.3 of this Agreement.

Section 4.4. Certificate of Occupancy. The construction of each Phase of the Minimum Improvements shall be deemed to be substantially complete upon issuance of a final certificate of occupancy or temporary or partial certificate of occupancy with conditions reasonably acceptable to the Authority for such Phase of the Minimum Improvements.

Section 4.5. Records. Prior to the Maturity Date, the Authority and the City, through their authorized representatives, shall have the right during normal business hours after reasonable notice to inspect, and examine all books and records of Redeveloper relating to the development and

construction of the Minimum Improvements. Such records shall be kept and maintained by Redeveloper through the Maturity Date.

Section 4.6. Management. Commencing upon receipt of a Certificate of Occupancy and continuing until the Maturity Date, the Redeveloper shall at all times engage a property management company with substantial experience in operating rental housing developments. The Redeveloper will submit reasonable evidence of such management upon request by the Authority.

Section 4.7. Conformity to Contracts. The Redeveloper shall construct the Minimum Improvements pursuant to this Agreement and the Development Agreement.

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ARTICLE V

Insurance

Section 5.1. Insurance.

(a) The Redeveloper will provide and maintain at all times during the process of constructing the Minimum Improvements an All Risk Broad Form Basis Insurance Policy and, from time to time during that period, at the request of the Authority, furnish the Authority with proof of payment of premiums on policies covering the following:

(i) Builder's risk insurance, written on the so-called "Builder's Risk – Total Insured Value Basis," in an amount equal to 100% of the principal amount of the Note, and with coverage available in nonreporting form on the so-called "all risk" form of policy. The interest of the Authority shall be protected in accordance with a clause in form and content satisfactory to the Authority;

(ii) Comprehensive general liability insurance (including operations, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damage of not less than $1,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used). The Authority shall be listed as an additional insured on the policy; and

(iii) Workers' compensation insurance, with statutory coverage, provided that the Redeveloper may be self-insured with respect to all or any part of its liability for workers' compensation.

(b) Upon completion of construction of the Minimum Improvements and prior to the Maturity Date, the Redeveloper shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the Authority shall furnish proof of the insurance as follows:

(i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses.

(ii) Comprehensive general public liability insurance, including personal injury liability, against liability for injuries to persons and/or property, in the minimum amount for each occurrence and for each year of $1,000,000, and shall be endorsed to show the Authority as an additional insured.

(iii) Such other insurance, including workers' compensation insurance respecting all employees of the Redeveloper, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Redeveloper may be self-insured with respect to all or any part of its liability for workers' compensation.

(c) All insurance required in Article V of this Agreement shall be taken out and maintained in insurance companies selected by the Redeveloper that are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Redeveloper will deposit (no more than annually) with the Authority evidence of all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V of this Agreement each policy shall contain a provision that the insurer shall not cancel nor modify it in such a way as to reduce the coverage provided below the amounts required herein without giving written notice to the Redeveloper and the Authority at least 30 days before the cancellation or modification becomes effective. In lieu of separate policies, the Redeveloper may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Redeveloper shall deposit with the Authority a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

(d) The Redeveloper agrees to notify the Authority immediately in the case of damage exceeding $1,000,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. In such event the Redeveloper, except as expressly provided in this Article, will forthwith repair, reconstruct, and restore the Minimum Improvements to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction, and restoration, the Redeveloper will apply the net proceeds of any insurance relating to such damage received by the Redeveloper to the payment or reimbursement of the costs thereof.

The Redeveloper shall complete the repair, reconstruction and restoration of the Minimum Improvements, regardless of whether the net proceeds of insurance received by the Redeveloper for such purposes are sufficient to pay for the same. Any net proceeds remaining after completion of such repairs, construction, and restoration shall be the property of the Redeveloper.

(e) In lieu of its obligation to reconstruct the Minimum Improvements as set forth in this Section, the Redeveloper shall have the option of: (i) if Redeveloper has assigned the Note to a third party, paying to the Authority an amount that, in the reasonable opinion of the Authority and its fiscal consultant, is sufficient to pay or redeem the outstanding principal and accrued interest on the Note, or (ii) so long as the Redeveloper is the owner of the Note, waiving its right to receive subsequent payments under the Note.

(f) The Redeveloper and the Authority agree that all of the insurance provisions set forth in this Article V shall terminate upon the Maturity Date.

Section 5.2. Subordination. Notwithstanding anything to the contrary herein, the rights of the Authority with respect to the receipt and application of any insurance proceeds shall, in all respects, be subordinate and subject to the rights of any Holder under a Mortgage allowed pursuant to Article VII of this Agreement.

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ARTICLE VI

Tax Increment; Taxes

Section 6.1. Right to Collect Delinquent Taxes. The Redeveloper acknowledges that the Authority is providing substantial aid and assistance in furtherance of the development through reimbursement of Public Redevelopment Costs. The Redeveloper understands that the Tax Increments pledged to payment on the Note are derived from real estate taxes on the Redevelopment Property, which taxes must be promptly and timely paid. To that end, the Redeveloper agrees for itself, its successors and assigns, that in addition to the obligation pursuant to statute to pay real estate taxes, it is also obligated by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Redevelopment Property and the Minimum Improvements. The Redeveloper acknowledges that this obligation creates a contractual right on behalf of the Authority to sue the Redeveloper or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor. In any such suit, the Authority shall also be entitled to recover its costs, expenses and reasonable attorney fees.

Section 6.2. Review of Taxes. The Redeveloper agrees that prior to the Maturity Date, it will not cause a reduction in the real property taxes paid in respect of the Redevelopment Property through: (A) willful destruction of the Redevelopment Property or any part thereof (except for demolition required for construction of the Minimum Improvements); or (B) willful refusal to reconstruct damaged or destroyed property pursuant to Section 5.1 of this Agreement, except as provided in Section 5.1(c). The Redeveloper also agrees that it will not, prior to the Maturity Date, seek exemption from property tax for the Redevelopment Property or any portion thereof or transfer or permit the transfer of the Redevelopment Property to any entity that is exempt from real property taxes and state law (other than any portion thereof dedicated or conveyed to the City in accordance with platting of the Redevelopment Property or pursuant to the City Hall Contract), or apply for a deferral of property tax on the Redevelopment Property pursuant to any law.

Section 6.3. Nothing in this Agreement shall limit the right of the Redeveloper, or its successors and assigns, to bring a tax petition challenging a market value determination for any Phase of the Minimum Improvements on the Redevelopment Property; provided that if the Redeveloper brings such a challenge, the Redeveloper must inform the Authority of such tax petition in writing. During the pendency of such challenge, the Authority will withhold all payments of principal and interest on the applicable Note or Notes until the Redeveloper's challenge is resolved. Upon resolution of Redeveloper's tax petition, any Available Tax Increment deferred and withheld under this Section shall be paid, without interest thereon, to the extent payable under the assessor's final determination of Market Value for the Minimum Improvements. The Authority's suspension of payments on any Note pursuant to this Section 6.3 shall not constitute an Event of Default under Article IX hereof.

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ARTICLE VII

Other Financing

Section 7.1. Generally. Prior to commencement of construction of each Phase of the Minimum Improvements, the Redeveloper shall submit to the Authority or provide access thereto for review by Authority staff, consultants and agents, evidence reasonably satisfactory to the Authority that Redeveloper has available funds, or commitments to obtain funds, whether in the nature of mortgage financing, equity, grants, loans, or other sources sufficient for paying the cost of developing such Phase of the Minimum Improvements.

Section 7.2. Authority's Option to Cure Default on Mortgage. In the event that any portion of the Redeveloper's construction costs for either Phase of the Minimum Improvements is provided through mortgage financing authorized pursuant to this Article VII of this Agreement, and there occurs a default under such Mortgage, the Redeveloper shall cause the Authority to receive copies of any notice of default received by the Redeveloper from the Holder of such Mortgage. Thereafter, the Authority shall have the right, but not the obligation, to cure any such default on behalf of the Redeveloper within the cure period(s) afforded to the Redeveloper under such Mortgage or any loan documents relating thereto, subject to the terms of such Mortgage or loan documents.

Section 7.3. Subordination; Assignment. The Authority and City each agree to subordinate their respective rights under this Agreement to the Holder of any Mortgage securing construction or permanent financing, in accordance with the terms of a subordination agreement substantially in the form attached as Schedule E, or such other form as the Authority and City reasonably approve. The Authority and City further agree to consent to a collateral assignment of this Agreement to the Holder of any Mortgage securing construction or permanent financing, under terms and conditions reasonably acceptable to the Authority and City.

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ARTICLE VIII

Prohibitions Against Assignment and Transfer; Indemnification

Section 8.1. Representation as to Development. The Redeveloper represents and agrees that, subject to the terms of this Agreement, its purchase of the Redevelopment Property, and its other undertakings pursuant to the Agreement, are, and will be used, for the purpose of development of the Redevelopment Property and not for speculation in land holding.

Section 8.2. Prohibition Against Redeveloper's Transfer of Property and Assignment of Agreement. The Redeveloper represents and agrees that prior to issuance of a Certificate of Occupancy for all Phases of the Minimum Improvements:

(a) Except only by way of security for, and only for, the purpose of obtaining financing necessary to enable the Redeveloper or any successor in interest to the Redevelopment Property, or any part thereof, to perform its obligations with respect to undertaking the redevelopment contemplated under this Agreement, and any other purpose authorized by this Agreement, the Redeveloper has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or lease (other than existing leases and leases to residential tenants), or any trust or power, or transfer in any other mode or form of or with respect to this Agreement or the Redevelopment Property or any part thereof or any interest therein, or any contract or agreement to do any of the same, to any person or entity whether or not related in any way to the Redeveloper (collectively, a "Transfer"), without the prior written approval of the Authority (whose approval will not be unreasonably withheld, conditioned, or delayed, subject to the standards described in paragraph (b) of this Section) unless the Redeveloper remains liable and bound by this Redevelopment Agreement in which event the Authority's approval is not required. Any such Transfer shall be subject to the provisions of this Agreement. For the purposes of this Agreement, the term Transfer does not include (i) acquisition of a controlling interest in Redeveloper by another entity or merger of Redeveloper with another entity; or (ii) any sale, conveyance, or transfer in any form to any Affiliate.

(b) In the event the Redeveloper, upon Transfer of the Redevelopment Property or any portion thereof before issuance of the Certificate of Occupancy for both Phases of the Minimum Improvements, seeks to be released from its obligations under this Redevelopment Agreement as to the portion of the Redevelopment Property that is transferred, the Authority and City shall be entitled to require, except as otherwise provided in the Agreement, as conditions to any such release that:

(i) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the Authority and City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Redeveloper as to the portion of the Redevelopment Property to be transferred.

(ii) Any proposed transferee, by instrument in writing reasonably satisfactory to the Authority and City and in form recordable in the public land records of Ramsey County,

Minnesota, shall, for itself and its successors and assigns, and expressly for the benefit of the Authority and City, have expressly assumed all of the obligations of the Redeveloper under this Agreement as to the portion of the Redevelopment Property to be transferred and agreed to be subject to all the conditions and restrictions to which the Redeveloper is subject as to such portion; provided, however, that the fact that any transferee of, or any other successor in interest whatsoever to, the Redevelopment Property, or any part thereof, shall not, for whatever reason, have assumed such obligations or so agreed, and shall not (unless and only to the extent otherwise specifically provided in this Agreement or agreed to in writing by the Authority) deprive the Authority or City of any rights or remedies or controls with respect to the Redevelopment Property, the Minimum Improvements or any part thereof or the construction of the Minimum Improvements; it being the intent of the parties as expressed in this Agreement that (to the fullest extent permitted at law and in equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no Transfer of, or change with respect to, ownership in the Redevelopment Property or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate, legally, or practically, to deprive or limit the Authority or City of or with respect to any rights or remedies on controls provided in or resulting from this Agreement with respect to the Redevelopment Property that the Authority or City would have had, had there been no such Transfer or change. In the absence of specific written agreement by the Authority and City to the contrary, no such Transfer or approval by the Authority and City thereof shall be deemed to relieve the Redeveloper, or any other party bound in any way by this Agreement or otherwise with respect to the Redevelopment Property, from any of its obligations with respect thereto.

(iii) Any and all instruments and other legal documents involved in effecting the Transfer of any interest in this Agreement or the Redevelopment Property governed by this Article VIII, shall be in a form reasonably satisfactory to the Authority and City.

(iv) At the written request of Redeveloper, the Authority and City shall execute and deliver to Redeveloper and the proposed transferee an estoppel certificate containing commercially customary and reasonable certifications.

In the event the foregoing conditions are satisfied then the Redeveloper shall be released from its obligation under this Agreement, as to the portion of the Redevelopment Property that is transferred, assigned, or otherwise conveyed.

(c) After issuance of a Certificate of Occupancy for the final Phase of the Minimum Improvements, the Redeveloper may transfer or assign the Redevelopment Property or the Redeveloper's interest in this Agreement without the prior written consent of the Authority or City. The Redeveloper shall provide to the Authority and City notice of any such Transfer. Any transferee or assignee shall be bound by all of the Redeveloper's obligations hereunder. The Redeveloper shall submit to the City and Authority written evidence of such Transfer, including the transferee's or assignee's express assumption of the Redeveloper's obligations under this Agreement. If the Redeveloper fails to provide such evidence of Transfer and assumption, the Redeveloper shall remain bound by all of its obligations under this Agreement.

Section 8.3. Release and Indemnification Covenants. (a) Except for any willful misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties as hereinafter defined, and except for any breach by any of the Indemnified Parties of their obligations under this Agreement, the Redeveloper releases from and covenants and agrees that the Authority, the City, and the governing body members, officers, agents, servants, and employees thereof (the "Indemnified Parties") shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Redevelopment Property or the Minimum Improvements.

(b) Except for any willful misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their obligations under this Agreement, the Redeveloper agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action, or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, maintenance, and operation of the Redevelopment Property.

(c) Except for any willful misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their obligations under this Agreement, the Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Redeveloper or its officers, agents, servants, or employees or any other person who may be about the Redevelopment Property or Minimum Improvements.

(d) All covenants, stipulations, promises, agreements and obligations of the Authority contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of such entity and not of any governing body member, officer, agent, servant, or employee of such entities in the individual capacity thereof.

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ARTICLE IX

Events of Default

Section 9.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events, after the non-defaulting party provides thirty (30) days written notice to the defaulting party of the event, but only if the event has not been cured within said thirty (30) days or, if the event is by its nature incurable within thirty (30) days, the defaulting party does not, within such thirty- (30-) day period, provide assurances reasonably satisfactory to the party providing notice of default that the event will be cured and will be cured as soon as reasonably possible:

(a) Failure by the Redeveloper, the Authority, or the City to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement.

(b) If, before issuance of the Certificate of Occupancy for all Phases of the Minimum Improvements for which the Redeveloper has commenced construction, the Redeveloper shall:

(i) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act or under any similar federal or State law, which action is not dismissed within sixty (60) days after filing; or

(ii) make an assignment for benefit of its creditors; or

(iii) admit in writing its inability to pay its debts generally as they become due; or

(iv) be adjudicated as bankrupt or insolvent.

Section 9.2. Remedies on Default. Whenever any Event of Default referred to in Section 9.1 of this Agreement occurs and is continuing, the non-defaulting party may:

(a) Suspend its performance under this Agreement until it receives assurances that the defaulting party will cure its default and continue its performance under the Agreement.

(b) Upon the occurrence and during the continuation of an Event of Default by the Redeveloper under this Agreement, the Authority may terminate the Note and this Agreement.

(c) Take whatever action, including legal, equitable, or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement, provided that nothing contained herein shall give the Authority the right to seek specific performance by Redeveloper of the construction of the Minimum Improvements.

Section 9.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. To entitle the Authority to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in this Article IX.

Section 9.4. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 9.5. Attorney Fees. Whenever any Event of Default occurs and if the non-defaulting party employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party under this Agreement, and the non-defaulting party prevails in this action, the defaulting party shall, within ten (10) days of written demand by the non-defaulting party, pay to the non-defaulting party the reasonable fees of such attorneys and such other expenses so incurred by the non-defaulting party.

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ARTICLE X

Additional Provisions

Section 10.1. Conflict of Interests; Representatives Not Individually Liable. The Authority, the City, and the Redeveloper, to the best of their respective knowledge, represent and agree that no member, official, or employee of the Authority or City shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement that affects his personal interests or the interests of any corporation, partnership, or association in which he, directly or indirectly, is interested. No member, official, or employee of the City or Authority shall be personally liable to the Redeveloper, or any successor in interest, in the event of any default or breach by the Authority or for any amount that may become due to the Redeveloper or successor or on any obligations under the terms of the Agreement.

Section 10.2. Equal Employment Opportunity. The Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in the Agreement it will comply with all applicable federal, state, and local equal employment and non-discrimination laws and regulations.

Section 10.3. Restrictions on Use. The Redeveloper agrees, subject to the terms of this Agreement, that until the Maturity Date, the Redeveloper, and such successors and assigns, shall devote the Redevelopment Property to the operation of the Minimum Improvements as described in Section 4.1 hereof, and shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the construction or maintenance of the Minimum Improvements or in the use or occupancy of the Redevelopment Property or any improvements erected or to be erected thereon, or any part thereof.

Section 10.4. Provisions Not Merged With Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Redevelopment Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 10.5. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 10.6. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, to the following addresses (or to such other addresses as either party may notify the other):

To Redeveloper: Doran SLV, LLC
Attn: Kelly Doran and Evan Doran

	7803 Glenroy Road, Suite 200 Bloomington, MN 55439
With a copy to:	Doran SLV, LLC Attn: Legal Department 7803 Glenroy Road, Suite 200 Bloomington, MN 55439
To Authority:	Housing and Redevelopment Authority of St. Anthony, Minnesota Attn: Executive Director 3301 Silver Lake Road St. Anthony Village, MN 55418
To City:	City of St. Anthony Village Attn: City Manager 3301 Silver Lake Road St. Anthony Village, MN 55418

Section 10.7. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 10.8. Recording. The Authority may record this Agreement and any amendments thereto with the Ramsey County recorder. The Redeveloper shall pay all costs for recording. The Redeveloper's obligations under this Agreement are covenants running with the land for the term of this Agreement, enforceable by the Authority against the Redeveloper, its successor and assigns, and every successor in interest to the Redevelopment Property, or any part thereof or any interest therein.

Section 10.9. Amendment. This Agreement may be amended only by written agreement approved by the Authority and the Redeveloper.

Section 10.10. Authority and City Approvals. Unless otherwise specified, any approval required by the Authority or City under this Agreement may be given by the Authority Representative or City Representative, as applicable, except that final approval of issuance of the Note shall be made by the Authority's board of commissioners and any action requested pursuant to Section 7.3 hereof shall by made by formal action of the Authority and City.

Section 10.11. Termination. This Agreement terminates on the Maturity Date.

Section 10.12. Dates. If the final day of a period or a date of performance under this Agreement falls on a Saturday, Sunday, or legal holiday, then the final day of such period or date of performance shall be deemed to fall on the next succeeding day which is not a Saturday, Sunday, or legal holiday.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Authority, the City, and the Redeveloper have caused this Agreement to be duly executed by their duly authorized representatives as of the date first above written.

HOUSING AND REDEVELOPMENT
AUTHORITY OF ST. ANTHONY, MINNESOTA

By _____
Its Chair

By _____
Its Executive Director

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by _____ and _____ the Chair and Executive Director of the Housing and Redevelopment Authority of St. Anthony, Minnesota, a public body corporate and politic and political subdivision of the State of Minnesota, on behalf of the Authority.

_____
Notary Public

CITY OF ST. ANTHONY VILLAGE

By _____
Its Mayor

By _____
Its City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by _____ and _____ the Mayor and City Clerk of the City of St. Anthony Village, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

DORAN SLV, LLC

By _____
Its _____

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, the _____ of Doran SLV, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

SCHEDULE A

REDEVELOPMENT PROPERTY

Lot 2, Block 1, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota

Outlot B, Silver Lake Village, according to the recorded plat thereof and situate in Ramsey County, Minnesota.

SCHEDULE B

AUTHORIZING RESOLUTION

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA

RESOLUTION NO. _____

RESOLUTION APPROVING CONTRACT FOR PRIVATE REDEVELOPMENT AND AWARDING THE SALE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF ITS TAX INCREMENT REVENUE NOTES TO DORAN SLV, LLC.

BE IT RESOLVED BY the Board of Commissioners ("Board") of the Housing and Redevelopment Authority of St. Anthony, Minnesota (the "Authority") as follows:

Section 1. Recitals; Approval and Authorization; Award of Sale.

1.01. Recitals. (a) The Authority and the City of St. Anthony Village (the "City") have heretofore approved the establishment of Tax Increment Financing District No. 3-5 (the "TIF District") within Redevelopment Project No. 3 ("Project"), and have adopted a tax increment financing plan for the purpose of financing certain improvements within the Project.

(b) To facilitate the redevelopment of certain property within the Project and TIF District, the Authority, the City, and Doran SLV, LLC (the "Owner") have negotiated a Contract for Private Redevelopment (the "Agreement") which provides for the construction by the Owner of a two-phase rental housing facility and associated parking on the Redevelopment Property, and the issuance by the Authority of one or two Tax Increment Revenue Notes (Silver Lake Village Project) (the "Notes") to the Owner.

1.02. Approval of Agreement. (a) The Agreement is hereby in all respects approved, subject to modifications that do not alter the substance of the transaction and that are approved by the Chair and Executive Director, provided that execution of the Agreement by such officials shall be conclusive evidence of approval.

(b) Authority staff and officials are authorized to take all actions necessary to perform the Authority's obligations under the Agreement as a whole, including without limitation execution of any documents to which the Authority is a party referenced in or attached to the Agreement, all as described in the Agreement.

1.03. Issuance, Sale, and Terms of the Notes. (a) The Authority hereby authorizes the Chair and Executive Director to issue the Notes in accordance with the Agreement. All

capitalized terms in this resolution have the meaning provided in the Agreement unless the context requires otherwise.

(b) The Notes shall be issued to the Owner in the maximum aggregate principal amount of $3,300,000 in consideration of certain eligible costs incurred by the Owner in connection with construction of the Minimum Improvements under the Agreement. If two Notes are issued, the Note issued in connection with Phase I of the Minimum Improvements shall be issued in the maximum principal amount of $1,950,000, and the Note issued in connection with Phase II of the Minimum Improvements shall be issued in the maximum principal amount of $1,350,000, subject to the terms of the Agreement. The Notes shall be dated the date of delivery thereof and shall bear interest at the lesser of the rate of 5% per annum or the actual rate of the Owner's mortgage financing, from the date of issue to the earlier of maturity or prepayment. The Notes will be issued in the principal amount of Public Redevelopment Costs related to each Phase of the Minimum Improvements and submitted and approved in accordance with Section 3.3 of the Agreement. The Notes are secured by Available Tax Increment, as further described in the form of the Note herein. The Authority hereby delegates to the Executive Director the determination of the date on which the Notes are to be delivered, in accordance with the Agreement.

Section 2. Form of Note. The Notes shall be in substantially the form of the Note attached hereto as Exhibit A, with the blanks to be properly filled in and the principal amount adjusted as of the date of issue.

Section 3. Terms, Execution and Delivery.

3.01. Denomination, Payment. The Notes shall each be issued as a single typewritten note numbered R-1.

The Notes shall be issuable only in fully registered form. Principal of and interest on the Notes shall be payable by check or draft issued by the Registrar described herein.

3.02. Dates; Interest Payment Dates. Principal of and interest on the Notes shall be payable by mail to the owner of record thereof as of the close of business on the fifteenth day of the month preceding the Payment Date, whether or not such day is a business day.

3.03. Registration. The Authority hereby appoints the Finance Director of the City to perform the functions of registrar, transfer agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of the Authority and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at its office a bond register in which the Registrar shall provide for the registration of ownership of the Notes and the registration of transfers and exchanges of the Notes.

(b) Transfer of Note. Upon surrender for transfer of any Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form reasonably satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly

authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, a new Note of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may close the books for registration of any transfer after the fifteenth day of the month preceding each Payment Date and until such Payment Date.

(c) Cancellation. Any Note surrendered upon any transfer shall be promptly cancelled by the Registrar and thereafter disposed of as directed by the Authority.

(d) Improper or Unauthorized Transfer. When any Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on such Note or separate instrument of transfer is legally authorized. The Registrar shall incur no liability for its refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(e) Persons Deemed Owners. The Authority and the Registrar may treat the person in whose name any Note is at any time registered in the bond register as the absolute owner of such Note, whether the Note shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on such Note and for all other purposes, and all such payments so made to any such registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability of the Authority upon such Note to the extent of the sum or sums so paid.

(f) Taxes, Fees and Charges. For every transfer or exchange of any Note, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to such transfer or exchange.

(g) Mutilated, Lost, Stolen or Destroyed Note. In case any Note shall become mutilated or be lost, stolen, or destroyed, the Registrar shall deliver a new Note of like amount, maturity dates and tenor in exchange and substitution for and upon cancellation of such mutilated Note or in lieu of and in substitution for such Note lost, stolen, or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case the Note lost, stolen, or destroyed, upon filing with the Registrar of evidence satisfactory to it that such Note was lost, stolen, or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance, and amount satisfactory to it, in which both the Authority and the Registrar shall be named as obligees. The Note so surrendered to the Registrar shall be cancelled by it and evidence of such cancellation shall be given to the Authority. If the mutilated, lost, stolen, or destroyed Note has already matured or been called for redemption in accordance with its terms, it shall not be necessary to issue a new Note prior to payment.

3.04. Preparation and Delivery. The Notes shall be prepared under the direction of the Finance Director of the City and shall be executed on behalf of the Authority by the signatures of its President and Executive Director. In case any officer whose signature shall appear on any Note shall cease to be such officer before the delivery of such Note, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

When the Note has been so executed, it shall be delivered by the Executive Director to the Owner thereof in accordance with the Agreement.

Section 4. Security Provisions.

4.01. Pledge. The Authority hereby pledges to the payment of the principal of and interest on the Notes all Available Tax Increment attributable to relevant Phase of the Minimum Improvements as defined in the Notes. Available Tax Increment shall be applied to payment of the principal of and interest on the Notes in accordance with the terms of the form of Note set forth in Exhibit A to this resolution.

4.02. Bond Fund. Until the date the Notes are no longer outstanding and no principal thereof or interest thereon (to the extent required to be paid pursuant to this resolution) remains unpaid, the Authority shall maintain separate and special "Bond Funds" to be used for no purpose other than the payment of the principal of and interest on the Notes. The Authority irrevocably agrees to appropriate to each Bond Fund on or before each Payment Date the Available Tax Increment in an amount equal to the Payment then due, or the actual Available Tax Increment, whichever is less. Any Available Tax Increment remaining in the Bond Funds shall be transferred to the Authority's account for the TIF District upon the termination of the Notes in accordance with their terms.

4.03. Additional Obligations. The Authority will issue no other obligations secured in whole or in part by Available Tax Increment unless such pledge is on a subordinate basis to the pledge on the Notes.

Section 5. Certification of Proceedings.

5.01. Certification of Proceedings. The officers of the Authority are hereby authorized and directed to prepare and furnish to the Owner of the Notes certified copies of all proceedings and records of the Authority, and such other affidavits, certificates, and information as may be required to show the facts relating to the legality and marketability of the Notes as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates, and affidavits, including any heretofore furnished, shall be deemed representations of the Authority as to the facts recited therein.

Section 6. Effective Date. This resolution shall be effective upon approval.

EXHIBIT A TO AUTHORIZING RESOLUTION

Form of Note

UNITED STATE OF AMERICA
STATE OF MINNESOTA
COUNTY OF RAMSEY
HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA

No. R-1 $_____

TAX INCREMENT REVENUE NOTE
SERIES 20__
(Silver Lake Village Project)

Rate	Date of Original Issue
___%	

The Housing and Redevelopment Authority of St. Anthony, Minnesota ("Authority") for value received, certifies that it is indebted and hereby promises to pay to Doran SLV, LLC or registered assigns (the "Owner"), the principal sum of $_____ and to pay interest thereon at the rate of __% per annum, solely from the sources and to the extent set forth herein. Capitalized terms shall have the meanings provided in the Contract for Private Redevelopment between the Authority, the City of St. Anthony Village, and the Owner, dated as of _____, 2019 (the "Agreement"), unless the context requires otherwise.

1. Payments. Principal and interest ("Payments") shall be paid on August 1, 20__ and each February 1 and August 1 thereafter to and including February 1, 2031 ("Payment Dates") in the amounts and from the sources set forth in Section 3 herein. Payments shall be applied first to accrued interest, and then to unpaid principal. Simple interest accruing from the date of issue through and including February 1, 20__ shall be added to principal.

Payments are payable by mail to the address of the Owner or such other address as the Owner may designate upon 30 days written notice to the Authority. Payments on this Note are payable in any coin or currency of the United States of America which, on the Payment Date, is legal tender for the payment of public and private debts.

2. Interest. Interest at the rate stated herein shall accrue on the unpaid principal, commencing on the date of original issue. Interest shall be computed on the basis of a year of 360 days and charged for actual days principal is unpaid.

3. Available Tax Increment. (a) Payments on this Note are payable on each Payment Date solely from and in the amount of Available Tax Increment, which shall mean 25% of the Tax Increment attributable to [Phase I/Phase II] of the Minimum Improvements and Redevelopment Property that is paid to the Authority by Ramsey County in the six months preceding each Payment Date on the Note.

(b) The Authority shall have no obligation to pay principal of and interest on this Note on each Payment Date from any source other than Available Tax Increment and the failure of the Authority to pay principal or interest on this Note on any Payment Date shall not constitute a default hereunder as long as the Authority pays principal and interest hereon to the extent of Available Tax Increment. The Authority shall have no obligation to pay any unpaid balance of principal or accrued interest that may remain after the final Payment on February 1, 2031.

4. Default. If on any Payment Date there has occurred and is continuing any Event of Default under the Agreement, the Authority may withhold from payments hereunder under all Available Tax Increment. If the Event of Default is thereafter cured in accordance with the Agreement, the Available Tax Increment withheld under this Section shall be deferred and paid, without interest thereon, within 30 days after the Event of Default is cured. If the Event of Default is not cured in a timely manner, the Authority may terminate this Note by written notice to the Owner in accordance with the Agreement.

5. Prepayment. The principal sum and all accrued interest payable under this Note is prepayable in whole or in part at any time by the Authority without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular Payment otherwise required to be made under this Note.

6. Nature of Obligation. This Note is one of an issue in the total principal amount of $_____, issued to aid in financing certain public redevelopment costs and administrative costs of a Project undertaken by the Authority pursuant to Minnesota Statutes, Sections 469.001 through 469.047, and is issued pursuant to an authorizing resolution (the "Resolution") duly adopted by the Authority on _____, 2019, and pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Sections 469.174 to 469.1794, as amended. This Note is a limited obligation of the Authority which is payable solely from Available Tax Increment pledged to the payment hereof under the Resolution. This Note and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the Authority. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Note or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Note or other costs incident hereto.

7. Registration and Transfer. This Note is issuable only as a fully registered note without coupons. As provided in the Resolution, and subject to certain limitations set forth therein, this Note is transferable upon the books of the Authority kept for that purpose at the principal office of the City Finance Director, by the Owner hereof in person or by such Owner's attorney duly authorized in writing, upon surrender of this Note together with a written instrument of transfer satisfactory to the Authority, duly executed by the Owner. Upon such transfer or exchange and the payment by the Owner of any tax, fee, or governmental charge required to be paid by the Authority with respect to such transfer or exchange, there will be issued in the name of the transferee a new Note of the same aggregate principal amount, bearing interest at the same rate and maturing on the same dates.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen, and to be performed in order to make this Note a valid and binding limited obligation of the Authority according to its terms, have been done, do exist, have happened, and have been performed in due form, time and manner as so required.

IN WITNESS WHEREOF, the Board of Commissioners of the Housing and Redevelopment Authority of St. Anthony, Minnesota have caused this Note to be executed with the manual signatures of its Chair and Executive Director, all as of the Date of Original Issue specified above.

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA

_____ _____

Executive Director Chair

REGISTRATION PROVISIONS

The ownership of the unpaid balance of the within Note is registered in the bond register of the City Finance Director, in the name of the person last listed below.

Date of Registration	Registered Owner	Signature of City Finance Director
	Doran SLV, LLC Federal Tax I.D. No. 83-0797803	

SCHEDULE C

Form of Subordination Agreement

THIS SUBORDINATION AGREEMENT (this "Agreement") is made as of this _____ day of _____, 20__, between _____ ("Lender"), whose address is at _____, and the HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA, a public body corporate and politic ("Authority").

RECITALS

A. Doran SLV, LLC, a Minnesota limited liability company ("Redeveloper"), is the owner of certain real property situated in Ramsey County, Minnesota and legally described in Exhibit A attached hereto and incorporated herein (the "Property").

B. Lender has made a mortgage loan to Redeveloper in the original principal amount of $_____ (the "Loan"). The Loan is the evidenced and secured by the following documents:

(i) a certain promissory note (the "Note") made by Redeveloper dated _____, 20__, in the amount of $_____; and

(ii) a certain mortgage, security agreement and fixture financing statement (the "Mortgage") made by Redeveloper dated _____, 20__, filed _____, 20__, as Ramsey County Recorder/Registrar of Titles Doc. No. _____ encumbering the Property; and

(iii) a certain assignment of leases and rents (the "Assignment") made by Redeveloper dated _____, 20__, filed _____, 20__, as Ramsey County Recorder/Registrar of Titles Doc. No. _____ encumbering the Property.

The Note, the Mortgage, the Assignment, and all other documents and instruments evidencing, securing and executed in connection with the Loan, are hereinafter collectively referred to as the "Loan Documents."

C. Authority is the owner and holder of certain rights under that certain Contract for Private Redevelopment (the "Contract") by and between Redeveloper and Authority dated _____, 2019, filed _____, 20__, as Ramsey County Recorder/Registrar of Titles Doc. No. _____.

D. Redeveloper is entitled under the Contract to acquire a certain Tax Increment Tax Revenue Note, Series 20__ in the maximum original principal amount of $3,300,000 (the “TIF Note”).

NOW, THEREFORE, in consideration of the foregoing and as an inducement to Lender to make the Loan, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto represent, warrant and agree as follows:

1. Consent. The Authority acknowledges that the Lender is making the Loan to the Redeveloper and consents to the same. The Authority also consents to and approves the collateral assignment of the Contract and TIF Note (when and if issued) by the Redeveloper to the Lender as collateral for the Loan; provided, however, that this consent shall not deprive the Authority of or otherwise limit any of the Authority's rights or remedies under the Contract and TIF Note and shall not relieve the Redeveloper of any of its obligations under the Contract and TIF Note; provided further, however, the limitations to the Authority's consent contained in this Paragraph 1 are subject to the provisions of Paragraph 2 below.

2. Subordination. The Authority hereby agrees that the rights of the Authority with respect to [_____] under the Contract are and shall remain subordinate and subject to liens, rights and security interests created by the Loan Documents and to any and all amendments, modifications, extensions, replacements or renewals of the Loan Documents; provided, however, that nothing herein shall be construed as subordinating the requirement contained in the Contract the Property be used in accordance with the provisions of Section 10.3 of the Contract, or as subordinating the Authority's rights under the TIF Note to suspend or terminate payments in accordance with the TIF Note.

3. Notice to Authority. Lender agrees to use commercially reasonable efforts to notify Authority of the occurrence of any Event of Default given to Redeveloper under the Loan Documents, in accordance with Section 7.2 of the Contract. The Lender shall not be bound by the other requirements in Section 7.2 of the Contract.

4. Statutory Exception. Nothing in this Agreement shall alter, remove or affect Lender's obligation under Minnesota Statutes, § 469.029 to use the Property in conformity to Section 10.3 of the Contract.

5. No Assumption. The Authority acknowledges that the Lender is not a party to the Contract and by executing this Agreement does not become a party to the Contract, and specifically does not assume and shall not be bound by any obligations of the Redeveloper to the Authority under the Contract, and that the Lender shall incur no obligations whatsoever to the Authority except as expressly provided herein.

6. Notice from Authority. So long as the Contract remains in effect, the Authority agrees to give to the Lender copies of notices of any Event of Default given to Redeveloper under the Contract.

7. Governing Law. This Agreement is made in and shall be construed in accordance with the laws of the State of Minnesota.

8. Successors. This Agreement and each and every covenant, agreement and other provision hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, including any person who acquires title to the Property through the Lender of a foreclosure of the Mortgage.

9. Severability. The unenforceability or invalidity of any provision hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

10. Notice. Any notices and other communications permitted or required by the provisions of this Agreement shall be in writing and shall be deemed to have been properly given or served by depositing the same with the United States Postal Service, or any official successor thereto, designated as registered or certified mail, return receipt requested, bearing adequate postage, or delivery by reputable private carrier and addresses as set forth above.

11. Transfer of Title to Lender. The Authority agrees that in the event the Lender, a transferee of Lender, or a purchaser at foreclosure sale, acquires title to the Property pursuant to a foreclosure, or a deed in lieu thereof, the Lender, transferee, or purchaser shall not be bound by the terms and conditions of the Contract except as expressly herein provided. Further the Authority agrees that in the event the Lender, a transferee of Lender, or a purchaser at foreclosure sale acquires title to the Property pursuant to a foreclosure sale or a deed in lieu thereof, then the Lender, transferee, or purchaser shall be entitled to all rights conferred upon the Redeveloper under the Contract, provided that no condition of default exists and remains uncured beyond applicable cure periods in the obligations of the Redeveloper under the Contract.

12. Amendments. The Authority hereby represents and warrants to Lender for the purpose of inducing Lender to make advances to Redeveloper under the Loan Documents that Authority will not agree to any amendment or modification to the or any TIF Note issued under the Contract that materially affects the collection of Available Tax Increment (as defined in the Contract) in any way affects the Property without the Lender's written consent.

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the day and year first written above.

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. ANTHONY, MINNESOTA

By _____
Its Chair

By _____
Its Executive Director

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ and _____ the Chair and Executive Director, respectively, of the Housing and Redevelopment Authority of St. Anthony, Minnesota, a public body corporate and politic, on behalf of such public body.

_____
Notary Public

[LENDER]

By:_____

Its _____

CITY OF ST. ANTHONY VILLAGE

RESOLUTION 19-093

RESOLUTION APPROVING CONTRACT FOR PRIVATE REDEVELOPMENT WITH DORAN SLV, LLC.

WHEREAS, the City of St. Anthony Village (the "City") and the Housing and Redevelopment Authority of St. Anthony, Minnesota (the "Authority") have heretofore approved the establishment of Tax Increment Financing District No. 3-5 (the "TIF District") within Redevelopment Project No. 3 ("Project"), and have adopted a tax increment financing plan for the purpose of financing certain improvements within the Project; and

WHEREAS, to facilitate the redevelopment of certain property within the Project and TIF District, the City, the Authority, and Doran SLV, LLC (the "Redeveloper") have negotiated a Contract for Private Redevelopment (the "Agreement") which provides for the construction by the Redeveloper of a rental housing facility and associated parking on the Redevelopment Property, and the issuance by the Authority of its Tax Increment Revenue Note (Silver Lake Village Project) to the Redeveloper.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Anthony Village as follows:

1. The Agreement is hereby in all respects approved, subject to approval of the Agreement by the Authority and further subject to modifications that do not alter the substance of the transaction and that are approved by the Mayor and City Clerk, provided that execution of the Agreement by such officials shall be conclusive evidence of approval.

2. City staff and officials are authorized to take all actions necessary to perform the City's obligations under the Agreement as a whole, including without limitation execution of any documents to which the City is a party referenced in or attached to the Agreement, all as described in the Agreement.

3. This resolution shall be effective upon approval.

Adopted by the City of St. Anthony Village this 10th day of December, 2019.

_____
Jerome O. Faust, Mayor

ATTEST: _____
Nicole Miller, City Clerk

Reviewed for Administration: _____
Mark Casey, City Manager

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