



Title: Authorization to Advance Campus Improvement Project Implementation Plan

Resolution number: 26-062

Prepared by: Name: James Wisker
Phone: 952-641-4509
JWisker@minnehahacreek.org

Reviewed by: Name/Title: Louis Smith, Smith Partners

Recommended action: Staff recommends the Board approve the proposed implementation plan for advancing the Campus Improvement Project

Schedule: August 2026: Distribute Letter to Campbell-Sevey
September 2026: Brief Board and initiate eminent domain proceedings if necessary
Spring/Summer 2027: Project Construction

Budget considerations: Fund name and code: Operations CIP 1-1002
2026 Fund budget: \$598,372
2026 Expenditures to date: \$0
Requested amount of funding: \$53,930 plus 10% contingency in amount NTE \$59,323

Past Board action: Res # 20-017 Authorization to Execute a Contract for MCWD Campus Improvements Design Services

Background:

In 2019, MCWD advanced design for the reconstruction of parking lots at its office building located at 15320 Minnetonka Boulevard. The project would correct failed pavement, heaved sidewalks, poor drainage, and deficient subgrade that contribute to winter slip-and-fall hazards (Attachment A).

This level of reconstruction requires minor amendment to the City of Minnetonka planned unit development, and work within a 1990 reciprocal cross-easement covering MCWD's shared driveway with Campbell-Sevey, Inc (Attachment B). The easement extends broadly across both parcels and requires both owners' written consent for any driveway expenditures exceeding \$1,000. Over several years, MCWD has repeatedly sought Campbell-Sevey's consent, and a narrower more workable replacement easement which would address both parties' encroachments, but the parties have not reached agreement.

Staff also evaluated pavement reclamation limited to only MCWD's parking areas, while avoiding work in the shared driveway covered by the cross-easement. That alternative had the potential to proceed without Campbell-Sevey's consent or a planned unit development amendment, but it would not properly correct the underlying subgrade and is expected to provide only approximately 5 to 10 years of useful life.

At its May 28, 2026, meeting, the MCWD Board reviewed the project background and alternatives described in the [May 28 staff memorandum](#). The Board expressed a preference for the more durable full reconstruction alternative and directed staff to return with a plan to address the easement constraint and advance the project.

July 23, 2026, Meeting: Recommended Implementation Plan

Staff and legal counsel recommend a two-phased implementation plan that preserves the opportunity for a cooperative, full-width driveway reconstruction while establishing a clear path for MCWD to proceed on its own property if an agreement cannot be reached. Design, permitting, and procurement would advance in parallel with easement work.

Phase 1: Final Voluntary Easement Proposal

As outlined in prior Board communications and discussion, to meet the Board's goal of achieving a fully corrected subgrade to deliver a durable full scope project, either Campbell-Sevey consent is required, or MCWD would need to initiate eminent domain to narrow the easement footprint while also allowing MCWD to improve its half of the driveway, on its own property at its own cost.

Since cooperation is always MCWD's preferred path and given that a focused use of eminent domain would only provide for MCWD's half of the driveway to be properly reconstructed, staff recommends MCWD make one final proposal to replace the 1990 cross-easement voluntarily.

At a high level, MCWD could make an offer to Campbell-Sevey to subsidize the cost of constructing the full width of the shared driveway in exchange for a narrower easement aligned with the drive aisle and workable future construction and maintenance terms. Either owner could perform conforming work at its own cost without the other owner's consent, while prior written consent would remain a requirement before one owner could charge the costs to the other.

Following any direction provided in closed session by the MCWD Board, staff and counsel would finalize and transmit the proposal and allow Campbell-Sevey 30 days to respond. If the proposal is accepted, the parties would complete the replacement easement and MCWD would proceed with full-width reconstruction.

Phase 2: Limited Easement Condemnation if No Agreement

If Campbell Sevey rejects or does not accept the proposal within 30 days, to achieve the Board's directive to pursue a durable pavement reconstruction project, staff recommends commencing a limited eminent domain proceeding.

The petition would seek to acquire or extinguish only Campbell-Sevey easement rights over MCWD property needed to reduce the easement footprint to the shared drive aisle width, make improvements on MCWD property conforming to the easement, and clarify consent rights necessary for MCWD-funded reconstruction and maintenance on MCWD owned property.

This limited exercise of eminent domain would permit full-depth reconstruction of MCWD's parking areas and MCWD's portion (half) of the shared driveway. It would not authorize MCWD to enter or reconstruct Campbell-Sevey property or otherwise produce a full-width driveway reconstruction. That preferred outcome requires a voluntary agreement. A broader taking of construction rights over Campbell-Sevey property would potentially be a much more complex, time-consuming, and less certain undertaking.

Anticipated Timeline:

The core legal timeline is approximately 150 days from transmission of the proposal through legal effectiveness of the limited easement change, plus the time required for the court to issue its order.:

- 30 days for Campbell-Sevey's response
- 30 days to prepare the petition, lis pendens, quick-take motion, notice, and supporting affidavit
 - Appraisal work would proceed in parallel and may require up to 60 days
- File and serve the proceeding. Approximately 30 days for statutory notice and court calendaring
- 60 additional days for the quick-take and appeal periods after the hearing, subject to timing of court order
- Completion of design and permitting can continue while the easement process is pending.

Design, Bid, and Construction:

MCWD's design engineer, LHB, would update and complete plans and specifications, support permitting, and prepare the project for sealed bids while the easement process advances (Attachment C). Staff would return to the Board for

authorization to bid the project and for the award of the construction contract. This process targets Spring-Summer 2027 as the construction window.

Implementation Costs:

To implement this direction, staff requests MCWD Board authorization for professional services totaling \$53,930, plus 10% for potential contingency, in an amount not to exceed \$59,323:

- Legal services \$40,000
- Engineering services \$8,930
- Appraisal services \$5,000

These amounts exclude construction and any compensation awarded for easement interests acquired through condemnation. Compensation for the recommended limited taking is expected to be negligible because Campbell-Sevey's access would be preserved, and the action is limited to reconfiguring easement rights over MCWD property, not Campbell-Sevey's. However, this amount cannot be assumed before the appraisal. The cost of acquiring construction rights over Campbell-Sevey property would be more uncertain and is not included in this plan.

Requested Board Action:

Based on Board direction on May 28, 2026, to return with a plan, staff recommends that the Board:

- Authorize staff to advance in alignment with the two-phase implementation plan described above
- Authorize staff and counsel to finalize and transmit a voluntary easement proposal, consistent with Board direction established in closed session, and allow Campbell-Sevey 30 days to respond
- Authorize staff and counsel, if the proposal is rejected or not accepted in 30 days, to initiate the limited eminent domain proceeding described above without further Board action, while simultaneously and promptly advising the Board of Campbell-Sevey's response
- Authorize the District Administrator to execute contracts for legal, engineering and appraisal services in the amounts stated above, totaling not more than \$59,323
- Authorize completion of design, permitting, with bid authorization and award of construction contracts to return to the Board

Supporting Documents Attached:

- Attachment A: 2024 MCWD Campus 90% Design plan Set
- Attachment B: 1990 MCWD-Campbell Sevey Cross-Easement
- Attachment C: LHB Scope of Work



RESOLUTION

Resolution: 26-062

Title: Authorization to Advance Campus Improvement Project Implementation Plan

- WHEREAS, in 2019 MCWD began advancing design for reconstruction of the parking lots at its office building at 15320 Minnetonka Boulevard to address failed pavement, heaved sidewalks, poor drainage, and deficient subgrade that contribute to winter slip-and-fall hazards, and the Board later authorized campus-improvement design services by Resolution 20-017;
- WHEREAS, full and proper reconstruction requires a minor amendment to the City of Minnetonka planned unit development (PUD) and work within a 1990 reciprocal cross-easement covering the shared driveway between MCWD and the adjoining property owner, Campbell-Sevey, Inc.;
- WHEREAS, the easement extends broadly across both parcels and includes provisions allocating the costs of repairing or replacing the blacktop driveway between the owners; within those cost-allocation provisions, the easement states that expenditures exceeding \$1,000 require both owners' written consent; Modification of the easement is necessary to establish clarity for future construction and maintenance terms;
- WHEREAS, over several years, MCWD has sought Campbell-Sevey's agreement to a coordinated, full-width driveway reconstruction and a narrower, more workable replacement easement that would address both parties' encroachments, but the parties have not reached agreement;
- WHEREAS, the need to address the parking lot and driveway conditions is serious and urgent, as evidenced by an incident during winter 2025-26 in which someone slipped on ice in the parking lot and suffered a broken leg;
- WHEREAS, staff evaluated a pavement-reclamation alternative limited to MCWD's parking areas that would avoid work in the shared driveway and would not require a minor PUD amendment or Campbell-Sevey's consent; however, that alternative would not properly correct the underlying subgrade, address other site need, and is expected to provide only approximately 5-10 years of useful life;
- WHEREAS, at its May 28, 2026, meeting, the Board reviewed the project background and alternatives described in the May 28 staff memorandum, expressed a preference for the more durable full-reconstruction alternative, and directed staff to return with a plan to address the easement constraint and advance the project;
- WHEREAS, MCWD prefers to resolve the easement issue cooperatively, and it is reasonable and prudent to offer to subsidize the cost of constructing the full width of the shared driveway in exchange for a narrower easement aligned with the drive aisle and workable future construction and maintenance terms that expressly confirm either owner may perform conforming work at its own cost without the other owner's consent, while prior written consent would remain required before one owner could charge costs to the other;
- WHEREAS, if a voluntary agreement cannot be reached, given the seriously deteriorated conditions of the driveway and parking lot, and the persistent slip and fall risk, it is reasonable and prudent to commence a limited eminent domain proceeding to acquire or extinguish only those Campbell-Sevey easement rights over

MCWD property necessary to reduce the easement footprint to the shared drive aisle width and further clarify easement rights to the extent necessary;

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the following actions:

- Staff and counsel to finalize and transmit a voluntary easement proposal consistent with Board direction established in closed session, and to allow Campbell-Sevey 30 days from transmittal to respond; staff and counsel will promptly advise the Board of Campbell-Sevey's response;
- Staff and counsel, if the proposal is rejected or not accepted within 30 days, to initiate a limited eminent domain proceeding to acquire or extinguish only those Campbell-Sevey easement rights over MCWD property necessary to reduce the easement footprint to the shared drive aisle width, clarify MCWD's right to reconstruct and maintain its parking areas and its portion of the shared driveway at its own cost in conformity with the remaining easement, and, to further clarify easement rights to the extent necessary;
- The District Administrator to execute contracts for legal, engineering, and appraisal services in base amounts totaling \$53,930, plus a 10% contingency, for a total amount not to exceed \$59,323, as follows:
 - Legal services: \$40,000
 - Engineering services: \$8,930
 - Appraisal services: \$5,000
- Completion of design and permitting and preparation of bidding documents, with staff to return to the Board for authorization to advertise for sealed bids and for award of the construction contract.

Resolution Number 26-062 was moved by Manager _____, seconded by Manager _____.
Motion to adopt the resolution ___ ayes, ___ nays, ___ abstentions. Date: 7/23/2026

Secretary Date: _____

Attachment A: 2024 MCWD Campus 90% Design plan Set



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

MCWD CAMPUS IMPROVEMENT PROJECT

DRAWING INDEX

C000	TITLE SHEET
C001	GENERAL NOTES & LEGEND
V101	EXISTING CONDITIONS SURVEY
C200-C201	EROSION CONTROL PLAN & DETAILS
C300	DEMOLITION PLAN
C400	GRADING AND UTILITIES PLAN
C401-C402	GRADING ENLARGEMENTS
C500	LAYOUT AND SURFACING PLAN
C600-C601	TRAFFIC CONTROL & PHASING PLAN
C700-C706	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L102	PLANTING PLAN ENLARGEMENTS
L103	STORM BASIN PLANTING PLAN ENLARGEMENT
L501-L502	PLANTING & LANDSCAPE DETAILS

PROJECT CONTACTS

PROJECT CIVIL ENGINEER
LHB, INC.
21 WEST SUPERIOR STREET, STE. #500
DULUTH, MN 55802
PH. 218-727-8446
FAX 218-727-8456

CONTACT: LYDIA MAJOR
LYDIA.MAJOR@LHBCORP.COM
PH. 612-752-6956

OWNER'S REPRESENTATIVE
LAURA DOMYANCICH
PLANNER PROJECT MANAGER
MINNEHAHA CREEK WATERSHED DISTRICT
15320 MINNETONKA BLVD, MINNETONKA, MN 55435
952-641-4582

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

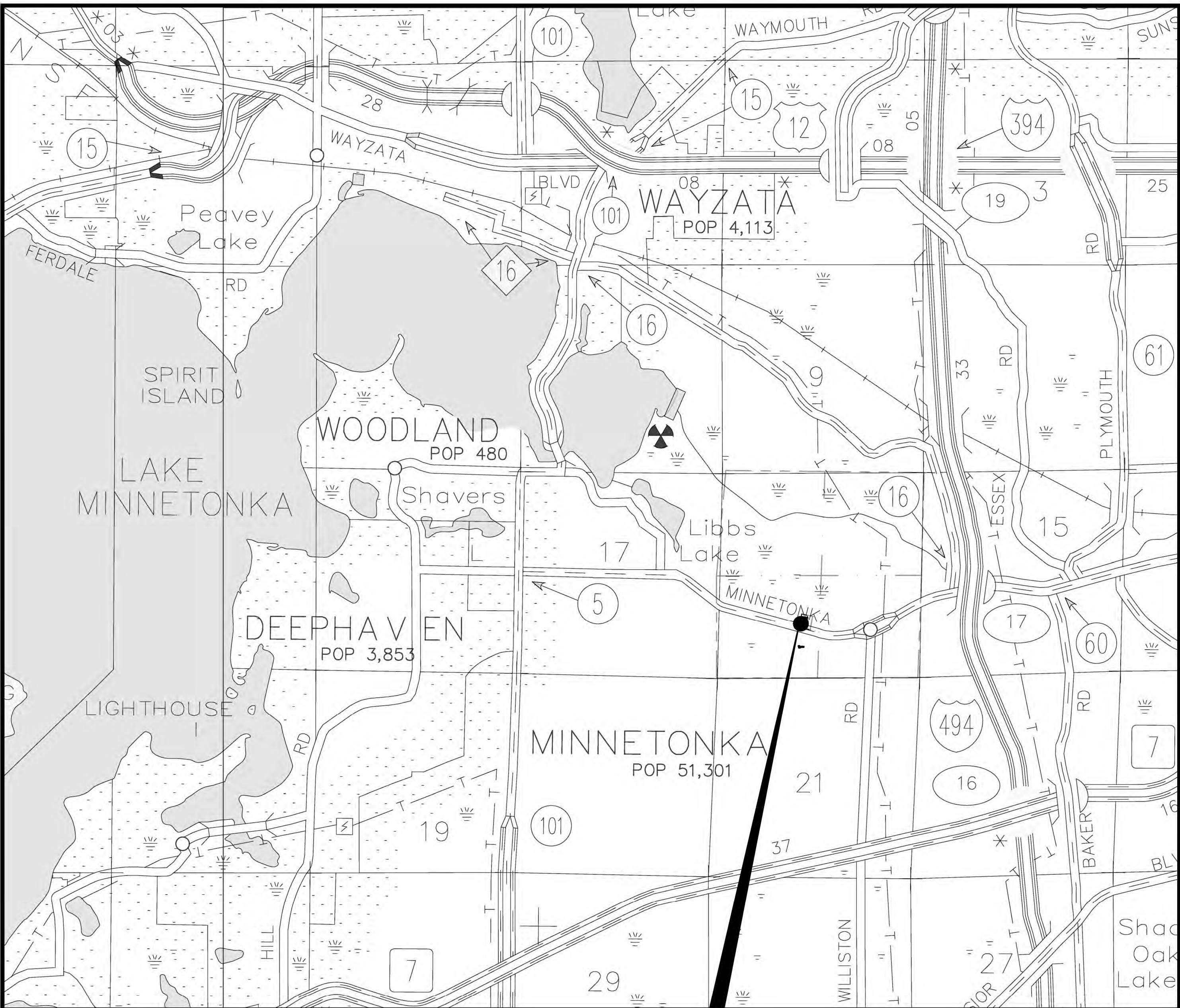
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
TITLE SHEET

FILE: .\\200017\\500 Drawings\\Civil\\200017 C000-TITLE SHEET.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C000



INDEX MAP

PROJECT LOCATION
15320 MINNETONKA BLVD

WARNING

LOCATION OF UNDERGROUND UTILITIES TO BE
VERIFIED BY CONTRACTOR. CALL BEFORE
DIGGING. GOPHER STATE ONE CALL
1-800-252-1166 REQUIRED BY LAW

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN, EXCEPT AS MODIFIED BY THE PROJECT SPECIFICATIONS. (AVAILABLE AT: <http://www.dot.state.mn.us/tecsup>)

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MN MUTCD, INCLUDING THE MOST CURRENT FIELD MANUAL. (AVAILABLE AT: <http://www.dot.state.mn.us/trafficeng>)

BID ALTERNATES

THIS PROJECT CONTAINS BID ALTERNATES FOR ITEMS OF WORK TO BE PRICED SEPARATELY FROM THE CONTRACTOR'S BASE BID. FURTHER SPECIFIC INFORMATION AND REQUIREMENTS ARE PROVIDED IN THE PROJECT SPECIFICATIONS.

THE PROJECT BID ALTERNATES ARE GENERALLY DESCRIBED AS FOLLOWS:

—**BID ALTERNATE #1:** INCLUDES ALL WORK REQUIRED TO PROVIDE A SAND SUBBASE LAYER AND PAVEMENT SUBDRAIN SYSTEM INCLUDING, BUT NOT LIMITED TO, ALL EXCAVATION, SAND SUBBASE, SUBDRAINAGE SYSTEM, AND GEOTEXTILE SEPARATOR FABRIC.

—**BID ALTERNATE #2:** INCLUDES ALL WORK REQUIRED TO CONSTRUCT THE RAINWATER CISTERN AS SHOWN IN THE PLANS INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF CISTERN FOUNDATION, CONSTRUCTION AND INSTALLATION OF THE RAINWATER CISTERN, AND CONNECTION TO THE BUILDING ROOF DRAIN SYSTEM.

—**BID ALTERNATE #3:** INCLUDES ALL WORK TO PROVIDE LANDSCAPING FOR THE PROJECT AS SHOWN ON THE LANDSCAPING PLANS AND DETAILS.

GENERAL CONSTRUCTION NOTES

- GRADES SHOWN ARE FINISH SURFACE ELEVATIONS. THE CONTRACTOR SHALL MAKE APPROPRIATE DEDUCTIONS FOR VARYING SURFACES TO DETERMINE SUBGRADE ELEVATIONS.
- ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE SPECIFICATIONS FOR REQUIREMENTS.
- ALL AREAS DISTURBED SHALL BE RESTORED WITH TOPSOIL AND SOD OR TOPSOIL, SEED AND EROSION CONTROL BLANKET UNLESS NOTED OTHERWISE. REFERENCE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A CITY OF MINNETONKA PERMIT FOR ALL WORK IN THE RIGHT OF WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL.
- STRIPING FOR PARKING AREA SHALL BE 4" WIDE ALKYD OR CHLORINATED RUBBER WHITE PAINT. COMPLY WITH MMUTCD STANDARDS.
- COUNTY RIGHT-OF-WAY PERMIT FOR WORK AT MCWD ENTRANCE WILL BE PROVIDED BY OWNER.

UTILITY CONSTRUCTION NOTES

STORM SEWER

- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP FOR THE STORM SEWER SYSTEM SHALL BE IN ACCORDANCE WITH MNDOT—STANDARD SPECIFICATIONS FOR CONSTRUCTION—2018.
- STORM SEWER PIPE LENGTHS ARE MEASURED FROM THE CENTER OF THE MANHOLE OR CATCH BASIN STRUCTURE AND INCLUDES THE LENGTH OF THE PIPE APRONS.

DEMOLITION

- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EXISTING LEGEND

	EXISTING AIR CONDITIONER
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING WATERMAIN MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING UNKNOWN MANHOLE
	EXISTING STORM CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING FOUND IRON MONUMENT
	EXISTING SET IRON MONUMENT
	EXISTING CAST IRON MONUMENT
	EXISTING UTILITY POLE
	EXISTING WATER GATE VALVE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC METER
	EXISTING SIGN
	EXISTING POST INDICATOR VALVE
	EXISTING HANDICAP PARKING STALL
	EXISTING SPOT ELEVATION
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC LINES
	EXISTING UNDERGROUND TELEPHONE LINES
	EXISTING UNDERGROUND FIBER OPTIC LINES
	EXISTING WOOD FENCE
	EXISTING PARKING STALL COUNT
	EXISTING BITUMINOUS SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING CONTOUR

PROPOSED LEGEND

	REMOVE CURB AND GUTTER
	REMOVE CONCRETE
	REMOVE BITUMINOUS PAVEMENT
	PROTECT EXISTING TREE
	CLEAR AND GRUB EXISTING TREE
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	STORMWATER BASIN
	SAWCUT BITUMINOUS PAVEMENT
	CURB AND GUTTER
	PROPOSED CONTOUR
	STORM PIPE
	PERFORATED SUBDRAIN PIPE. SEE DETAIL 6 ON SHEET C700.
	NYLOPLAST STORM INLET. SEE DETAIL 2 ON SHEET C705
	STORM INLET
	STORM PIPE APRON
	CURB INLET AND RAIN GUARDIAN. SEE DETAIL 5 ON C705.
	SLOPE ARROW
	SURFACE ELEVATION. ELEVATIONS AT CURB AND GUTTER ARE TOP BACK OF CURB UNLESS NOTED OTHERWISE.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/28/2020	BOARD REVIEW SET
NO	DATE
	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**GENERAL NOTES
AND LEGEND**

FILE: ..\200017500 Drawings\Civil\200017 C000-TITLE SHEET.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C001

WARNING

LOCATION OF UNDERGROUND UTILITIES TO BE
VERIFIED BY CONTRACTOR. CALL BEFORE
DIGGING. GOPHER STATE ONE CALL
1-800-252-1166 REQUIRED BY LAW

MnDOT STANDARD PLATES

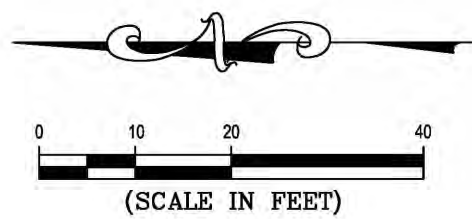
THE FOLLOWING STANDARD PLATES APPROVED BY FHWA SHALL APPLY ON THIS PROJECT

PLATE NO.	DESCRIPTION
3000M	REINFORCED CONCRETE PIPE (5 SHEETS)
3006H	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
4005M	MANHOLE OR CATCH BASIN TYPE A & B CONE SECTIONS PRECAST—DESIGN F
4006L	MANHOLE OR CATCH BASIN PRECAST — DESIGNS G & H
4108F	ADJUSTING RINGS FOR CATCH BASINS AND MANHOLES
4154B	CATCH BASIN GRATE CASTING — CASTING NO. 816
7000E	INTEGRANT CURBS (DESIGN B, DESIGN V AND DESIGN D)
7100H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
7111J	INSTALLATION OF CATCH BASIN CASTINGS
8000J	CHANNELIZERS — TYPE A, B, & C



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029



LEGEND

- DENOTES EXISTING HYDRANT
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING BOLLARD
- DENOTES UNDERGROUND STORM
- DENOTES UNDERGROUND SANITARY
- DENOTES UNDERGROUND ELECTRIC
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND WATER
- DENOTES UNDERGROUND TELEPHONE

NOTES

- No Title Work was given to LHB for preparation of this survey.
- The subsurface utility information in this plan is utility quality level d. this utility quality level was determined according to the guidelines of ci/asce 38-02, entitled "standard guidelines for the collection of existing subsurface utility data"

NOTE REGARDING UTILITIES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATIONS OF VISIBLE STRUCTURES, MARKINGS AT THE TIME OF OUR SURVEY, AND COMPILING AS-BUILT INFORMATION FURNISHED BY VARIOUS UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. THE MARKINGS SHOWN ON THE FACE OF THIS SURVEY ARE PER GOPHER STATE ONE CALL TICKET NO. 200720263. THE DATE THE FIELD SURVEY WAS COMPLETED ON 3/18/2020.

NOTE REGARDING CONTROL POINT INFORMATION

PLEASE CONTACT LHB SURVEYING DEPARTMENT AT 763-689-4042 FOR INFORMATION ON CONTROL POINTS USED IN THE FIELD.

CLIENT:

MINNEHAHA CREEK
WATERSHED DISTRICT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/22/2020 85% OWNER REVIEW
NO DATE ISSUED FOR

NO DATE REVISION

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I
AM A DULY REGISTERED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

TYPED OR PRINTED NAME: KYLE J. RODDY

DATE: 05/26/20 REG. NO.: 42627

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

MCWD CAMPUS
IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:

EXISTING CONDITIONS
SURVEY

FILE: ..\200017500 Drawings\Survey\200017 Survey Base.dwg
DRAWN BY:
CHECKED BY:
PROJ. NO: 200017
DRAWING NO:

V101



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

DRAWING TITLE:
**EROSION
CONTROL PLAN**

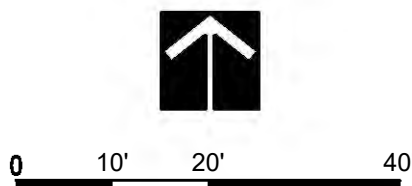
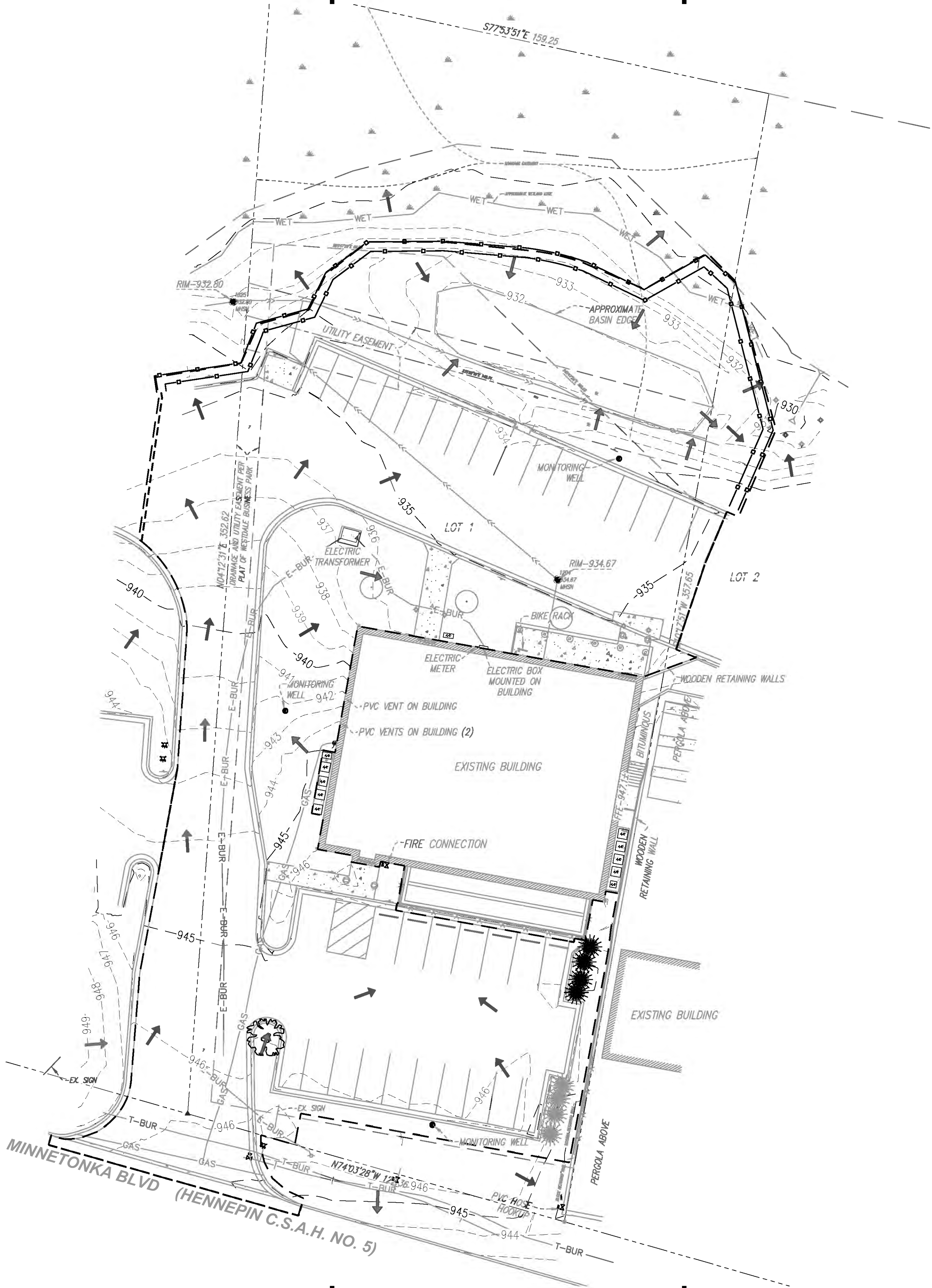
FILE: ..\200017\500 Drawings\Civil\200017 C200-EC PLAN.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C200

LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING DRAINAGE FLOW DIRECTION
- SILT FENCE

**DESIGN NOT COMPLETE
NOT FOR REVIEW**





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

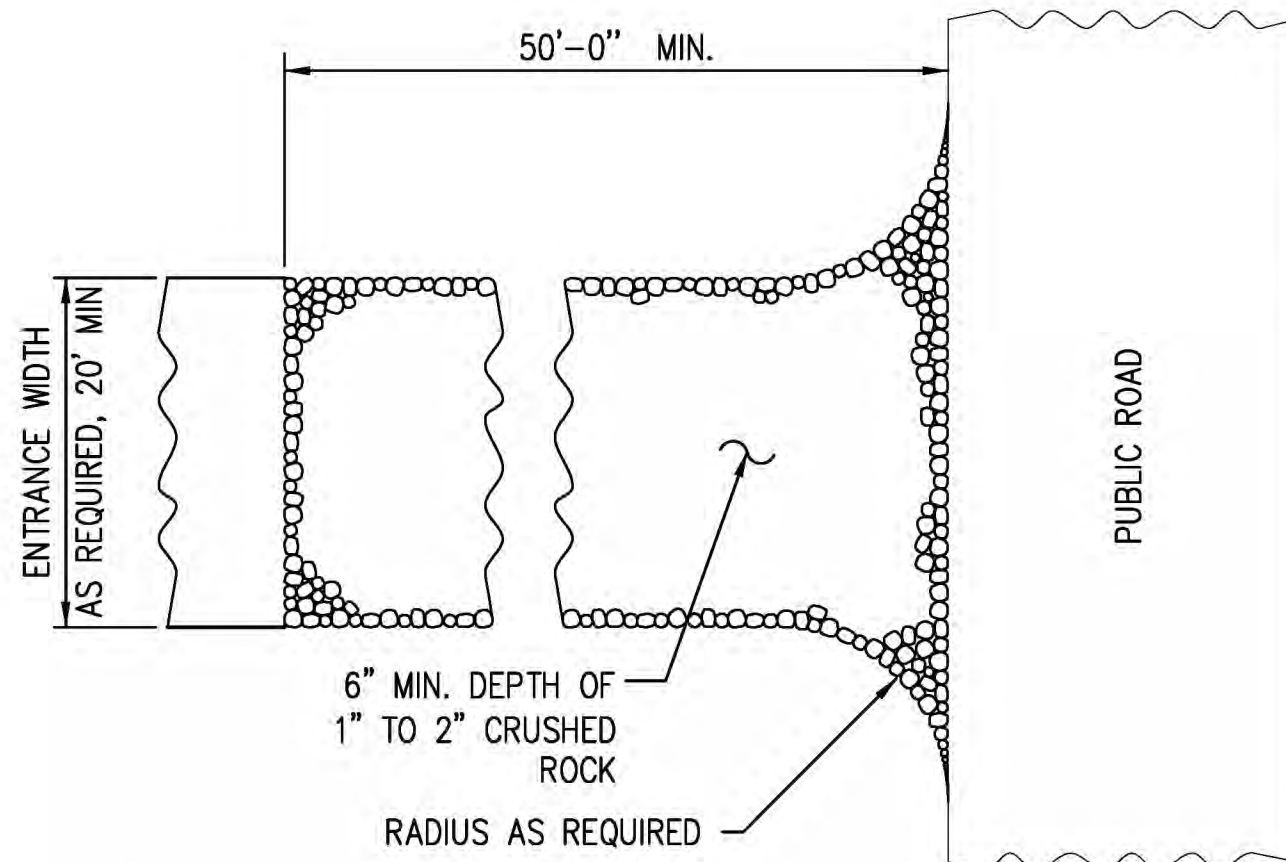
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**EROSION CONTROL
DETAILS**

FILE: ..\200017\500 Drawings\Civil\200017 C200-EC PLAN.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

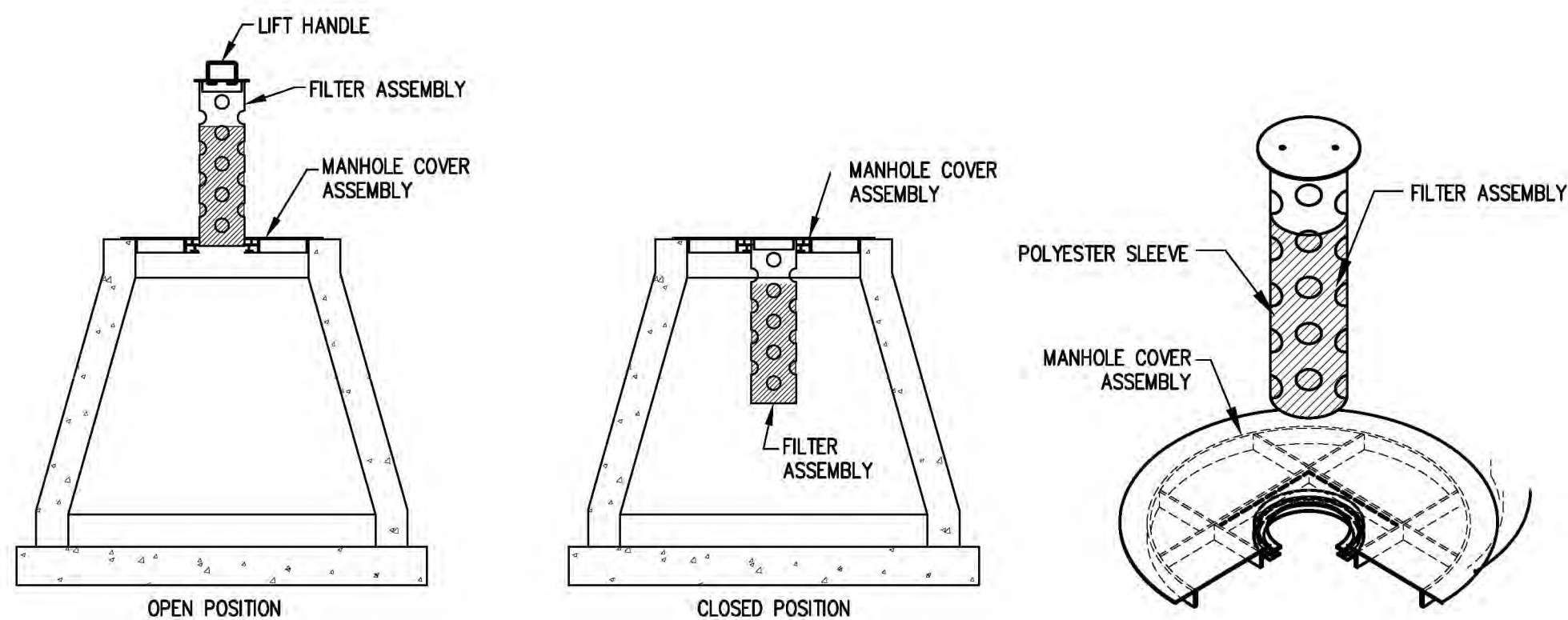
C201



CONSTRUCTION ENTRANCE SPECIFICATIONS

- * STONE SIZE: USE 1"-2" CRUSHED ROCK OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- * THICKNESS: NOT LESS THAN 6-INCHES.
- * FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- * MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
- * WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- * PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

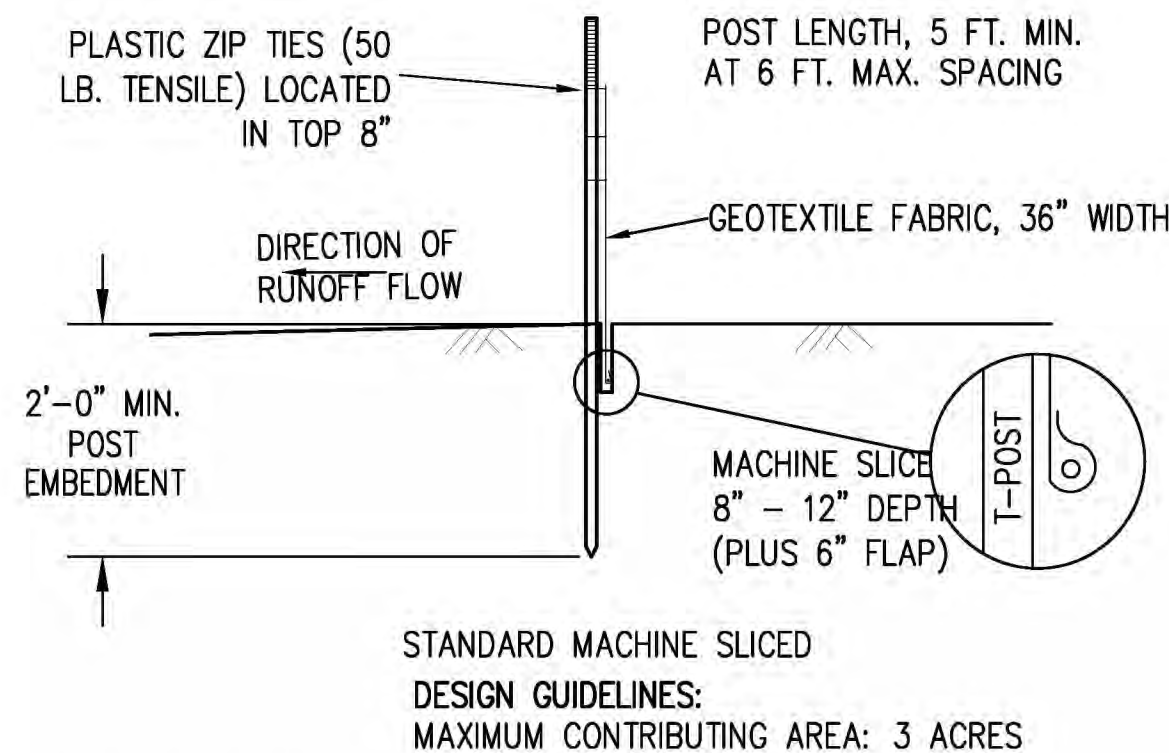
1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE



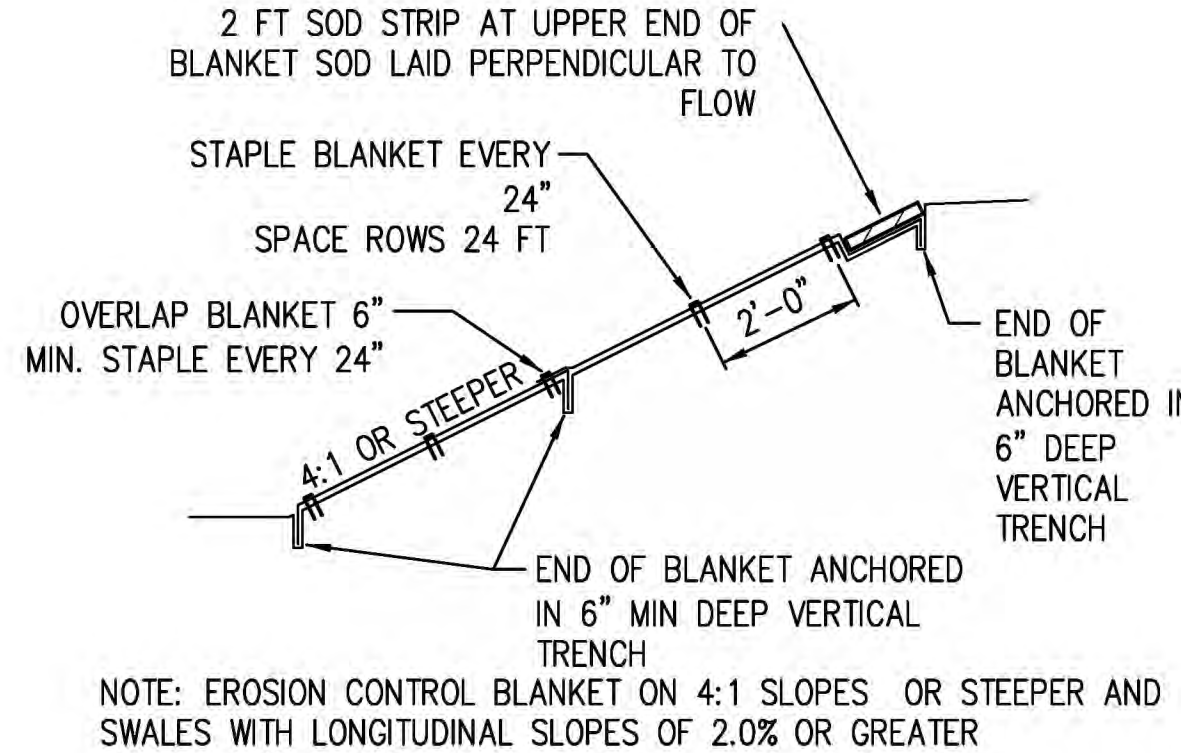
NOTES:

1. WIMCO ROAD DRAIN RD-27 SHOWN. FILTER ASSEMBLY MAY BE IN CLOSED POSITION DURING HOURS OF CONSTRUCTION OPERATIONS. FILTER SHALL BE IN THE OPEN POSITION DURING "OFF" HOURS TO ALLOW STORM WATER TO ENTER STRUCTURE.
2. DEVICES SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS. DEVICES SHALL BE LEFT IN PLACE UNTIL CASTINGS ARE INSTALLED.

3 INLET PROTECTION NOT TO SCALE

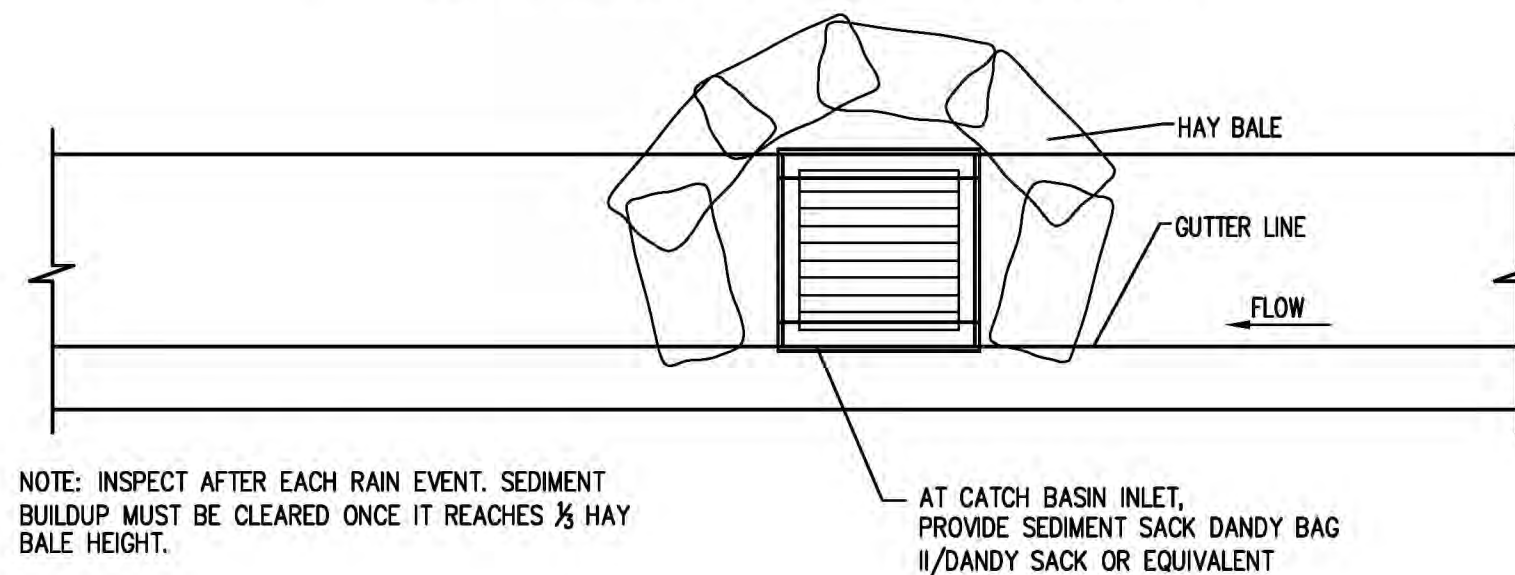
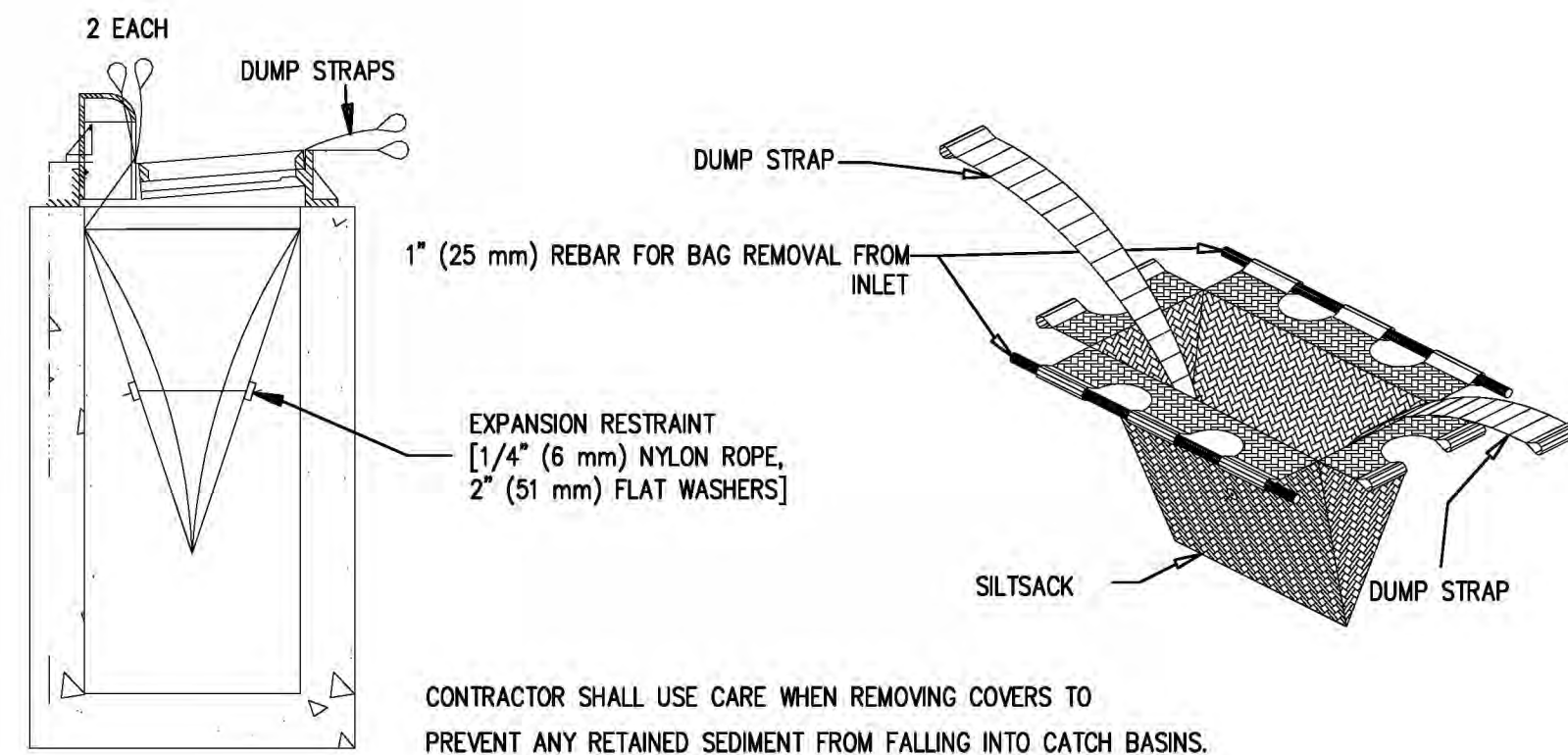


5 SILT FENCE MACHINE SLICED NOT TO SCALE



NOTE: EROSION CONTROL BLANKET ON 4:1 SLOPES OR STEEPER AND SWALES WITH LONGITUDINAL SLOPES OF 2.0% OR GREATER

2 EROSION CONTROL BLANKET NOT TO SCALE



4 INLET PROTECTION - TYPE 2 NOT TO SCALE

**DESIGN NOT COMPLETE
NOT FOR REVIEW**



701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
	5/26/2020	BOARD REVIEW SET

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED

PROJECT NAME:
MCWD CAMPUS
IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
DEMOLITION PLAN

FILE: ..\200017\500 Drawings\Civil\200017 C300-DEMO PLAN.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO: **C300**

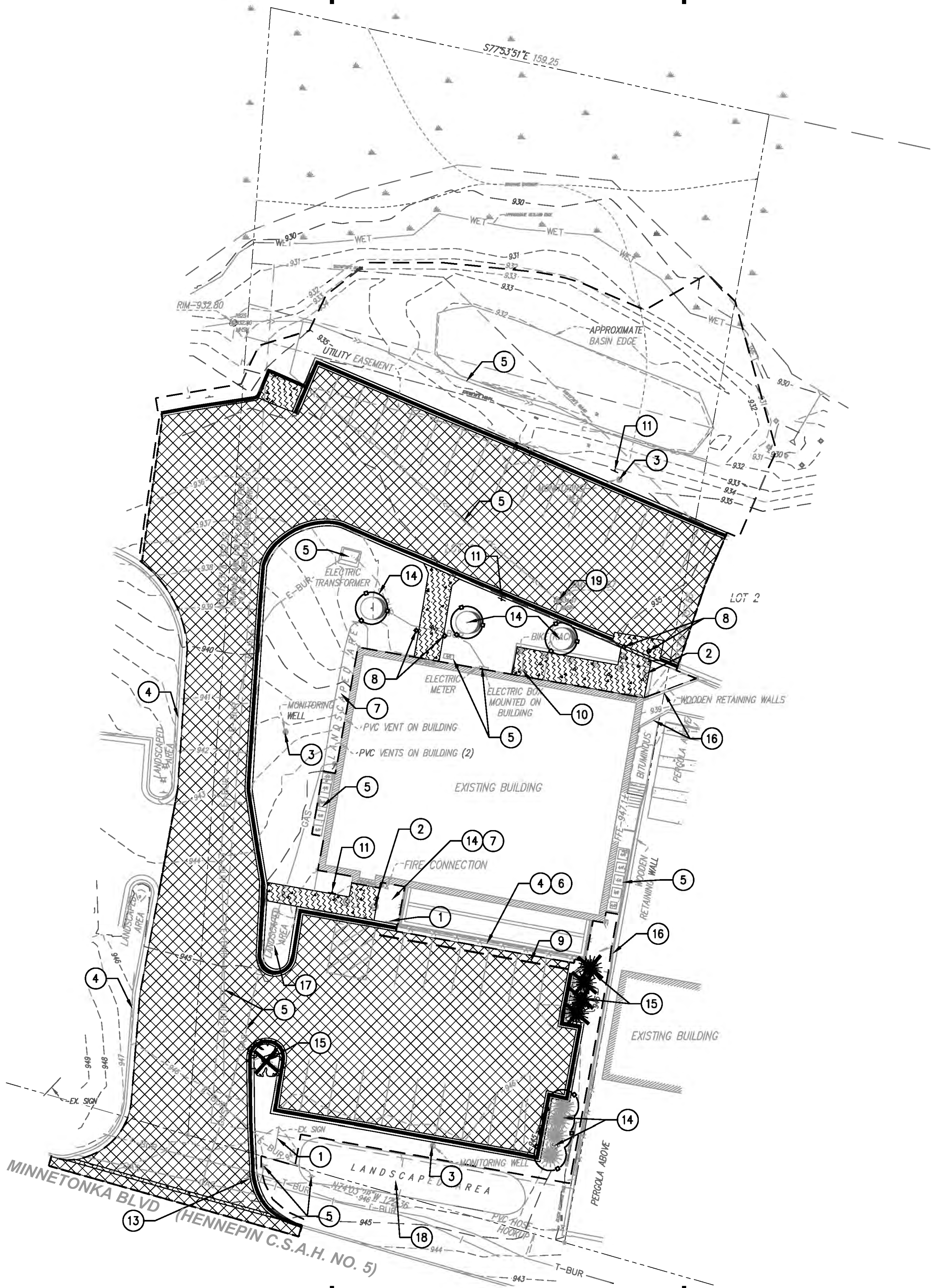
C300



- | | |
|---|---------------------------------------|
|  | PROPERTY LINE/RIGHT-OF-WAY LINE |
|  | CONSTRUCTION LIMITS |
|  | SAWCUT EXISTING PAVEMENT (FULL DEPTH) |
|  | REMOVE CURB AND GUTTER |
|  | REMOVE CONCRETE |
|  | REMOVE BITUMINOUS PAVEMENT |
|  | PROTECT EXISTING TREE |

KEY NOTES

- ① PROTECT EXISTING SIGN
- ② PROTECT EXISTING COLUMN AND CONCRETE FOUNDATION (TYP.)
- ③ PROTECT EXISTING MONITORING WELL
- ④ PROTECT EXISTING CURB AND GUTTER
- ⑤ PROTECT EXISTING UTILITY
- ⑥ PROTECT EXISTING FENCE
- ⑦ REMOVE EDGER AND ROCK MULCH ALONG BUILDING
- ⑧ REMOVE EXISTING BOLLARDS
- ⑨ SALVAGE EXISTING CURB STOPS (TYP.)
- ⑩ SALVAGE EXISTING BIKE RACK
- ⑪ REMOVE EXISTING SIGN
- ⑫ PROTECT EXISTING WALK
- ⑬ ADJUST EXISTING VALVE BOX & COVER
- ⑭ PROTECT EXISTING TREES OR SHRUBS
- ⑮ CLEAR AND GRUB EXISTING TREE
- ⑯ PROTECT EXISTING WALL
- ⑰ SALVAGE EXISTING BOULDER
- ⑱ PROTECT EXISTING BOULEVARD PLANTINGS
- ⑲ PROTECT EXISTING STRUCTURE. ADJUST EXISTING CASTING.



0 10' 20' 40'



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

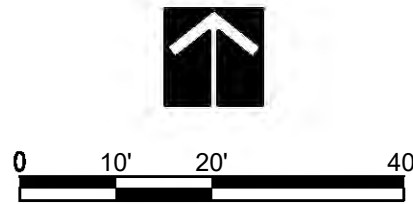
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**GRADING AND UTILITIES
PLAN**

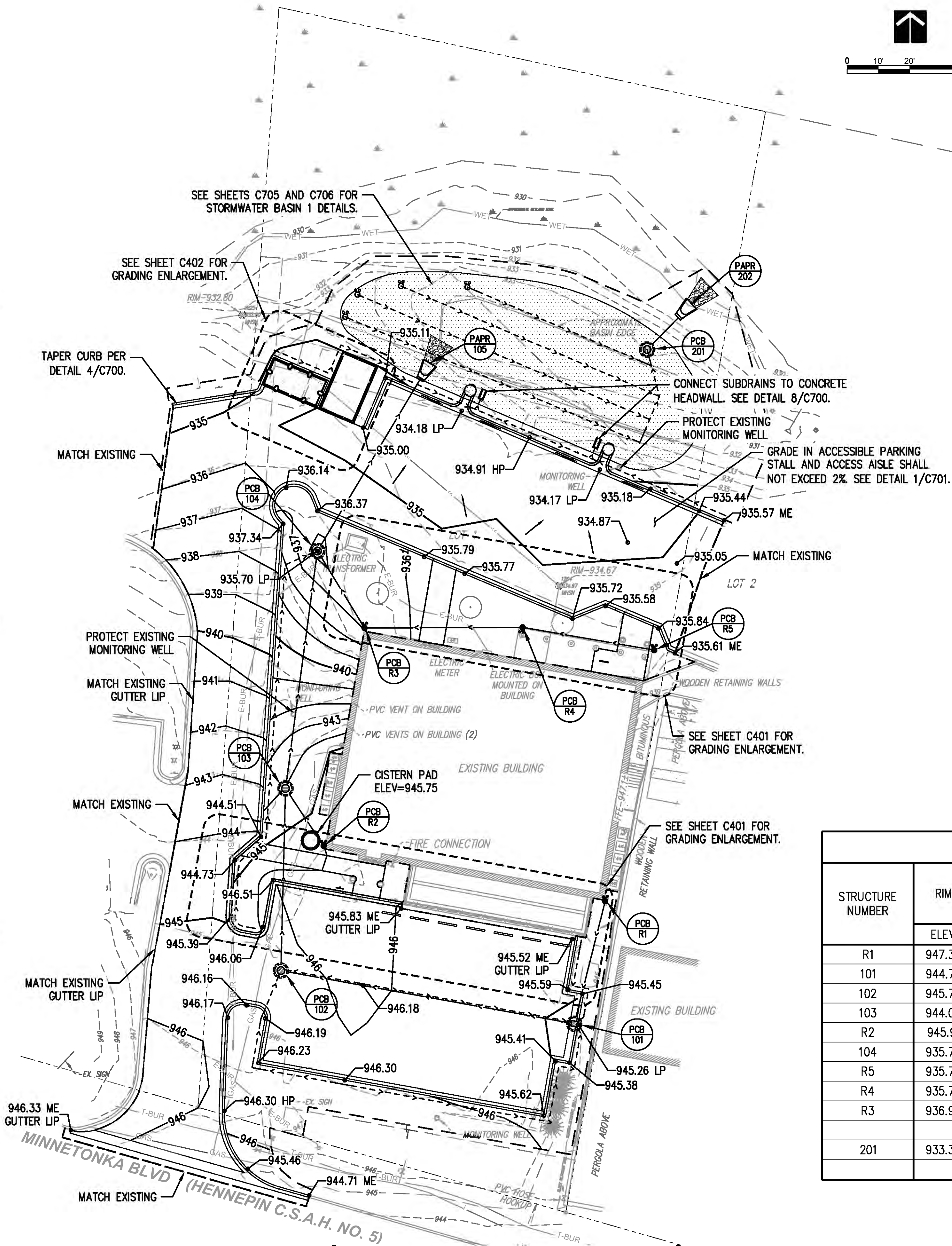
FILE: ..200017500 Drawings\Civil\200017 C400-GRADING AND UTILITIES.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C400



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY LINE
- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- 945 PROPOSED CONTOUR
- STORM PIPE
- PERFORATED SUBDRAIN PIPE. SEE DETAIL ON SHEET C703.
- NYLOPLAST STORM INLET. SEE DETAIL 2/C705
- STORM INLET
- STORM PIPE APRON
- CURB INLET AND RAIN GUARDIAN. SEE DETAIL 5/C705.
- SLOPE ARROW
- 934.57 SURFACE ELEVATION. ELEVATIONS AT CURB AND GUTTER ARE TOP BACK OF CURB UNLESS NOTED OTHERWISE.





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020	BOARD REVIEW SET
NO	DATE
	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

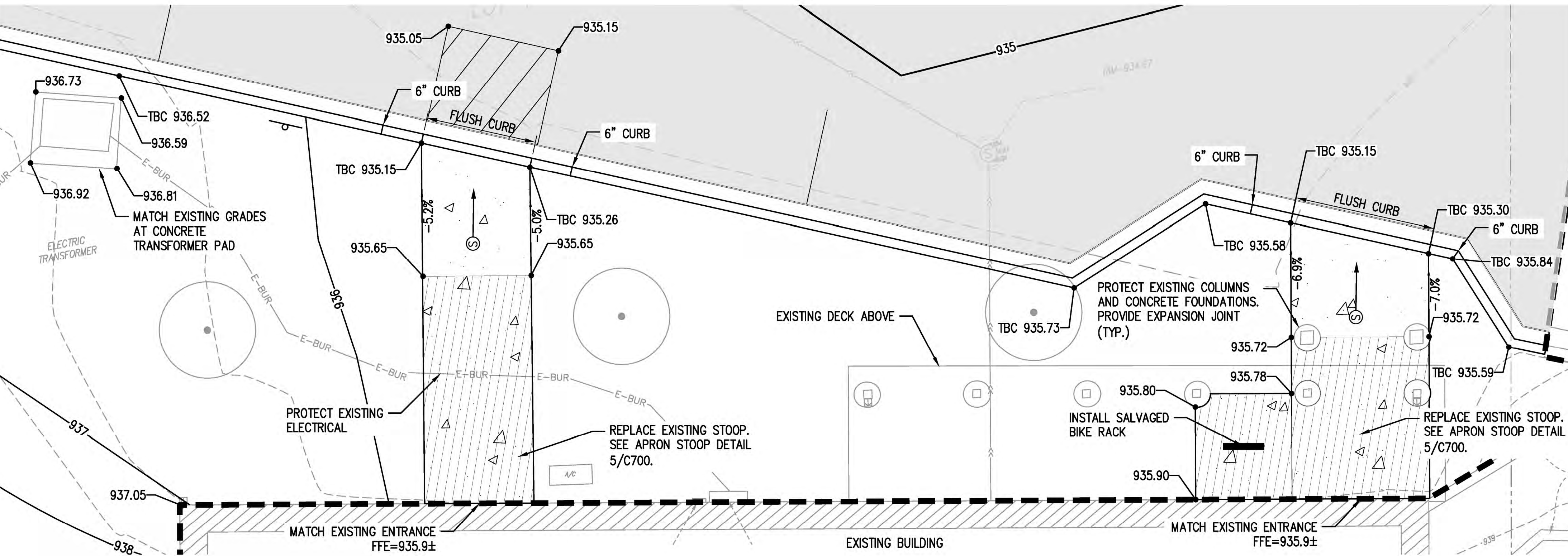
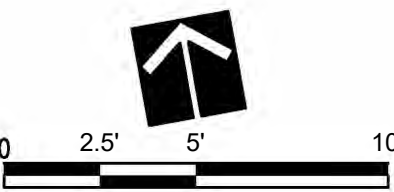
DRAWING TITLE:
**GRADING
ENLARGEMENTS**

FILE: \\200017500 Drawings\Civil\200017 C401-GRADING DETAIL.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

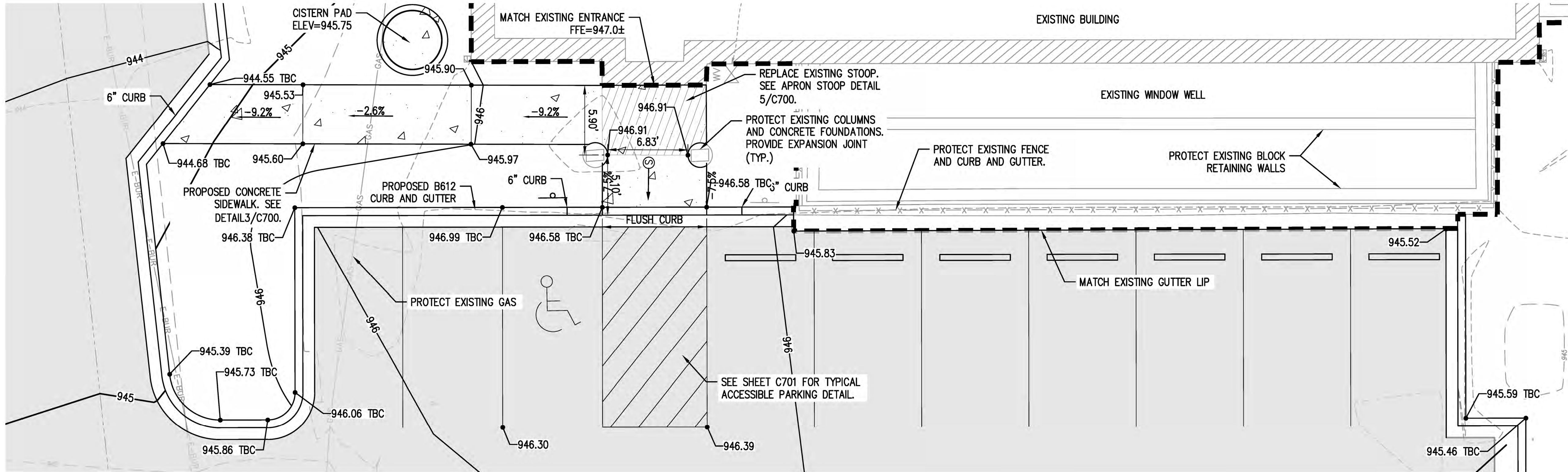
C401

LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM PIPE
- STORM INLET
- SLOPE ARROW
- 934.57
- SURFACE ELEVATION
- TBC
- TOP BACK OF CURB
- LANDING AREA. 4'x4' MIN.
DIMENSIONS AND MAX. 2.0%
SLOPE IN ALL DIRECTIONS.
- INDICATES PEDESTRIAN RAMP
SLOPE SHALL BE BETWEEN
5.0% MINIMUM AND 8.3%
MAXIMUM IN THE DIRECTION
SHOWN AND CROSS SLOPE
SHALL NOT EXCEED 2.0%.
- INDICATES PEDESTRIAN RAMP
SLOPE SHALL BE BETWEEN
2.0% MINIMUM AND 5.0%
MAXIMUM IN THE DIRECTION
SHOWN AND CROSS SLOPE
SHALL NOT EXCEED 2.0%.



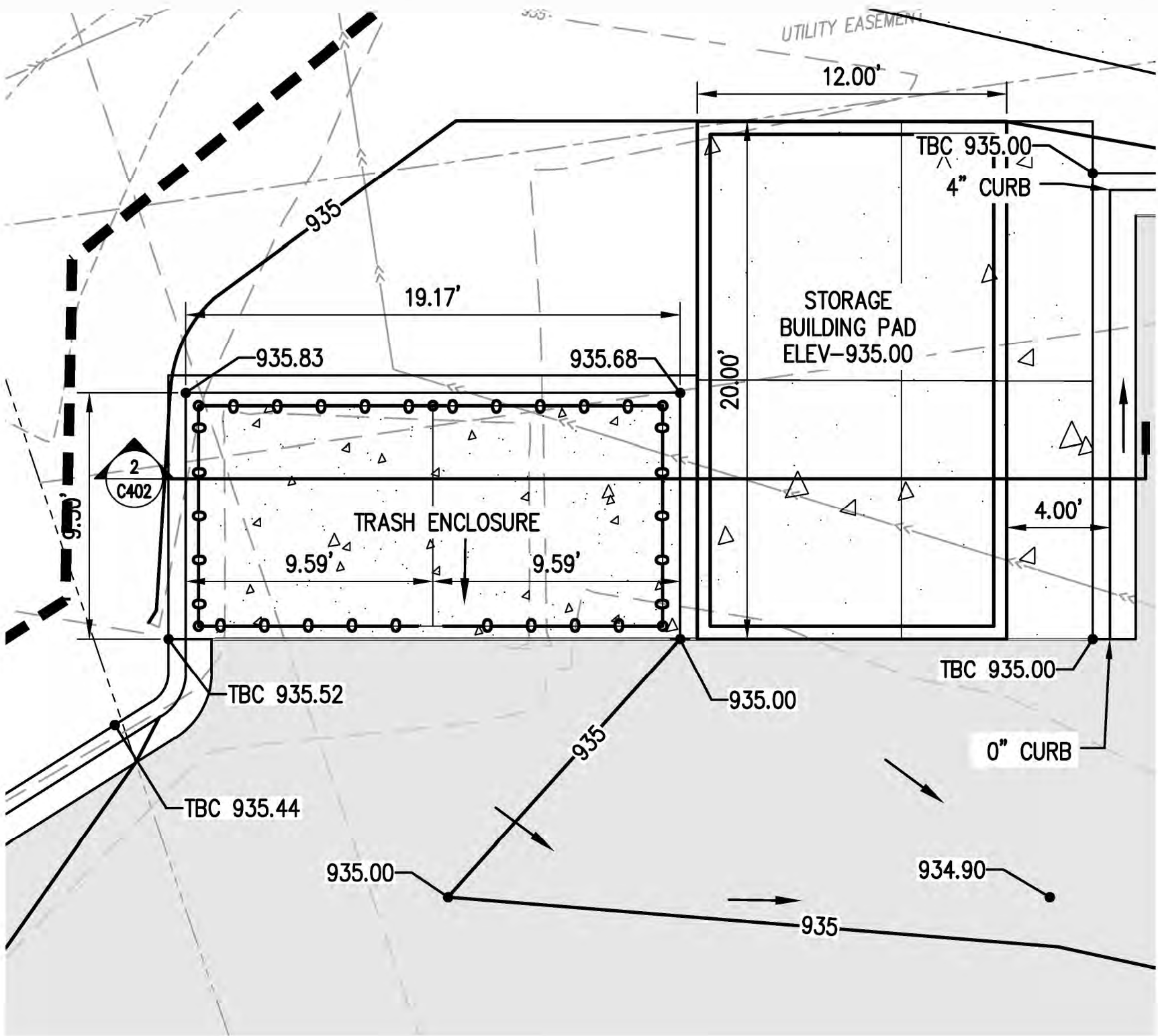
1 NORTH (LOWER) ENTRANCE ENLARGEMENT DETAIL
1"=5'



2 SOUTH (UPPER) ENTRANCE ENLARGEMENT DETAIL
1"=5'

STORAGE BUILDING NOTES

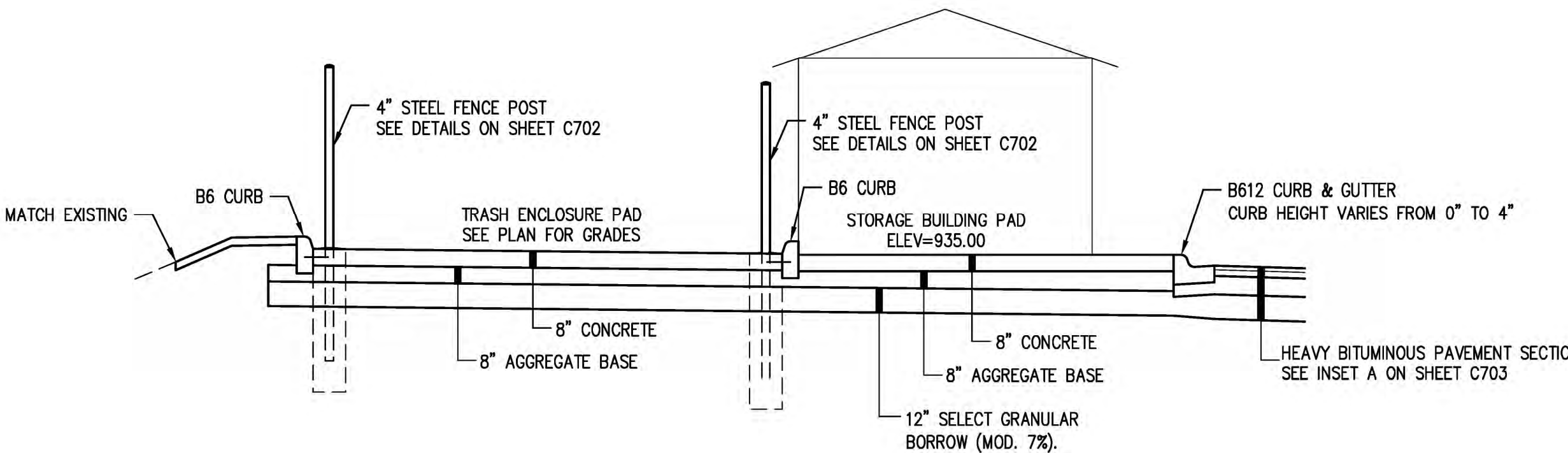
1. GC TO PROVIDE A 12'X20' PAINTED SMART SHED BY SHEDPARTNERS.COM (OR SHEDS DIRECT). FOR LINE-ITEM PRICING, PROVIDE TALL WALLS; PRESSURE TREATED SKIDS; STANDARD ROOF PITCH; STANDARD OVERHANG; ARCHITECTURAL ROOF SHINGLES; SIDING, TRIM, AND SHINGLES TO MATCH OR BE COMPLIMENTARY TO EXISTING STRUCTURE. PROVIDE SAMPLES TO CIVIL ENGINEER; 72" PREHUNG DOUBLE DOORS WITH RAMP; PROVIDE TWO WINDOWS FOR EAST WALL WITH WINDOW BARS; 5/8" FLOORING WITH JOISTS 16" ON CENTER (PRESSURE TREATED); PROVIDE 8' DEEP LOFT; STANDARD ROOF RIDGE VENT, PAINT TO MATCH; PROVIDE STANDARD WALL VENT FOR EACH VERTICAL WALL, PAINT TO MATCH; GC TO PROVIDE CONCRETE GROUND SLAB. PROVIDE \$500 ALLOWANCE FOR DOOR HARDWARE. GC TO PROVIDE SHOP DRAWINGS FOR ENGINEER'S REVIEW.



LEGEND

- PROPERTY LINE
--- CONSTRUCTION LIMITS
--- EXISTING CONTOUR
-939- PROPOSED CONTOUR
→ SLOPE ARROW
934.57 SURFACE ELEVATION
TBC TOP BACK OF CURB

1 TRASH ENCLOSURE/STORAGE BUILDING ENLARGEMENT
1"=5'



2 TRASH ENCLOSURE/STORAGE BUILDING SECTION
N.T.S.



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
MINNEHAHA CREEK
WATERSHED DISTRICT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
MCWD CAMPUS
IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
GRADING
ENLARGEMENTS

FILE: .\200017500 Drawings\Civil\200017 C401-GRADING DETAIL.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C402



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**LAYOUT AND
SURFACING PLAN**

FILE: ..\200017500 Drawings\Civil\200017 C500-LAYOUT AND SURFACING.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

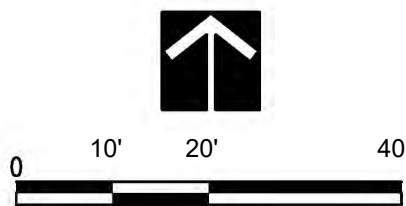
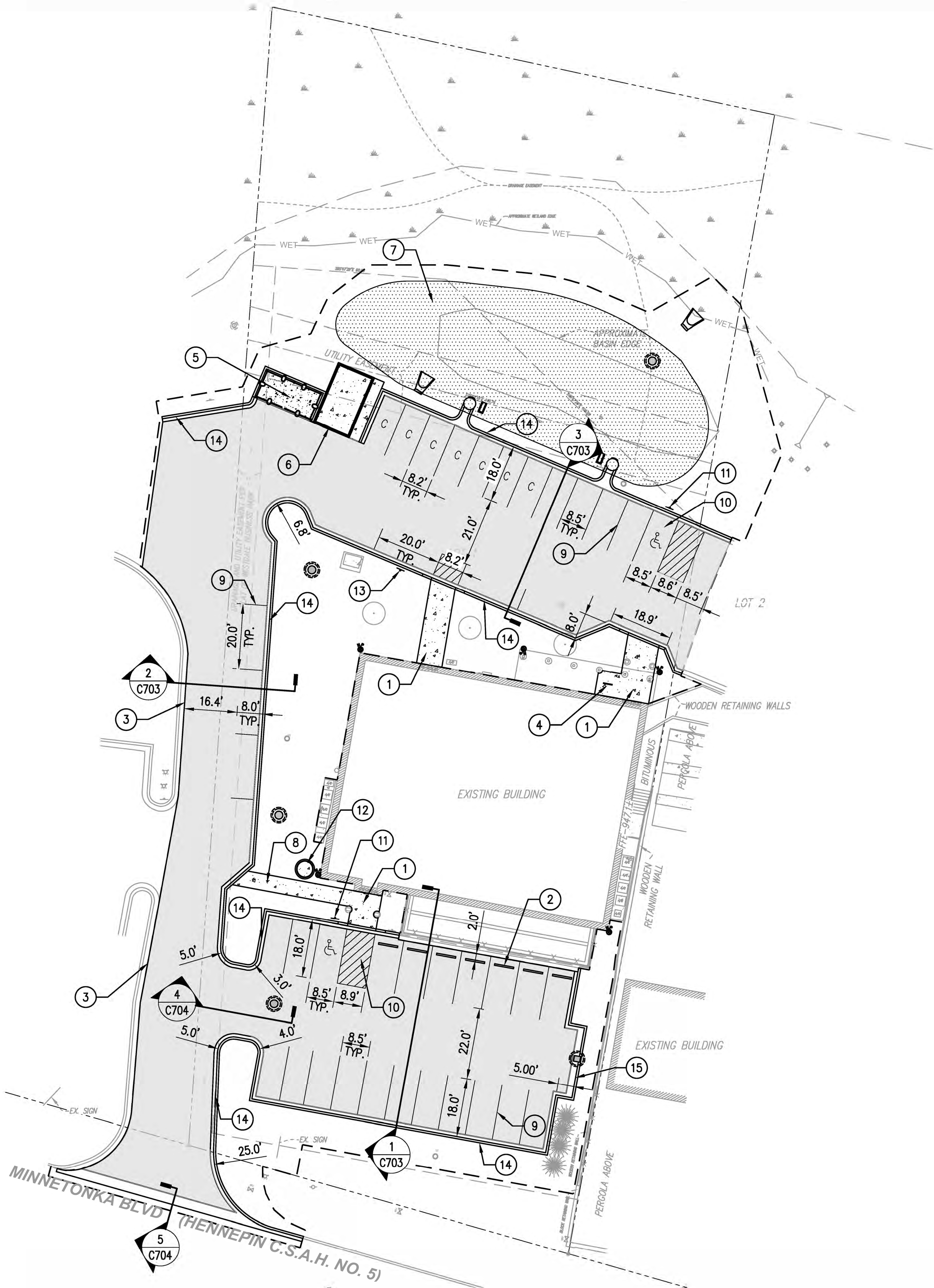
C500

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY LINE
- CONSTRUCTION LIMITS
- SAWCUT BITUMINOUS PAVEMENT
- B612 CURB AND GUTTER (UNLESS NOTED OTHERWISE)
- BITUMINOUS PAVEMENT
- CONCRETE WALK
- STORMWATER BASIN
- NYLOPLAST STORM INLET. SEE DETAIL 2 ON SHEET C705
- STORM INLET
- STORM PIPE APRON
- CURB INLET AND RAIN GUARDIAN. SEE DETAIL 5 ON SHEET C600.

KEYNOTES

- REPLACE EXISTING STOOP. SEE APRON STOOP DETAIL 5/C700.
- INSTALL SALVAGED CURB STOPS (TYP.)
- MATCH EXISTING GUTTER LIP
- REINSTALL SALVAGED BIKE RACK
- 9'X18' TRASH ENCLOSURE. SEE DETAILS ON SHEET C402 AND ENCLOSURE FENCE DETAIL ON SHEET C702.
- GC TO PROVIDE A 12'X20' PAINTED SMART SHED BY SHEDPARTNERS.COM (OR SHEDS DIRECT). SEE SHEET C402 FOR DETAILS.
- SEE SHEETS C705 AND C706 FOR STORMWATER BASIN DETAILS.
- CONCRETE WALK. SEE DETAILS ON SHEET C700.
- 4" WIDE WHITE PAINT (TYP.)
- SEE SHEET C501 FOR TYPICAL ACCESSIBLE PARKING DETAIL.
- ACCESSIBLE PARKING SIGN. SEE DETAILS ON SHEET C702.
- 5' DIA. X 7' HT STAINLESS STEEL CISTERN ON 6' DIA. CONCRETE PAD. PROVIDE AND ADHERE A FULL-COLOR VINYL SIGN APPROXIMATELY 3' X 3' TO THE SIDE OF THE CISTERN. OWNER WILL PROVIDE SIGN ART.
- LOADING ZONE PARKING SIGN. SEE DETAILS ON SHEET C702.
- B612 CURB & GUTTER
- B624 CURB & GUTTER





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**TRAFFIC CONTROL AND
PHASING PLAN**

FILE: ..200017500 Drawings\Civil\200017 C800-TRAFFIC CONTROL.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

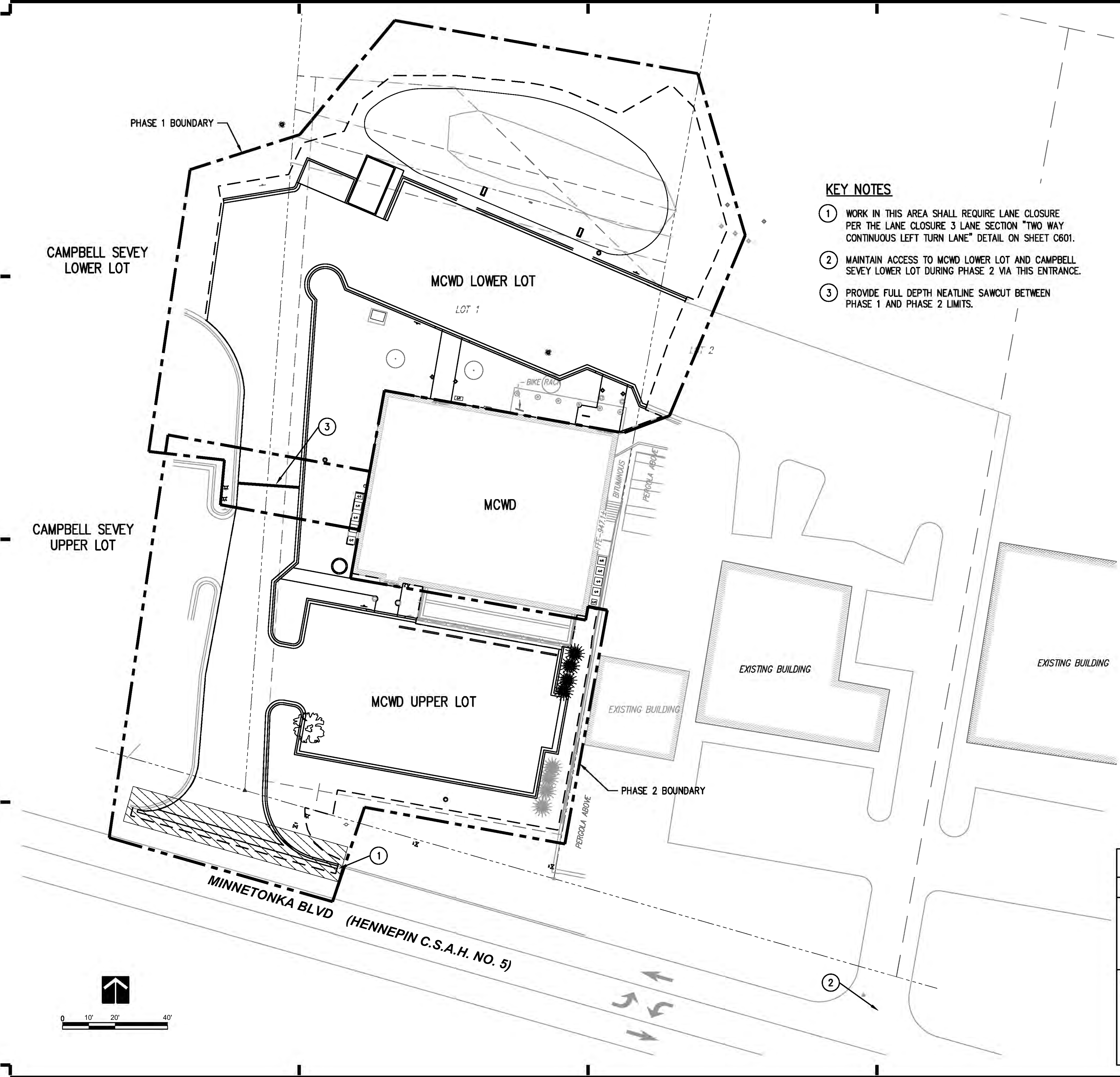
C600

KEY NOTES

- 1 WORK IN THIS AREA SHALL REQUIRE LANE CLOSURE PER THE LANE CLOSURE 3 LANE SECTION "TWO WAY CONTINUOUS LEFT TURN LANE" DETAIL ON SHEET C601.
- 2 MAINTAIN ACCESS TO MCWD LOWER LOT AND CAMPBELL SEVEY LOWER LOT DURING PHASE 2 VIA THIS ENTRANCE.
- 3 PROVIDE FULL DEPTH NEATLINE SAWCUT BETWEEN PHASE 1 AND PHASE 2 LIMITS.

TRAFFIC CONTROL PHASING AND STAGING

PHASE	DESCRIPTION
1	PHASE 1 SHALL CONSIST OF WORK WITHIN THE PHASE 1 BOUNDARY SHOWN AND SHALL CONSIST OF ALL WORK INCLUDING FINAL BITUMINOUS PAVING. TRAFFIC SHALL BE MAINTAINED TO THE CAMPBELL SEVEY UPPER PARKING LOT AND MCWD UPPER PARKING LOT DURING PHASE 1 AT ALL TIMES.
2	PHASE 2 SHALL CONSIST OF WORK WITHIN THE BOUNDARY SHOWN AND SHALL CONSIST OF ALL WORK INCLUDING FINAL BITUMINOUS PAVING. TRAFFIC SHALL BE MAINTAINED TO THE CAMPBELL SEVEY LOWER PARKING LOT AND THE MCWD LOWER LOT DURING PHASE 2 AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE A NEATLINE SAWCUT AT THE PAVING LIMITS BETWEEN PHASE 1 AND PHASE 2 PRIOR TO PHASE 2 FINAL PAVING.





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**TRAFFIC CONTROL AND
PHASING PLAN**

FILE: ..200017\500 Drawings\Civil\200017 C600-TRAFFIC CONTROL.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C601

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN THE DEVICES IN THIS TRAFFIC CONTROL PLAN UNLESS OTHERWISE NOTED.
2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) INCLUDING "MINNESOTA TEMPORARY TRAFFIC CONTROL FIELD MANUAL" DATED JANUARY 2018. (<http://www.dot.state.mn.us/trafficeng/publ/fieldmanual/index.html>)
3. THE NUMBER AND PLACEMENT OF TRAFFIC CONTROL DEVICES WILL DEPEND UPON THE SEQUENCE OF THE CONTRACTOR'S OPERATION.
4. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED OR COVERED AS SOON AS THEY ARE NO LONGER REQUIRED OR APPROPRIATE.
5. THE INITIAL CONSTRUCTION SIGNING AND DETOUR SIGNAGE SHALL BE ERECTED PRIOR TO CONSTRUCTION OPERATIONS.
6. ALL DISTANCES DEPICTED ARE APPROXIMATE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY WORK AREAS NEAR TRAFFIC IN ACCORDANCE WITH THE MMUTCD.
8. IF THE CONTRACTOR DECIDES TO PERFORM THE CONSTRUCTION WORK IN A SEQUENCE OTHER THAN SHOWN IN THIS TRAFFIC CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE COMPLETE REVISED TRAFFIC CONTROL PLANS TO BE APPROVED BY THE ENGINEER.
9. ALL TRAFFIC CONTROL DEVICES, INCLUDING OVERHEAD SIGNS ON ROADS OPEN TO TRAFFIC THAT ARE NOT CONSISTENT WITH TRAFFIC OPERATION, SHALL BE COVERED, REMOVED OR REVISED AS DIRECTED BY THE ENGINEER (INCIDENTAL).
10. "ROAD WORK AHEAD" SIGNS SHALL BE MOUNTED APPROX. 300 FT (1 BLOCK) IN ADVANCE OF THE CONSTRUCTION AND SHALL HAVE A TYPE "A" LOW INTENSITY FLASHING AMBER WARNING LIGHT MOUNTED ON THEM.
11. "ROAD CLOSED AHEAD" SIGNS SHALL BE ERECTED APPROX. 300 FT (1 BLOCK) IN ADVANCE OF THE CLOSURE.
12. "ROAD CLOSED TO THRU TRAFFIC" SIGNS SHALL BE INSTALLED ON TYPE III BARRICADES AND SHALL BE LOCATED AT A POINT IN THE STREET AS TO PERMIT LOCAL TRAFFIC USE BUT EFFECTIVELY DISCOURAGE THRU TRAFFIC USE.
13. WHEN A "ROAD CLOSED TO THRU TRAFFIC" SIGN IS USED, THE "STOP" OR "YIELD" SIGN AT THAT INTERSECTION SHALL BE LEFT IN PLACE OR MOVED TO A SUITABLE LOCATION WHERE THE DRIVER CAN STILL SEE THE SIGN.
14. "ROAD CLOSED" SIGNS MAY BE USED WHERE THE ROADWAY IS CLOSED TO ALL TRAFFIC EXCEPT CONTRACTOR'S EQUIPMENT OR OFFICIALLY AUTHORIZED VEHICLES.
15. TYPE "A" LOW INTENSITY AMBER WARNING LIGHTS SHALL BE MOUNTED ON ALL ADVANCE WARNING SIGNS AND ON ALL TYPE I AND TYPE III BARRICADES WHEN USED AT NIGHT OR TO IDENTIFY HAZARDS.
16. ADDITIONAL SIGNING MAY BE REQUIRED FOR SEPARATE LANE CLOSURES. THE SIGNING SHALL BE IN CONFORMANCE WITH "MINNESOTA TEMPORARY TRAFFIC CONTROL FIELD MANUAL" DATED JANUARY 2018 AND SHALL BE CONSIDERED INCIDENTAL.
17. THE CONTRACTOR SHALL PLACE DRUMS THROUGHOUT THE PROJECT TO DELINEATE HAZARDOUS AREAS AND FACILITATE DAY-TO-DAY CHANNELIZATION OF TRAFFIC (INCIDENTAL).
18. FLAGGING SHALL BE REQUIRED WHEN WORK IS AT THE EDGE OF THE DRIVING LANE TO PROTECT TRAFFIC FROM EXCAVATION AND PAVING OPERATIONS. FLAGGING SHALL BE IN ACCORDANCE WITH THE PERTINENT LAYOUTS SHOWN IN PART VI OF THE MMUTCD, INCLUDING THE FIELD MANUAL DATED "CURRENT".
19. PROVIDE MINIMUM 4' HEIGHT BARRIER FENCING WITH MAXIMUM 6" OPENING SIZE TO MAINTAIN PEDESTRIANS FROM ENTERING CONSTRUCTION ZONE. FENCING SHALL BE INSTALLED ON SEMIPERMANENT POSTS AT 4' MAXIMUM SPACING AND MAINTAINED IN PLACE AT ALL TIMES.

LEGEND

 WORK AREA AT MCWD ENTRY
ON W.B. MINNETONKA BLVD

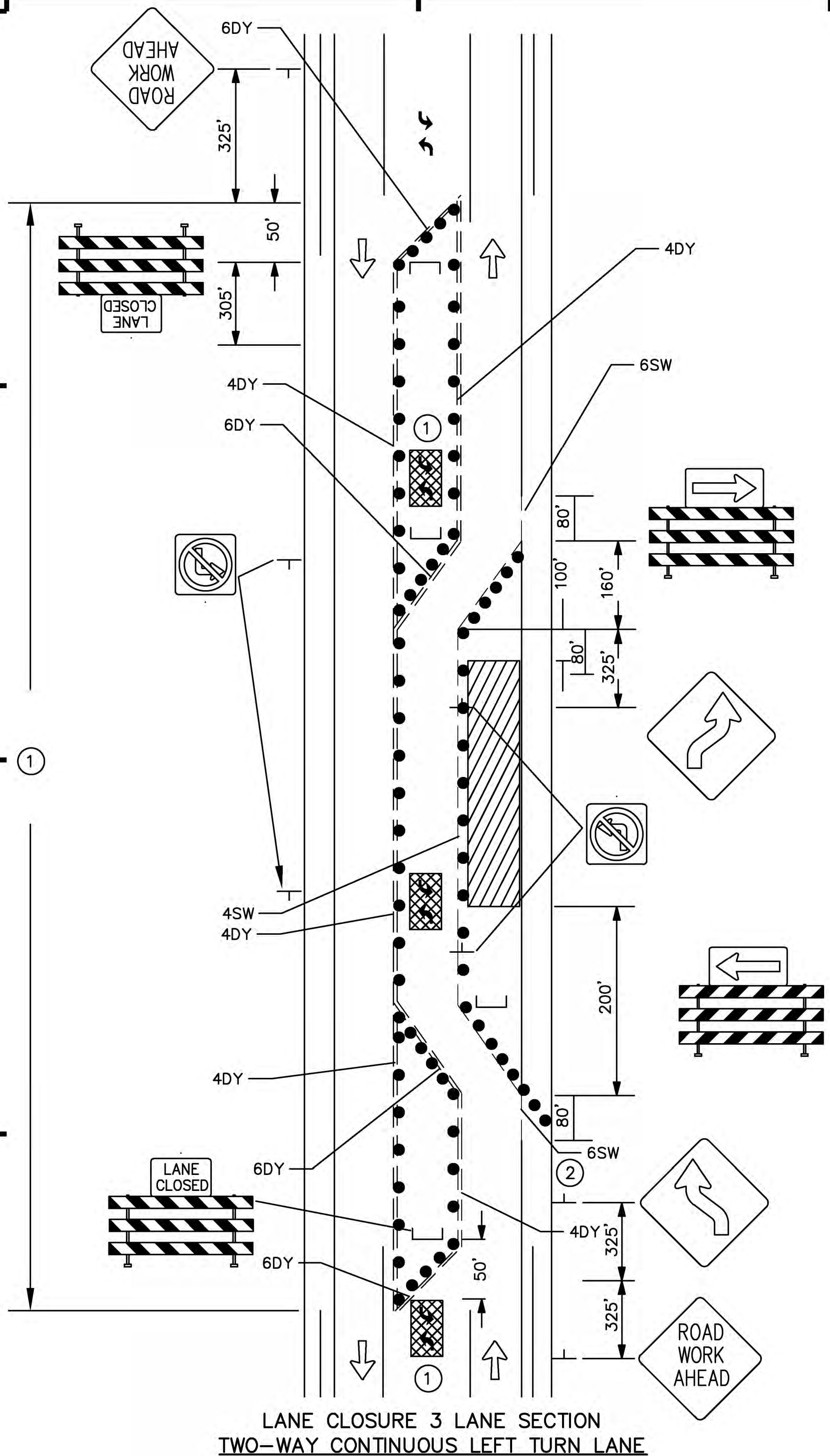
4DY = 4 INCH DOUBLE SOLID LINE YELLOW WET REFLECTIVE
4SY = 4 INCH SOLID LINE YELLOW WET REFLECTIVE
6DY = 6 INCH DOUBLE SOLID LINE YELLOW WET REFLECTIVE
6SW = 6 INCH SOLID LINE WHITE WET REFLECTIVE

● DRUMS.

--- TEMPORARY WET REFLECTIVE
PAVEMENT MARKING.

KEY NOTES

- 1 MASK OR REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
- 2 MAINTAIN ACCESS TO ENTRANCE AND MCWD LOWER LOT AND CAMPBELL SEVEY LOWER LOT AT THIS LOCATION.





PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

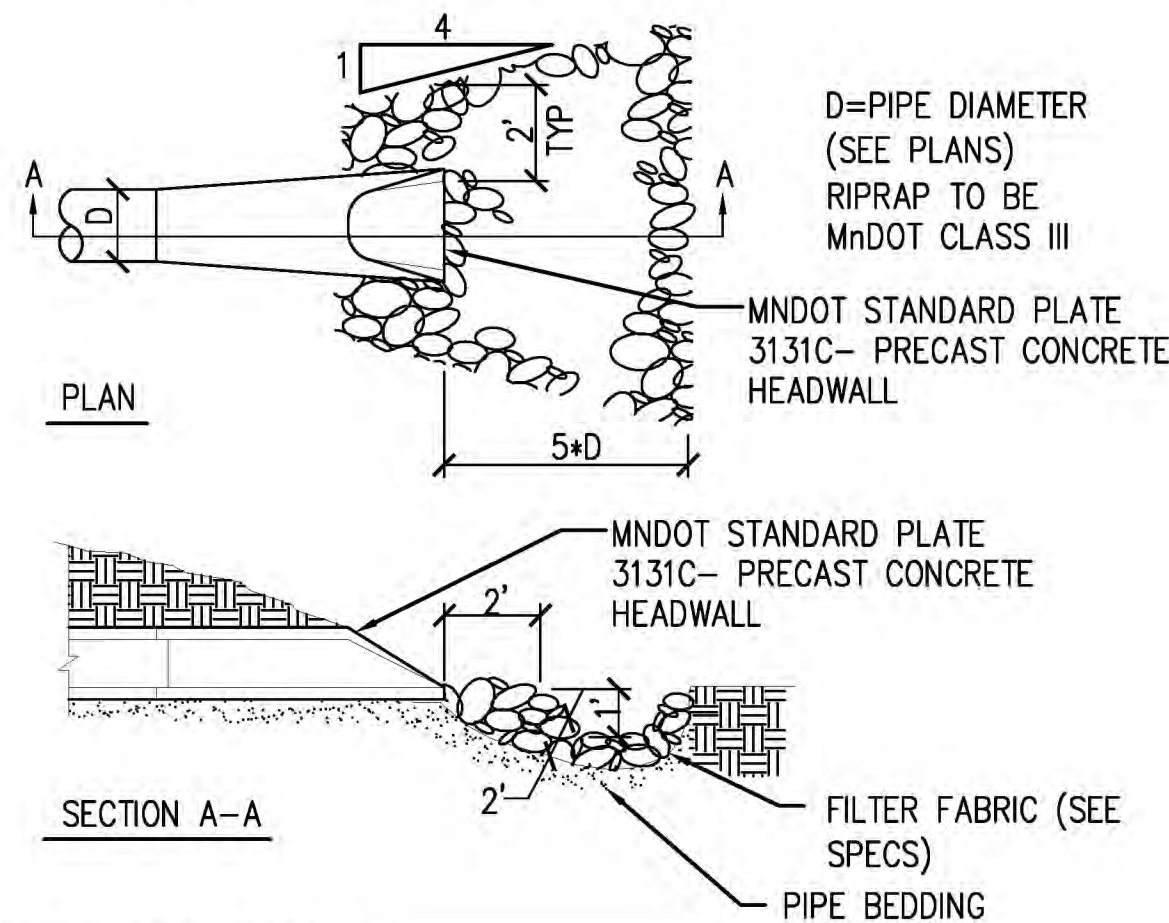
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

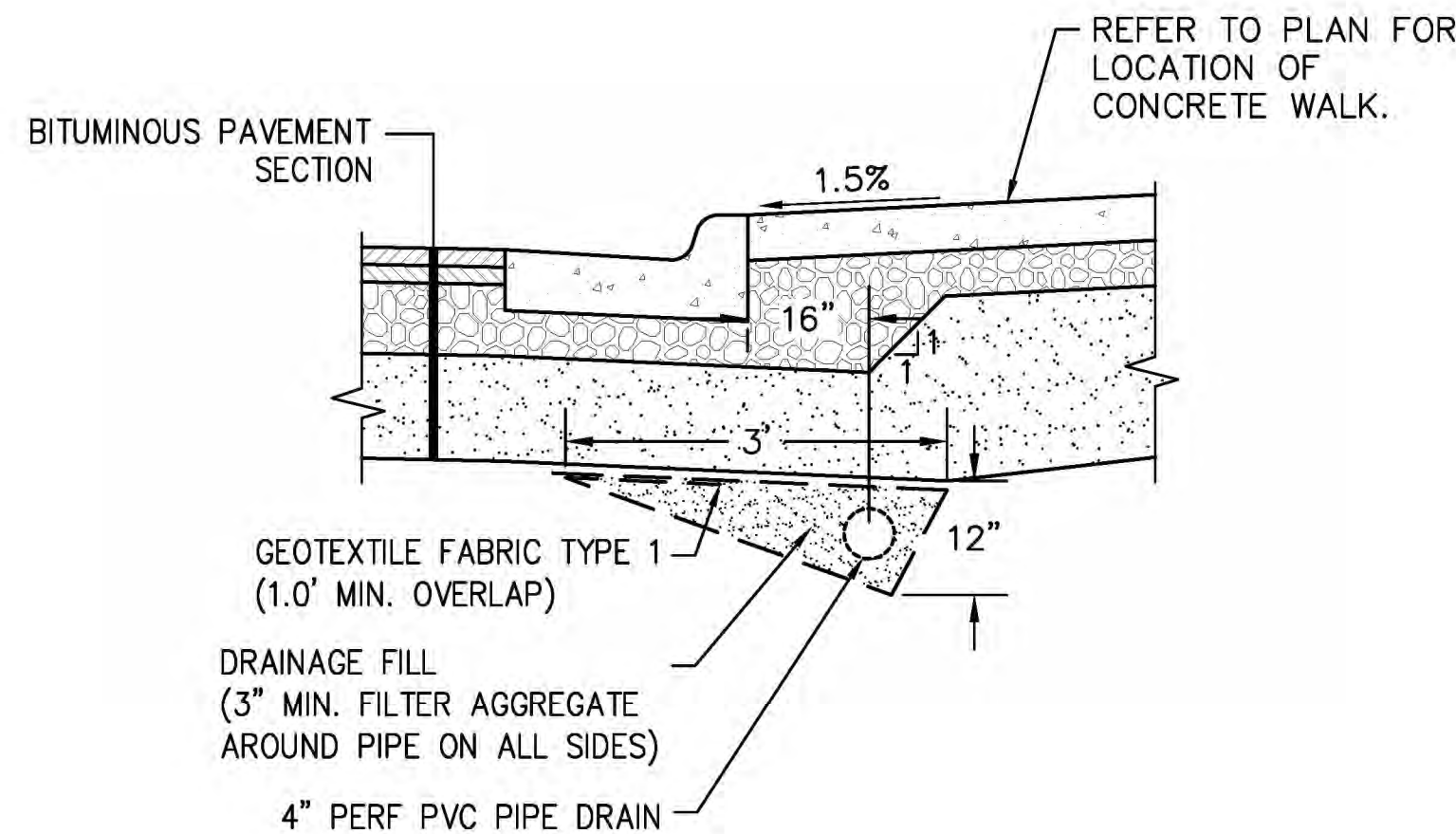
DRAWING TITLE:
**CONSTRUCTION
DETAILS**

FILE: .\200017\500 Drawings\Civil\200017 C700-Details.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

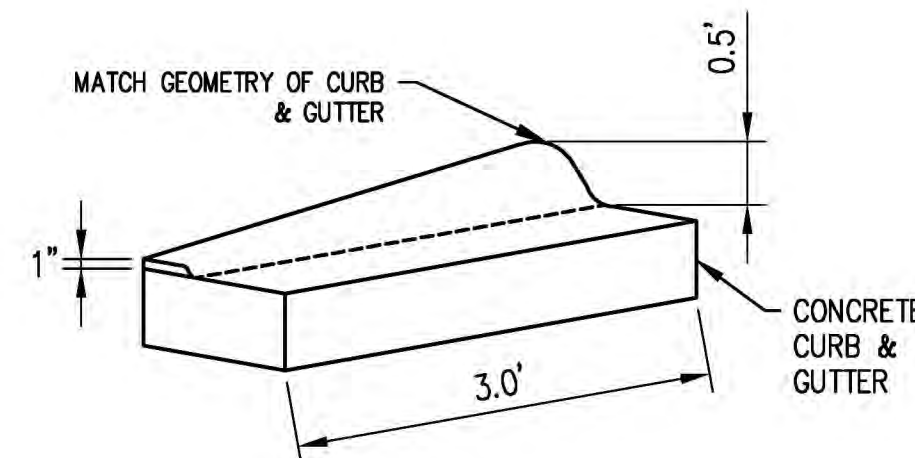
C700



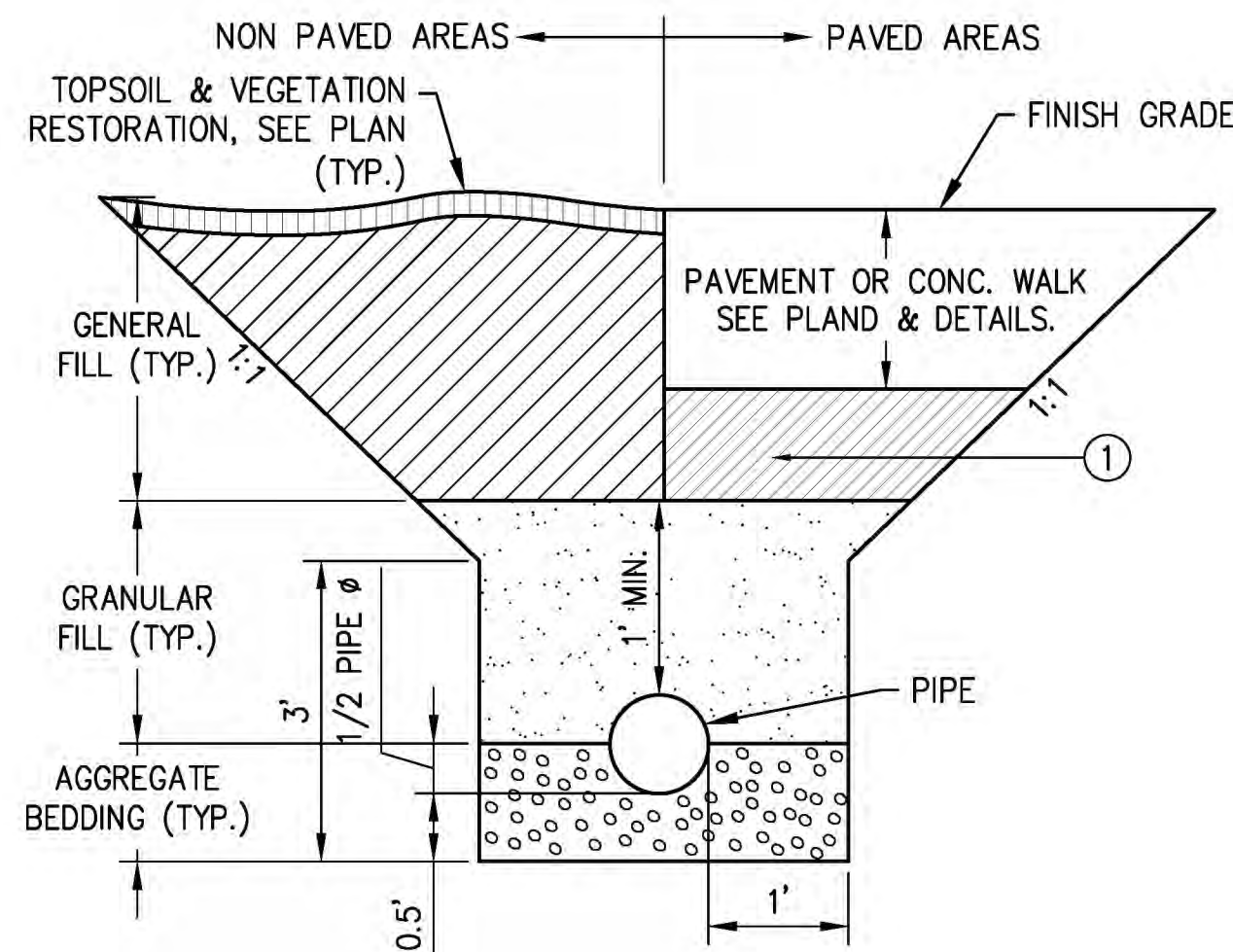
8 SUBDRAIN OUTLET
NOT TO SCALE



6 SUBSURFACE DRAIN AT CURB & GUTTER
NOT TO SCALE



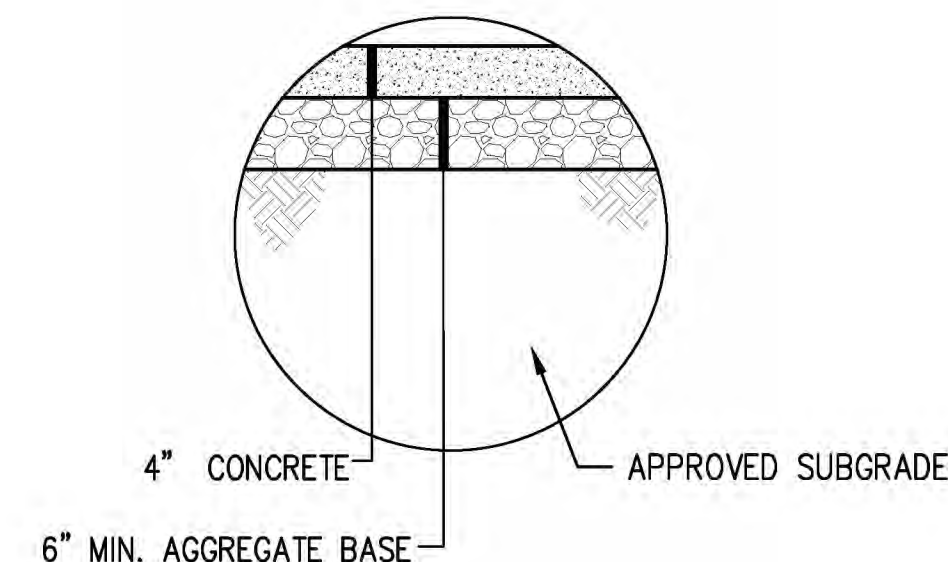
4 CURB TAPER
NOT TO SCALE



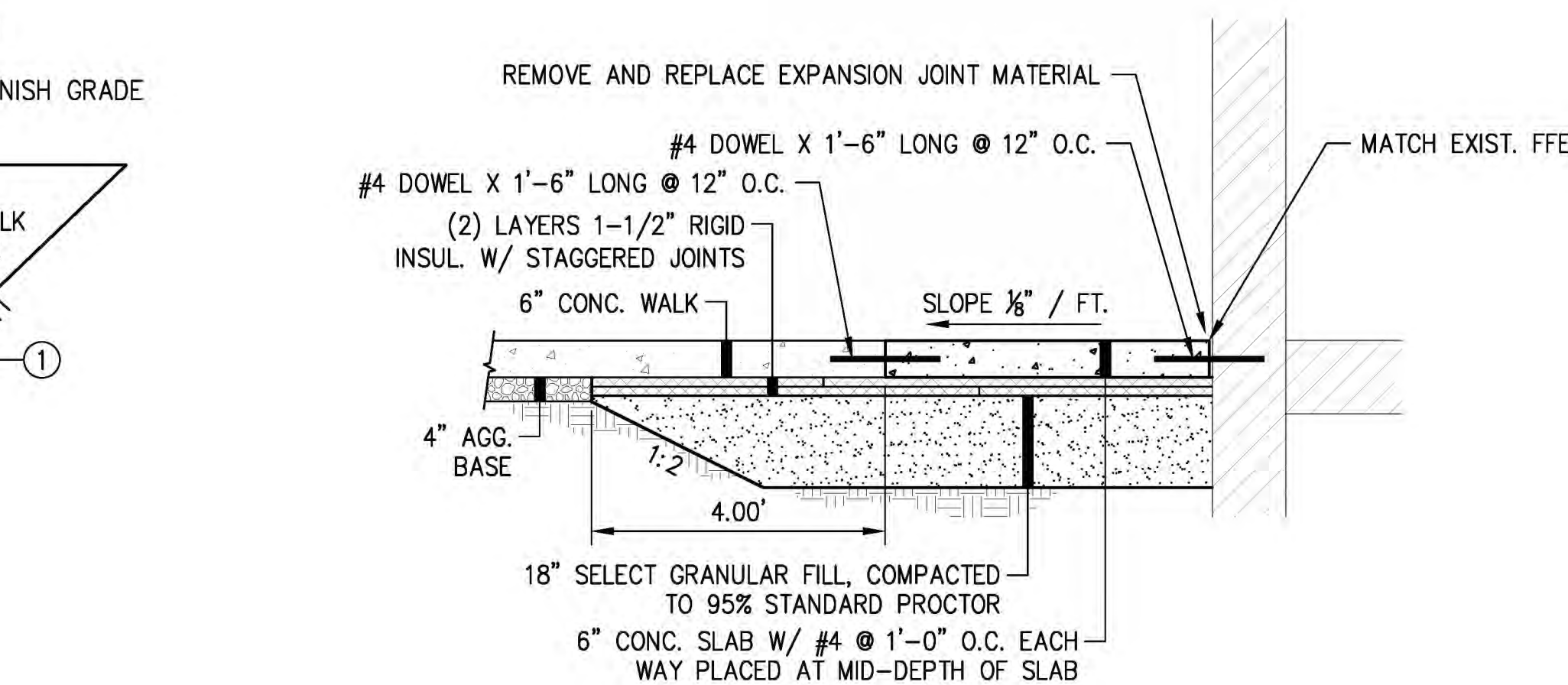
KEYED NOTES:

1. IN AREAS WHERE EXISTING MATERIAL IS NOT SUITABLE AS BACKFILL, THE ENGINEER MAY DIRECT THE PLACEMENT OF GRANULAR BACKFILL. GRANULAR BACKFILL WILL BE PAID AND MEASURED AS GRANULAR BACKFILL (CV). DISPOSAL OF EXCESS EXCAVATED MATERIAL SHALL BE CONSIDERED INCIDENTAL TO GRANULAR BACKFILL (CV). DEPTH VARIES.

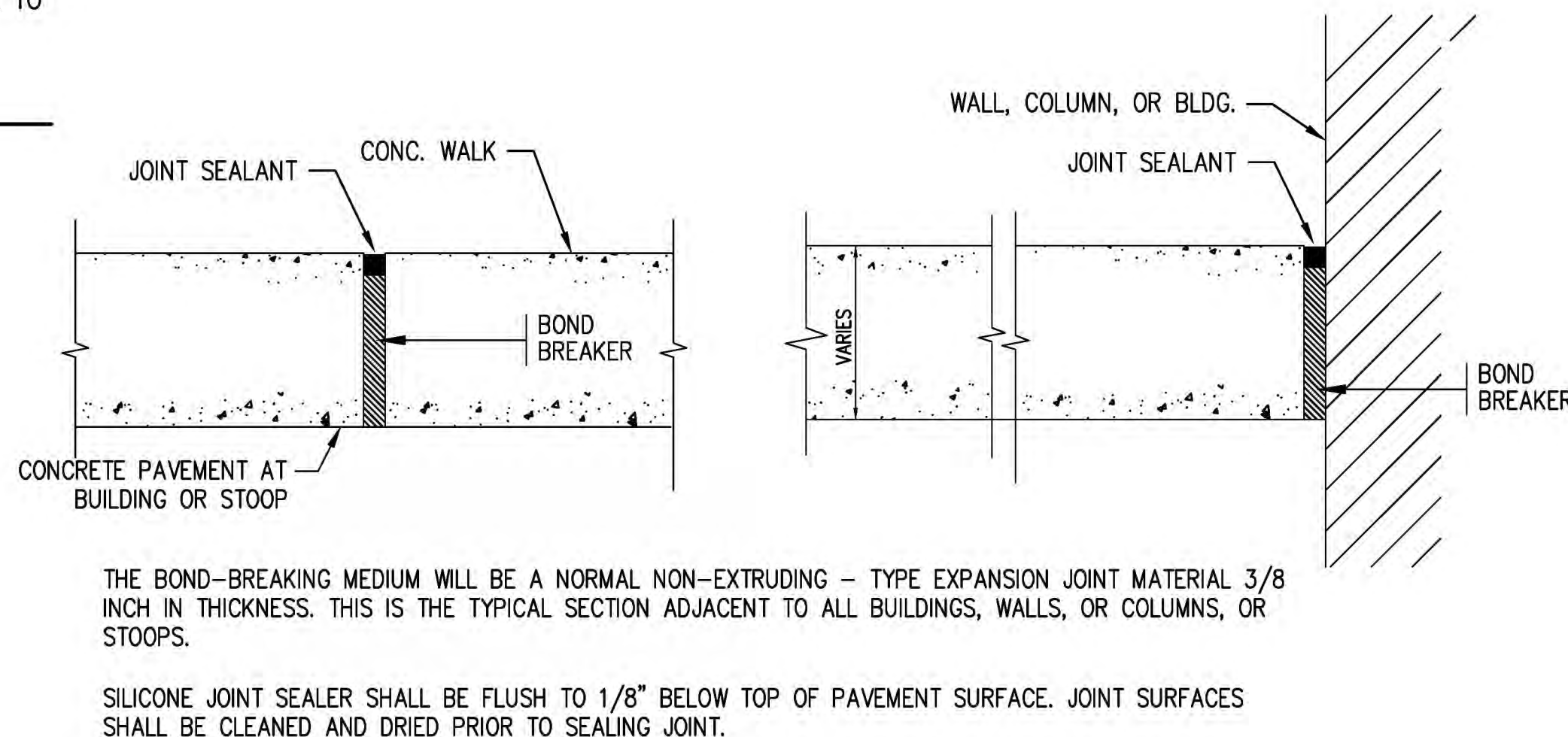
7 PIPE TRENCH
NOT TO SCALE



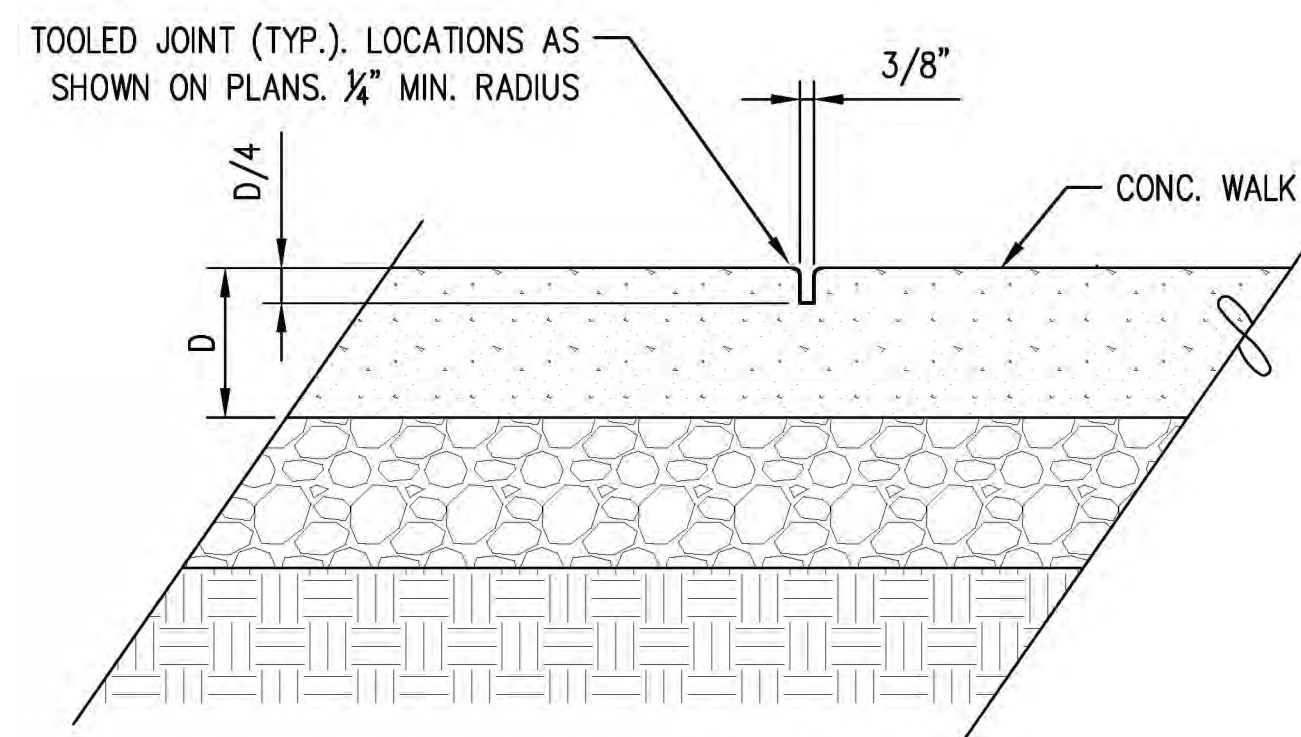
3 CONCRETE WALK SECTION
NOT TO SCALE



5 APRON STOOP
NOT TO SCALE



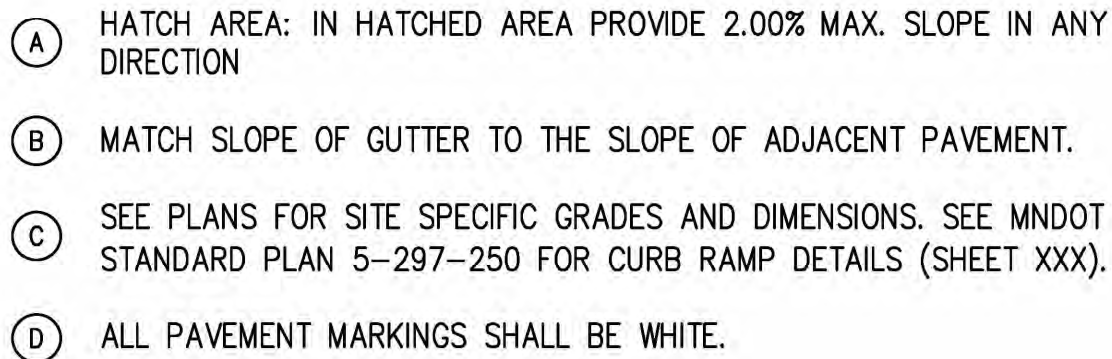
2 CONCRETE WALK EXPANSION JOINT
NOT TO SCALE



1 CONCRETE WALK CONTROL JOINT
NOT TO SCALE



701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029



DEFINITIONS:

1. MAXIMUM AND MINIMUM: ABSOLUTE VALUES THAT SHALL NOT BE EXCEEDED AND DO NOT INCLUDE CONSTRUCTION TOLERANCES; ABBREVIATED "MAX" AND "MIN".

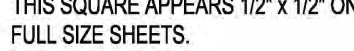
QUALITY CONTROL:

1. VERIFY DIMENSIONS, SLOPES AND GRADES PRIOR TO PERFORMING THE WORK, AND MAKE ADJUSTMENTS AS NECESSARY TO ENSURE THE FINISHED ACCESSIBLE PARKING FEATURES COMPLY WITH THE PLANS.
2. NOTIFY THE ENGINEER OF DISCREPANCIES IN DIMENSIONS, SLOPES AND GRADES PRIOR TO PERFORMING THE WORK.

1 ACCESSIBLE PARKING STALL DETAIL, TYPICAL
NTS

CLIENT:

15320 MINNETONKA BLVD
MINNETONKA, MN 55345



5/26/2020		BOARD REVIEW SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED

PROJECT NAME

MCWD CAMPUS IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE

CONSTRUCTION DETAILS

FILE: ..\200017\500 Drawings\Civil\200017 C700-Details.dwg

DRAWN BY: MAG

CHECKED BY: BPS

PROJ. NO: 2000

DRAWING NO.

C701

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/28/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

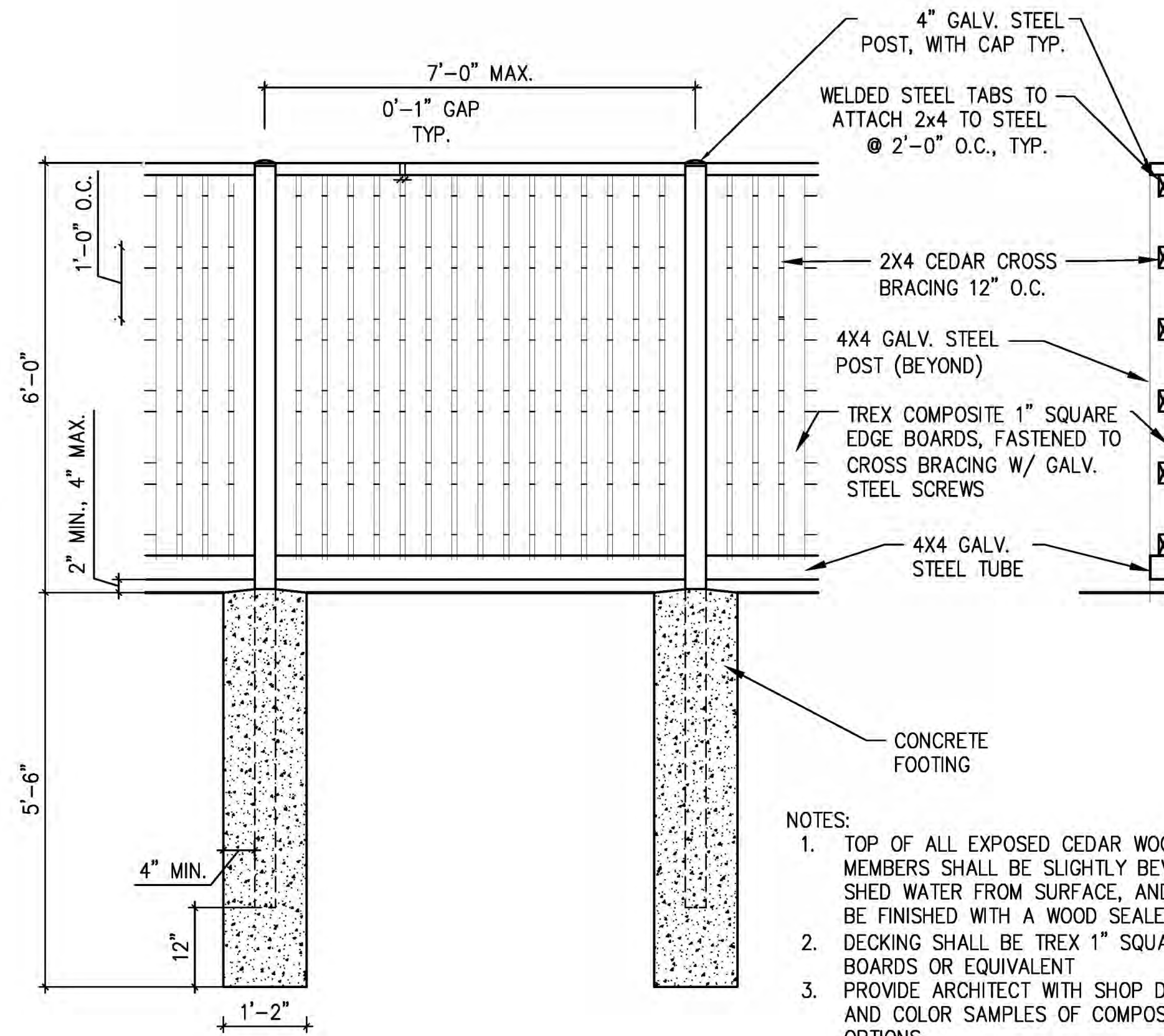
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**CONSTRUCTION
DETAILS**

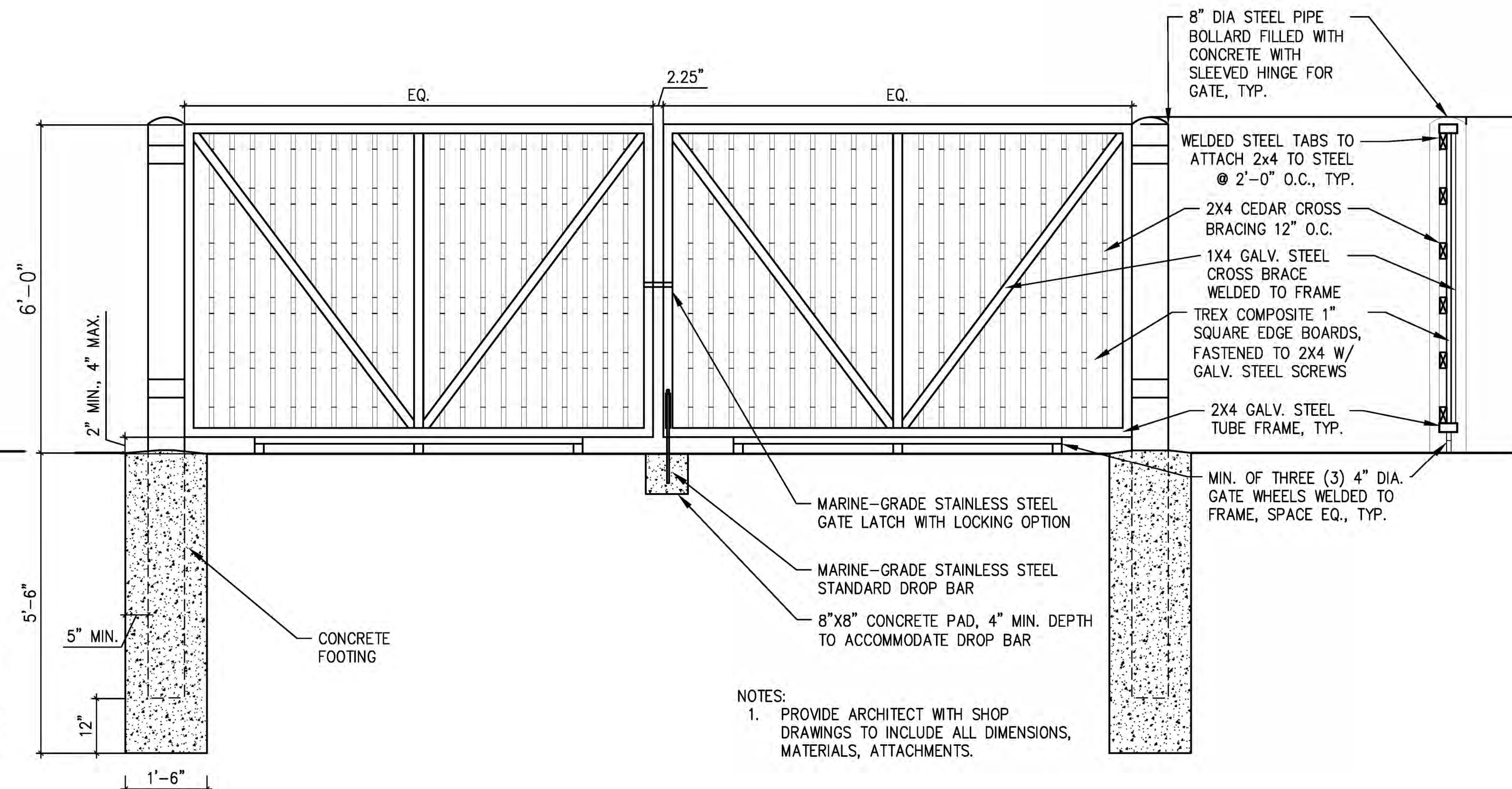
FILE: .\200017\500 Drawings\Civil\200017 C700-Details.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

C702



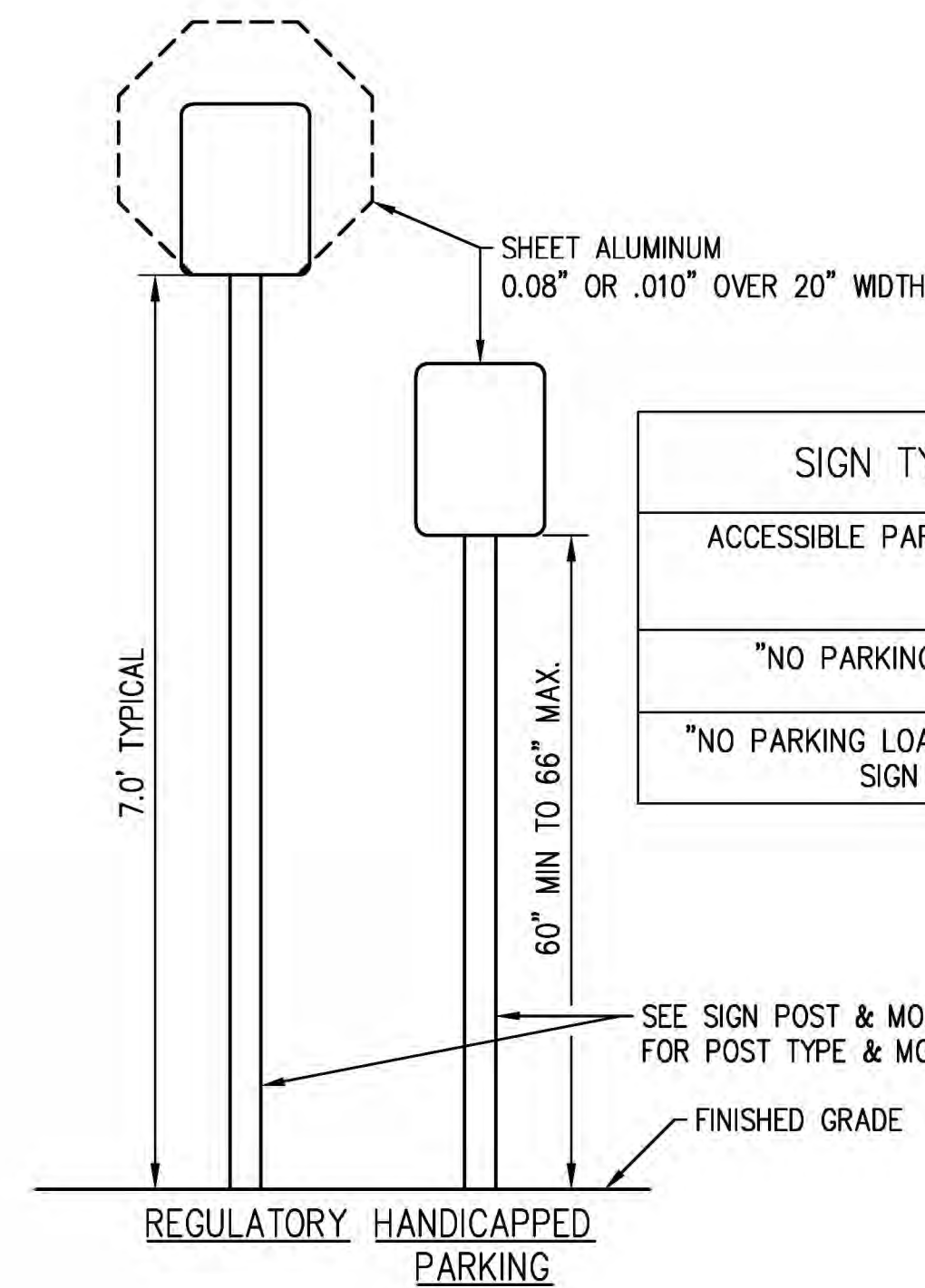
- NOTES:
1. TOP OF ALL EXPOSED CEDAR WOOD MEMBERS SHALL BE SLIGHTLY BEVELED TO SHED WATER FROM SURFACE, AND SHALL BE FINISHED WITH A WOOD SEALER
 2. DECKING SHALL BE TREX 1" SQUARE EDGE BOARDS OR EQUIVALENT
 3. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLES OF COMPOSITE OPTIONS

1 TRASH ENCLOSURE - FENCE TYPICAL PANEL
NOT TO SCALE



- NOTES:
1. PROVIDE ARCHITECT WITH SHOP DRAWINGS TO INCLUDE ALL DIMENSIONS, MATERIALS, ATTACHMENTS.

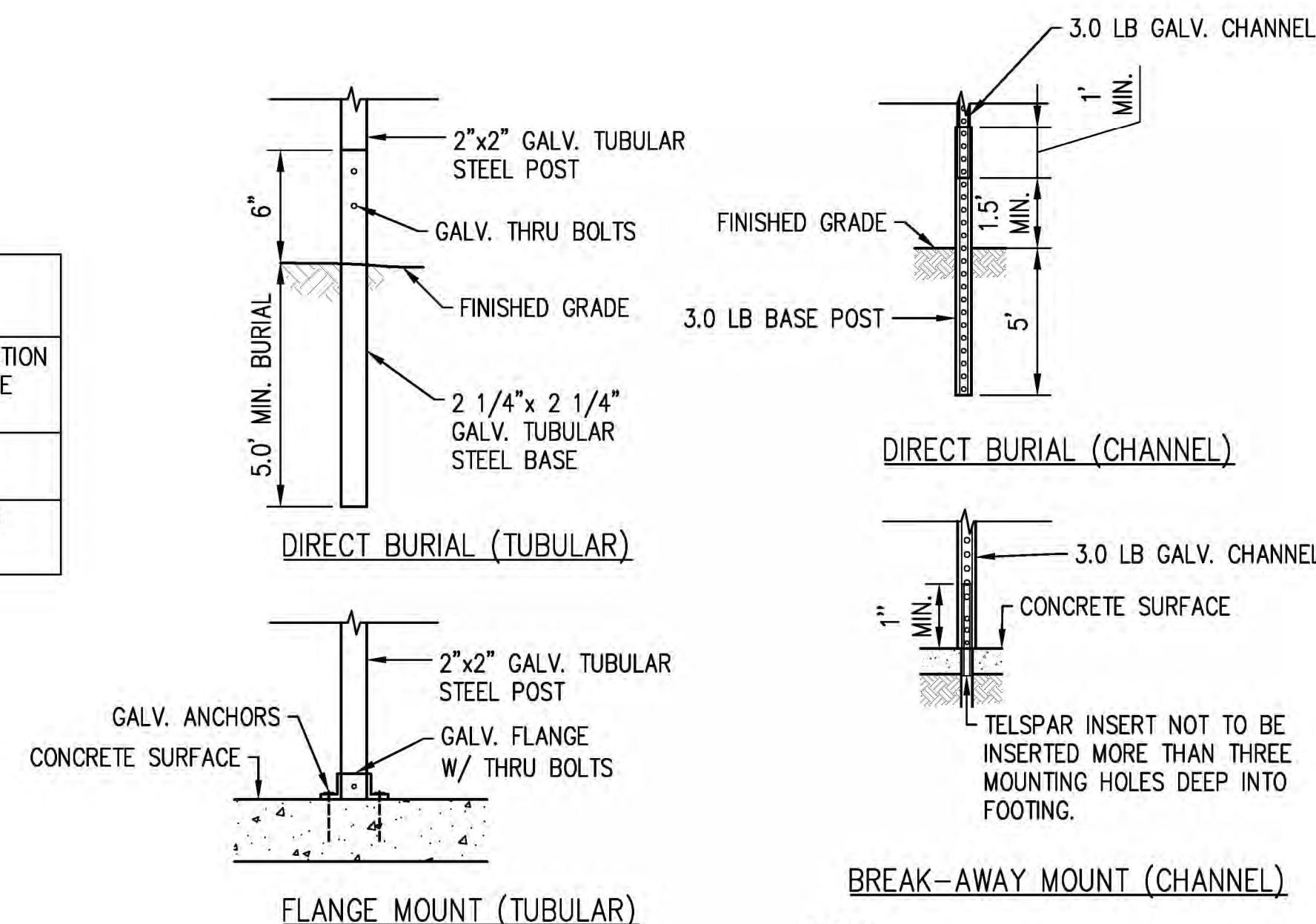
2 TRASH ENCLOSURE - DOUBLE GATE
NOT TO SCALE



SIGN TYPE	SIZE	NOTES
ACCESSIBLE PARKING SIGN	12"x18"	COMPLY WITH MN ACCESSIBILITY CODE SECTION 502, 1-SIDED, WHITE LETTERS ON BLUE BACKGROUND
"NO PARKING" SIGN	12"x18"	1-SIDED, WHITE LETTERS ON BLUE BACKGROUND
"NO PARKING LOADING ZONE" SIGN	12"x18"	RED LETTERS ON WHITE BACKGROUND

- NOTES:
1. MOUNT SIGNS 2'-0" AWAY FROM CURB FACE OR EDGE OF PAVEMENT.
 2. ALL SIGNS SHALL CONFORM TO MN MUTCD AND MNDOT SPECIFICATION SECTION 3352.
 3. ALL ACCESSIBLE SIGNS SHALL CONFORM TO THE MINNESOTA ACCESSIBILITY CODE.

1 SIGNAGE DETAIL
NOT TO SCALE



- NOTES:
1. ALL SIGNS POST SHALL CONFORM TO MNDOT SPECIFICATION SECTION 3401.

3 SIGN POST AND MOUNTING DETAIL
NOT TO SCALE



CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY IHB, INC. ALL RIGHTS RESERVED

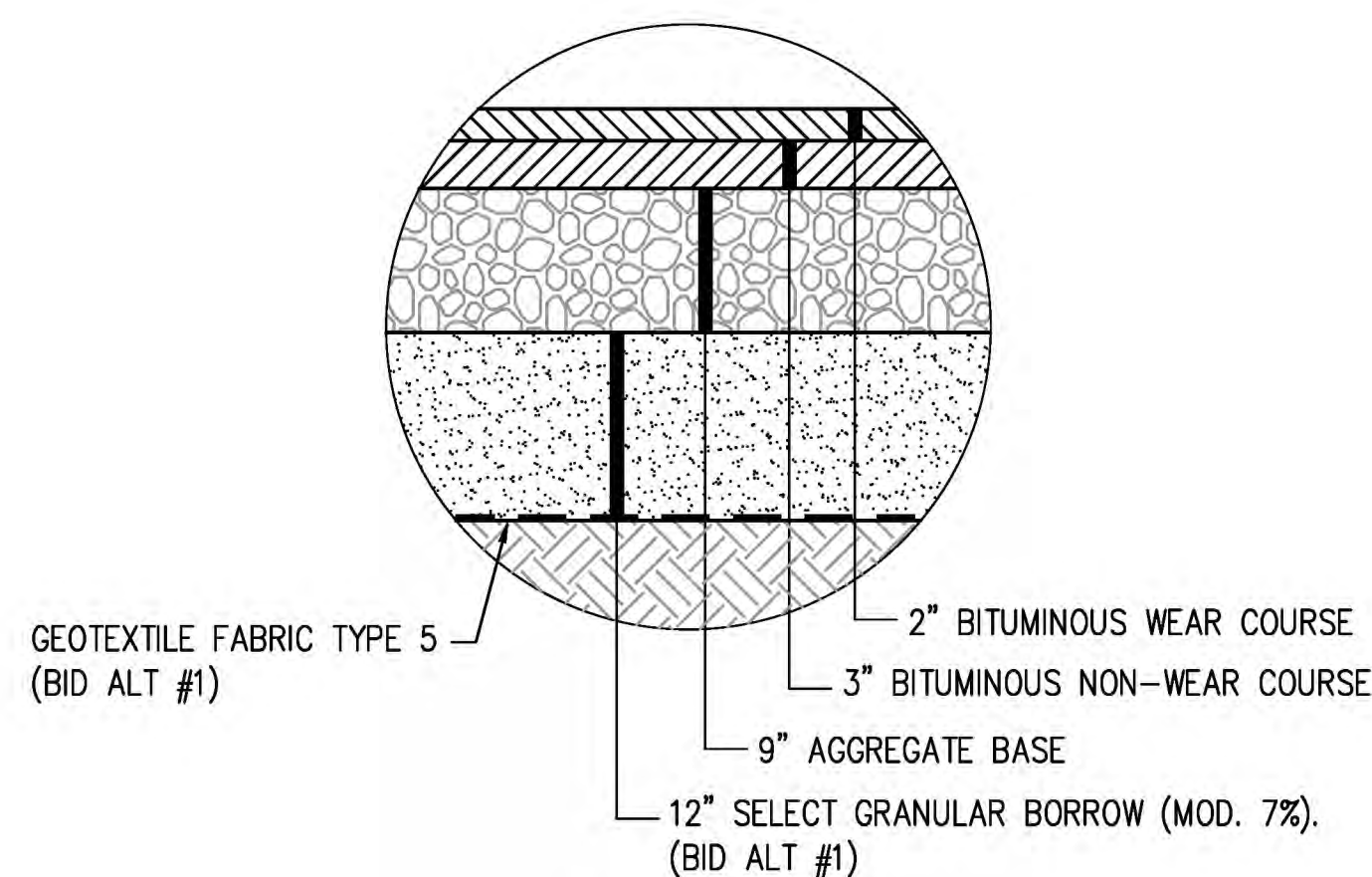
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**CONSTRUCTION
DETAILS**

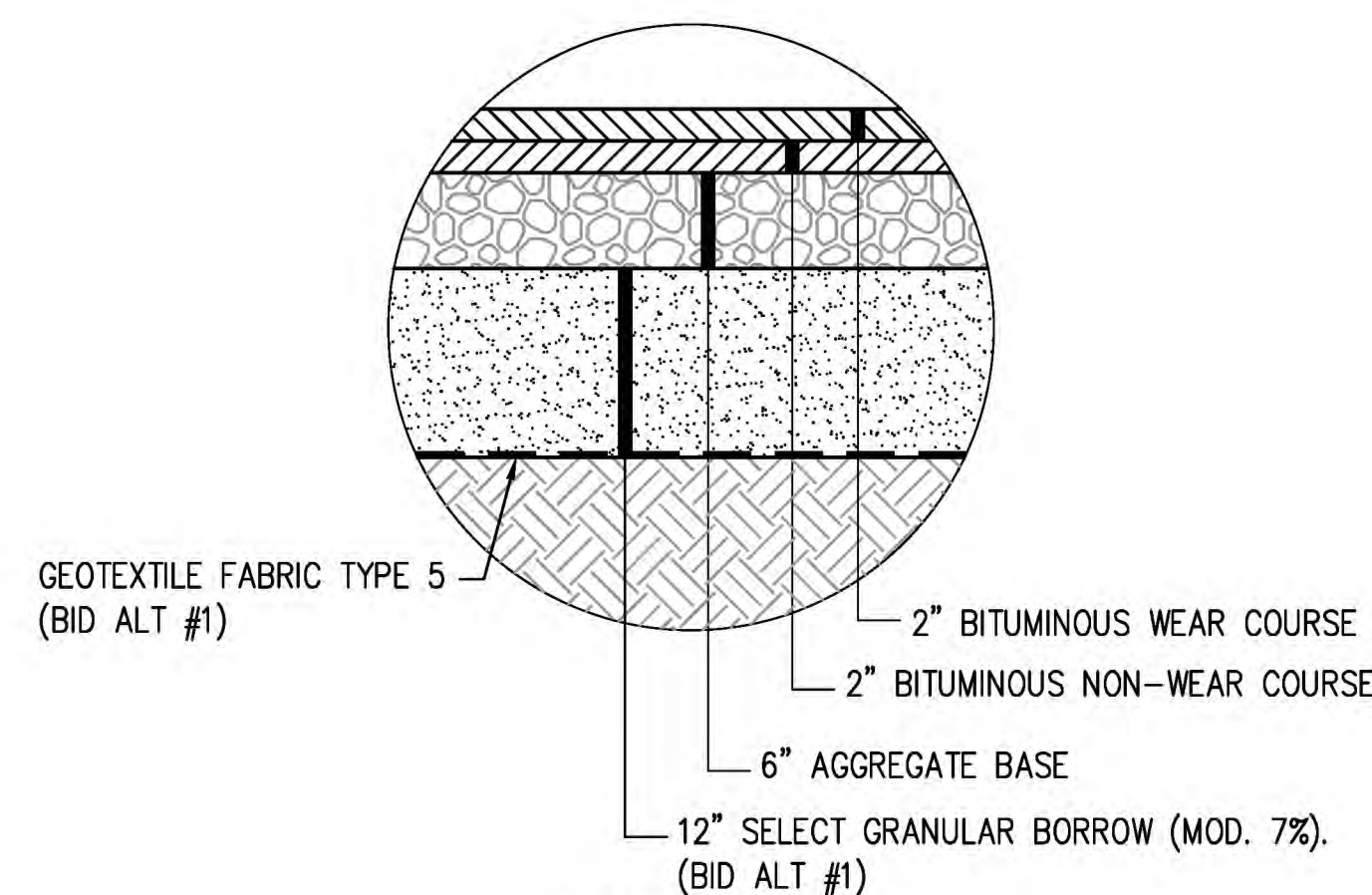
FILE: ..\200017\500 Drawings\Civil\200017 C703-TYPICAL SECTIONS.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO: **C703**

C703



INSET A
HEAVY BITUMINOUS PAVEMENT SECTION
APPLIES TO DRIVEWAY AND LOWER PARKING LOT

NOTE:
GEOTEXTILE FABRIC TYPE 5 AND 12" SELECT GRANULAR BORROW (MOD. 7%) ARE INCLUDED IN BID ALTERNATE #1. IF ALTERNATE #1 IS NOT SELECTED, CONTRACTOR SHALL REMOVE AND REPLACE ANY SOFT SUBGRADE MATERIAL PRIOR TO PLACING AGGREGATE BASE AND PAVING.

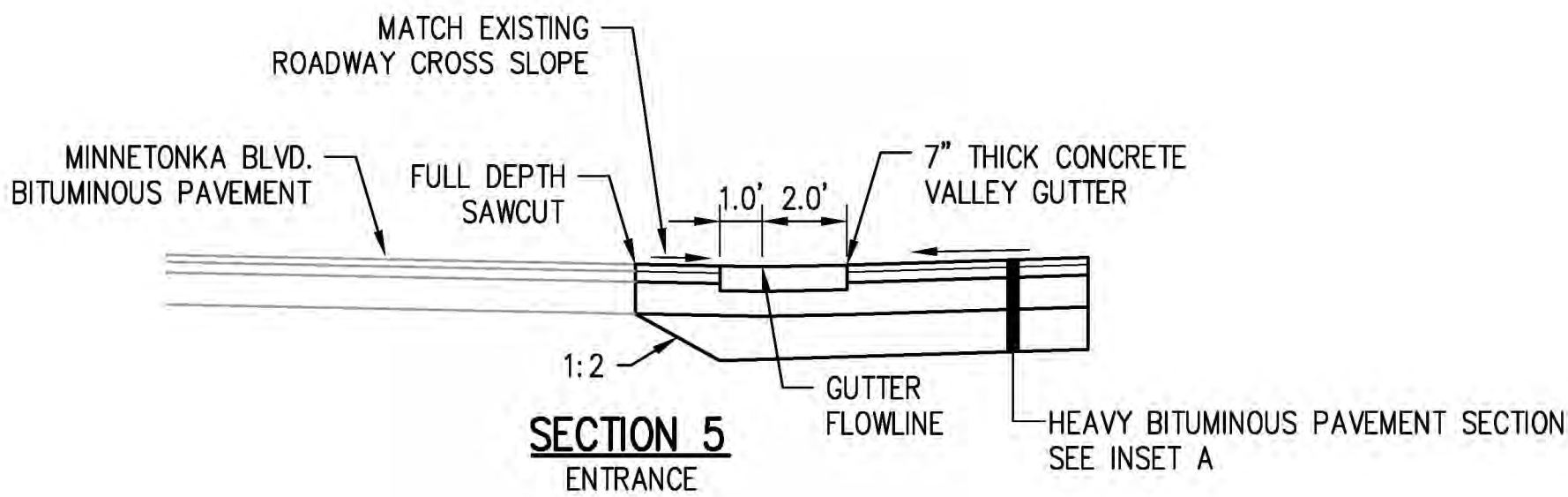
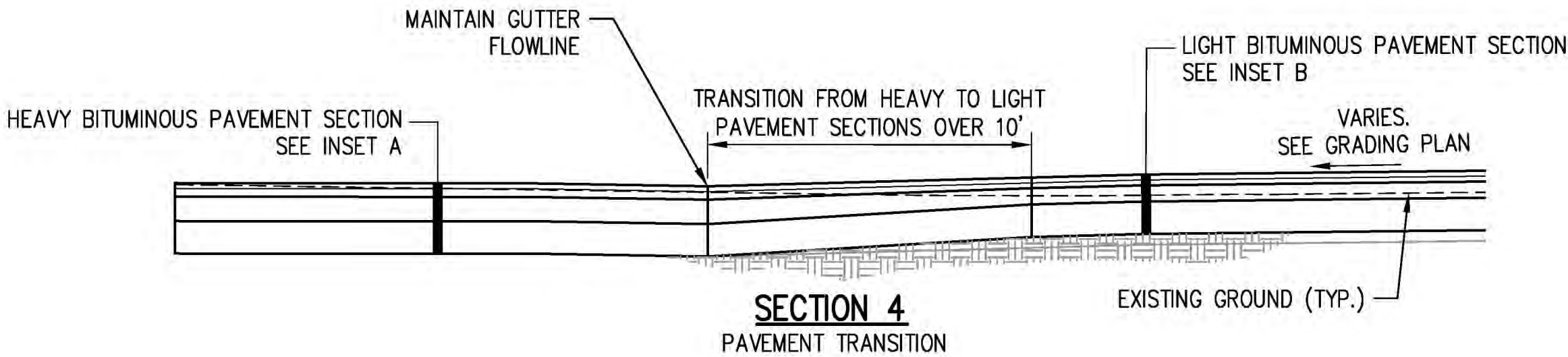


INSET B
LIGHT BITUMINOUS PAVEMENT SECTION
APPLIES TO UPPER PARKING LOT



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029



CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

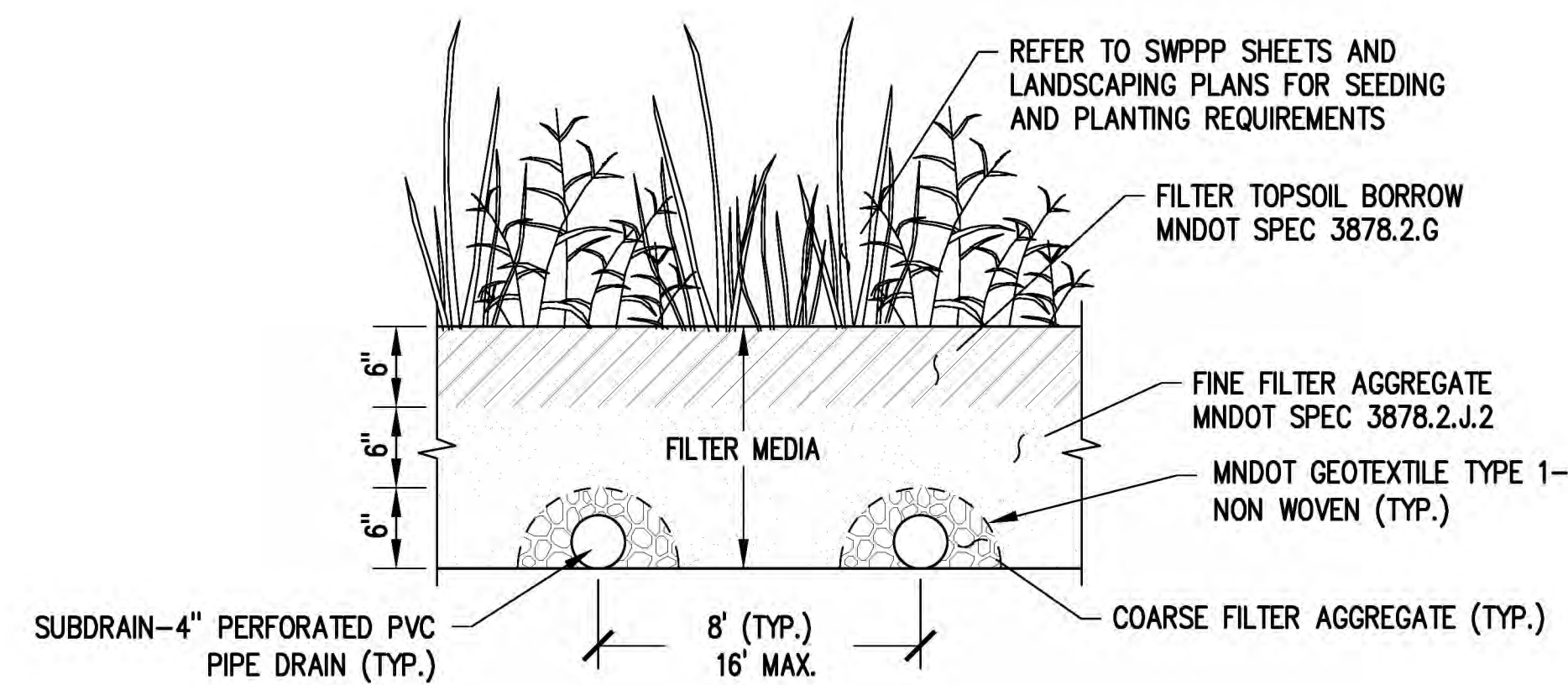
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

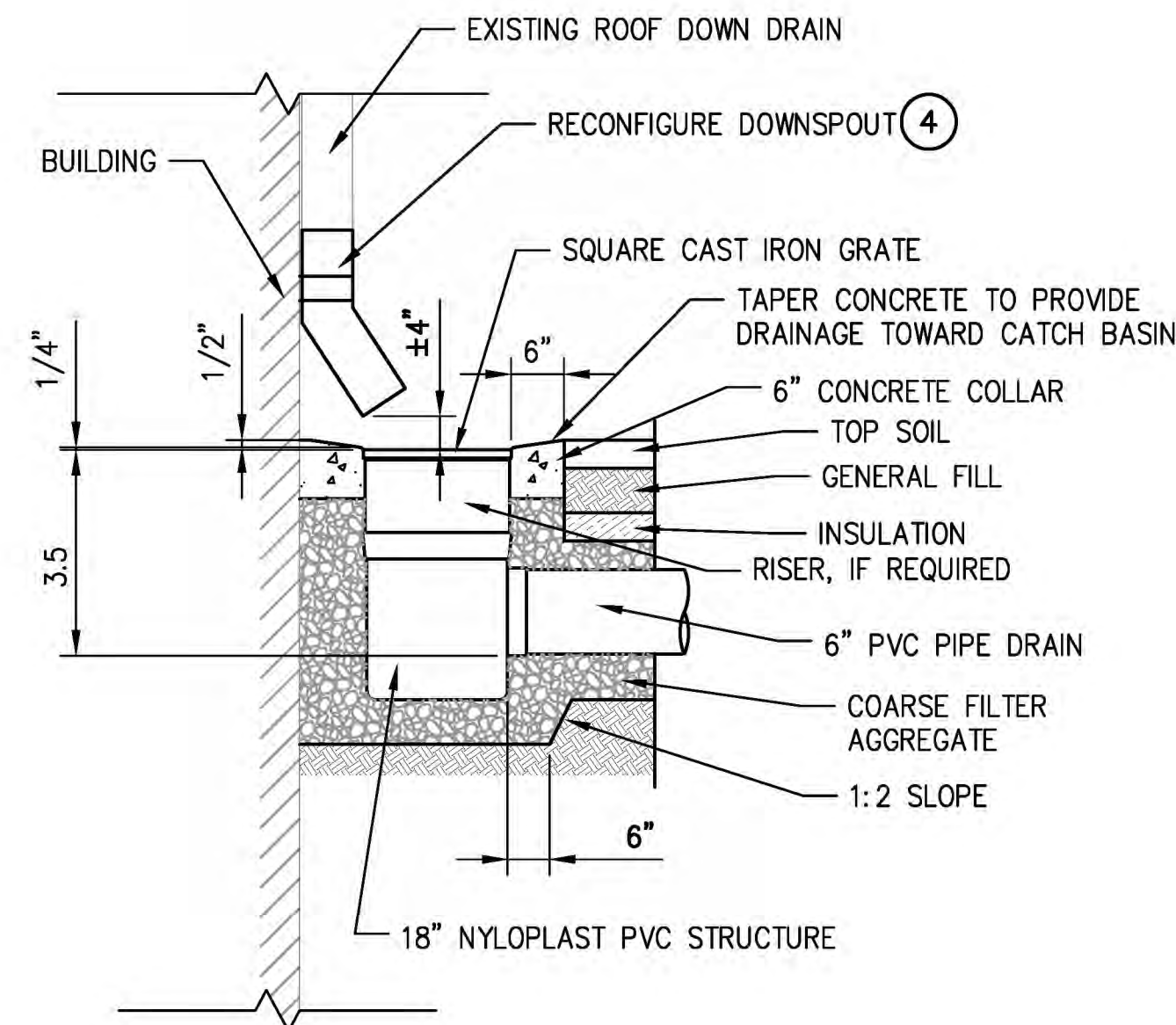
DRAWING TITLE:
**CONSTRUCTION
DETAILS**

FILE: ..\200017\500 Drawings\Civil\200017 C703-TYPICAL SECTIONS.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

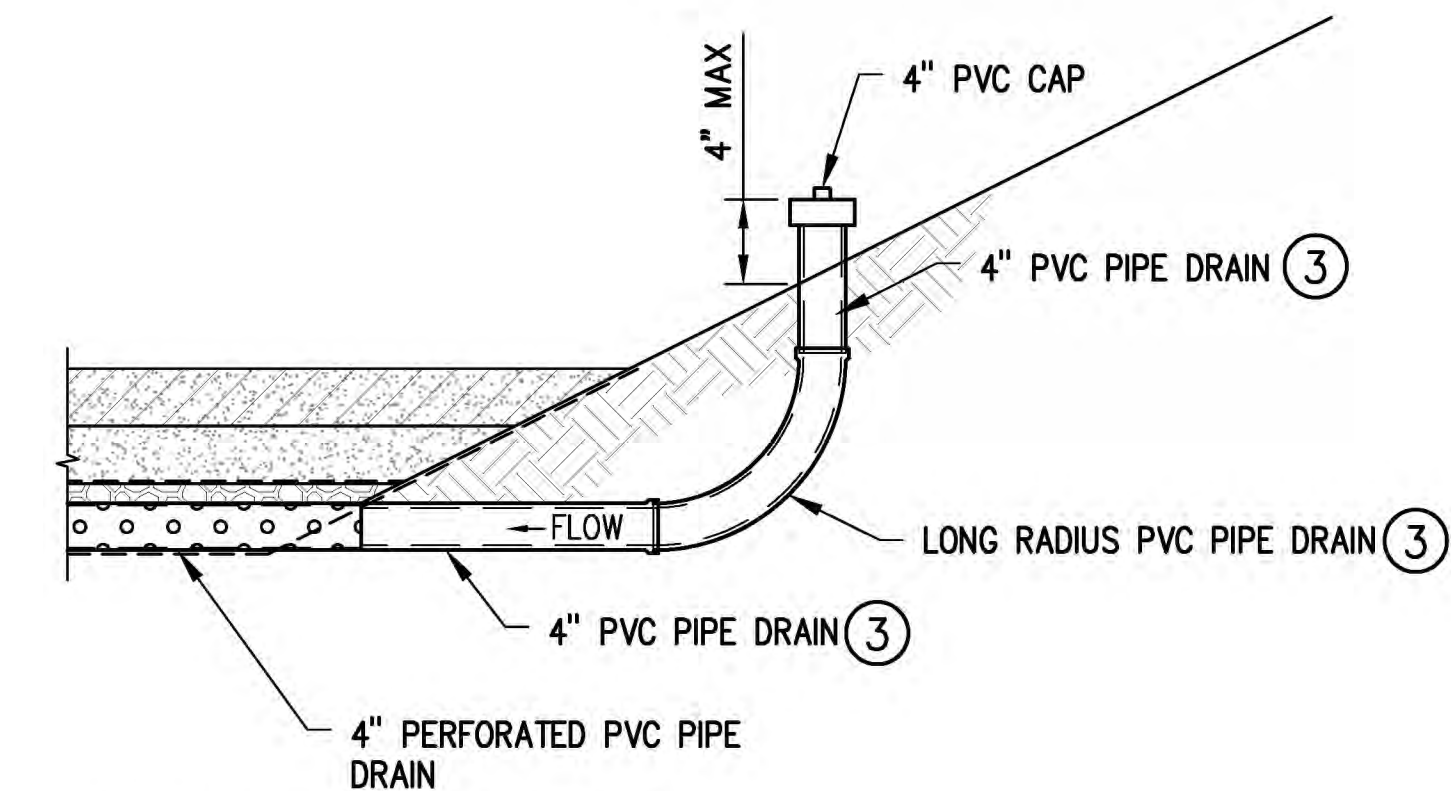
C704



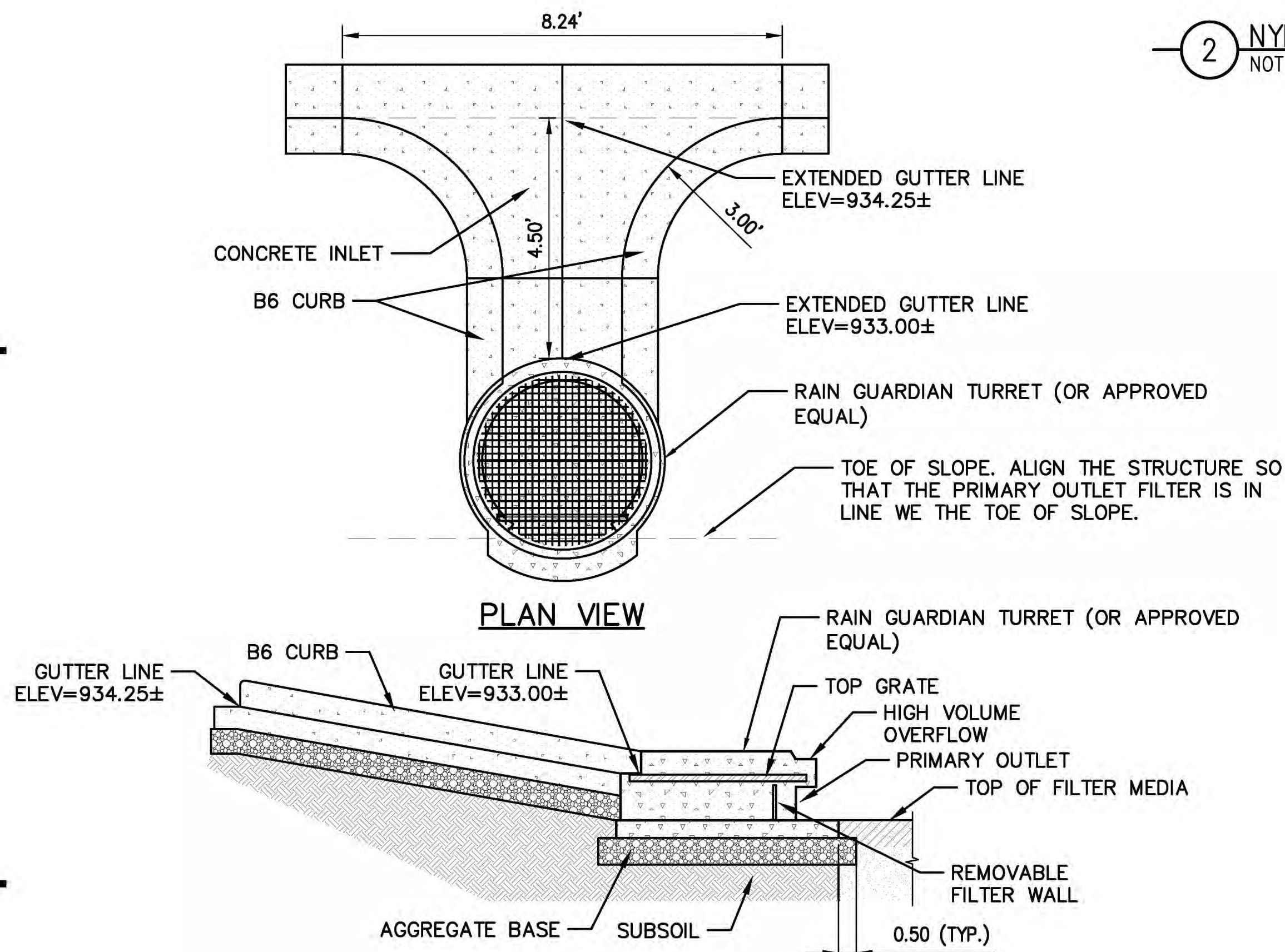
1 STORM BASIN FILTRATION SYSTEM
NOT TO SCALE



2 NYLOPLAST STRUCTURE
NOT TO SCALE



3 CLEANOUT ASSEMBLY
NOT TO SCALE



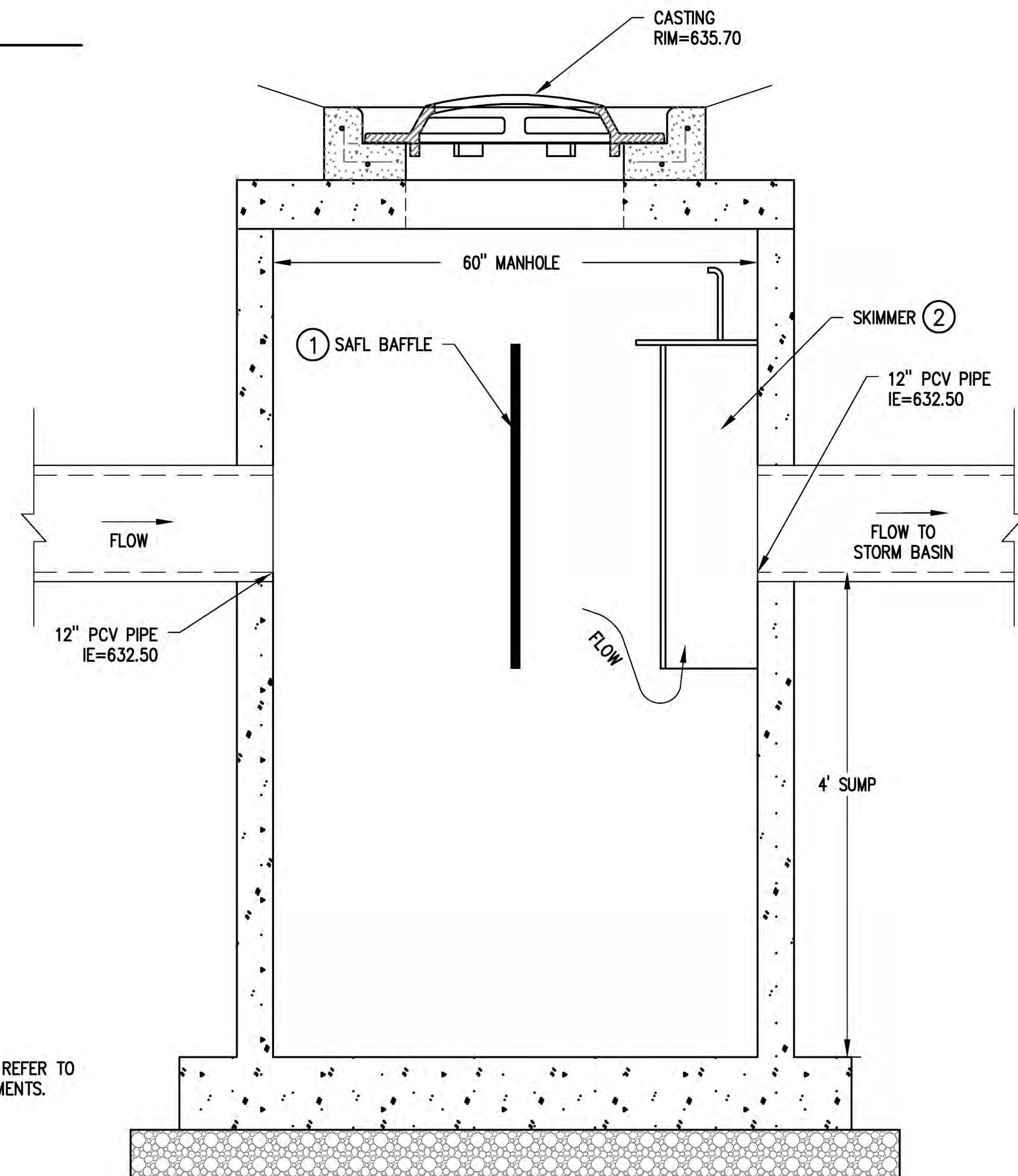
5 CURB INLET AND RAIN GUARDIAN
NOT TO SCALE

KEY NOTES

- 1 SAFL BAFFLE AS MANUFACTURED BY UPSTREAM TECHNOLOGIES OR APPROVED EQUAL. CONFORM TO MANUFACTURER'S RECOMMENDATION FOR SIZING AND MOUNTING.
- 2 SKIMMER SHALL CONSIST OF THE SKUNK SKIMMING DEVICE AS MANUFACTURED BY UPSTREAM TECHNOLOGIES OR APPROVED EQUAL.
- 3 PIPE SHALL BE NON-PERFORATED.
- 4 REMOVE DOWNSPOUT AS REQUIRED TO ALLOW FOR THE RECONFIGURATION OF THE DOWNSPOUT. USE EXTENSIONS AND FITTINGS AS REQUIRED TO DIRECT FLOW TO NYLOPLAST STRUCTURE AS SHOWN. DOWNSPOUT EXTENSIONS AND FITTINGS SHALL MATCH INPLACE DOWNSPOUT MATERIAL, GEOMETRY AND APPEARANCE.

NOTES

1. PROVIDE PERMANENT STABILIZATION FOR ALL TURF AREAS. REFER TO LANDSCAPING PLANS FOR SEEDING AND PLANTING REQUIREMENTS.



4 PRE-TREATMENT MANHOLE (PMH-104)
NOT TO SCALE



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
MINNEHAHA CREEK
WATERSHED DISTRICT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/28/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

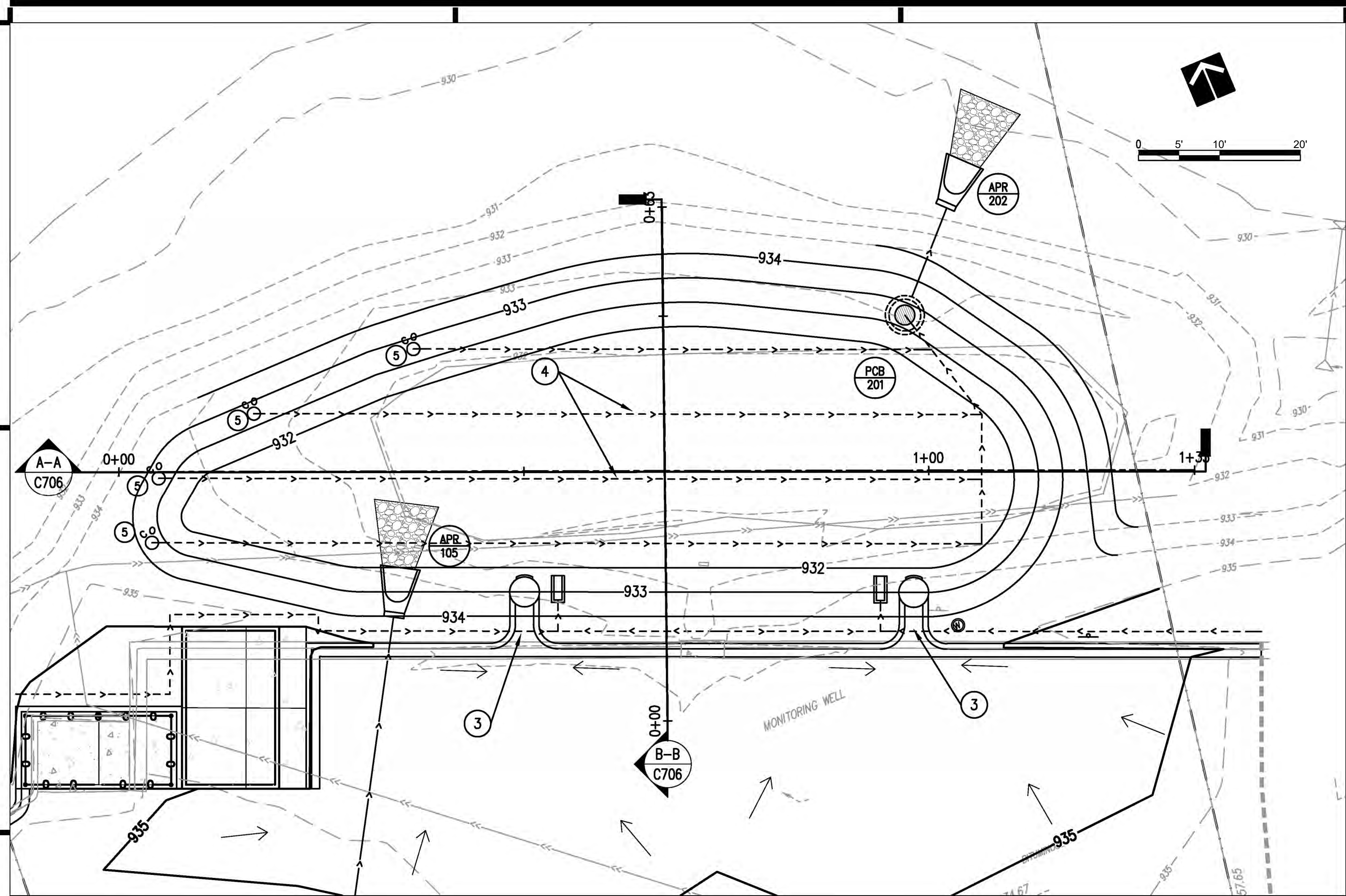
PROJECT NAME:
MCWD CAMPUS
IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

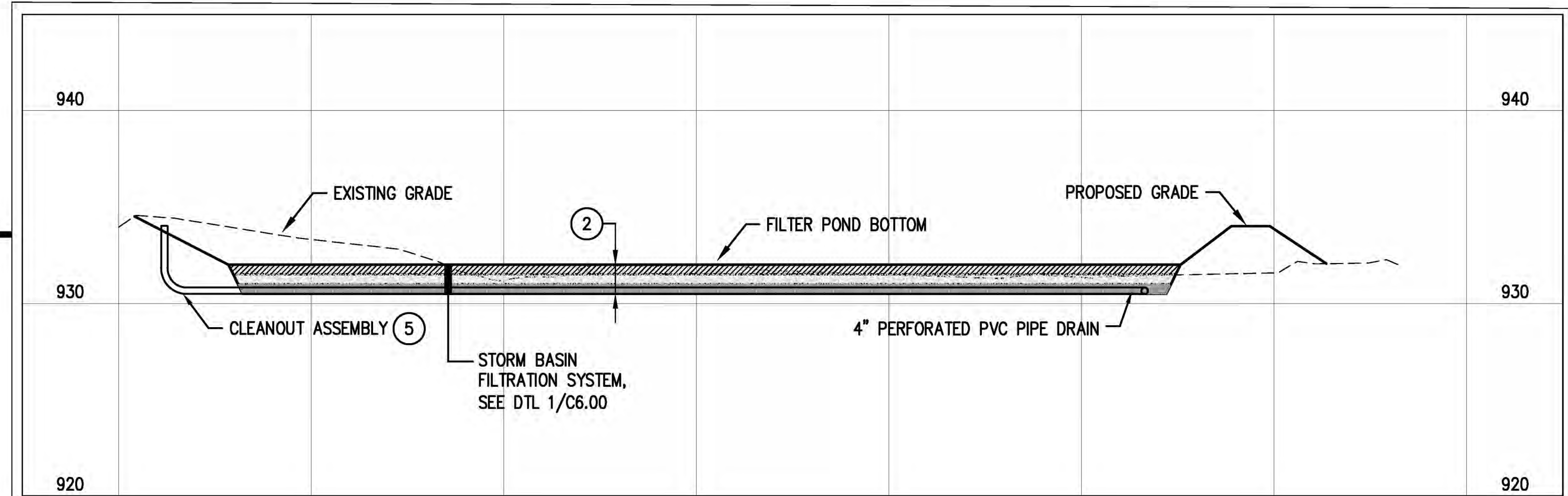
DRAWING TITLE:
CONSTRUCTION
DETAILS

FILE: ..\200017\500 Drawings\Civil\200017 C705-STORM Details.dwg
DRAWN BY: MAG
CHECKED BY: BPS
PROJ. NO: 200017
DRAWING NO:

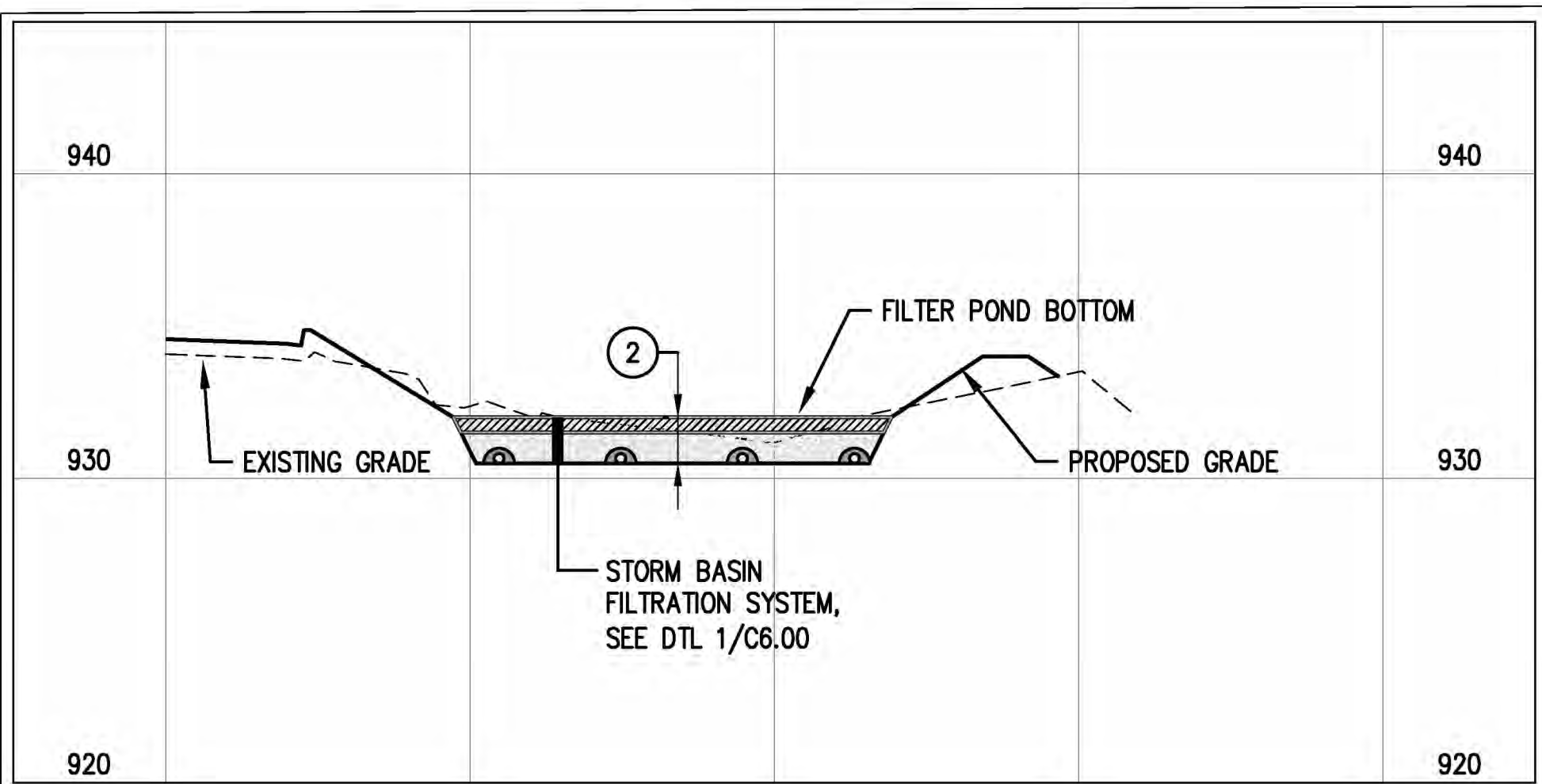
C705



STORMWATER FILTRATION BASIN – PLAN VIEW



STORM FILTRATION BASIN SECTION A-A



STORM FILTRATION BASIN SECTION B-B

LEGEND:

- 932— MINOR CONTOUR
- 935— MAJOR CONTOUR
- >— PROPOSED FLOW ARROW
- - - - SUBDRAIN PIPE

STORM BASIN 1 STORAGE DATA	
BOTTOM OF POND EL = 932.00'	AREA = 2,352 SF
OVERFLOW EL = 933.35'	AREA = 3,333 SF
TOTAL POND VOLUME	3,828 CU FT

STORM BASIN 1 SUMMARY ELEV	
TOP OF FILTER MEDIA	932.00'
BOTTOM OF FILTER TOPSOIL BORROW	931.50'
INVERT ELEVATION OF DRAINTILE	931.00'

STORM BASIN 1 SUMMARY	
IMPERVIOUS SURFACE DRAINING TO STORM BASIN 1 ①	0.520 AC
WATER QUALITY VOLUME REQUIRED FOR DRAINAGE AREA ①	3,773 CU FT
WATER QUALITY VOLUME PROVIDED	3,828 CU FT

- KEY NOTES:**
- ① THE RECONSTRUCTED STORM BASIN IS REPLACING AN INFILTRATION BASIN THAT HAS BECOME NONFUNCTIONAL. THE IMPERVIOUS SURFACE USED FOR DESIGN IS THE TOTAL IMPERVIOUS SURFACE ON SITE.
 - ② EXCAVATE INPLACE BASIN TO GRADES AND DEPTHS SHOWN AND REMOVE INPLACE BASIN SUBBASE.
 - ③ CURB INLET AND RAIN GUARDIAN. SEE DTL 5/C6.00.
 - ④ CONSTRUCT BASIN SUBDRAIN SYSTEM. SEE DTL 1/C6.00 (TYP.)
 - ⑤ CLEANOUT ASSEMBLY. SEE DTL 3/C6.00 (TYP.)



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

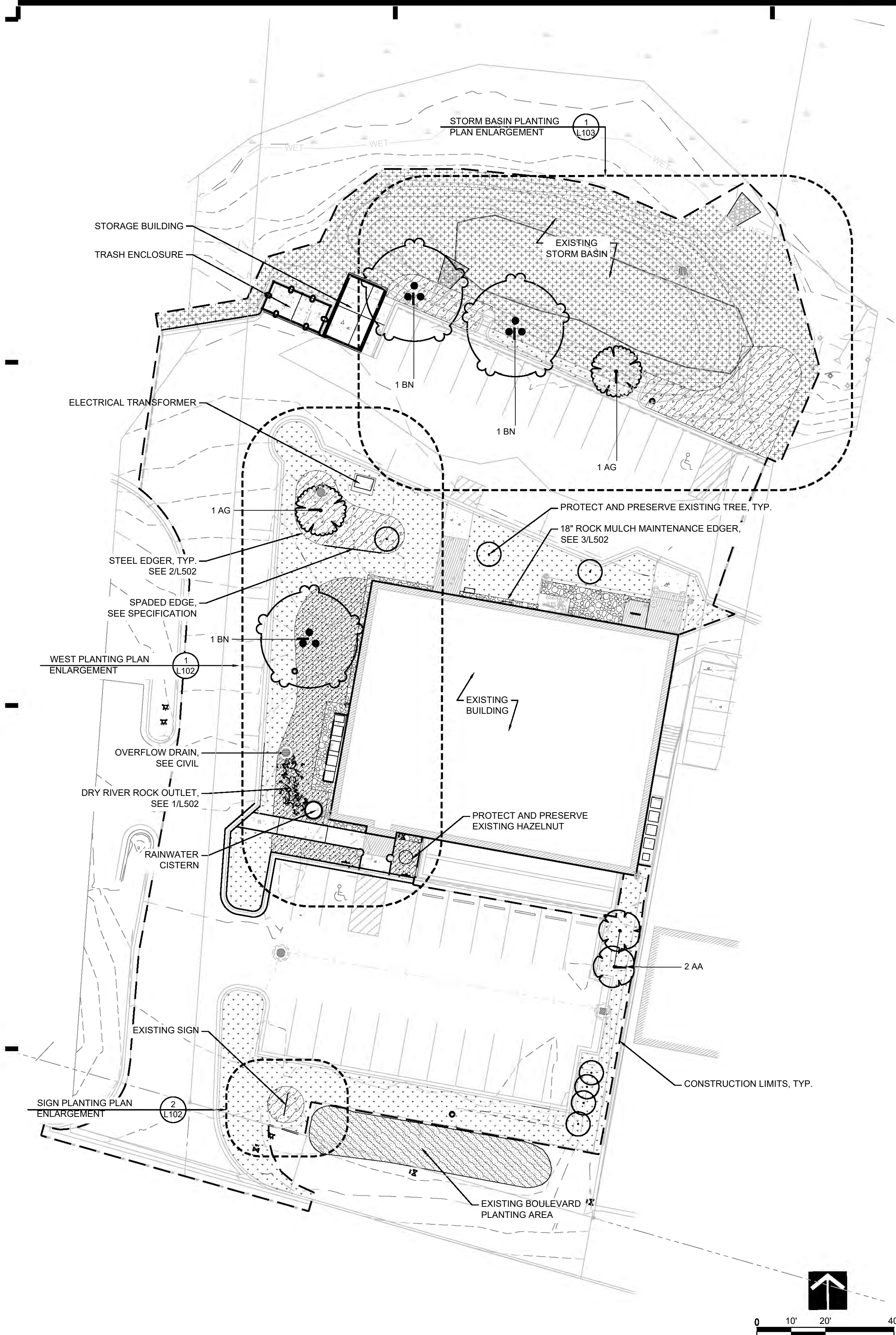
PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
**CONSTRUCTION
DETAILS**

FILE: ..\200017\500 Drawings\Civil\200017 C706-STORM DETAILS.dwg
DRAWN BY:
CHECKED BY:
PROJ. NO: 200017
DRAWING NO:

C706



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	PHASE
	AA	Acer rubrum 'Armstrong' / Armstrong Red Maple	1 1/2" B&B		2	Shall be included in Alternative #3 - Landscaping
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	#10 CONT	1.5" Cal	2	Shall be included in Alternative #3 - Landscaping
	BN	Betula nigra / River Birch Multi-Trunk	#10 CONT	1.5" Cal	3	Shall be included in Alternative #3 - Landscaping
	E	Existing Tree	Existing		7	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	NOTES	QTY	
	BS	Bioretention Seed Mix	None		6,294 sf	Shall be included in Base Bid
	EPS	Existing Perennial and Shrub Bed	None		904 sf	Shall be included in Alternative #3 - Landscaping
	PS	Perennial and Shrub Bed	None		2,779 sf	Shall be included in Alternative #3 - Landscaping
	RR	Rock Mulch / Rock Mulch	None		450 sf	Shall be included in Base Bid
	TL	Turf Seed Low Mow Mix	None		5,218 sf	Shall be included in Base Bid



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
MINNEHAHA CREEK
WATERSHED DISTRICT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020	BOARD REVIEW SET
NO	DATE
	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
MCWD CAMPUS
IMPROVEMENT PROJECT

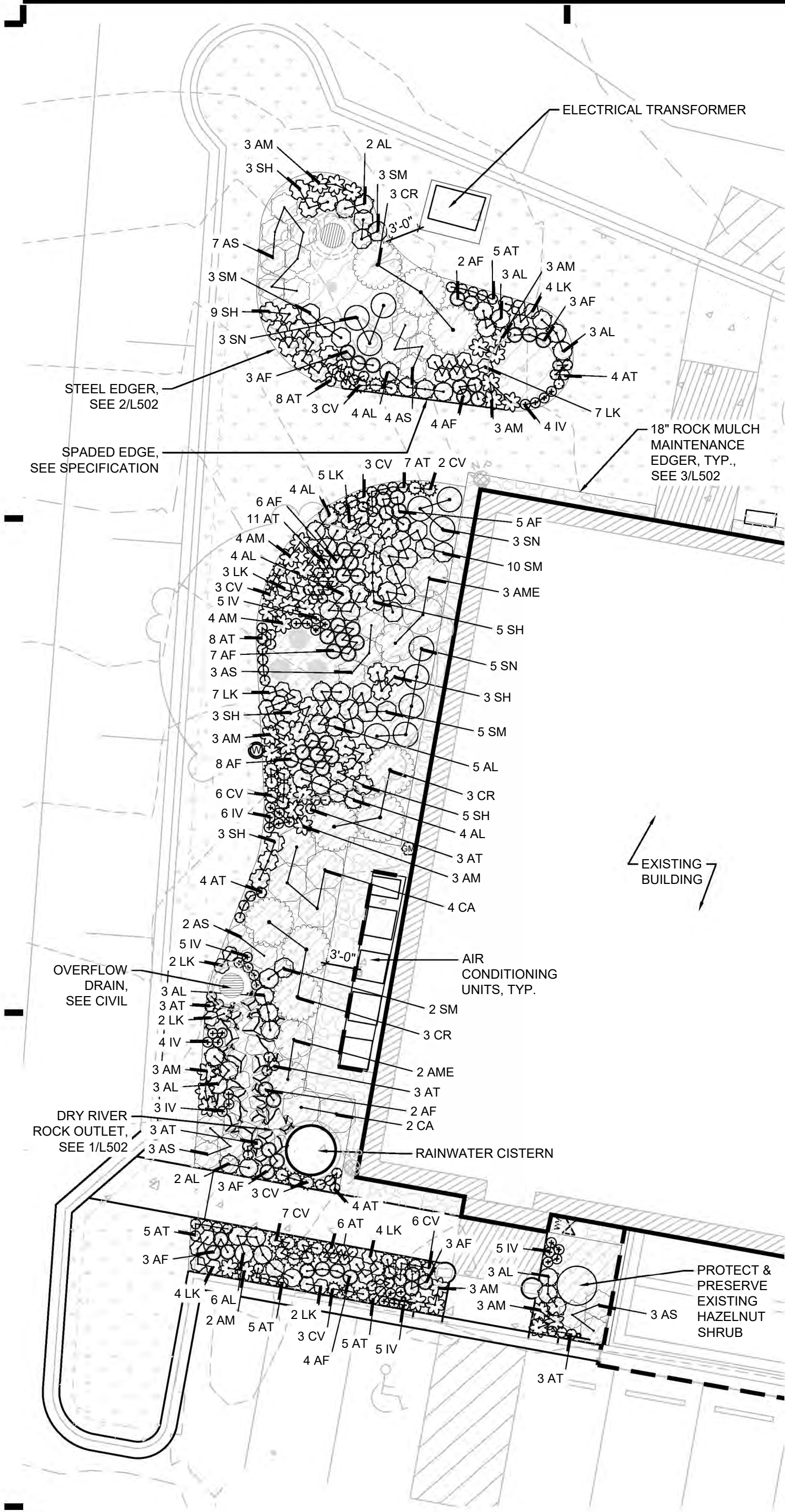
15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
LANDSCAPE PLAN

FILE: .12000171500 DrawingsLandscape Architecture200017 L101 Landscape Plan
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 200017
DRAWING NO:

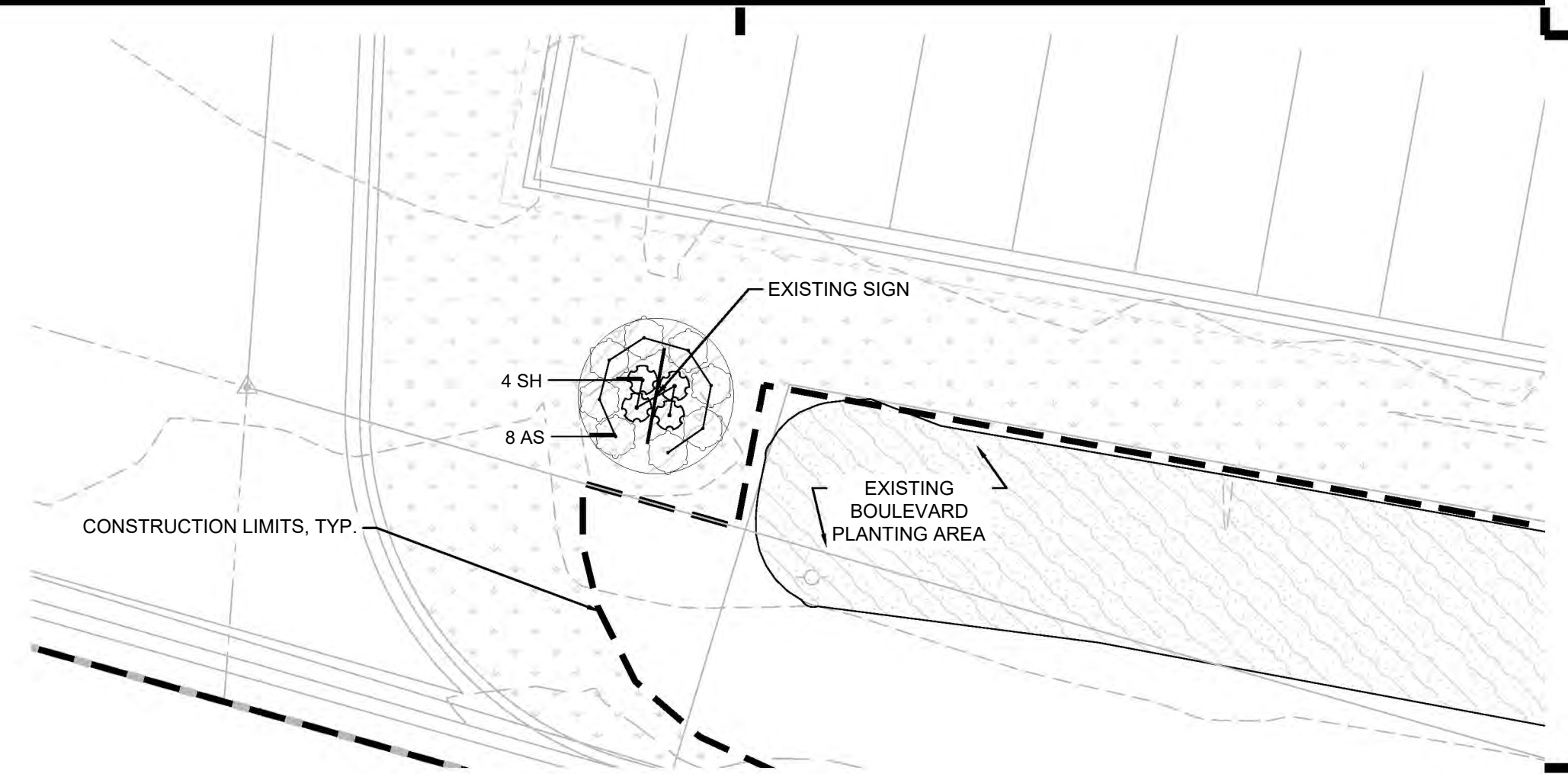
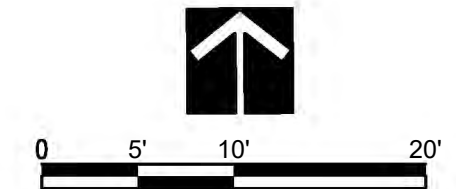
L101

1 LANDSCAPE PLAN
SCALE: 1"=20'



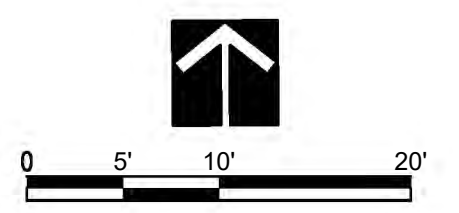
1 WEST PLANTING PLAN ENLARGEMENT
SCALE: 1"=10'

PLANT SCHEDULE WEST PLANTING BEDS					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AME	Aronia melanocarpa elata / Glossy Black Chokeberry	#5 CONT.	48" o.c.	5
	AS	Aronia melanocarpa 'UCONNAM012' TM / Ground Hog Chokeberry	#2 CONT.	36" o.c.	26
	CR	Cephalanthus occidentalis 'Bailoptics' TM / Fiber Optics Buttonbush	#2 CONT.	60" o.c.	9
	CA	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	#5 CONT.	48" o.c.	6
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CV	Calamagrostis arundinacea brachytricha / Korean Feather Reed Grass	#1 CONT.	18" o.c.	36
	SM	Schizachyrium scoparium 'MinnblueA' / Blue Heaven Little Bluestem	#1 CONT.	24" o.c.	20
	SN	Sorghastrum nutans / Indian Grass	#1 CONT.	30" o.c.	11
	SH	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.	28
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AM	Achillea x 'Moonshine' / Moonshine Yarrow	#1 CONT.	24" o.c.	31
	AF	Agastache foeniculum / Blue Giant Hyssop	4" pot	18" o.c.	53
	AT	Asclepias tuberosa / Butterfly Milkweed	4" pot	12" o.c.	88
	AL	Aster laevis / Smooth Blue Aster	4" pot	24" o.c.	44
	IV	Iris versicolor / Blue Flag	#1 CONT.	12" o.c.	37
	LK	Liatris spicata 'Kobold' / Kobold Spike Gayfeather	4" pot	18" o.c.	40



PLANT SCHEDULE SIGN AREA					
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	AS	8	Aronia melanocarpa 'UCONNAM012' TM / Ground Hog Chokeberry	#2 CONT.	36" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	SH	4	Sporobolus heterolepis / Prairie Dropseed	#1 CONT.	24" o.c.

2 SIGN PLANTING PLAN ENLARGEMENT
SCALE: 1"=10'



CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020 BOARD REVIEW SET		
NO	DATE	ISSUED FOR
NO	DATE	REVISION

**PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020**

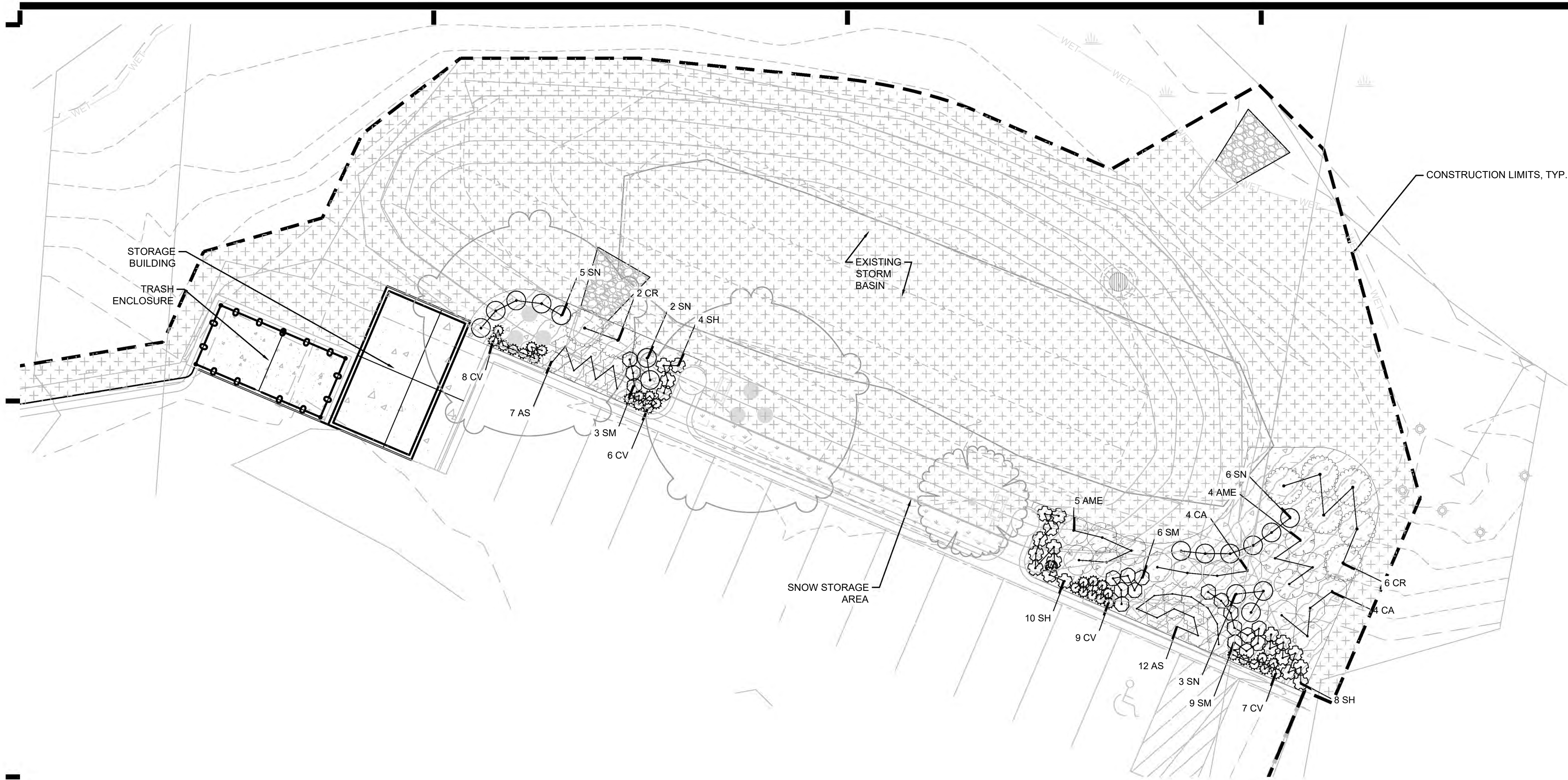
COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

**15320 MINNETONKA BLVD
MINNETONKA, MN 55345**

DRAWING TITLE:
**PLANTING PLAN
ENLARGEMENTS
SHALL BE INCLUDED IN
ALTERNATIVE #3 - LANDSCAPING**

FILE: ..200017500 Drawings\ Landscape Architecture\200017 L101 Landscape Pla
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 200017
DRAWING NO:



PLANT SCHEDULE STORM BASIN AREA

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AME	Aronia melanocarpa elata / Glossy Black Chokeberry	#5 CONT.	48" o.c.	9
	AS	Aronia melanocarpa 'UCONNAM012' TM / Ground Hog Chokeberry	#2 CONT.	36" o.c.	19
	CR	Cephalanthus occidentalis 'Bailoptics' TM / Fiber Optics Buttonbush	#2 CONT.	60" o.c.	8
	CA	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	#5 CONT.	48" o.c.	8
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CV	Calamagrostis arundinacea brachytricha / Korean Feather Reed Grass	#1 CONT	18" o.c.	30
	SM	Schizachyrium scoparium 'MinnblueA' / Blue Heaven Little Bluestem	#1 CONT	24" o.c.	18
	SN	Sorghastrum nutans / Indian Grass	#1 CONT	30" o.c.	16
	SH	Sporobolus heterolepis / Prairie Dropseed	#1 CONT	24" o.c.	22

1 STORM BASIN PLANTING PLAN ENLARGEMENT
SCALE: 1"=10'



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
MINNEHAHA CREEK
WATERSHED DISTRICT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

5/26/2020	BOARD REVIEW SET
NO	DATE
ISSUED FOR	

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
MCWD CAMPUS
IMPROVEMENT PROJECT

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
STORM BASIN PLANTING
PLAN ENLARGEMENT
SHALL BE INCLUDED IN
ALTERNATIVE #3 - LANDSCAPING

FILE: ..\200017\500 Drawings\Landscape Architecture\200017 L101 Landscape Pla
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 200017
DRAWING NO:

L103



- ### 3 SHRUB PLANTING

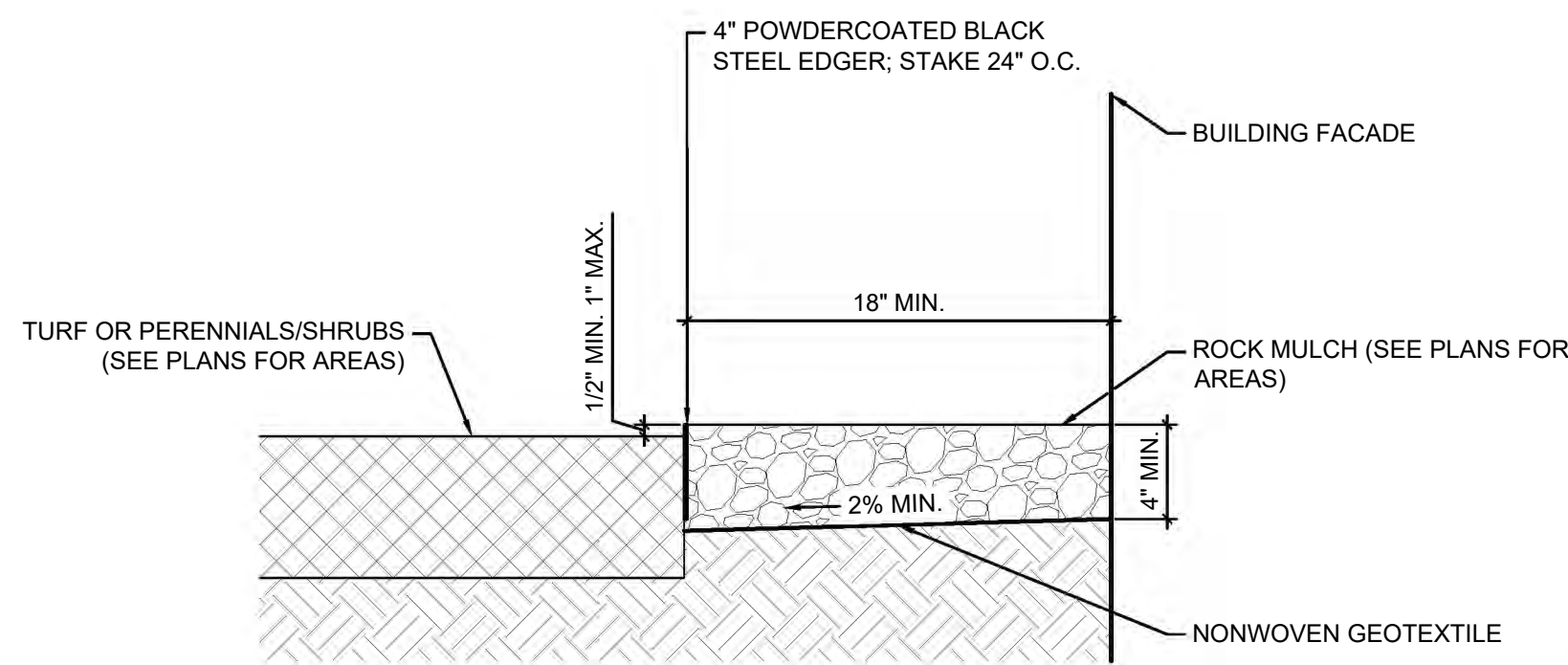
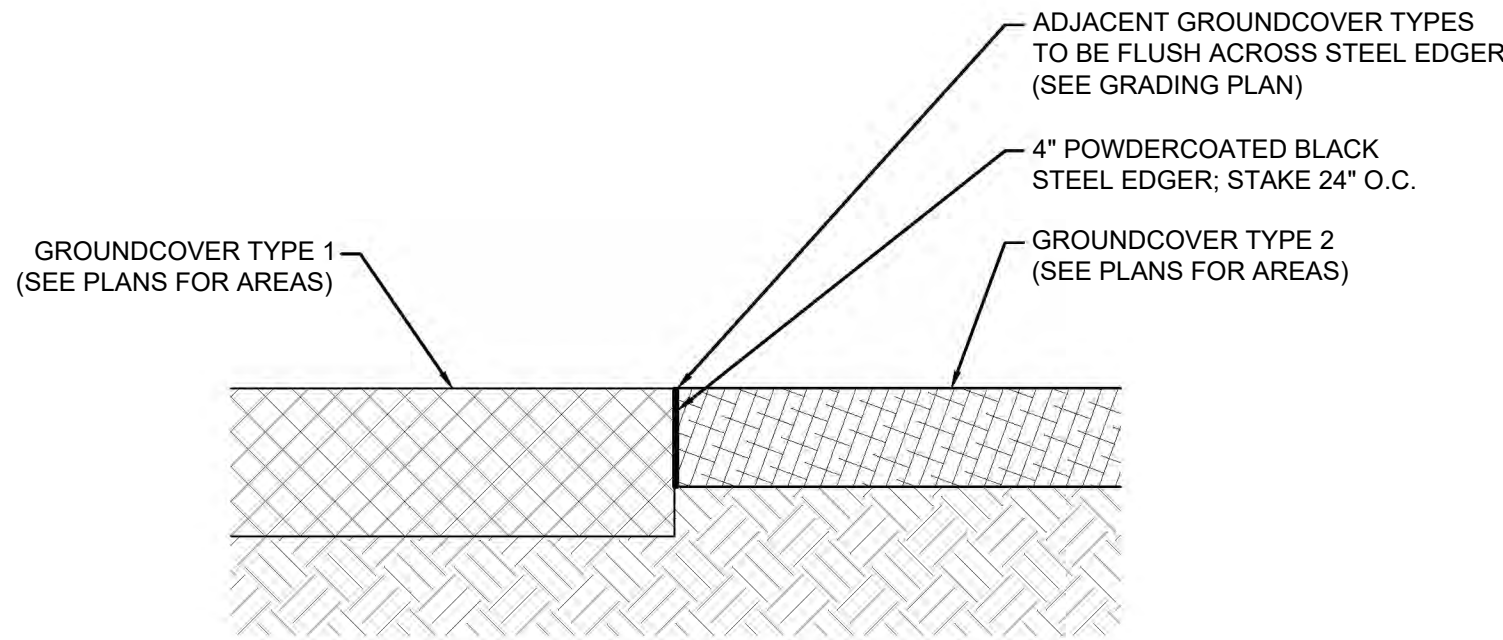
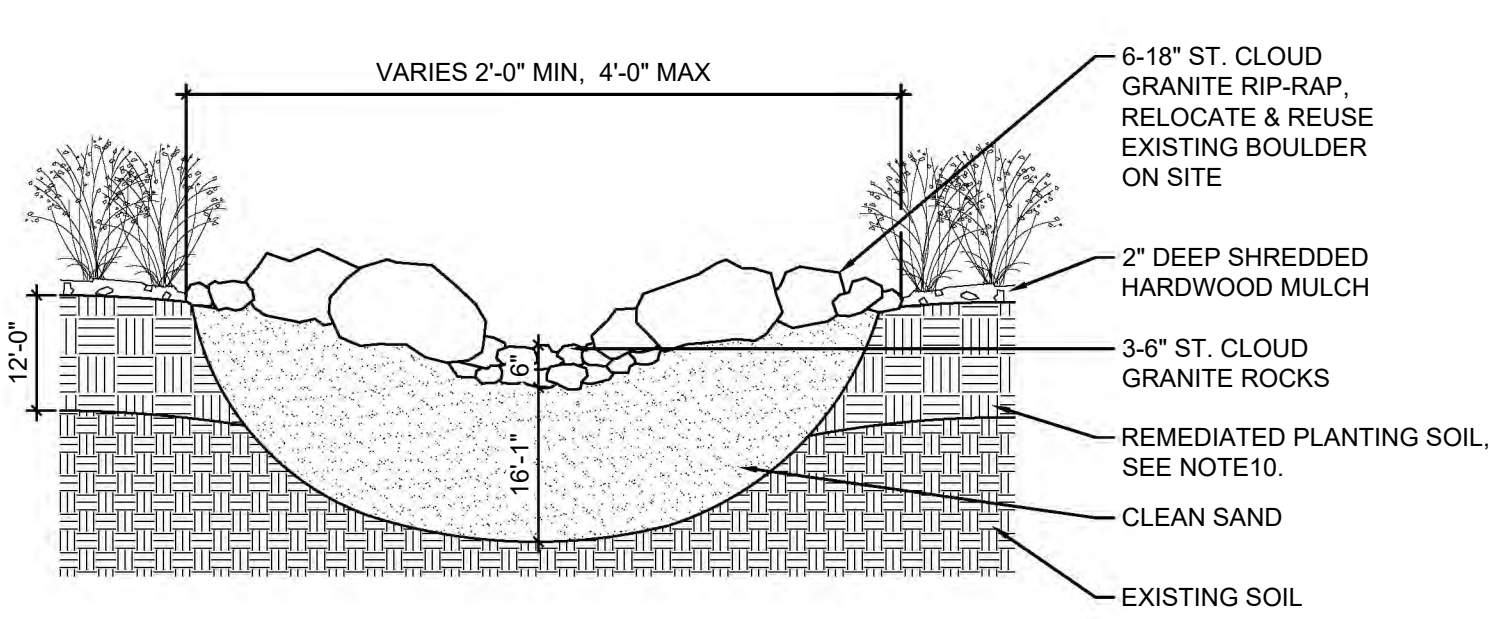


PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

DRAWING TITLE:

PLANTING DETAILS



PERFORMANCE
DRIVEN DESIGN.

LHBcorp.com

701 Washington Ave North, Ste. 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**MINNEHAHA CREEK
WATERSHED DISTRICT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
05-26-2020

COPYRIGHT 2020 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
**MCWD CAMPUS
IMPROVEMENT PROJECT**

15320 MINNETONKA BLVD
MINNETONKA, MN 55345

DRAWING TITLE:
LANDSCAPE DETAILS

FILE: ..\200017\500 Drawings\Landscape Architecture\200017 L501 Landscape De
DRAWN BY: JHV
CHECKED BY: LAM
PROJ. NO: 200017
DRAWING NO:

L502

Attachment B: 1990 MCWD-Campbell Sevey Cross-Easement

DECLARATION OF DRIVEWAY EASEMENT

This Declaration of Driveway Easement entered into this 18th day of MAY, 1990, by and between Robert L. Sevey and Joyce E. Sevey, husband and wife (collectively, "Sevey"), Westdale Properties, a general partnership, and Westdale Properties II, a general partnership (collectively, "Westdale").

Recitals:

WHEREAS, Sevey is the owner of the tract of land described on Exhibit A attached hereto ("Tract A");

WHEREAS, Westdale Properties and Westdale Properties II are the owners, respectively, of the West and East parcels of the tract of land described on Exhibit B attached hereto ("Tract B");

WHEREAS, by easement dated October 25, 1983, filed with the Hennepin County Recorder as Document No. 4839711, Sevey purported to grant a right-of-way easement over the East 30 feet of Tract A to Lynn Grave and Terry Grave, husband and wife (collectively, "Grave"), and Kenneth M. Prill and Florence M. Prill (collectively, "Prill"), then owners of Tract B (the "Prior Easement");

WHEREAS, Westdale has succeeded to the interests in Tract B of Grave and Prill;

WHEREAS, the parties hereto (or their predecessors) have constructed a blacktop roadway on certain property which is the subject of this agreement;

WHEREAS, the parties hereto desire to terminate the Prior Easement and to subject their respective properties to a driveway easement as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties declare and agree as follows:

1. Declaration of Easement. The parties hereto hereby subject, burden, submit the following property to a right-of-way and driveway easement (the "Easement") as hereinafter described:

The West thirty feet (30') of Tract B; and

The East thirty feet (30') of Tract A
(hereinafter collectively referred to as the
"Easement Property").

2. Use of Easement Property. The Easement Property may be used by the parties hereto, their agents, employees and invitees, for ingress and egress and roadway access to Tracts A and B and for maintenance and repair of any roadway located thereon. The owners of Tract B also agree to erect and maintain at their expense a legible and visible sign located at the base of the hill on Tract B near where it abuts Tract A. The sign shall be visible to potential vehicular users of the easement as an egress from Tract B and shall state "No Thoroughfare."

3. Maintenance and Repair of Easement Property. The parties hereto shall maintain and keep in good repair the existing blacktop driveway located on the Easement Property and any replacements thereof and remove all snow therefrom. The parties shall be responsible for the costs and expenses of such

repair and maintenance and snow removal in the following proportions:

Sevey: 50%

Westdale: 50%

Either party may perform work and/or expend funds for repair and/or maintenance and snow removal of the Easement Property and the other party shall reimburse the first party for the second party's portion of such work or expense. Notwithstanding the foregoing, any expenditure for repair or replacement of the blacktop driveway in excess of \$1,000.00 shall not be authorized hereunder without the prior written consent of all parties hereto. Any amounts unpaid hereunder after written demand thereof shall be a personal obligation of the party obligated hereunder and shall be a charge and a continuing lien on the property of the party obligated hereunder in favor of the party to whom reimbursement is due and such lien, together with interest thereon and attorneys fees, may be foreclosed as a lien in accordance with the Minn. Stat. Chapter 580, a power of sale for which is hereby granted, or as otherwise provided herein. Any purchaser of Tracts A or B (or a portion thereof) shall be entitled to a statement from the parties hereto setting forth any unpaid amounts due under this paragraph, and said purchaser shall not be subject to a lien for any unpaid reimbursement obligations arising prior to the date of the statement in excess of the stated amount. Notwithstanding the foregoing, no mortgagee or foreclosure sale purchaser on Tracts A or B shall be liable for or subject to any unpaid amounts due hereunder for any period

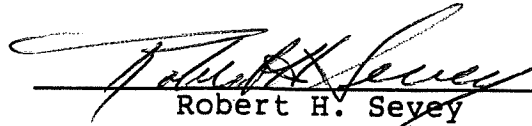
prior to the time when such mortgagee or foreclosure sale purchaser acquires title to the property.

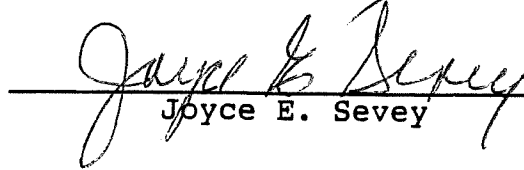
4. Disputes. All disputes under this Agreement of any kind and nature, including disputes in the operation, maintenance or upkeep, or expenditure of funds in excess of the amount stated in paragraph 3 hereof, or any matter relating thereto, of the Easement, its scope and extent, shall be decided by arbitration by a single arbitrator appointed by the American Arbitration Association and the decision of the arbitrator shall be final. The losing party in an arbitration shall bear the expense of the arbitration unless otherwise ordered by the arbitrator. The arbitrator is specifically authorized to impose the lien referred to paragraph 3 hereof on the property of any delinquent owner and to order sale thereof, which order and award may be enforced in the District Court of Hennepin County.

5. Prior Easement. The parties hereto hereby release, terminate and vacate the Prior Easement and all rights and obligations thereunder. The parties hereto further release each other from any and all other prior obligations with respect to the Easement Property.

6. Agreement Binding. This Declaration and the Easement shall be binding on the parties hereto, their heirs, devisees, successors and assigns and shall run with the land. The Easement shall be perpetual unless terminated in writing by all parties interested therein.

IN WITNESS WHEREOF, the undersigned have set their hands as of the day first above written.

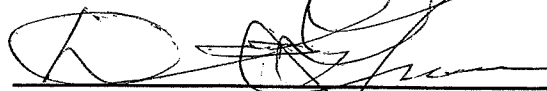

Robert H. Sevey


Joyce E. Sevey

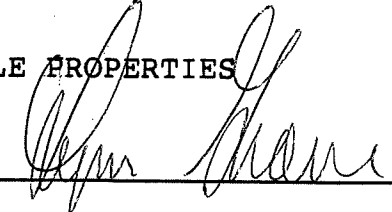
STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on this 2 day of May, 1990, by Robert H. Sevey and Joyce E. Sevey, husband and wife.



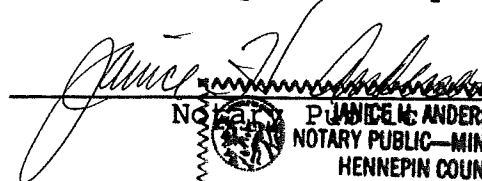

Notary Public

WESTDALE PROPERTIES

By 
A General Partner

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 18th day of May, 1990, before me, a Notary Public within and for said County, personally appeared Lynn Grove, to me personally known, who, being by me duly sworn, did say that he is the general partner of Westdale Properties, a general partnership named in the foregoing instrument, and that said instrument was signed in behalf of said partnership, and Lynn Grove acknowledged said instrument to be the free act and deed of said partnership.


NOTARY PUBLIC - MINNESOTA
JANICE M. ANDERSON
HENNEPIN COUNTY
My Commission Expires Apr. 10, 1996

WESTDALE PROPERTIES II

By

[Signature]
A General Partner

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

On this 18th day of May, 1990, before me, a Notary Public within and for said County, personally appeared Lynn Grove, to me personally known, who, being by me duly sworn, did say that he is the general partner of Westdale Properties II, a general partnership named in the foregoing instrument, and that said instrument was signed in behalf of said partnership, and Lynn Grove acknowledged said instrument to be the free act and deed of said partnership.

JANICE H. ANDERSON
NOTARY PUBLIC—MINNESOTA
HENNEPIN COUNTY

My Commission Expires Apr. 10, 1996

[Signature]
Notary Public

This instrument drafted by:

Holmes & Graven, Chartered (LMW)
470 Pillsbury Center
Minneapolis, MN 55402
337-9300
CA114-15

EXHIBIT A

That part of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 117, Range 22, described as follows: Beginning at the East line of said tract at its intersection with the Northerly line of Minnetonka Boulevard as located prior to 1964 and also known as County Road No. 5; thence Westerly along said Northerly line 66 feet; thence North parallel with the East line of said West 1/2 of the Northeast 1/4 of the Southwest 1/4 150 feet, thence Easterly parallel with the Northerly line of Minnetonka Boulevard 66 feet to the East line of said West 1/2; thence South 150 feet to point of beginning, all according to the United States Government Survey thereof; and situated in Hennepin County, Minnesota, and

That part of the East half of the East half of the Southwest quarter of Section 16, Township 117 North, Range 22 West of the 5th Principal Meridian, lying Northerly of the centerline of Minnetonka Boulevard, as located prior to 1964 and also known as County Road No. 5, which lies South of a line hereinafter referred to as "Line A", said "Line A" being described as follows:

Commencing at the Northeast corner of said Southwest quarter; thence South along the East line of said Southwest quarter a distance of 1100 feet to the point of beginning of said "Line A"; thence deflecting right 100 degrees to the West line of said East half of the East half of the Southwest quarter, and said "Line A" there ending,

And lying westerly of a line described as follows:

Beginning at a point on the above described "Line A" distant 482.57 feet westerly from its point of beginning; thence southerly, deflecting to the left 97 degrees 53 minutes 37 seconds, when measured from west to south, a distance of 380.57 feet, to the center line of old County Road No. 5 and said line there terminating.

EXHIBIT B

EAST PARCEL

That part of the East Half of the Southwest Quarter of Section 16, Township 117, Range 22, described as follows:

Commencing at the Northeast corner of said East Half of the Southwest Quarter; thence Southerly along the East line of said East Half of the Southwest Quarter a distance of 1100 feet to the point of beginning; thence deflect to the right at an angle of 100 degrees for a distance of 188.25 feet; thence deflect to the left at an angle of 91 degrees 48 minutes 17 seconds for a distance of 369.42 feet to the intersection with the centerline of Old County Road No. 5; thence Southeasterly along said centerline to the intersection with a line drawn parallel with and distant 110 feet Westerly, as measured along said centerline, from said East line of the East Half of the Southwest Quarter; thence Northerly along said parallel line a distance of 200 feet; thence Southeasterly to a point on said East line of the East Half of the Southwest Quarter distant 200 feet Northerly, as measured along said East line, from said centerline; thence Northerly along said East line to the point of beginning.

WEST PARCEL

That part of the East Half of the Southwest Quarter of Section 16, Township 117, Range 22, described as follows:

Commencing at the Northeast corner of said East Half of the Southwest Quarter; thence Southerly along the East line of said East Half of the Southwest Quarter a distance of 1100 feet; thence Westerly deflecting to the right at an angle of 100 degrees for a distance of 188.25 feet to the point of beginning; thence Westerly along the extension of the last described line for a distance of 294.32 feet; thence deflect to the left at an angle of 97 degrees 53 minutes 37 seconds for a distance of 380.57 feet to the intersection with the centerline of Old County Road No. 5; thence Southeasterly along said centerline to the intersection with a line drawn Southerly from the point of beginning at an angle of 91 degrees 48 minutes 17 seconds, as measured West to South, from said extension; thence Northerly along the last described line for a distance of 369.42 feet to the point of beginning.

CONSENT AND JOINDER

The undersigned hereby consents and joins in the foregoing Declaration of Driveway Easement so as to subject the undersign's interest to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.

CAMPBELL-SEVEY, INC.

By Robert L. Sevey
Its President

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

On this 2 day of May, 1990, before me, a Notary Public within and for said County, personally appeared Robert L. Sevey, to me personally known, who, being by me duly sworn, did say that he is the president of Campbell-Sevey, Inc., a Minnesota corporation named in the foregoing instrument, and that the seal, if any, affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and Robert L. Sevey acknowledged said instrument to be the free act and deed of said corporation.

David L. Graven
Notary Public

This instrument drafted by:

Holmes & Graven, Chartered (LMW)
470 Pillsbury Center
Minneapolis, MN 55402
337-9300



CONSENT AND JOINDER

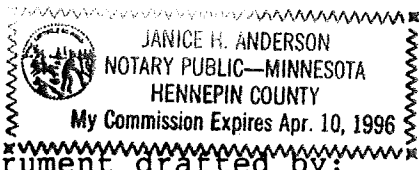
The undersigned hereby consents and joins in the foregoing Declaration of Driveway Easement so as to subject the undersign's interest to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.

NATIONAL CITY BANK
OF RIDGEDALE

By [Signature]
Its SVP

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

On this 25th day of May, 1990, before me, a Notary Public within and for said County, personally appeared Glenn W. Keller, to me personally known, who, being by me duly sworn, did say that he is the SR. VICE PRESIDENT of National City Bank of Ridgedale, a national banking association named in the foregoing instrument, and that the seal, if any, affixed to said instrument is the corporate seal of said national banking association, and that said instrument was signed in behalf of said national banking association by authority of its Board of Directors, and GLENN W. KELLER acknowledged said instrument to be the free act and deed of said national banking association.



[Signature]
Notary Public

This instrument drafted by:

Holmes & Graven, Chartered (LMW)
470 Pillsbury Center
Minneapolis, MN 55402
337-9300

CONSENT AND JOINDER

The undersigned hereby consents and joins in the foregoing Declaration of Driveway Easement so as to subject the undersigned's interest to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.

UNITED SAVINGS BANK, F.S.B.,
formerly known as UNITED FEDERAL
SAVINGS BANK, F.S.B.

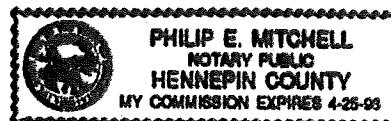
By Roger L. Schlader
Its CEO

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss.

On this 1st day of July, 1990, before me, a Notary Public within and for said County, personally appeared Roger L. Schlader, to me personally known, who, being by me duly sworn, did say that he is the CEO of UNITED SAVINGS BANK, F.S.B., formerly known as United Federal Savings Bank, F.S.B., a Federal Savings Bank named in the foregoing instrument, and that the seal, if any, affixed to said instrument is the corporate seal of said Federal Savings Bank, and that said instrument was signed in behalf of said Federal Savings Bank by authority of its Board of Directors, and Roger L. Schlader acknowledged said instrument to be the free act and deed of said Federal Savings Bank.

Philip E. Mitchell
Notary Public

THIS INSTRUMENT DRAFTED BY:
Dunkley, Bennett & Christensen, P.A.
Suite 700 - 701 Fourth Avenue South
Minneapolis, Minnesota 55415
Telephone: (612) 339-1290



CONSENT AND JOINDER

The undersigned hereby consent and join in the foregoing Declaration of Driveway Easement so as to subject the undersigns' interest, if any, to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.

Terry L. Grave
Terry L. Grave
Lynn Grave
Lynn Grave

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on this 25th day of May, 1990, by Terry L. Grave and Lynn Grave, husband and wife.

 JANICE H. ANDERSON
NOTARY PUBLIC—MINNESOTA
HENNEPIN COUNTY
My Commission Expires Apr. 10, 1996

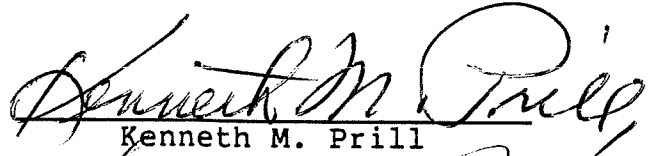
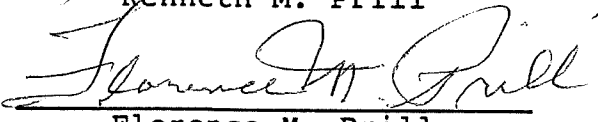
Janice H. Anderson
Notary Public

This instrument drafted by:

Holmes & Graven, Chartered (LMW)
470 Pillsbury Center
Minneapolis, MN 55402
337-9300

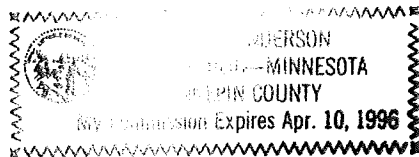
CONSENT AND JOINDER

The undersigned hereby consent and join in the foregoing Declaration of Driveway Easement so as to subject the undersigns' interest, if any, to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.


Kenneth M. Prill

Florence M. Prill

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on this 25th day of May, 1990, by Kenneth M. Prill and Florence M. Prill, husband and wife.




Notary Public

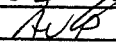
This instrument drafted by:

Holmes & Graven, Chartered (LMW)
470 Pillsbury Center
Minneapolis, MN 55402
337-9300

CONSENT AND JOINDER

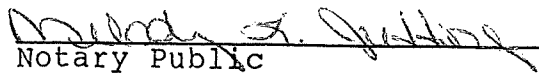
The undersigned hereby consents and joins in the foregoing Declaration of Driveway Easement so as to subject the undersigned's interest to the Easement (as defined therein) and terminate and release the Prior Easement (as defined therein). Nothing contained in this Consent and Joinder shall impose any personal liability on the undersigned.

NORWEST MORTGAGE, INC., as assignee
of NORWEST BANK MINNESOTA, NATIONAL
ASSOCIATION, formerly known as
Norwest Bank Midland

By 
Its 

STATE OF IOWA)
) ss.
COUNTY OF POLK)

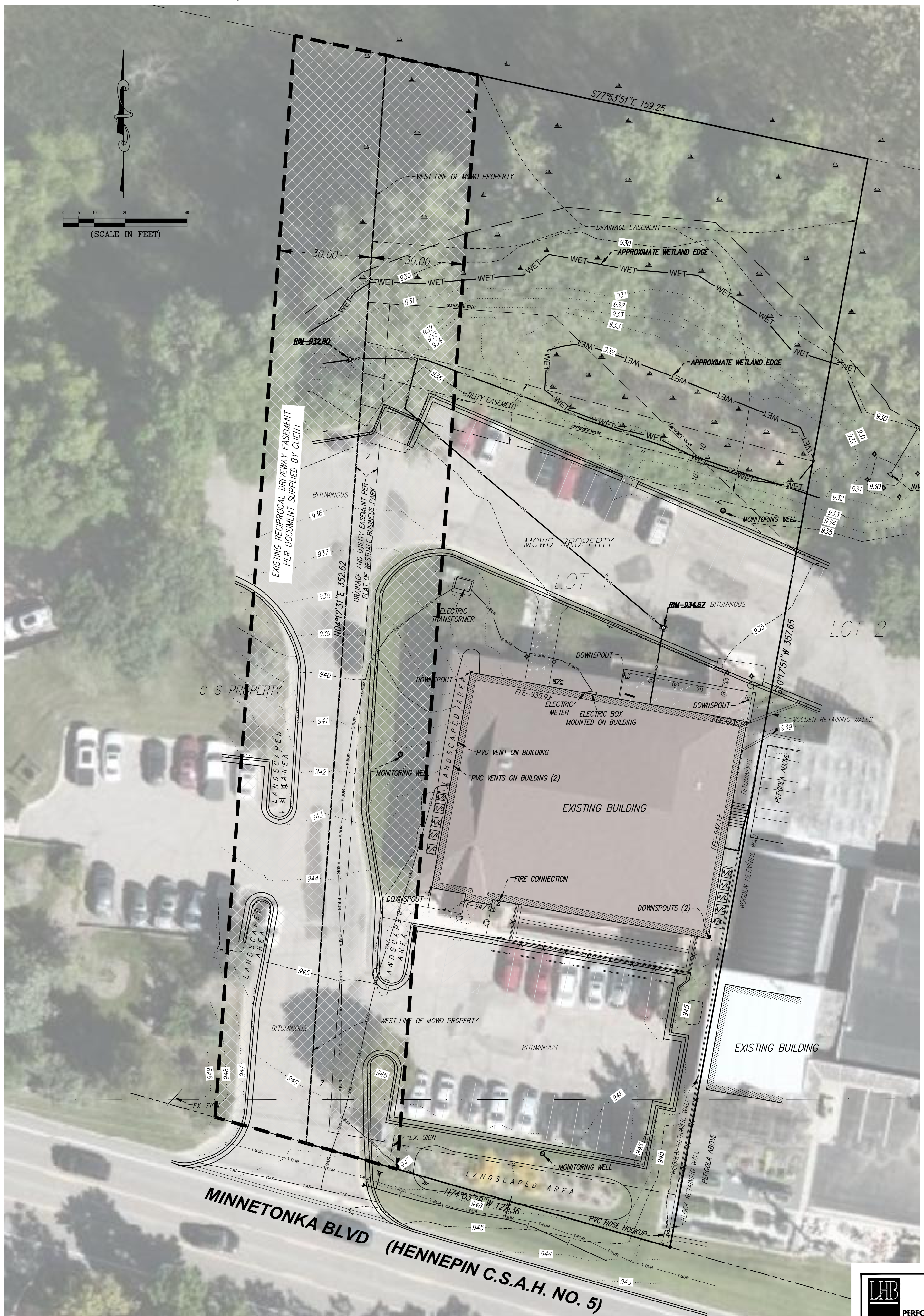
On this 9th day of JULY, 19 90, before me, a
Notary Public within and for said County, personally appeared
R.A. CAMPBELL, to me personally known, who, being by me duly
sworn, did say that he is the ASST. V. P. of NORWEST MORTGAGE,
INC., as assignee of Norwest Bank Minnesota National Association,
formerly known as Norwest Bank Midland, a MINNESOTA
named in the foregoing instrument, and that the seal, if any,
affixed to said instrument is the corporate seal of said
CORPORATION, and that said instrument was signed in behalf of
said CORPORATION by authority of its Board of Directors,
and R. A. CAMPBELL acknowledged said instrument to be the
free act and deed of said CORPORATION.


Notary Public

THIS INSTRUMENT DRAFTED BY:
Dunkley, Bennett & Christensen, P.A.
Suite 700 - 701 Fourth Avenue South
Minneapolis, Minnesota 55415
Telephone: (612) 339-1290

MY COMMISSION EXPIRES 10-08-90

for: MINNEHAHA CREEK WATERSHED DISTRICT



Attachment C: LHB Scope of Work

Bidding and Construction Oversight Services:

- Bidding Support: Bidding Support was completed prior to the project being put on hold. As the project will be re-bid, LHB will provide bidding support services for re-bidding the project.
- Construction Oversight is not included in this proposal.

Schedule

LHB will begin work immediately, anticipating bidding this winter and construction in the spring of 2027. Construction will be complete by fall 2027.

Proposed Fee

LHB proposes a stipulated sum fee of Eight Thousand Nine Hundred Thirty Dollars (\$8,930) including reimbursable expenses. The fee is divided as follows:

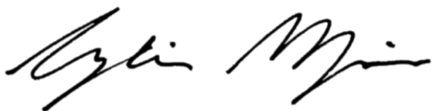
▪ Easement Description and Exhibit	\$ 850
▪ Prepare Documents for Bidding and Permit Support.....	\$6,780
▪ Bidding Support.....	\$1,300
Total Additional Amount Requested.....	\$8,930

Terms and Conditions

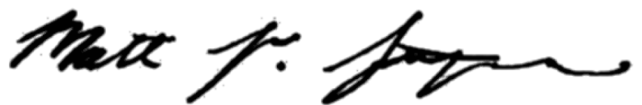
Upon your approval of this proposal, we will prepare an amendment to our agreement consistent with the terms and conditions of our agreement.

We appreciate your consideration of this request and the opportunity to continue work with you on this project. If you have any questions or suggested revisions to the proposed scope of work adjustments listed above, please let me know. Please contact me at 612-581-0850 if you have any questions.

LHB, INC.



LYDIA MAJOR, P.L.A., LEED AP
PROJECT MANAGER



MATTHEW SETTERGREN
VICE PRESIDENT

Attachments: MCWD Change Exhibit

LHB Project No. 200017