

06.03.20 Planning Commission Meeting Additions:

1. **Updated** Civil Plans
 - a. Submitted 06.02.20 reflecting discussion and comments made at 05.20.20 Public Hearing and updated Planners Report.
2. Example of Proposed Brick
3. Example of Proposed Paneling (additionally, follow link below for another example)
 - a. <https://www.nichiha.com/product/roughsawn>
4. Example of privacy fence, proposed along the North property line.
5. The current Coloring Machine at Elk River (should one come to Columbus site, it would be smaller)

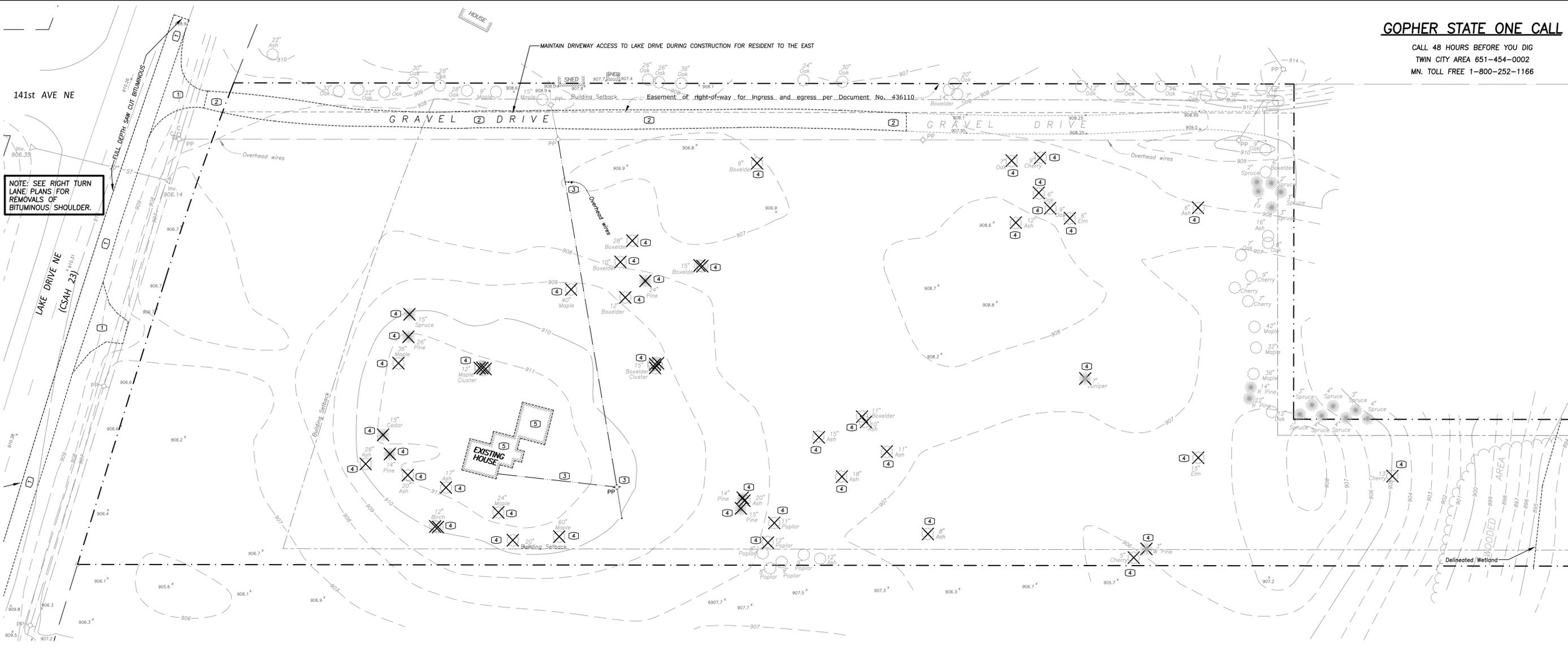
GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

141st AVE NE

NOTE: SEE RIGHT TURN LANE PLANS FOR REMOVALS OF BITUMINOUS SHOULDER.

LAKE DRIVE NE (CSAH 23)



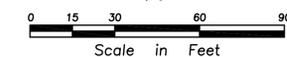
LEGEND

- — — — — BOUNDARY/ROW/BLOCK LINE
- - - - - EASEMENT
- — — — — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION
- ☒ EXISTING TREE TO BE REMOVED

DEMOLITION NOTES

- ① - Remove bituminous pavement.
- ② - Remove gravel pavement.
- ③ - Remove power pole & overhead wires.
- ④ - Remove tree(s).
- ⑤ - Remove house per City requirements.

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRIATE UTILITY COMPANY.



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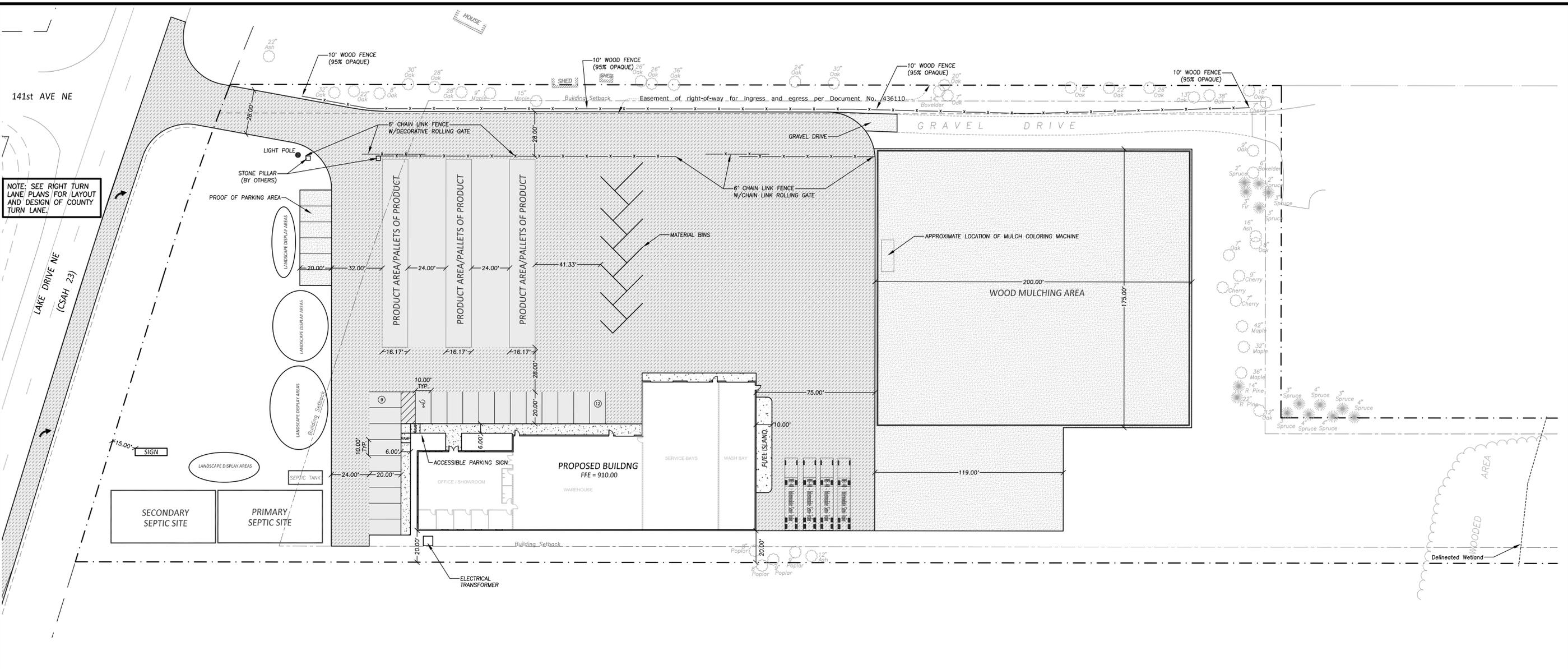


I hereby certify that this plan was prepared by me or a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Michael F. Adam Date: 6-2-20
Reg. No.: 4395B

Issued	2-28-20
CITY SUBMITTAL	4-14-20
ADDRESS CITY COMMENTS	4-20-20
ADDRESS ROW COMMENTS	6-2-20

SITE DEMOLITION PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
C1



LEGEND

- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED GRAVEL
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

SITE SUMMARY

SITE AREA = 25.69 ACRES
 DISTURBED AREA = 4.4 ACRES
 EXISTING IMPERVIOUS AREA = 0.21 ACRES
 POST CONSTRUCTION IMPERVIOUS AREA = 3.31 ACRES

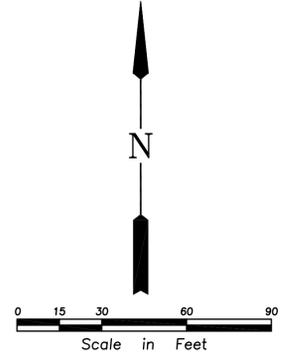
PARKING STALLS REQUIRED

	SQ. FT.	STALLS
OFFICE	3,000	3,000 X 1 STALL/200 SQ. FT. = 15
BALANCE	11,688	11,688 X 1 STALL/2,000 SQ. FT. = 6
TOTAL		21

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
20	1	21

TOTAL DOES NOT INCLUDE 6 PROOF OF PARKING STALLS



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 Minneapolis, MN 55412
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 Reg. No.: 4385B

Issued

CITY SUBMITTAL	DATE
CITY COMMENTS	2-28-20
ADDRESS ROW COMMENTS	4-14-20
ADDRESS ROW COMMENTS	4-20-20
ADDRESS ROW COMMENTS	6-2-20

SITE DIMENSION PLAN
 TOFT PROPERTY
 CITY OF COLUMBUS

SHEET NUMBER

C2

GOPHER STATE ONE CALL

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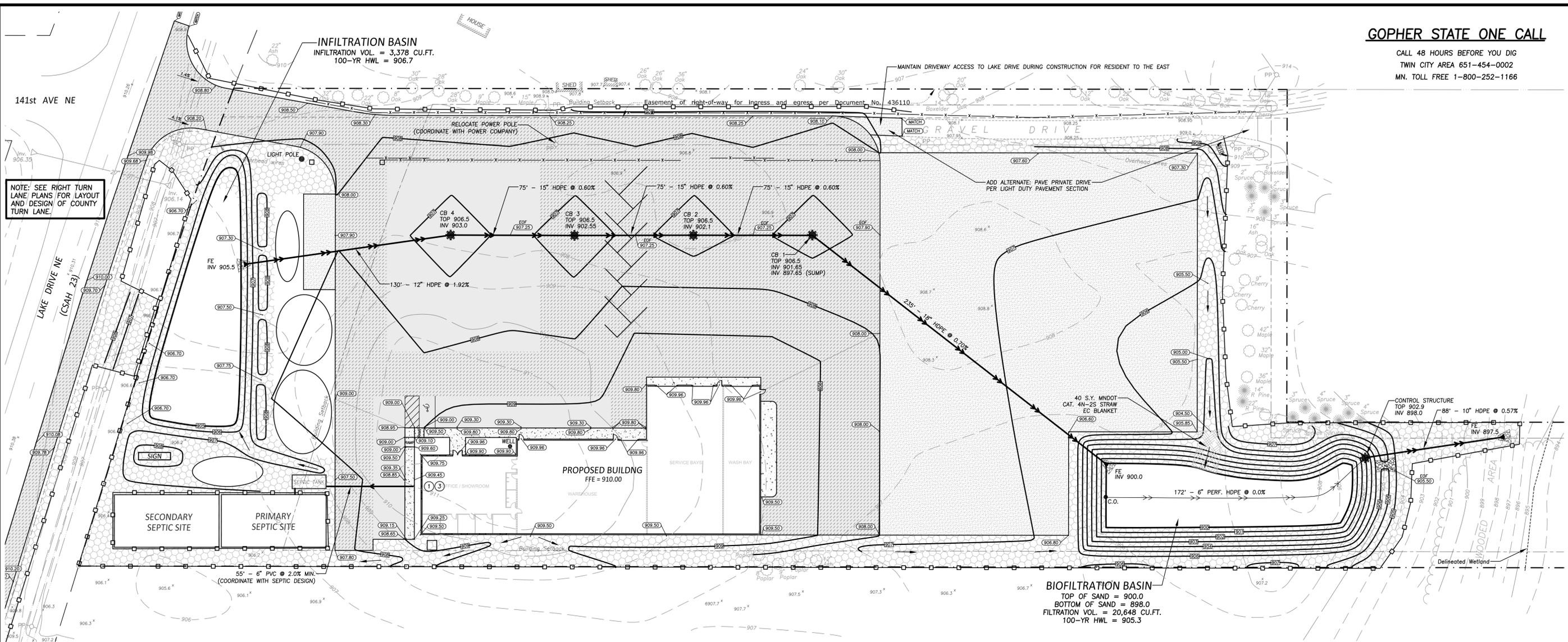
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Michael F. Adam Date 6-2-20
Name Michael F. Adam Reg. No. 4385B

2-28-20	ISSUED
4-14-20	CITY SUBMITTAL
4-20-20	CITY COMMENTS
6-2-20	ADDRESS RMD COMMENTS
	ADDRESS CITY COMMENTS

GRADING, DRAINAGE, EROSION CONTROL
& UTILITY PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER

C3



NOTE: SEE RIGHT TURN LANE PLANS FOR LAYOUT AND DESIGN OF COUNTY TURN LANE.

GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored. Silt fence and rock construction entrance shall be inspected by the City Engineering Department prior to starting site grading. 24-hour advance notice for inspections is required.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- 7 - Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21-111 @ 100 lbs/acre and mulch shall be MNDOT Type 1. Winter temporary turf establishment: seed shall be MNDOT Mixture 21-112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

UTILITY NOTES

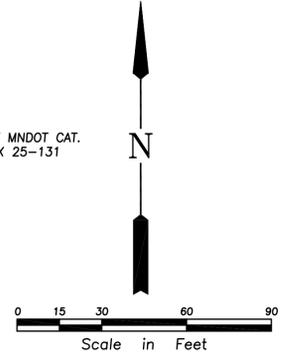
- 1 - All sewer services to extend to a point 5' from proposed building.
- 2 - Bring water main into proposed building and cap at the floor.
- 3 - Verify all service locations and inverts with mechanical engineer before construction.
- 4 - All watermain to have a minimum of 7.5' of cover.
- 5 - Well and septic system design by others.

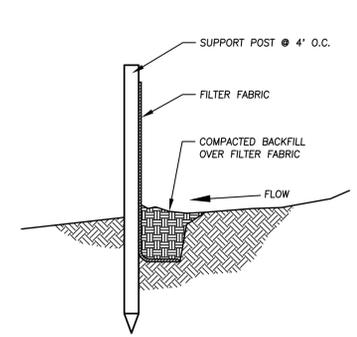
CATCH BASIN SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-2573-1C
CB 2	48"	R-2573-1C
CB 3	48"	R-2573-1C
CB 3	48"	R-2573-1C

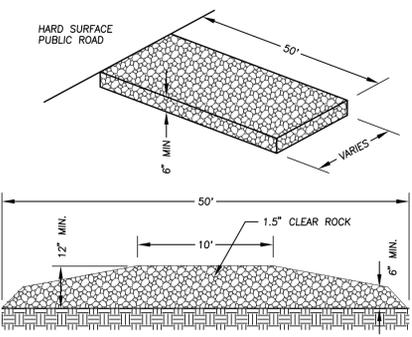
LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM SEWER
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED BITUMINOUS
- ▨ PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- ▨ PROPOSED EROSION CONTROL BLANKET MNDOT CAT. 3P - 2S STRAW AND MNDOT SEED MIX 25-131
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- ST — EXISTING STORM SEWER
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

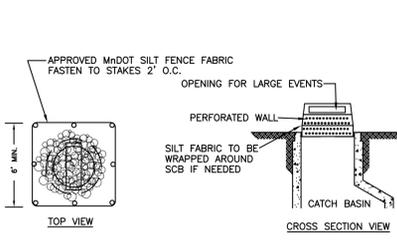




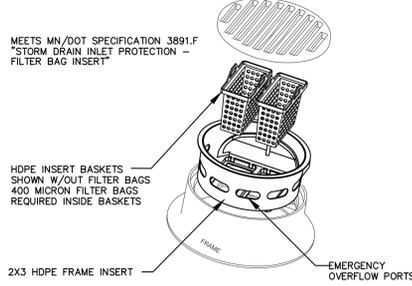
1
C4
SILT FENCE
NO SCALE



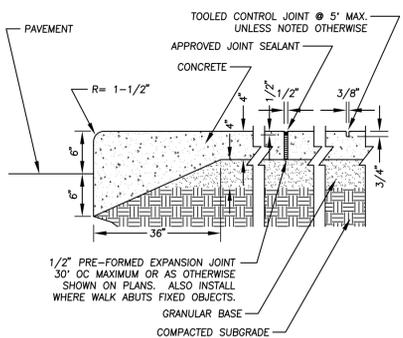
2
C4
ROCK CONSTRUCTION ENTRANCE
NO SCALE



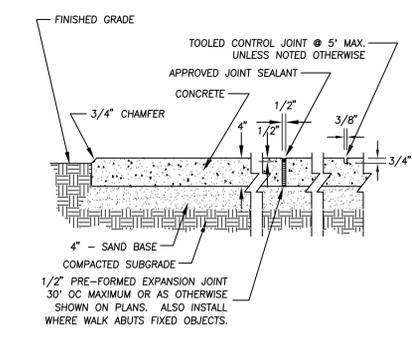
3
C4
INLET PROTECTION
(INFRA SAFE OR EQUAL)
NO SCALE



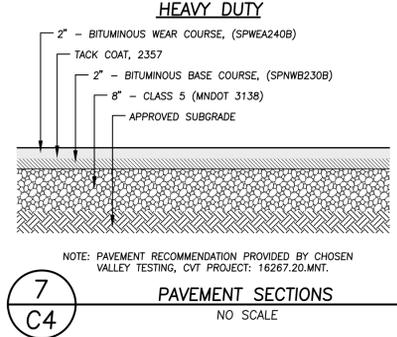
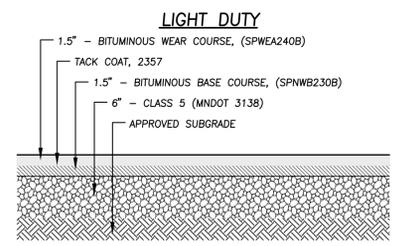
4
C4
INLET PROTECTION
(INFRA SAFE OR EQUAL)
NO SCALE



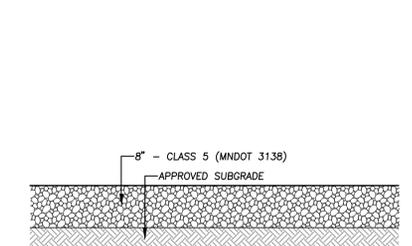
5
C4
SIDEWALK/INTEGRAL CURB
NO SCALE



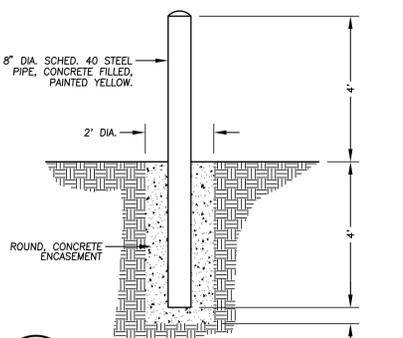
6
C4
CONCRETE SIDEWALK
NO SCALE



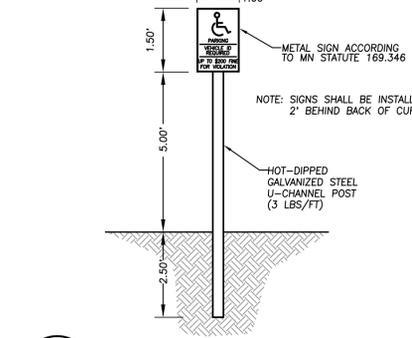
7
C4
PAVEMENT SECTIONS
NO SCALE



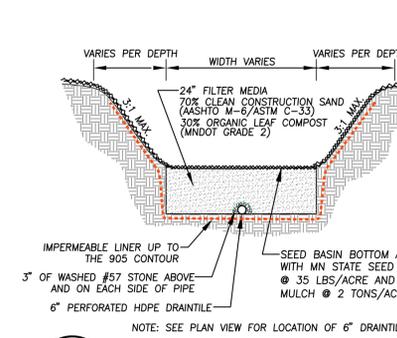
8
C4
GRAVEL PAVEMENT SECTION
NO SCALE



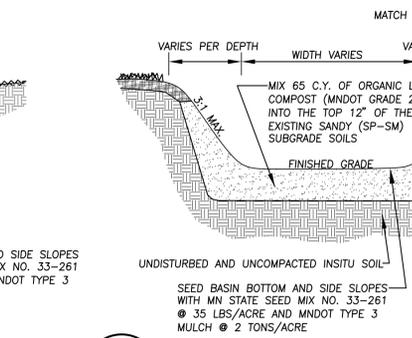
9
C4
BOLLARD
NO SCALE



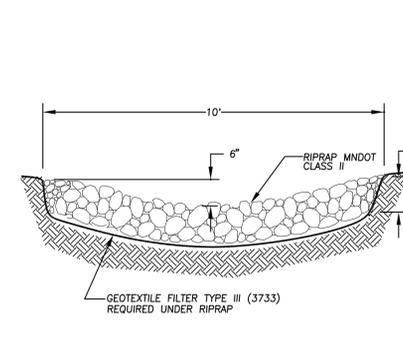
10
C4
ACCESSIBLE PARKING SIGN AND POST
NO SCALE



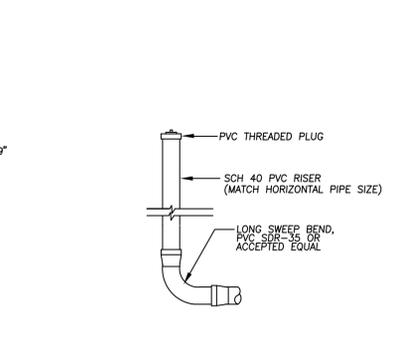
11
C4
BIOFILTRATION BASIN SECTION
NO SCALE



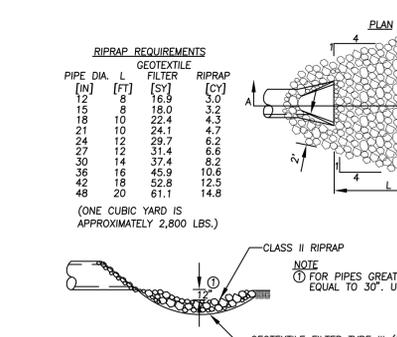
12
C4
INFILTRATION BASIN SECTION
NO SCALE



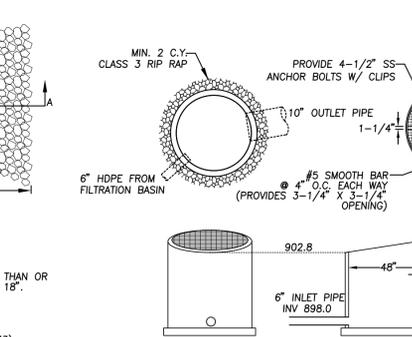
13
C4
BASIN OVERFLOW
NO SCALE



14
C4
DRAINTILE PIPE CLEANOUT
NO SCALE



15
C4
RIPRAP DETAIL
NO SCALE



16
C4
OUTLET CONTROL STRUCTURE
NO SCALE

SPECIFICATIONS

GENERAL

- Before construction begins, the Contractor shall contact all utility companies, both public and private and have them locate all utilities within the construction limits.
- The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
- The Contractor shall stay within the construction limits unless approved otherwise by the Owner and/or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
- The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
- The Contractor shall be responsible for correcting any damage (at Contractor's expense).
- Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
- Soils report and pavement recommendation provided by Chosen Valley Testing, CVT Project: 16267.20.MNT
- Existing Topography and Boundary Survey provided by Rehder & Associates, Inc.

SITE CLEARING

- Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.

EXECUTION

- Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
- Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
- Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
- Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
- Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

- GENERAL
- Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
- EXECUTION
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- Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
- Remove all waste materials and unsuitable or excess topsoil from Owner's property.

PRODUCTS

- Satisfactory soils include ASTM D 2487 soil classification groups GW, GM, SW, SP, and SM, free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
- Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
- All backfill and fill materials must be satisfactory.
- Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
- Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
- Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and erosion control blanket shall be MNDOT Category 3P - 25 Straw.

EXECUTION

- Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
- Place 4-inches of topsoil over all areas to be re-established with turf.
- Drop or broadcast seeding:
 - Loosen topsoil to a depth of 3 inches.
 - Fertilize @ specified rate.
 - Seed @ specified rate.
 - Harrow/rake following seeding.
 - Rollpack site following harrowing.
 - Install erosion control blanket.
- Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
- Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mul) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

- GENERAL
- Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
- CONFORM TO applicable standards of authorities having jurisdiction for asphalt paving work on public property.
- PRODUCTS
- Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
- Provide a base and wear course as indicated on the plan unless otherwise specified.
- Provide a tack coat as indicated on the plan unless otherwise specified.

EXECUTION

- Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
- The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
- Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
- Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
- Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent.
- Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

- GENERAL
- Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
- PRODUCTS
- Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
- Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.

EXECUTION

- The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
- Comply with requirements and with 304R for measuring, mixing, transporting, and placing concrete.
- Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
- Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
- Provide a medium to fine broom finish perpendicular to traffic flow.
- Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

- GENERAL
- Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.
- PRODUCTS
- Storm sewer indicated on the plan as HDPE shall be dual wall corrugated polyethylene pipe with soil tight fittings per the Corrugated Polyethylene Pipe Association (CPPA) standard specification 100-97.
- Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
- Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
- All flared end sections shall have standard duty trashguards.
- Filter Fabric shall be Mirafi 500X or approved equal.
- Riprap shall be random and Class II hand placed to a depth of one foot.

EXECUTION

- The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
- Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
- HDPE sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".

SANITARY SEWER

- GENERAL
- Sanitary sewer shall comply with all local regulations pertaining to sanitary sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.
- PRODUCTS
- Sanitary sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D 3034, SDR 35, for solvent-cemented or gasket joints.

EXECUTION

- The plans indicate the general location and arrangement of underground sanitary sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
- Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
- PVC sewer pipe shall be bedded in accordance with ASTM D 3221, "Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe".
- Sanitary sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4 feet out of the ground.

PROJECT NO.: 201-1878-014 DRAWING FILE: 1878014-DWG

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Riverway Drive, Suite 110
Columbus, MN 56105
Telephone 651-452-5051
www.rehder.com

I hereby certify that this plan was prepared by me or a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Michael P. Adam
Name: Michael P. Adam Date: 6-2-20 Reg. No.: 4385B

2-28-20	ISSUED
4-14-20	
4-20-20	
6-2-20	

CITY SUBMITTAL
CITY COMMENTS
ADDRESS: ROND COMMENTS
ADDRESS: CITY COMMENTS

DETAILS & SPECIFICATIONS
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
C4

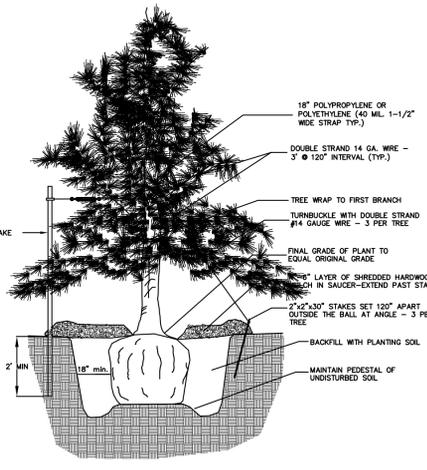
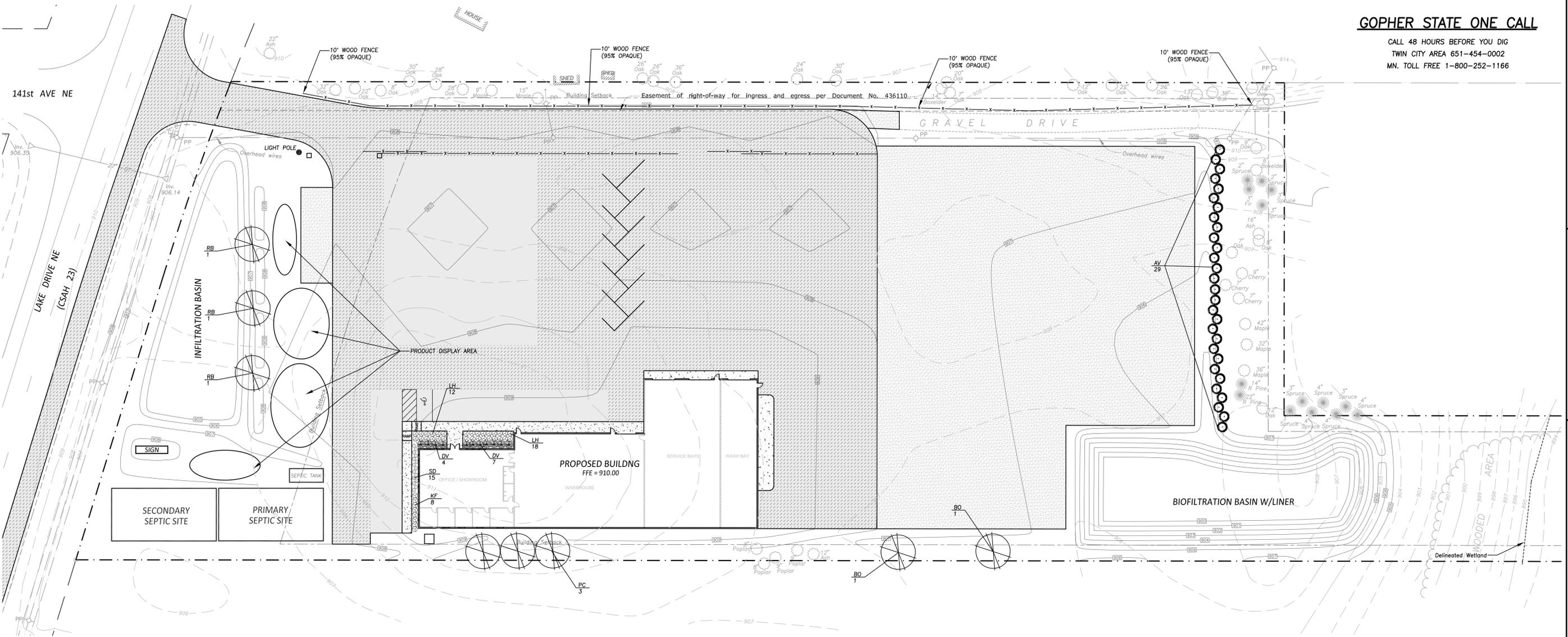
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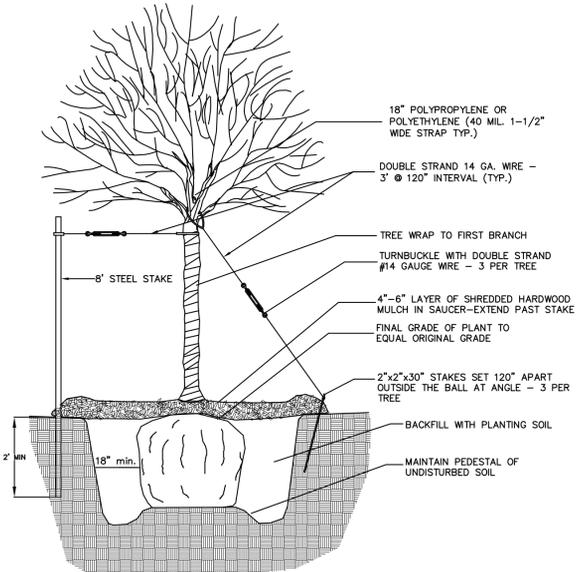


PROJECT NO.: 201-1878-014 DRAWING FILE: 1878014.DWG



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
CONIFER TO HAVE SHREDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL

PLANT AND TREE LIST

PLANTS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
DV	11	Viburnum opulus 'Nanum'	Dwarf European Viburnum	#2 Pot
LH	30	Hosta 'Blueberry Muffin'	Large Hosta	#1 Pot
KF	8	Calamagrostis acutiflora	Karl Forester	#2 Pot
SD	15	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 Pot

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
RB	3	Betula nigra	River Birch	2 - 1/2" B & B
PC	3	Malus 'Prairifire'	Prairifire Flowering Crabapple	2 - 1/2" B & B
BO	2	Quercus macrocarpa	Bur oak	2 - 1/2" B & B
AV	29	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae	6" B & B

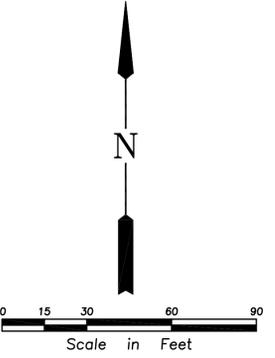
Permanent turf establishment; seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre and fertilizer shall be 10-10-10 (NPK) commercial grade.

TREE REQUIREMENTS:

SITE DEVELOPMENT = 5.0 ACRES
TREE REQUIREMENT = 1 TREE/6,000 SF OF DEVELOPMENT
5.0 ACRES X 43,560 SF/ACRE = 217,800 SF
217,800 SF / 6,000 SF = 36.3 TREES (37 TREES)

PLANTING SYMBOL LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIAL/GRASS



Issued

DATE	REVISION
2-28-20	CITY SUBMITTAL
4-14-20	CITY COMMENTS
4-20-20	ADDRESS ROND COMMENTS
6-2-20	ADDRESS CITY COMMENTS

LANDSCAPE PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER

L1



BALDAMAR



saluté



A9



A10