Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, January 11, 2023
7:00 p.m.

PLANNING COMMISSION REGULAR MEETING – AGENDA

Commissioners: Chair Syed Husain, General Officer Liam Cavin,
James Turnham, Kathy Fraser, John Kiekow, Roberta Reindorf, Christopher Udomah, Rich Xiong
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsccc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** or emailing planning@brooklynpark.org by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call in number to address the Planning Commission.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Josie.Shardlow@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

3. EXPLANATION BY CHAIR

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at brooklynpark.org. The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

4. APPROVAL OF AGENDA

5. ORGANIZATIONAL MEETING

A. Adoption of Bylaws

B. Election of Officers

a. Chair
b. Vice Chair
c. General Officer
d. Recreation and Parks Advisory Commission Liaison
e. Business Forward Liaison

6. CONSENT AGENDA

6.1. Approval of Minutes – December 14, 2022 Regular Meeting and Work Session

7. PUBLIC HEARING

7.1 Range USA – Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.
Presented by: Amber Turnquest

8. OTHER BUSINESS

9. DISCUSSION ITEMS

A. 2023 Work Plan
Presented By: Paul Mogush

10. INFORMATION ITEMS

A. Council Comments
B. Commission Comments
C. Staff Comments

11. ADJOURNMENT

Brooklyn Park
Community Development
5200 85th Avenue North
Brooklyn Park, MN 55443
763-493-8056

Planning Commission
2023~~2~~ Bylaws

ORGANIZATION

1. The Planning Commission Officers shall be:

   Chair – ~~Syed Husain~~

   Vice-Chair – ~~Nichole Klonowski~~

   General Officer – ~~Liam Cavin~~

   ~~Recreation and Parks Advisory Commission Liaison – James Turnham (First half of the term) / XP Lee (second half of the term)~~

   Business Forward Advisory Board Liaison – ~~Nichole Klonowski~~

   Term of officers. All officers shall be elected by a vote of the commission members at the annual organizational meeting held at the first meeting in January. Officers shall serve for a one-year term beginning at the first meeting in April.

2. Duties of the Officers:

   A. Chair:

      1. The Chair shall preside at all Public Hearings and the annual organizational meeting of the Commission. The Chair shall also preside at the Commission work sessions and non-Public Hearing meetings in the absence of the Vice-Chair.

      2. The Chair shall preserve order and decorum and shall decide questions of order.

      3. The Chair may call special meetings stating the purpose of such meetings and be posted at least three days or 72 hours in advance of the meeting. However, for any special meeting at which there are to be items that require a public hearing, adequate time shall be given to allow for the publication and mailing of notices in accordance with applicable provisions of the City Code and State Statutes.

      4. The Chair shall be responsible to have the staff report on the Status of Previous Recommendations made to the Council, stating the Planning

Commission's recommendations and Council action.

5. The Chair shall be responsible to have the staff prepare an Annual Report to the City Council.

6. The Chair or his or her designee shall represent the Planning Commission at City Council meetings for the purpose of presenting the Commission recommendations on items to be considered by the Council.

B. Vice-Chair:

1. The Vice-Chair shall preside at all meetings in the absence of the Chair.

2. The Vice-Chair shall chair the Planning Commission work sessions and other non-Public Hearing Commission meetings.

3. The Vice-Chair shall work with the Planning Commission Chair and Planning Staff to set agendas for Commission work sessions and other applicable meetings.

C. General Officer:

1. The General Officer shall preside at all meetings in the absence of the Chair and Vice-Chair.

2. The General Officer shall record attendance and be responsible for attendance reports.

3. The General Officer shall report to the Chair every quarter the attendance percentage of every member.

4. The General Officer shall monitor the time during all public hearings and shall be responsible for putting forth the motion to extend the public hearings past 11:00 p.m. when necessary.

~~D. Recreation and Parks Advisory Commission Liaison~~

~~1. The Recreation and Parks Advisory Commission (RPAC) Liaison shall attend regular RPAC meetings and report on development proposals in front of the Planning Commission and solicit comments.~~

~~2. Report to the Planning Commission any park development plans the RPAC is working on.~~

~~3. This position may be split into 6-month terms.~~

DE. Business Forward Advisory Board Liaison

1. The Business Forward Advisory Board (BFAB) Liaison shall attend regular BFAB meetings and provide feedback on business programming, initiatives, and policy from the perspective of the Planning Commission.

2. Report to the Planning Commission any BFAB initiatives relevant to the work of the Planning Commission.

BYLAWS

1. Each Wednesday shall be considered a regularly scheduled official meeting night. For any Wednesday falling on a legal holiday, the following Thursday shall be considered the regular meeting.

   A. Official Public Hearings shall be at 7:00 pm on the second Wednesday of each month unless otherwise directed by the Chair.

   B. In the event that there are more public hearings than can be reasonably expected to be concluded by 11:00 p.m., the Chair and the Planning Staff shall be empowered to schedule a second official Public Hearing Meeting for another Wednesday during the same month to take care of the overload.

   C. The Chair shall have prerogative to cancel or postpone any regularly scheduled Meetings.

   D. The Chair shall have the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time.

   E. Work Sessions shall be the fourth Wednesday of the month.

   F. If a public hearing is reasonably anticipated to last under an hour, the work session may be moved from the fourth Wednesday to the second Wednesday following the public hearing at the discretion of the Chair.

   G. The Planning Director may announce a future meeting as cancelled due to lack of public hearing applications or holiday during the Information Items section of a meeting.

2. All public hearings shall be at the City Hall and shall be called at 7:00 p.m. and shall conclude at 11:00 p.m. meetings may be held via technology consistent with state law and City policy. No new business shall commence unless waived by the majority. Any business unfinished at the scheduled closing time shall be taken up at a subsequent meeting designated by the Chair.

3. An organizational meeting shall be held on the second Wednesday in January. Business at this meeting shall include review and/or amendments to the Bylaws, election of a Chair, a Vice-Chair, and a ~~General Officer and a recommendation shall be made to the City Council for a Commission liaison to the Recreation and Parks Advisory Commission which may be shared by more than one commissioner~~Business Forward Advisory Board Liaison.

The officers elected shall begin to serve their term the following April.

4. Organizational rules regarding a quorum:

   A. A quorum shall consist of a minimum of four Commissioners. In no case shall a Public Hearing be held if only three Commissioners or fewer are present. In the absence of a quorum, those present shall adjourn any items of business requiring official Commission action to a specified time.

B. Prior to a meeting a member may be excused from an individual meeting for reasons of illness, work, or out-of-town trips.

5. If the Chair or Vice-Chair resigns his/her appointment between the regular election cycle, then the remaining officers shall move up in rank and an election shall be held for the General Officer position.

6. The Chair shall call the meeting to order and the General Officer shall call the roll and announce a quorum. In the absence of the General Officer, the Chair shall appoint a General Officer pro tem.

7. The order of business shall be as follows unless amended by the Chair:

1) Call to Order
2) Roll Call/Pledge of Allegiance
3) Explanation by Chair
4) Approval of Agenda
5) Consent Agenda
6) Old Business
7) Public Hearing
8) Discussion Items
9) Other Business
10) Information Items
11) Adjournment

8. The following statement shall be printed on all agendas and shall be read by the Chair preceding public hearings during regular sessions of the Commission.

Please be advised that the public hearings are recorded and broadcast live on cable television and streamed over the internet at brooklynpark.org. The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium, speak into the microphone, stating your full name and address. Please sign the public hearing log book on the table near the entrance to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is only a recommendation that is forwarded to the City Council for official and final action.

9. All recommendations shall be sent to the City Council by means of written minutes and shall include the record of the division of votes on each recommendation and the reasoning for the action.

10. Minutes of the meetings shall be recorded and kept by the Planning Staff.

11. All meetings shall be public.

12. Any resolution or motion, except motion to adjourn, postpone, reconsider, table, or call the previous question, shall be reduced to writing if requested by the Chair.

13. Any resolution or motion may be withdrawn at any time before action is taken on it.

14. When a question is under debate, no other motion shall be entertained except to table, or to call for the question, act on the question, postpone, refer to committee or amend. Motions shall take precedence in that order, and the first two shall be without debate.

15. All motions shall be carried by a majority vote of the members present except call for the question. Any member of the Commission may call for a roll call vote on any issue.

16. Motions can only be made by members recognized by the Chair.

17. Speaking without recognition of the Chair shall be cause for another member to call "point of order" and the member speaking out of turn must relinquish the floor.

18. "Call for the question" or "previous question" is a motion and must be seconded. It is not debatable and must be voted upon immediately. A 2/3 majority is necessary to call the previous question. If the 2/3 majority is given, the motion or question on the floor must be immediately put to a vote without debate except for a motion to table.

19. "Question" is not a motion but only an indication to the Chair that the person making this statement is ready to have the motion or question put to a vote.

20. The Chair may direct that a motion be divided if requested by a member.

21. No member may enter into the general discussion a second time on the same matter until all members wishing to express an opinion have been heard. Members must limit their remarks to the subject matter being discussed and shall not be repetitious. The speaking order shall be at the discretion of the Chair; however, all members shall be allowed a turn to speak.

22. Members of the commission are expected to faithfully participate in the meetings or other activities of the commission to which they have been appointed. A commission member shall notify the staff liaison or commission chair if they are unable to attend a meeting prior to the start of the meeting.

23. Any member who is absent for two consecutive meetings without notification (unexcused absence) to the Staff Liaison or absent 25% of the meetings, may be subject to removal by a majority of the City Council. These rules shall not be interpreted to imply automatic removal upon meeting a threshold listed above. The commission will retain the right to consider any special circumstances a member may wish to present.

24. The Commission may appoint a subcommittee and/or task force as they deem necessary to facilitate research for the commission. The members serve in an advisory capacity only to the commission. Subcommittees or task forces shall not contain a quorum of the commission

25. Any member having a direct or indirect financial and/or substantial personal interest in an individual action under consideration by the Commission shall state such if not excuse

themselves from the Commission and not vote on that particular matter. All Commissioners shall abide by the Planning Commission's Code of Ethics.

26. These rules shall not be repealed, waived or amended except by a majority vote of the Commission only after notice has been given at a previous meeting.

27 Any rule of order not covered by these bylaws shall be governed by Robert's Rule of Order of Standard Parliamentary Procedure.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – December 14, 2022

1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Fraser, Husain, Kiekow, Turnham, and Udomah, Council Liaison West-Hafner; Planning Director Mogush; Associate Planner McDermott.

Those arrived late: None

Those not present were: Commissioner Klonowski, Reindorf, Xiong (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION TURNHAM, SECOND CAVIN TO APPROVE THE DECEMBER 14, 2022 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – November 9, 2022

MOTION FRASER, SECOND CAVIN TO APPROVE THE DECEMBER 14, 2022 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. APC Towers – Conditional Use Permit, #22-123 for a Communication Tower on a property zoned PI – Public Institution.

Associate Planner McDermott introduced the application for a conditional user permit for a communication tower. She noted that this application was previously approved in 2019 and advised that approval has expired. She stated that the Commission reviewed this application at its last meeting and was tabled with direction for staff to provide additional details related to safety. She provided a summary of the request and proposed plans. She provided additional details on the safety information received since the last review related specifically to this request as well as the entities that provide safety regulations. She noted that 80 percent of emergency calls are made via cell phone and this additional tower would allow more accurate location information for emergency callers. She stated that the City Attorney would like staff to remind the Commission that the FCC is the sole regulator related to the safety of communication towers.

Commission Chair Husain opened the public hearing.

Seeing no one approach the podium, Commission Chair Husain closed the public hearing.

Commission Cavin thanked staff for completing additional research.

Commission Chair Husain asked if there was modeling done.

Associate Planner McDermott replied that an engineer was hired by T-Mobile for this tower and the report provided is required for FCC approval. She stated that the figure shows how the information was calculated.

MOTION FRASER, SECOND CAVIN TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A COMMUNICATIONS TOWER AT 5840 69TH AVENUE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on January 9, 2023.

7. OTHER BUSINESS

8. DISCUSSION ITEMS

9. INFORMATION ITEMS

A. Council Comments

Council Liaison West-Hafner provided an update on the land use items the Council has considered and approved as recommended by the Commission.

B. Commission comments

None.

C. Staff Comments

Planning Director Mogush noted that the Commission will hold a worksession following this meeting tonight. He acknowledged that this is the last meeting of the year and recognized Commissioner Klonowski and Councilmember West-Hafner as this will be their last meeting with the Commission.

Councilmember West-Hafner thanked the Commission for allowing her to serve as liaison and noted that she will continue to stay involved after her time on the Council.

Planning Director Mogush noted that the next meeting of the Commission will be held on January 11, 2023.

10. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:11 PM.

Respectfully submitted,

Devon Miller
Planning Program Assistant

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Work Session – December 14, 2022

1. CALL TO ORDER – 7:16PM

Present: Cavin, Husain, Kiekow, Turnham, Udomah, Xiong, Fraser

Not Present: Reindorf, Klonowski

Others: Mogush, McDermott, West-Hafner. Turnquest

2. DISCUSSION ITEMS

A. Just Deeds – Presented by: Sarah Abe and Paul Mogush

Sarah Abe and Paul Mogush presented a PowerPoint presentation to the Planning Commission on the City's involvement in the Just Deeds Coalition.

- What is it? Acknowledge the racist practices that established and perpetuated segregated housing. Be honest about the roles of our industries in this practice.
- Why? To understand who benefits from racial covenants, and that their legacy still shapes access to homeownership, health outcomes, education, policing patterns, etc.
- How? By discharging racially restrictive covenants, educating communities and individuals, and investing in solutions that create equity.
- Homeownership data was presented showing the disparities between races in the US, greater MN, and Brooklyn Park specifically.
- Next steps? The city begins the process to discharge covenants on City-owned property, follow up conversations with Human Rights, Planning, and Community long range improvement Commissions, communications campaign about our involvement, 1-3 community conversations, compile long-term policy changes to consider after this project.

Questions/Discussion Points:

- Why are we starting/focusing on something that isn't concrete change instead of something like policy change?
    - This is for education purposes to shed light on the disparities and start a conversation and a path to make lasting change like policy work.
- Whose responsibility is this? Is someone going to be held accountable?
- Has this effort named institutions that have had an impact on this or been part of this in the past? Have we done research to ensure that this is not going to be done today?
- We know government's role in this but what about the organizations?
- Are we making this too complicated? Can we just send a letter to the people who own the homes and suggest them to remove it? What exactly is a covenant?
    - It is complicated because it requires legal action to remove the convenance from the deeds so that is why there is a nonprofit that provides pro bono legal services to help homeowners get it removed.
    - Covenants themselves are not bad and are used today in legal documents, we are focusing on the racially discriminatory covenants.
- How do we atone for the past?
    - We start by acknowledging the wrong first.

    - The more you educate and know the less likely you are to make the same mistakes.
    - The real estate industry still has a lot to do in acknowledging and making changes.

Feedback:

- Is this something that could be taught in schools rather than done at city council?
- Could this presentation be shown to organizations like credit unions and banks.
- We should address this head on by just making the policy change rather than trojan horsing and shaming people into changing.
- This feels inconsequential.
- This is history, you can't change it or erase it, it needs to be part of a bigger effort.
- It might not have impacted everyone, but my family was impacted in my lifetime, they were not able to purchase homes in certain areas, and it is impacting us today.
- You cannot give specific groups an artificial leg up over other groups.
- It takes one person to start with an idea and then it steam rolls from there. Sometimes just saying it creates some momentum.

Next Steps/Suggestions:

- Brooklyn Park and other cities still have other barriers to equity like the requirement of bonding in order to build, can planning commission make changes to these policies, what other policies can we make changes to?
    - Bonding prevents contractors from running away and not finishing their work, it is a safeguard.
    - Every project that comes through the city, even those on the private market not on city owned land, are required to provide escrow, letter of credit, and a performance bond. That is to safeguard against them not completing their work. We have looked through 20 years of records and we rarely do anything with that money and in the rare occurrence that the work is not completed they don't come back for their money.
    - Additionally, outside of these safeguards the city had the authority to institute fines to ensure compliance.
    - Small businesses are trying to grow and do the right thing and they are at a ceiling and cannot afford to build because of structural systems in place.
- As we gear up for the next round of comprehensive plans, we can start making policy recommendations to city council.
- Should we be starting at the mayor level on these and working down?
    - Next steps would actually be starting at the community level and working its way up to the mayor with involvement of the commissions to make policy change. If you go straight to the mayor, they will first ask what community engagement has been done.
- The homeownership rates provided in the presentation are a lens in which we should be looking through. If you are not changing those home ownership numbers, what are we doing? Need to see actual change.
- In government we have policies that have been around for decades. We need to look at these policies and ask if these still make sense to where society is today.
- You can make changes without banning the good policies in order to be more inclusive.

- Staff will go back and formulate in more detail what the next steps are in terms of the engagement with the community. Not just doing the education but also including some initial concrete policy ideas.
- It would be good to include some of these institutions to be represented when doing the community engagement. I think US bank for example is trying to write some wrongs. So the community knows it is not just the city but we are all in this together and we are all impacted.

3. OTHER BUSINESS

4. ADJOURNMENT: 8:21PM

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	7.1	**Meeting Date:**	January 11, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Amber Turnquest, Principal Planner
Ordinance:	X		
Attachments:	3	**Presented By:**	Amber Turnquest, Principal Planner
Item:	**Range USA** – Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.		

Proposed Actions
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Summary
Range USA operates indoor gun ranges, with retail and classroom space in 32 locations across the country. This application proposes a 14,955 square foot, single story building. A commercial indoor recreational facility over 2,450 square feet is an allowed use within the zoning district with a Conditional Use Permit (CUP) (§ 152.342). The City Council adopted Resolution #2022-99 approving the CUP on September 26, 2022.

The CUP was approved with the understanding that it would be reevaluated and amended based on the details available only through the Site Plan Review. The conditions that were reviewed as a part of that request are for the applicant to understand the general requirements for this use. A Site Plan application was required as a condition of that approval.

Previous Approvals
Ordinance #2014-1178 was adopted by City Council on July 7, 2014, to rezone the property to Business Park District/Planned Development Overlay (BP/PD).

The language in the PD Overlay that is relevant to the review of this application is as follows:

2. **No site will have less than 20 percent green space.**
   The Site Plan meets and exceeds this requirement by providing 63% open space.

A CUP for a hotel use was adopted on September 28, 2020 (Resolution #2020-137) and further extended on August 23, 2021 (Resolution #2021-111). The CUP expired on September 28, 2022. The hotel is no longer being pursued and there are no relevant conditions of those approvals to be brought forward.

The City Council adopted Resolution #2022-99 approving the CUP for a commercial indoor recreational facility over 2,450 square feet on September 26, 2022. Conditions applicable to this current application are listed below. A CUP (Resolution #22-100) was also adopted on September 26, 2022, to permit multiple principal structures on a single lot; there are no conditions relevant to this application.

The language in Resolution #2022-99 that is relevant to the review of this Site Plan is as follows:

3. **Any proposed development will require a Site Plan Review. Additional conditions may be applied when the development details are proposed to evaluate how the site functions.**

4. **At the time of Site Plan Review the following information shall be provided:**
   a. **Letter detailing expected traffic generation.**
   b. **Acknowledgement of financial participation for improvements to 93rd Avenue North and Winnetka Avenue North relative to the traffic generation.**
   c. **A cross access agreement with the owners of the unnamed drive which abuts the property.**
   d. **The plan shall include a stop sign at the intersection of the unnamed drive and Winnetka Avenue North.**
   e. **Verification indicating that the project has been submitted to the West Mississippi Watershed Commission.**

   This current Site Plan Review satisfies Condition 3. Condition 4 parts a—e, are addressed further in this report.

Current Conditions

The subject property is 4.85 acres and is located west of Winnetka Avenue North. An unnamed, shared access drive as depicted in the Northcross Business Center development plan (#2012-147) abuts the property to the south.

Future Land Use Plan	Business Park and Light Rail Station Area
Current Zoning	BP/PD - Business Park with a Planned Development Overlay
Proposed Zoning	BP/PD - Business Park with a Planned Development Overlay
Neighborhood	Future 6
Site Area	4.85 Acres
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	6 Public Hearing Notices mailed 500-foot radius
Timeline (MN §15.99) 60-day 120-day	 January 31, 2023 April 1, 2023

Land Use/Zoning and Overlay

The site is zoned Business Park District/Planned Development Overlay (BP/PD) and is within the Future 6 neighborhood. The future land use for the property is Development/Redevelopment, Employment and Light Rail Station Area. The property to the west is zoned BP/PD, the properties to the south are zoned Transit Oriented Development/Employment Transition (TOD-ET), and the property to the east beyond Winnetka Ave N is zoned TOD-ET. The site is currently vacant and contains a stormwater pond.

Site Plan Review

A commercial indoor recreational facility over 2,450 square feet is a conditional use in the BP District (§ 152.342.01). Resolution #2022-99 for the conditional use was adopted by the Brooklyn Park City Council on September 26, 2022.

Access and Off-Street Parking
Vehicular access to the site will be from three locations, two along Winnetka Avenue North and one from a shared private roadway extending west from Winnetka Avenue North that abuts the southern property line. A cross access agreement with the owners of the unnamed drive should be provided. At the time of Site Plan the adequacy of the access and parking requirements will be evaluated; a letter detailing expected traffic generation should be provided. Financial participation for the improvements to 93rd Avenue North and Winnetka Avenue North is expected relative to the traffic generation

Pedestrian Connections
A pedestrian connection is to be provided to the existing sidewalk along Winnetka Avenue North on the east of the site and another connection from the unnamed private roadway to the south of the site. These connections must be indicated on future building permits.

Architecture
The one-level building will be constructed with split face CMU as primary material. The architectural standards within business districts require a combination of materials (§ 152.392B). The site plans submitted on December 23, 2022, do not show a second class of material. Prior to City Council approval, the elevations must be revised to demonstrate conformance with the Code.

Lighting
Staff has reviewed the lighting plan and it is in conformance with City Code requirements. All lights must be downcast and shielded. This will be verified at the time of building permitting.

Landscaping
The landscaping plan generally meets the requirements of City Code. Additional requirements for landscaping on this site are 19 overstory trees, 19 ornamental trees, 39 evergreen trees and 260 shrubs. The landscaping plan attached shows the applicant exceeding these requirements through the proposal of maintaining 63% open space.

Screening
Site elevations show ground mechanical equipment being screened by a 10-foot-high chain-link fence. Section 152.375 of the Code states that ground level mechanical equipment must be screened “using a wing-wall or other architectural features that are an integral part(s) of the building or landscaping materials. Landscaping materials must consist primarily of evergreen materials and must achieve a minimum of 50% opacity at planting and 80% opacity at maturity”. Prior to City Council approval, the plans must be revised to demonstrate compliance.

Grading and Drainage
The Engineering Division reviewed this site for grading and drainage, and it was determined that proposed grading and drainage conform to City policies and ordinances. Development plans will need to be submitted to the West Mississippi Watershed Commission.

Conditions of Approval
Staff recommends the adoption of Resolution 23-___ approving a 14,955 square foot building for a commercial indoor recreational facility at 9489 Winnetka Avenue North with the following conditions:

1. A cross access easement must be recorded prior to the issuance of a building permit.
2. Prior to the issuance of an occupancy permit, the estimated quantities of explosives/ammunition to be stored on site must be provided to the Brooklyn Park Fire Department.

3. Two pedestrian ramps will be installed, one to the existing sidewalk along Winnetka Avenue North on the east of the site and another connection from the unnamed private roadway to the south of the site.
4. Prior to City Council approval, site plans must be revised to demonstrate conformance with Brooklyn Park Zoning Code
    a. §152.375 for the screening requirements of ground level mechanical equipment, and
    b. §152.392 for the required combination of exterior materials.
5. Prior to City Council approval of this Site Plan, the applicant must provide the following:
    a. Acknowledgement of financial participation for improvements to 93rd Avenue North and Winnetka Avenue North relative to the traffic generation.
    b. A cross access agreement with the owners of the unnamed drive which abuts the property.
    c. Verification indicating that the project has been submitted to the West Mississippi Watershed Commission.

Staff Recommendation
Staff recommends approval of the site plan with the conditions listed in the attached draft resolutions.

Alternatives to Consider:
1. Approve the Site Plan as presented.
2. Approve the Site Plan with modifications.
3. Deny the Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:
A. DRAFT RESOLUTION – SITE PLAN
B. LOCATION MAP
C. SITE PLAN AND SUPPORTING DOCUMENTS

RESOLUTION #2023-___

RESOLUTION APPROVING A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY
Planning Commission File #22-127

WHEREAS, an application has been made by Primax Properties, LLC, for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lot 4 Block 1 of Northcross Business Park, Hennepin County, Minnesota

WHEREAS, the approved zoning of the property is BP – Business Park/ PD -– Planned Development Overlay, in which a commercial indoor recreational facility is an approved use;

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on January 11, 2023; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans for both properties on file in the City Clerk's office dated @@ are approved, subject to conditions listed below.

1.02 Building elevations for the indoor recreation facility dated @@ are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$_____.00**, a cash bond in the amount of **$_____.00**, and a developer's escrow in the amount of **$_____.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover

engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the
developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.

4.03 No burying of construction debris shall be permitted on the site.

4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.

4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.

4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

5.01. A cross access easement must be recorded.

5.02 Prior to the issuance of an occupancy permit, the estimated quantities of explosives/ammunition to be stored on site must be provided to the Brooklyn Park Fire Department.

5.03 Two pedestrian ramps will be installed, one to the existing sidewalk along Winnetka Avenue North on the east of the site and another connection from the unnamed private roadway to the south of the site..

5.04 Prior to City Council approval, site plans must be revised to demonstrate conformance with Brooklyn Park Zoning Code §152.375, for the screening of ground level mechanical equipment.

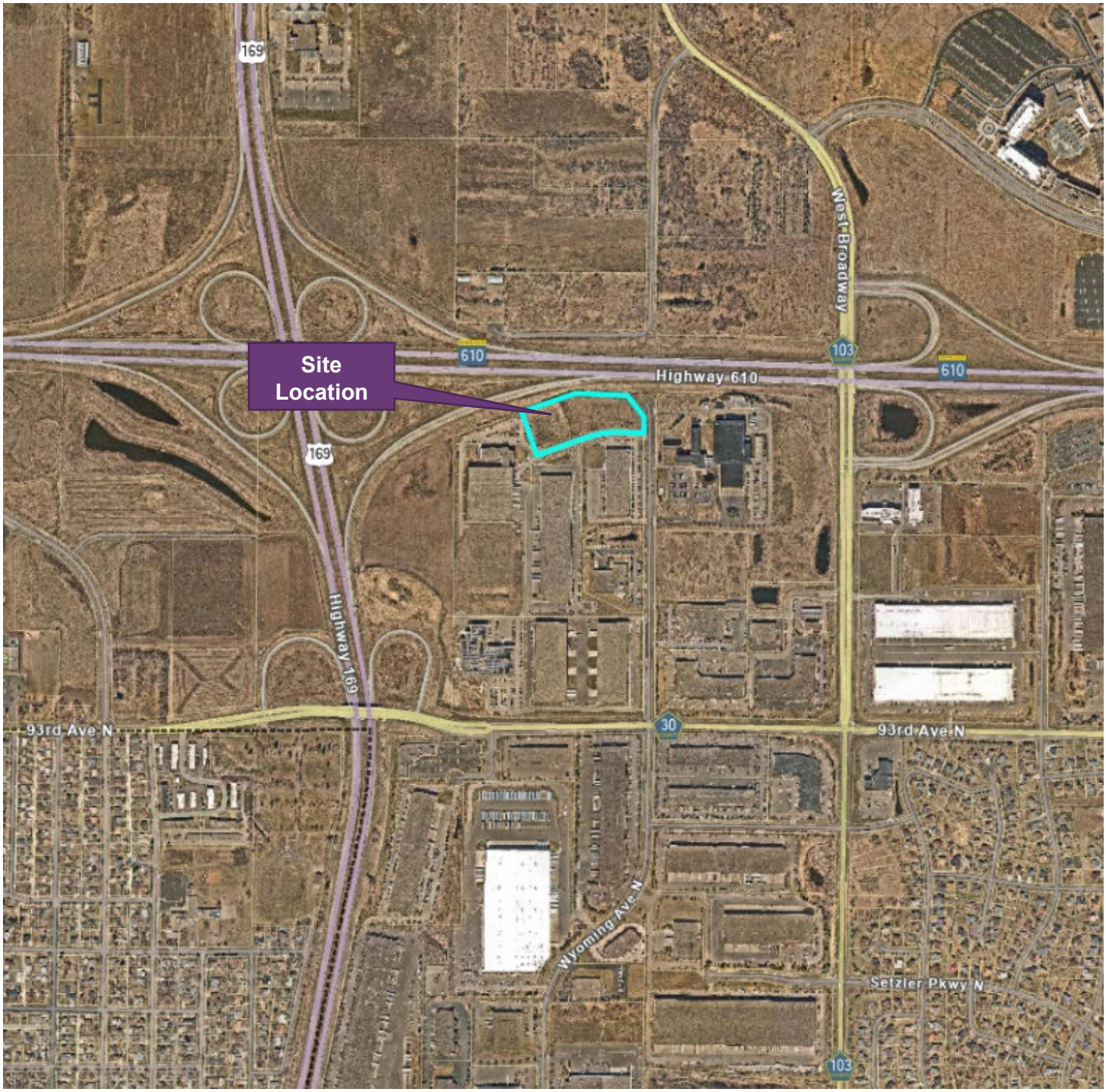
5.05 Prior to City Council approval, site plans must be revised to demonstrate conformance with Brooklyn Park Zoning Code §152.392 for the required combination of exterior materials.

5.06 Prior to City Council approval of this Site Plan, the applicant must provide the following:

a. Acknowledgement of financial participation for improvements to 93rd Avenue North and Winnetka Avenue North relative to the traffic generation.

b. A cross access agreement with the owners of the unnamed drive which abuts the property.

c. Verification indicating that the project has been submitted to the West Mississippi Watershed Commission.



Site Plan Review
Case #22-127 – Range USA Site Plan Review
Area of Request (Spring 2018 Air Photo)
9489 Winnetka Ave N

Brooklyn Park

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
PRIMAX PROPERTIES, LLC
1100 E MOREHEAD STREET
CHARLOTTE, NC 28204
TEL 704-905-2416
CNEILL@PRIMAXPROPERTIES.COM
CONTACT: CHRIS NEILL

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JMITZEL@SAMBATEK.COM
CONTACT: JACOB MITZEL

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JLEMPOLA@SAMBATEK.COM
CONTACT: JASON LEMPOLA

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
JWORKMAN@SAMBATEK.COM
CONTACT: JOHN WORKMAN

Preliminary Site Development Plans

for

RANGE USA

Brooklyn park, Minnesota

Presented by:

Primax Properties, LLC

N.T.S.

VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C4.01	GRADING PLAN
C4.02	GRADING NOTES
C5.01	EROSION CONTROL PLAN- PHASE I
C5.02	EROSION CONTROL PLAN- PHASE II
C5.03	EROSION CONTROL DETAILS
C5.04	EROSION CONTROL NOTES
C5.05	SWPPP
C5.06	SWPPP
C6.01	UTILITY PLAN
C9.01	DETAIL
C9.02	DETAIL
C9.03	DETAIL
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS AND NOTES

GOVERNING SPECIFICATIONS

CITY OF BROOKLYN PARK SPECIFICATIONS (2022)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

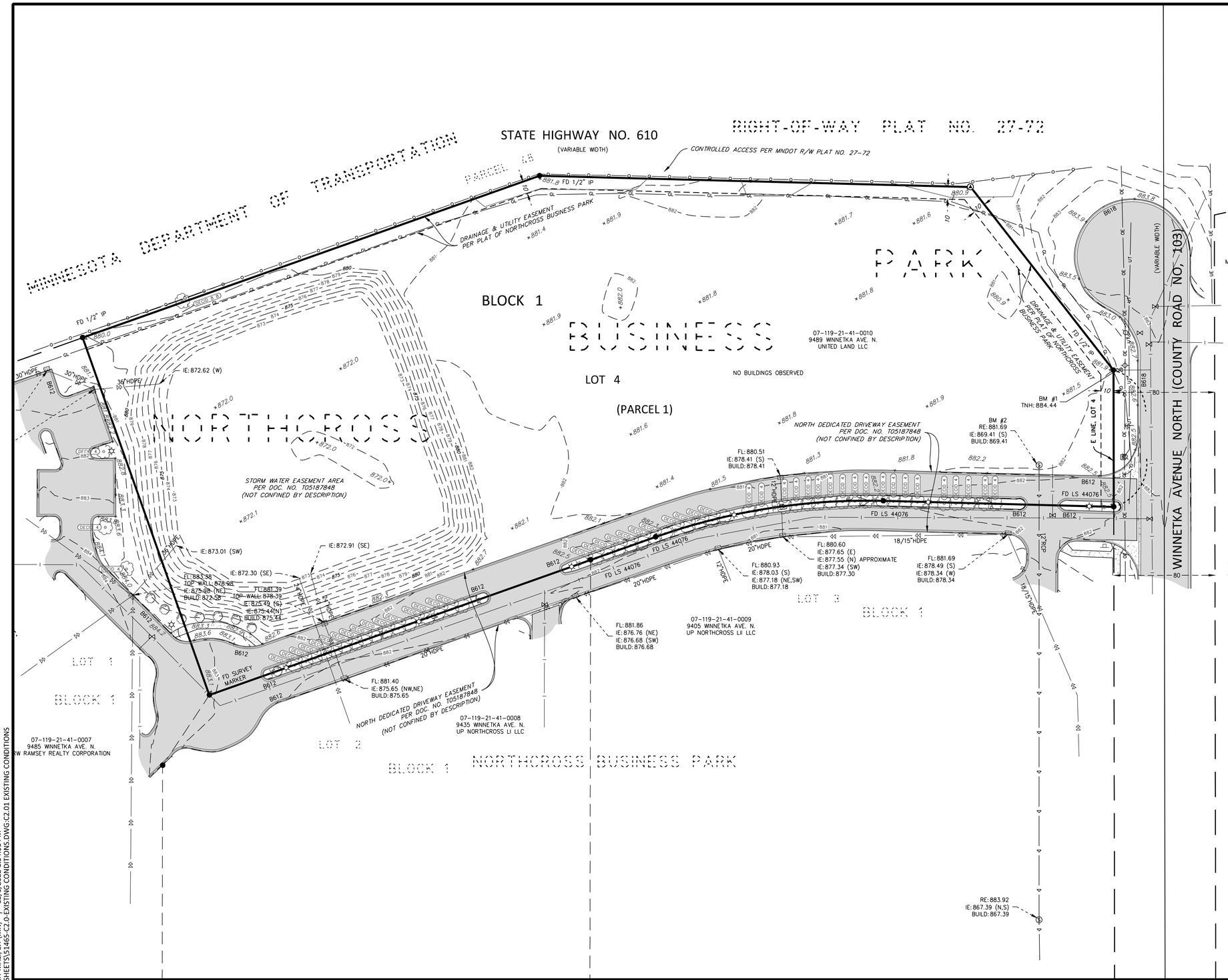
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

TITLE SHEET

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET C1.01 OF REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 8:29:54 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C1.0-TITLE.DWG:C1.01 TITLE



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED 43933
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- TELEPHONE PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- STANDARD DUTY ASPHALT PAVING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

DESCRIPTION

PARCEL 1:

LOT 4, BLOCK 1, NORTHCROSS BUSINESS PARK, HENNEPIN COUNTY, MINNESOTA.

(TORRENS PROPERTY, CERTIFICATE OF TITLE NO. 1523405)

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS 9489 WINNETKA AVENUE NORTH, ITS PROPERTY IDENTIFICATION NUMBER IS 07-119-21-41-0010.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 4.849 ACRES OR 211,239 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED BP/PD BUSINESS PARK DISTRICT/PLANNED DEVELOPMENT OVERLAY, PER ZONING MAP FOUND ON THE CITY OF BROOKLYN PARK WEBSITE.
4. THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARK IS JACOB REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1
TOP NUT HYDRANT. ELEV.= 884.44

BENCHMARK #2
SANITARY MANHOLE. ELEV.=881.69

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
2. FIELD WORK WAS COMPLETED ON 03/20/2020.

NORTH

SCALE 0 40 80 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

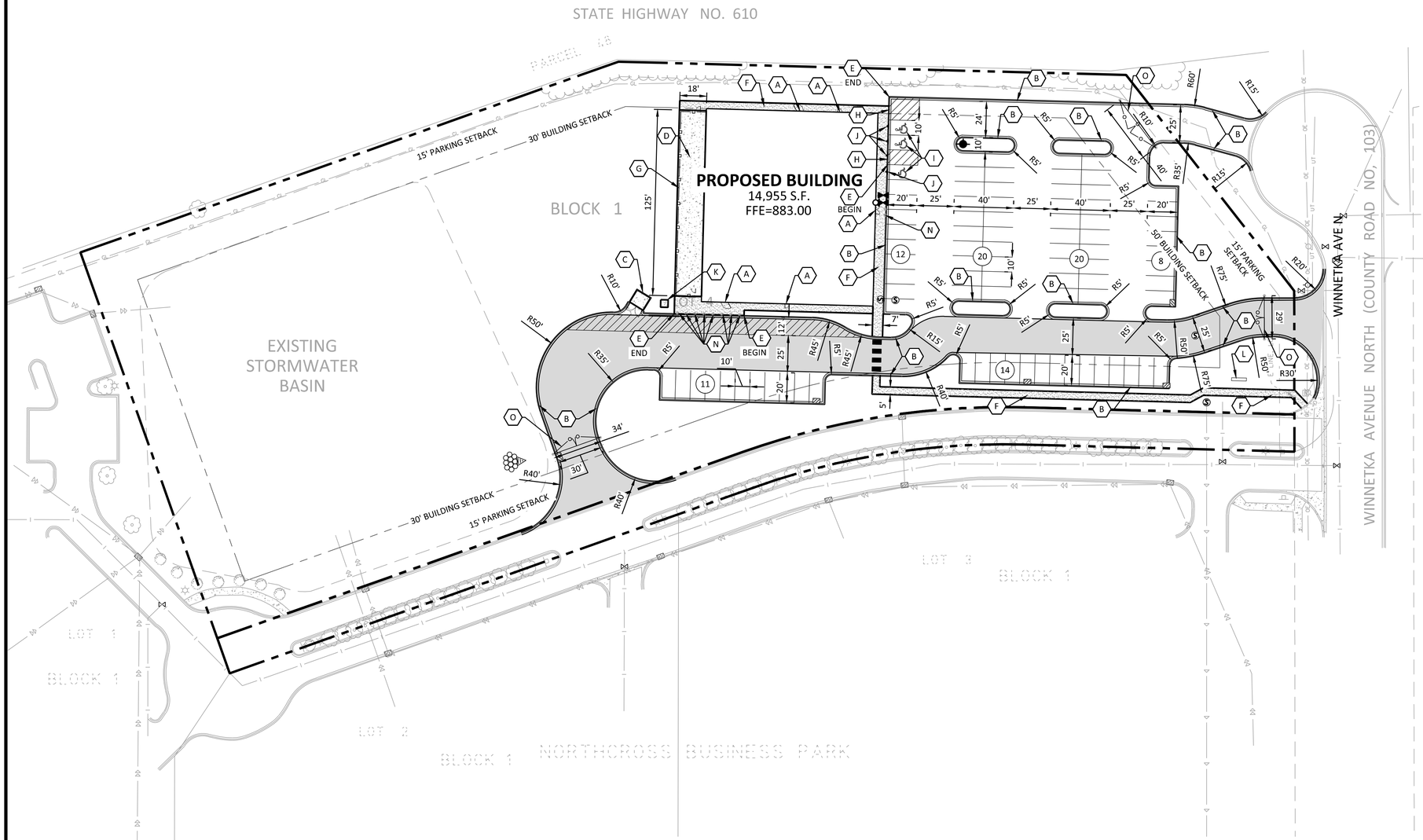
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET C2.01 OF REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/1/2022 1:34:01 PM
L:\PROJECTS\51465\CAD\SHEETS\51465-C2.0-EXISTING CONDITIONS.DWG:C2.01 EXISTING CONDITIONS



LEGEND

PROPOSED	EXISTING		
	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING	
	CONCRETE CURB	HEAVY DUTY ASPHALT PAVING	
	EASEMENT LINE	CONCRETE PAVING	
	BUILDING LINE	CONCRETE SIDEWALK	
	RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	
	WETLAND		
	TREE LINE		
	SAW CUT LINE		

- SIGN
- BOLLARD
- (##) REGULAR PARKING STALL COUNT
- (1) KEYNOTE

DEVELOPMENT SUMMARY

COMMERCIAL

AREA		
GROSS SITE AREA	212,260 SF	4.87 AC
NET SITE AREA	212,260 SF	4.87 AC
MINIMUM LOT SIZE		25,000 SF
ZONING		
EXISTING ZONING		BUSINESS PARK/ PLANNED DEVELOPMENT
PROPOSED ZONING		BUSINESS PARK/ PLANNED DEVELOPMENT
BUILDING REQUIREMENTS		
MAXIMUM BUILDING HEIGHT		35 FT

PARKING REQUIREMENTS	STALLS
REQUIRED (5 SPACES MINIMUM/1,000 SF)	75
PROVIDED	85

BUILDING SETBACKS	
FRONT YARD	50 FT
REAR YARD	30 FT
SIDE YARD	30 FT
PARKING SETBACK	
FRONT YARD	15 FT
REAR YARD	15 FT
SIDE YARD	15 FT

KEY NOTES

A. BUILDING, ENTRANCE WITH PROTECTIVE BOLLARDS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER (DETAIL 01, SHEET C9.02)
C. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
D. EQUIPMENT PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SCREENING FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
H. ACCESSIBLE RAMP (DETAIL 04, SHEET C9.02)
I. ACCESSIBLE STALL STRIPING (DETAIL 04, SHEET C9.02)
J. ACCESSIBLE PARKING SIGN (DETAIL 04, SHEET C9.02)
K. TRANSFORMER
L. MONUMENT SIGN BY OTHERS
M. CROSSWALK LANGUAGE
N. BOLLARDS
O. BARRIER PIPE GATE (SEE DETAIL 02, SHEET C9.03)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEVELOPMENT NOTES

SITE DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 10' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. MONUMENT SIGN BY OTHERS. SEE BUILDING PLAN FOR FOUNDATION DETAILS.
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

NORTH
SCALE 0 40 80 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

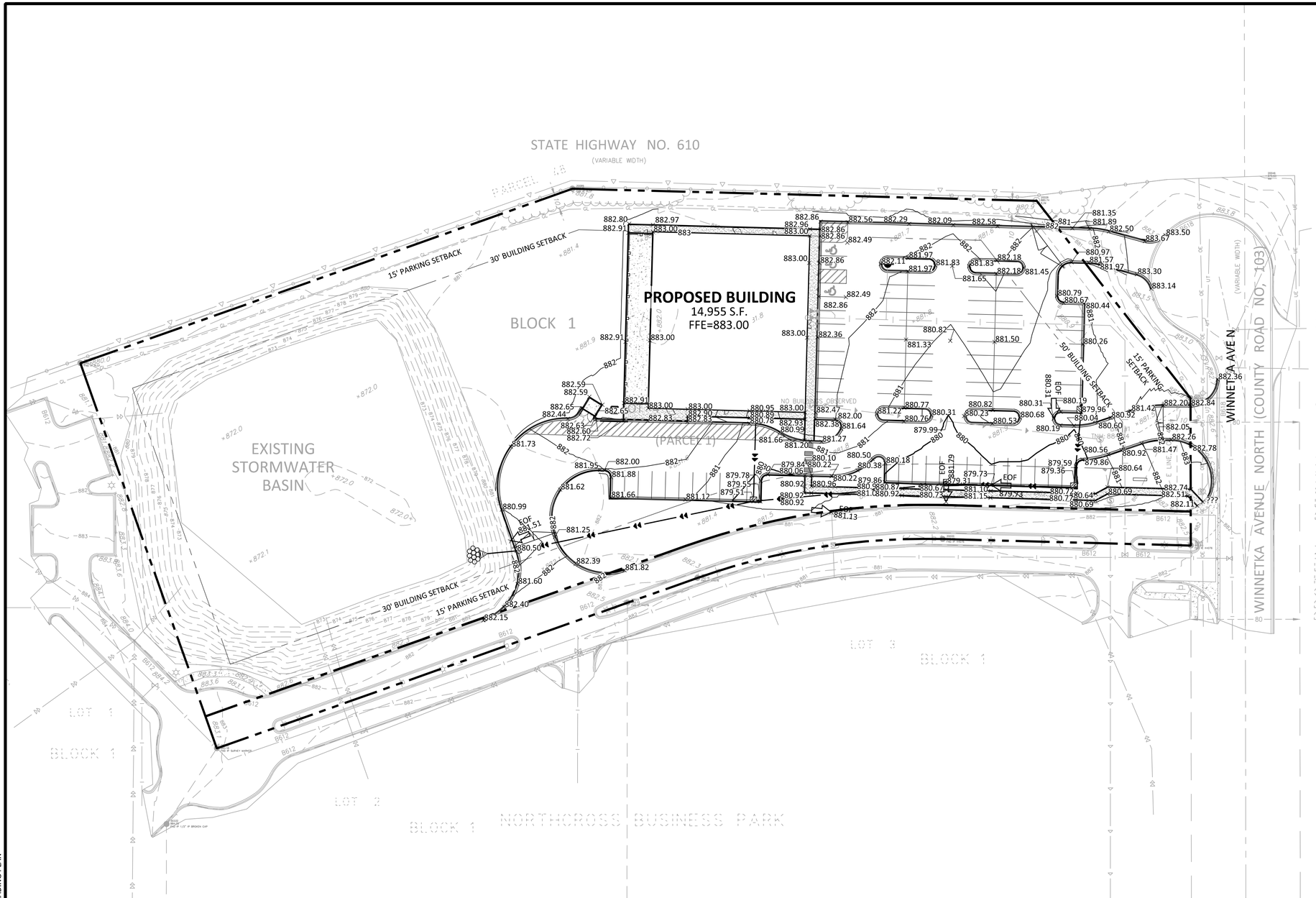
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SITE PLAN

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET C3.01 OF REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:37 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C3.0-SITE.DWG\C3.01 SITE PLAN



LEGEND

PROPOSED / EXISTING

- PROPERTY LINE
- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- BUILDING LINE
- RETAINING WALL
- WETLAND LIMITS
- TREE LINE
- SPOT ELEVATIONS
- RIPRAP
- OVERFLOW ELEV. (EOF 902.5)
- SOIL BORING (ST # 999.9)

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

GRADING NOTES

(SEE SHEET C4.02 FOR GRADING NOTES)

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GRADING PLAN

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET C4.01 OF REV.

24.15 (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:29 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C4.0-GRADING.DWG:C4.01 GRADING PLAN

GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.

2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.

3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.

4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: AMERICAN ENGINEERING TESTING, INC.

   ADDRESS: 550 CLEVELAND AVENUE NORTH, SAINT PAUL, MINNESOTA 55114

   PHONE: 651-659-9001

   DATED: JULY 6, 2020

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.

7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.

8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.

9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.

11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.

    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.

    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.

    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.

    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.

    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.

    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:

    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.

    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.

    iii. STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.

    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.

    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.

    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.

12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.

13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).

14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

15. TOLERANCES

    a. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

    b. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

    c. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

    d. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.

17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.

18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

REV. DATE

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

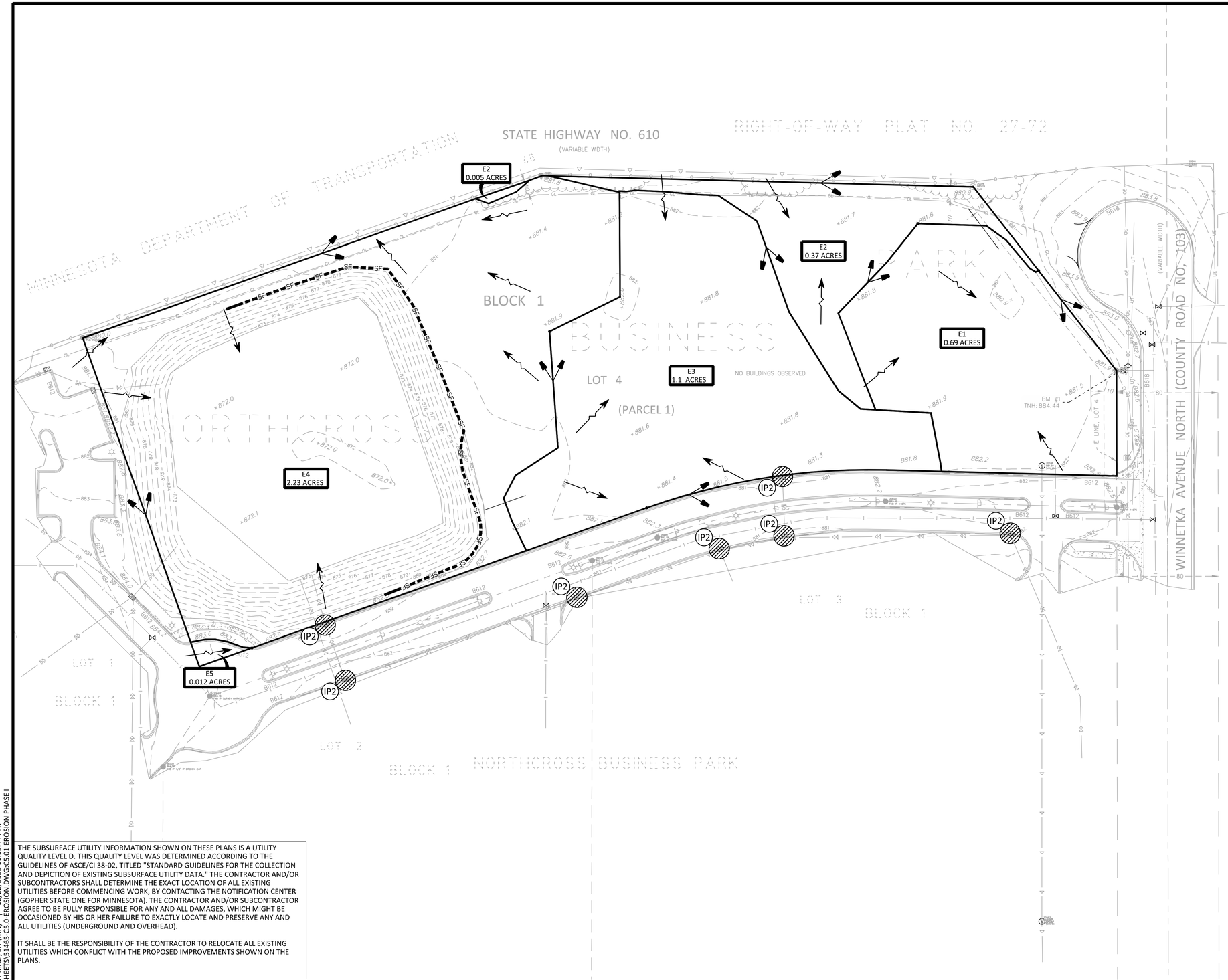
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GRADING NOTES

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C4.02
OF
REV.

24.15 (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:29 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C4.0-GRADING.DWG:C4.02 GRADING NOTES



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST 5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENGRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY	12/02/2022
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	JRM
DESIGNED BY	JRM
CHECKED BY	BWF
PROJECT NO.	51465

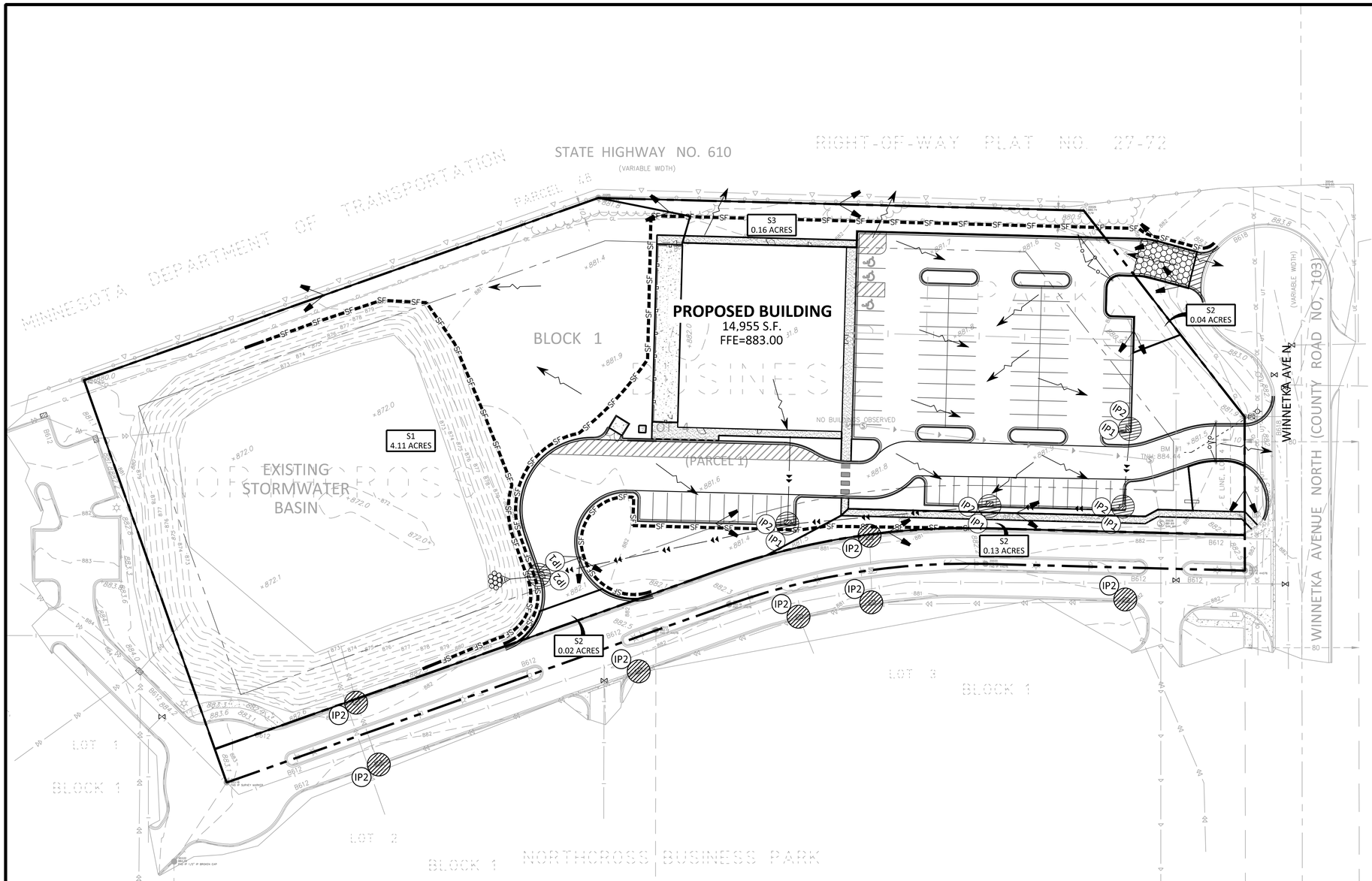
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL PLAN- PHASE I

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C5.01
OF
REV.

24.15 (LMS TECH) | ROHIT MALI. EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG:C5.01 EROSION PHASE I



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST 5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENGRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1601
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	5
INLET PROTECTION DEVICE (IP-2)	UNIT	12

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

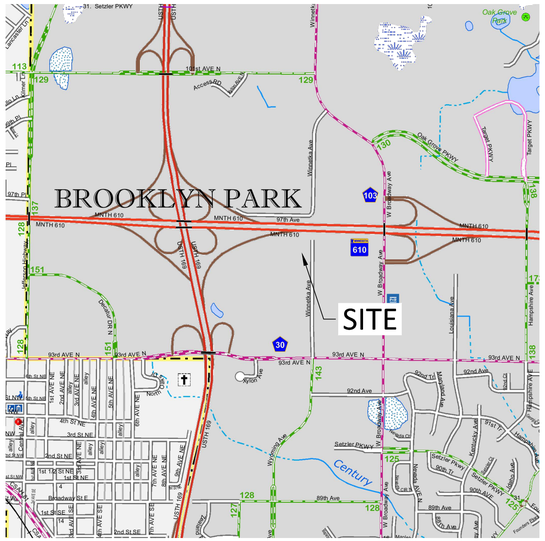
EROSION CONTROL PLAN- PHASE II

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

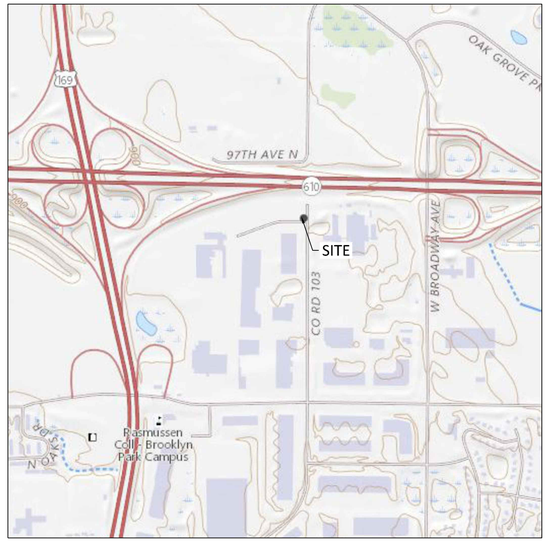
SHEET
C5.02
OF
REV.

24.15 (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG:C5.02 EROSION PHASE II

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE

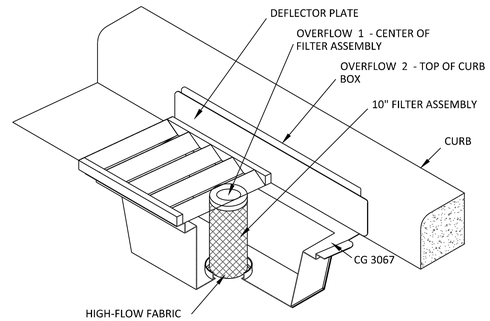
AREA SUMMARY IN ACRES

PAVEMENT AREA	1.39 AC±
BUILDING AREA	0.34 AC±
SEEDED AREA	0.46 AC±
TOTAL DISTURBED	2.19 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.00 AC±
POST - CONSTRUCTION IMPERVIOUS	1.73 AC±

DEVELOPER/OWNER:
PRIMAX PROPERTIES, LLC
1100 E MOREHEAD STREET
CHARLOTTE, NC 28204
704-905-2416

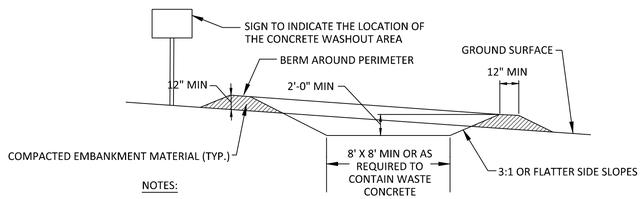
SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:



ROAD DRAIN CASTING APPLICABILTY
- NEENAH R-3067
- NEENAH R-3512

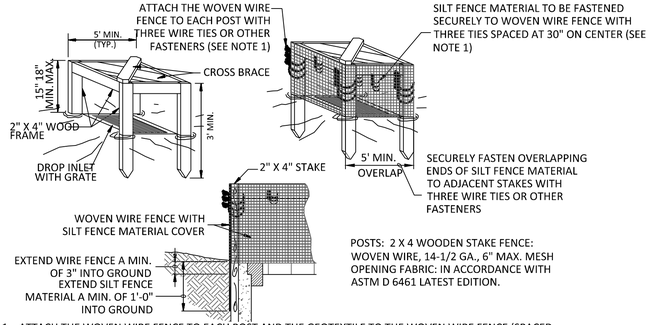
ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE

NORTH

0 ## ##
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL DETAILS

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C5.03
OF
REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG:C5.03 EROSION DETAIL

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIMETABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/ OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).

3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.

5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.

6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

NORTH

0 ## ##
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL NOTES

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C5.04
OF
REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG;C5.04 EROSION NOTES

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 PROJECT/SITE INFORMATION

RANGE USA
9489 WINNETKA AVENUE
CITY: BROOKLYN PARK
STATE: MINNESOTA
ZIP CODE: 55445
COUNTY: HENNEPIN

NPDES PERMIT NUMBER:_____

1.2 CONTACT INFORMATION/RESPONSIBLE PARTIES

COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GENERAL CONTRACTOR (TO BE COMPLETED BY GENERAL CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:
INSERT AREA OF CONTROL (IF MORE THAN ONE OPERATOR AT SITE):

THE GENERAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE MINNESOTA GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM (GENERAL PERMIT). THE GENERAL CONTRACTOR MUST COMPLY WITH ANY LOCAL GOVERNING AGENCY (LGU) HAVING JURISDICTION CONCERNING EROSION AND SEDIMENT CONTROL. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO BE A CO-APPLICANT WITH THE OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL DEVICES.

THE "APPLICATION FOR GENERAL STORM-WATER PERMIT FOR CONSTRUCTION ACTIVITY (MN R100001)" SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AND SUBMITTED ONLINE, ALONG WITH THE REQUIRED APPLICATION FEE, THROUGH THE MPCA'S WEBSITE.

UNLESS NOTIFIED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) TO THE CONTRARY, APPLICANTS WHO SUBMIT A COMPLETE APPLICATION FORM IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE CONSTRUCTION SITE UNDER THE TERMS AND CONDITIONS OF THIS PERMIT SEVEN (7) CALENDAR DAYS THE ONLINE APPLICATION PROCESS IS COMPLETE(HTTPS://NETWEB.PCA.STATE.MN.US/PRIVATE/).

(NOTE: ALL PROJECTS UNDER 50 ACRES MUST SUBMIT THE PERMIT APPLICATION USING THE ONLINE PROCESS. MAILED APPLICATIONS ARE ONLY ACCEPTED FOR PROJECTS THAT DISTURB 50 OR MORE ACRES, AND HAVE A DISCHARGE POINT WITHIN 1 MILE OF A PROTECTED WATER.)

ADDITIONALLY, AUTHORIZATION WILL BE DELAYED UNDER THE FOLLOWING CIRCUMSTANCES:

- IF THE PROJECT DISTURBS 50 ACRES OR MORE AND HAS A DISCHARGE POINT WITHIN 1 MILE AND FLOWS TO AN IMPAIRED OR SPECIAL WATER WHOSE DISCHARGE MAY REACH AN IMPAIRED OR SPECIAL WATER LISTED IN SECTION 23 OF THE GENERAL PERMIT THE APPLICANT SHALL SUBMIT THE STORM WATER POLLUTION PREVENTION PLAN AND A COMPLETED APPLICATION AT LEAST 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. UNLESS NOTIFIED BY THE MPCA TO THE CONTRARY, COVERAGE BECOMES EFFECTIVE 30 CALENDAR DAYS AFTER THE POSTMARKED DATE OF THE COMPLETED APPLICATION.
- IF THE PROJECT INCLUDES ALTERNATIVE METHODS THE APPLICATION AND TWO ALTERNATIVE TREATMENT PLANS MUST BE SUBMITTED A MINIMUM OF 90 DAY BEFORE CONSTRUCTION STARTS.

EROSION & SEDIMENT CONTROL SUBCONTRACTOR (RESPONSIBLE FOR IMPLEMENTING & UPDATING SWPPP - TO BE COMPLETED BY CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

EROSION & SEDIMENT CONTROL INSPECTOR (SEE PART 6.1 OF THIS SWPPP FOR MORE INFORMATION ON INSPECTION RESPONSIBILITIES- TO BE COMPLETED BY CONTRACTOR):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

GROUND DISTURBING SUBCONTRACTOR(S):
COMPANY/ORGANIZATION NAME:
CONTACT NAME:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

THE GENERAL CONTRACTOR SHALL PROVIDE A CHAIN OF RESPONSIBILITY WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE AND THE NOT SUBMITTED.

THIS SWPPP WAS PREPARED BY:
COMPANY/ORGANIZATION NAME: SAMBATEK, INC
CONTACT NAME: ROHIT MALI
ADDRESS: 12800 WHITEWATER DRIVE, SUITE 300
CITY, STATE, ZIP CODE: MINNETONKA, MN 55343
TELEPHONE NUMBER: 763-312-6059
EMAIL: RMALI@SAMBATEK.COM

SWPPP DESIGNER CERTIFICATION CARD:

UNIVERSITY OF MINNESOTA
ROHIT MALI
Design of Construction SWPPP (May 31 2025)

1.3 NATURE OF CONSTRUCTION ACTIVITY

NATURE OF CONSTRUCTION:

THIS SWPPP HAS BEEN PREPARED FOR MAJOR ACTIVITIES ASSOCIATED WITH CONSTRUCTION OF RANGE USA LOCATED IN 9489 WINNETKA AVENUE NORTH, BROOKLYN PARK, MINNESOTA. THE SITE IS ZONED BUSINESS PARK DISTRICT/PLANNED DEVELOPMENT OVERLAY (BP/PD). DEMOLITION IS NOT REQUIRED FOR THE EXISTING SITE. THE PROJECT INCLUDES A COMMERCIAL BUILDING WITH ASSOCIATED PARKING LOTS AND UTILITY IMPROVEMENTS.

ANTICIPATED APPROXIMATE TIMELINES:
ESTIMATED PROJECT START DATE: 04/01/2023
ESTIMATED PROJECT COMPLETION DATE: 04/01/2024

1.4 SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S):

THE SITE IS CURRENTLY COVERED WITH PRAIRIE GRASS, WEEDS, AND TREES. THE SITE IS ALMOST FLAT HAVING SLIGHT SLOPE GOING EAST TO WEST. ACCORDING TO THE GEOTECH REPORT, THE SITE CONTAINS FILL (MISTURE OF SILTY SANDS AND CLAYEY SANDS) AND POSSIBLE FILL SOILS ON THE SURFACE. COARSE ALLUVIAL SANDS WITH SILT AND SANDS EXIST IMMEDIATELY BELOW THE FILL. THESE SOILS HAVE MODERATE STREGTH THEREFORE THE STRENGTH CAN BE IMPROVED BY THOROUGH COMPACTION. ACCORDING TO THE USDA SOIL REPORT, THE SITE CONSIST OF HYDROLOGICAL SOIL GROUP B THAT HAS MODEREATE INFILTRATION RATE.

SLOPES:

THE EXISTING TOPOGRAPHY OF THE SITE IS SLOPING FROM EAST TO WEST WITH LESS THAN 3% SLOPE. PROPOSED SITE'S RUNOFF IS MANAGED THROUGH SHEET FLOW IN THE PARKING LOT AND CHANNEL FLOW THROUGH CURB AND GUTTER EVENTUALLY COLLECTING TO THE PROPOSED BMP'S AND SUBSEQUENTLY TO THE EXISTING STORMWATER BASIN.

DRAINAGE PATTERNS:

CURRENT EXISTIGN TOPOGRAPHY OF THE SITE SLOPES EAST TO WEST TOWARDS THE STORMWATER BASIN. THE PROPOSED DRAINAGE ARE MOSTLY CAPTURED AS A STORMWATER MANAGEMENT PLAN AND DRAINS TOWARDS THE PROPOSED BMP'S.

VEGETATION:

THE EXISITNG VEGETATION CONSIST PRAIRIE GRASSES, WEEDS AND TREES. THE PROPOSED IMPROVEMENT WILL REQUIRE THE REMOVAL OF THE EXISTING VEGETATION AT MAJOR PORTION. THE SITE IS ALMOST FLAT HOWEVER, AS PER PROPOSED GRADE, CUTS AND FILLS ARE ANTICIPATED.

RAINFALL INFORMATION:

RAINFALL INFORMATION - THE AVERAGE TOTAL ANNUAL PRECIPITATION IS ABOUT 28.32 INCHES. OF THIS ABOUT 17.31 INCHES, OR 61 PERCENT, USUALLY FALLS IN MAY THROUGH SEPTEMBER. THE AVERAGE ANNUAL SNOWFALL IS 57.3 INCHES.

1.5 CONSTRUCTION SITE ESTIMATES

PROJECT AREA SUMMARY:
TOTAL PROJECT AREA: 4.87 ACRES
CONSTRUCTION SITE AREA TO BE DISTURBED: 2.19 ACRES

IMPERVIOUS AREAS:
IMPERVIOUS AREA BEFORE CONSTRUCTION (ACRES): 0 ACRES
IMPERVIOUS AREA AFTER CONSTRUCTION (ACRES): 1.73 ACRES

1.6 RECEIVING WATERS

CONSTRUCTION PHASE STORM WATER SYSTEM DESCRIPTION:

STORM WATER WILL BE PICKED UP BY INSTALLED GRAVITY STORM WATER SYSTEM AND CONVEYED TO AN EXISTING INFILTRATION POND BUILT FOR THE DEVELOPMENT.

DESCRIPTION OF RECEIVING WATERS:

THE SITE DOES NOT CONTAIN ANY IMPAIRED WATER BODY WITHIN 1 MILE.

1.7 SITE FEATURES AND SENSITIVE AREAS TO BE PROTECTED

THE SITE HAS AN EXISTING STORMWATER BASIN AT THE WEST. PROPOSED RUNOFF IS DISCHARRGED TO THE STORMWATER BASIN. SILT FENCE IS INSTALLED TO PROTECT AND PREVENT EROSION AND SEDIMENTATION.

1.8 POTENTIAL SOURCES OF POLLUTION

POTENTIAL SOURCES OF SEDIMENT AND OTHER POLLUTANTS TO STORMWATER RUNOFF:

CONSTRUCTION PHASE POLLUTANT SOURCES ANTICIPATED AT THE SITE ARE DISTURBED (BARE) SOIL, VEHICLE FUELS AND LUBRICANTS, CHEMICALS ASSOCIATED WITH BUILDING CONSTRUCTION, AND BUILDING MATERIALS. WITHOUT ADEQUATE CONTROL THERE IS THE POTENTIAL FOR EACH TYPE OF POLLUTANT TO BE TRANSPORTED BY STORM WATER.

1.9 ENDANGERED/THREATENED SPECIES

THE SITE HAS A HIGH POTENTIAL OF CONTAINING THE NORTHERN LONG EAR BAT. THE UNITED STATES FISH AND WILDLIFE SERVICE AND THE FISHERIES DIVISION LISTS THE NORTHERN LONG EAR BAT AS A THREATENED SPECIES IN HENNEPIN COUNTY. IT IS NOT ANTICIPATED THAT THE PROJECT ACTIVITIES WILL IMPACT CRITICAL HABITAT OF THE LONG EAR BAT. HOWEVER, IF THE NORTHERN LONG EAR BAT IS OBSERVED WITHIN THE SITE LOCATION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER OF RECORD.

1.10 HISTORIC PRESERVATION

THERE ARE NO KNOWN HISTORIC SITES ON OR NEAR THE CONSTRUCTION SITE.

1.11 APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS

LOCAL GOVERNING UNIT (LGU) REQUIREMENTS:

THE SITE IS LOCATED IN SHINGLE CREEK AND WEST MISSISSIPPI WATERSHED MANAGEMENT COMMISSIONS (SCWMWMC) AND WILL BE SUBJECTED TO THE DISTRICT'S STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL RULES. THE SCWMWMC HAS REQUIREMENTS FOR STORMWATER MANAGEMENT THAT ARE VOLUME CONTROL, RATE CONTROL AND WATER QUALITY CONTROL.

1.12 MITIGATION MEASURES FROM ENVIRONMENTAL REVIEWS/TMDLS/IMPAIRED WATERS

1.13 MAPS

EROSION AND SEDIMENT CONTROL PLANS:

(REVISE THE FOLLOWING AS NECESSARY)
THE FOLLOWING SITE DEVELOPMENT PLAN SHEETS ARE AN INTEGRAL PART OF THIS SWPPP:

C-5.01 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.02 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN/"SITE MAP"
C-5.03 - EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.04 - EROSION AND SEDIMENTATION CONTROL NOTES/"SITE MAP"

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

EROSION CONTROL BMPS:

THE PURPOSE OF EROSION CONTROL IS TO PREVENT SOIL PARTICLES FROM BECOMING SUSPENDED IN WATER AND BEING TRANSPORTED TO EITHER DOWNSTREAM SURFACE WATERS OR DOWNSTREAM PROPERTIES.

APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION MUST BE PLANNED FOR AND IMPLEMENTED.

IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUE TO BE USED AT THIS PROJECT FOR FINAL STABILIZATION OF SITE SOIL WILL BE TO PROVIDE A PROTECTIVE COVER OF VEGETATION, PAVEMENT, OR BUILDING.

ALL EXPOSED AREAS MUST BE STABILIZED AS SOON AS POSSIBLE (BUT NO LATER THAN THE NEXT WORK DAY) TO LIMIT SOIL EROSION, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATED STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST COMPLY WITH SECTION 2.7 OF THIS SWPPP (SECTION 8.4, 9.9, 9.10, AND 23.9 OF THE GENERAL PERMIT).

SEDIMENT CONTROL BMPS:

THE PURPOSE OF SEDIMENT CONTROL IS TO PREVENT SOIL PARTICLES THAT HAVE BEEN SUSPENDED IN WATER FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS. SEDIMENT CONTROL BMPS HAVE BEEN DESIGNED AS PART OF THIS SWPPP.

IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND MUST AMEND THE SWPPP TO IDENTIFY THE ADDITIONAL PRACTICES.

SEDIMENT CONTROL PRACTICES MUST ALWAYS BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS AND BE LOCATED UPGRADIENT OF ANY BUFFER ZONES. THE PERIMETER SEDIMENT CONTROL PRACTICES MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED (SEE SECTION 8 OF THIS SWPPP).

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT RAIN EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

2.1 MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

PHASING OF GROUND DISTURBANCE SHALL BE IN ACCORDANCE WITH THE FINAL GRADING AND EROSION CONTROL PLANS SUCH THAT EROSION AND SEDIMENT LOSS TO DOWNSTREAMS RECEIVING WATERS IS MINIMIZED.

2.2 PRESERVE 50 FOOT NATURAL BUFFER

THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. THE CONTRACTOR IS NOT REQUIRED TO ENHANCE THE QUALITY OF THE VEGETATION THAT ALREADY EXISTS IN THE BUFFER OR PROVIDE VEGETATION IF NONE EXISTS.

2.3 CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

MEASURES SHOULD BE TAKEN TO ENSURE THAT "CLEAN" RUNOFF FROM OFF SITE IS DIVERTED AROUND DISTURBED AREAS ON SITE. CARE SHOULD BE TAKEN THAT RE-ROUTING OFF SITE RUNOFF DOES NOT RESULT IN FLOODING OR OTHER ISSUES ON ADJACENT PROPERTIES.

BMP DESCRIPTION: TEMPORARY DIVERSION DITCH

INSTALLATION SCHEDULE: INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO UP GRADIENT GROUND DISTURBING ACTIVITIES

MAINTENANCE AND INSPECTION REQUIREMENTS: THE WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. THIS STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 14 DAYS ***(MODIFY PER PROJECT REQUIREMENTS)*** OF CONNECTING TO A SURFACE WATER AND AFTER CONSTRUCTION HAS CEASED.

TEMPORARY OR PERMANENT DITCHES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED, BUT MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

DITCHES MUST BE INSPECTED EVERY 7 DAYS, AND WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. ANY SEDIMENT DEPOSITED IN DIVERSION DITCHES MUST BE REMOVED AND ANY EXPOSED SOILS STABILIZED WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, NOTE REASON FOR DELAY ON MAINTENANCE LOG.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.4 STABILIZE SOILS

1. **TEMPORARY SEEDING** - DISTURBED AREAS THAT ARE NOT YET AT FINAL GRADE BUT THAT WILL NOT BE ACTIVELY WORKED FOR 14 CALENDAR DAYS OR MORE MUST BE TEMPORARILY STABILIZED. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHERE WORK HAS TEMPORARILY CEASED AND MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER WORK IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3C. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3E MAY BE USED IN PLACE OF TEMPORARY MULCH.

PERMANENT STABILIZATION - ALL AREAS AT FINAL GRADE MUST BE STABILIZED WITHIN 14 DAYS AFTER COMPLETION OF THE MAJOR CONSTRUCTION ACTIVITY. PERMANENT STABILIZATION MUST BE INITIATED IMMEDIATELY WERE WORK HAS PERMANENTLY CEASED AND MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. SEEDED AREAS SHALL BE PROTECTED WITH MULCH. PERMANENT MULCH SHALL CONFORM TO MN/DOT SPECIFICATION 3882, TYPE 3 AT 2 TONS/ACRE AND SHALL BE DISK ANCHORED. HYDRAULIC SOIL STABILIZER MAY BE USED IN PLACE OF MULCH IF APPROVED BY CIVIL ENGINEER. IF HYDRAULIC SOIL STABILIZER IS USED, IT SHALL BE MN/DOT TYPE 6.

2.5 PROTECT SLOPES

STEEP SLOPE AREAS - THE CONTRACTOR MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT THAT HAVE STEEP SLOPES (3:1 OR STEEPER). FOR THOSE SLOPED AREAS WHICH MUST BE DISTURBED, THE CONTRACTOR MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES, SUCH AS DRAINING AND TERRACING. SLOPES STEEPER THAN 3:1 MUST BE PROTECTED BY EROSION CONTROL BLANKETS.

BMP DESCRIPTION: EROSION CONTROL BLANKET

INSTALLATION SCHEDULE: INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, WITHIN THE TIMEFRAME ALLOWED FOR STABILIZATION AFTER WORK HAS CEASED IN AN AREA, DEPENDING ON THE LOCATION (I.E. 24 HOURS, 7 DAYS, 14 DAYS)

MAINTENANCE AND INSPECTION REQUIREMENTS: TO FUNCTION PROPERLY, EROSION CONTROL BLANKETS MUST BE IN CONTACT WITH THE SOIL BENEATH THE BLANKET. BLANKETS MUST BE SECURED PER THE CONSTRUCTION DETAIL PROVIDED WITH THE SWPPP PLAN SHEETS.
INSPECT BLANKETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE, OR SUPPLEMENT NON-FUNCTIONAL BLANKETS WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.6 PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE MEANS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT/ETC.) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THIS SWPPP.

BMP DESCRIPTION: SILT FENCE INLET PROTECTION

INSTALLATION SCHEDULE: INSTALL INLET PROTECTION IN EXISTING STRUCTURES AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES UP GRADIENT OF THE INLET. INSTALL INLET PROTECTION ON NEW STRUCTURES AS SOON AS THE STRUCTURES ARE PUT INTO USE.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.7 ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

ALL STRUCTURAL SEDIMENT CONTROLS INTENDED TO RECEIVE AND TREAT CONSTRUCTION RUNOFF MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND ALTERATION CAN BEGIN AND MUST STAY IN OPERATION UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: INSTALL SILT FENCE AS DIRECTED ON THE SWPPP PLAN SHEETS, AND AS NEEDED THROUGHOUT CONSTRUCTION, PRIOR TO COMMENCING UP GRADIENT LAND DISTURBING ACTIVITIES.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT SILT FENCE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. SEDIMENT ACCUMULATIONS SHOULD BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 1/2 THE HEIGHT OF THE SILT FENCE. THIS MAINTENANCE MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.8 RETAIN SEDIMENT ON-SITE

ANY OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACT (E.G. FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS ARE TO BE UTILIZED DURING CONSTRUCTION TO CAPTURE AND TREAT SEDIMENT LADEN RUN OFF. THE TEMPORARY SEDIMENTATION BASINS HAVE BEEN DESIGNED TO RETAIN THE RUNOFF FROM A 2 YEAR, 24 HOUR STORM EVENT, EXCEPT THAT IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1,800 CUBIC FEET OF LIVE STORAGE) OR [PROVIDE 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN. THE OUTLET STRUCTURE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE IN ACCORDANCE WITH SECTION 14.5 AND 14.6 OF THE GENERAL PERMIT. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER A CONNECTION TO A SURFACE WATER (SECTION 14.7 OF THE GENERAL PERMIT)

BMP DESCRIPTION: TEMPORARY SEDIMENTATION BASIN

INSTALLATION SCHEDULE: INSTALL TEMPORARY SEDIMENTATION BASIN PRIOR TO BEGINNING UPSLOPE LAND DISTURBING ACTIVITIES. IF THIS IS NOT POSSIBLE DUE TO EXISTING TOPOGRAPHY, LIMIT DISTURBANCE TO ONLY THOSE AREAS NECESSARY TO INSTALL TEMPORARY SEDIMENTATION BASIN.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT TEMPORARY SEDIMENTATION BASINS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE VOLUME OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. THIS MAINTENANCE MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF CONDITIONS DO NOT ALLOW MAINTENANCE TO BE PERFORMED WITHIN 72 HOURS, DOCUMENT THE CAUSE OF DELAY ON THE MAINTENANCE FORM. REFER TO SECTION 3.1 OF THIS SWPPP FOR BASIN DRAINING GUIDELINES.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.9 ESTABLISH VEHICLE TRACKING PADS

VEHICLE TRACKING PADS HAVE BEEN DESIGNED TO PREVENT SEDIMENT TRACK OFF. IF THERE IS EVIDENCE OF SEDIMENT TRACKING FROM VEHICLES IN PAVED AREAS, THE SEDIMENT MUST BE REMOVED BY STREET SWEEPING OR OTHER METHOD AS SOON AS FEASIBLY POSSIBLE, BUT NO LONGER THAN 24 HOURS AFTER DISCOVERY. (SECTION 9.11 AND 9.12 OF THE GENERAL PERMIT)

BMP DESCRIPTION: VEHICLE TRACKING PAD

INSTALLATION SCHEDULE: INSTALL VEHICLE TRACKING PAD AS SHOWN ON THE SWPPP PLAN SHEETS AS SOON AS POSSIBLE AT THE BEGINNING OF CONSTRUCTION ACTIVITIES. INSTALL ADDITIONAL VEHICLE TRACKING PADS AS NEEDED THROUGHOUT CONSTRUCTION.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT VEHICLE TRACKING PADS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. VEHICLE TRACKING PADS MUST BE PERIODICALLY 'REFRESHED' TO ENSURE PROPER FUNCTIONALITY. MAINTENANCE SHOULD BE PERFORMED WHEN THE EXIT APPEARS SMOOTH AND COMPACTED OR WHEN THE VEHICLE TRACKING PAD CEASES TO FUNCTION PROPERLY. VEHICLE TRACKING PAD LOCATIONS SHOULD BE INSPECTED FOR SIGNS OF OFF-SITE SEDIMENT TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MUST BE USED IF VEHICLE TRACKING PADS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: JACOB R. MITZEL
Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SWPPP
PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C5.05
OF
REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG:C5.05 SWPPP

2.10 CONTROL STORMWATER DISCHARGE POINTS

1. PIPE OR OTHER TEMPORARY OR PERMANENT OUTLETS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
2. STABILIZE THE NORMAL WETTED PERIMETER OF A DRAINAGE DITCH OR SWALE WITHIN 200 FEET OF THE PROPERTY EDGE WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER. THE REMAINDER OF THE DITCH MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF CONNECTION.

BMP DESCRIPTION: RIPRAP

INSTALLATION SCHEDULE: INSTALL RIPRAP AS SHOWN ON SWPPP PLANS AND/OR GRADING PLANS. INSTALLATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT OUTLETS EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING RIPRAP ENERGY DISSIPATION WITHIN 3 DAYS OR BY THE NEXT RAIN EVENT, WHICHEVER COMES FIRST. ANY OFF SITE ACCUMULATION OF SEDIMENT MUST BE REMOVED IN MANNER AND AT A FREQUENCY TO MINIMIZE OFF-SITE IMPACTS.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

2.11 CHEMICAL EROSION AND SEDIMENT CONTROL BMPS

POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS MUST BE APPLIED AFTER CONVENTIONAL EROSION AND SEDIMENT CONTROL DEVICES ARE UTILIZED. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. CONSIDERATION MUST BE GIVEN WHEN SELECTING CHEMICALS TO THE EXPECTED SOIL TYPES TO BE EXPOSED DURING CONSTRUCTION, AND TO THE EXPECTED TURBIDITY, PH AND FLOW RATE OF STORMWATER FLOWING INTO THE CHEMICAL TREATMENT SYSTEM OR AREA. IF CHEMICALS ARE PART OF THE EROSION CONTROL PLAN, THEY MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR PROVIDER/SUPPLIER OF THE APPLICABLE CHEMICALS.

SECTION 3: DEWATERING & BASIN DRAINING

3.1 DEWATERING AND BASIN DRAINING

ALLOWABLE NON-STORMWATER DISCHARGES, AS DEFINED BY THE GENERAL PERMIT, ARE LIMITED TO DEWATERING AND BASIN DRAINING. DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPS, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS. ALL WATER FROM DEWATERING OR BASIN DRAINING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. IF THE CONTRACTOR ELECTS TO UTILIZE FILTERS WITH BACKWASH WATER, THE CONTRACTOR MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR MUST REPLACE AND CLEAN THE FILTER MEDIA USED IN DEWATERING DEVICES WHEN REQUIRED TO RETAIN ADEQUATE FUNCTION. CONTRACTOR SHALL OBTAIN A WATER USE (APPROPRIATION) PERMIT FROM THE MINNESOTA DNR FOR DEWATERING ACTIVITIES THAT WILL WITHDRAW MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.

ALL DEWATERING THAT OCCURS ON SITE SHALL BE DEWATERED TO THE INFILTRATION BASIN ON SITE ONLY AFTER IT HAS BEEN FILTERED THROUGH AN APPROPRIATE SEDIMENT REMOVAL DEVICE

SECTION 4: GOOD HOUSEKEEPING BMPS

4.1 MATERIAL HANDLING AND WASTE MANAGEMENT

1. **SOLID WASTE DISPOSAL** - NO SOLID MATERIALS, INCLUDING CONSTRUCTION AND DEMOLITION MATERIALS, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, SHALL BE ALLOWED TO BE CARRIED FROM THE SITE WITH STORM WATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED PERIODICALLY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE. DISPOSAL OF SOLID WASTES MUST COMPLY WITH MPCA REQUIREMENTS.
2. **GROUNDWATER PROTECTION -** SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.
3. **SANITARY FACILITIES -** ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE WHERE REQUIRED BY STATE OR LOCAL REGULATIONS. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND BE SERVICED BY A COMMERCIAL OPERATOR.

4.2 ESTABLISH PROPER STORAGE, HANDLING & DISPOSAL PRACTICES

HAZARDOUS MATERIALS & TOXIC WASTE (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN WATERPROOF CONTAINERS WITH SECONDARY CONTAINMENT, AND THEIR LOCATION(S) MUST BE NOTED ON THE SWPPP MAP. EXCEPT DURING APPLICATION, THE CONTENTS MUST BE KEPT IN TRUCKS OR WITHIN STORAGE FACILITIES IN ACCORDANCE WITH SECTION 12.4 OF THE GENERAL PERMIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED AT AN APPROVED SOLID WASTE OR CHEMICAL DISPOSAL FACILITY.

BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS AND PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS AND LANDSCAPE MATERIALS MUST BE UNDER COVER BY PLASTIC SHEETING OR TEMPORARY ROOFS TO PREVENT DISCHARGE, OR PROTECTED BY SIMILAR EFFECTIVE MEANS TO PREVENT CONTACT WITH STORMWATER.

4.3 DESIGNATE WASHOUT AREAS

THE CONTRACTOR SHALL DESIGNATE AREAS FOR CONCRETE AND OTHER (STUCCO, PAINT, FOR RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS RELATED TO THE CONSTRUCTION ACTIVITY) WASHOUTS, AND NOTE THE LOCATIONS ON THE SITE MAP. ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LAYER. A COMPACTED CLAY LINER IS NOT AN ACCEPTABLE IMPERMEABLE LAYER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM SITE WORKERS TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

BMP DESCRIPTION: CONCRETE WASHOUT

INSTALLATION SCHEDULE: PRIOR TO CONCRETE WORK.

MAINTENANCE AND INSPECTION REQUIREMENTS: INSPECT CONCRETE WASHOUTS FOR EVIDENCE OF DISCHARGE EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" 24-HOUR RAIN EVENT. REPAIR, REPLACE OR SUPPLEMENT NON-FUNCTIONING CONCRETE WASHOUTS WITHIN 3 DAYS OR BY THE NEXT USE, WHICHEVER COMES FIRST.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

4.4 ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

THE CONTRACTOR SHALL DESIGNATE AREAS FOR EQUIPMENT FUELING, CLEANING, MAINTENANCE AND REPAIR, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAPS. RUNOFF MUST BE CONTAINED WITHIN THE DESIGNATED AREAS (I.E. THROUGH USE OF A TEMPORARY BERM). THE AREAS MUST NOT BE LOCATED IN ANY SURFACE WATER. SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. NO ENGINE DEGREASING IS ALLOWED ON SITE.

4.5 CONTROL EQUIPMENT/VEHICLE WASHING

THE CONTRACTOR SHALL DESIGNATE LOCATION(S) FOR VEHICLE WASHING, AND NOTE THE LOCATION(S) ON THE SWPPP SITE MAP. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS AND SOLVENTS. ENGINE DEGREASING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES IS ALSO PROHIBITED.

4.6 SPILL PREVENTION AND CONTROL PLAN

1. **ACCIDENTAL SPILL** - DISCHARGE OF OIL OR OTHER HAZARDOUS SUBSTANCES IS SUBJECT TO REPORTING AND CLEAN UP REQUIREMENTS. IN CASE OF AN ACCIDENTAL SPILL, THE MINNESOTA POLLUTION CONTROL AGENCY IS TO BE NOTIFIED AT THEIR **24-HOUR TELEPHONE NUMBER: 651-649-5451**. REFER TO SECTION 12 OF THE GENERAL PERMIT.

GROUNDWATER PROTECTION - SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY WHATEVER MEANS NECESSARY IN ORDER TO ENSURE THAT THEY DO NOT DISCHARGE FROM THE SITE. AS AN EXAMPLE, SPECIAL CARE MUST BE EXERCISED DURING EQUIPMENT FUELING AND SERVICING OPERATIONS. IF A SPILL OCCURS, IT MUST BE CONTAINED AND DISPOSED OF SO THAT IT WILL NOT FLOW FROM THE SITE OR ENTER GROUNDWATER, EVEN IF THIS REQUIRES REMOVAL, TREATMENT, AND DISPOSAL OF SOIL. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHOULD BE HANDLED IN A MANNER CONSISTENT WITH THE IMPACT THEY REPRESENT.

SECTION 5: POST-CONSTRUCTION BMPS

[DESCRIBE PERMANENT STORM WATER SYSTEM, AND INCLUDE REFERENCE TO DESIGN CALCULATIONS. REFER TO SECTION 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT, AS WELL AS LGU REQUIREMENTS. NOTE: THE 2018 GENERAL PERMIT REQUIRES INFILTRATION OF THE WATER QUALITY VOLUME (1" OVER THE NEW IMPERVIOUS)]

BMP DESCRIPTION: SUMP MANHOLE

INSTALLATION SCHEDULE: ALONG WITH STORM SEWER NETWORK

MAINTENANCE AND INSPECTION REQUIREMENTS: PRACTICE SHOULD BE INSPECTED (AND CLEANED OUT IF DEEMED NECESSARY) SEMI-ANNUALLY TO ENSURE THAT SEDIMENT IS NOT BEGINNING TO WASH OUT DURING STORM EVENTS. DEVICES SHOULD BE CLEANED OUT AT LEAST ONCE PER YEAR OR AS NEEDED.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

BMP DESCRIPTION: INFILTRATION BASIN

INSTALLATION SCHEDULE: AFTER SITE IS STABILIZED

MAINTENANCE AND INSPECTION REQUIREMENTS: NO HEAVY EQUIPMENT TO BE PLACED IN THESE AREAS, MINIMIZING THE COMPACTION. PERIODIC CHECK OF FLOW CONDITIONS TO TRACK DRAWDOWN OF THE WATER IN THE BASIN.

THE DEVICE WILL BE INSPECTED AND CLEARED OF SEDIMENT BUILD UP TWICE PER YEAR AND AS NEEDED. PLANTED VEGETATION ALSO NEEDS TO BE INSPECTED PERIODICALLY AND REPLACED AS NECESSARY. INSPECTION WILL ALSO INCLUDE CHECKING FOR ANY PROBLEMATIC EROSION TAKING PLACE ON THE SLOPES OF THE BASIN. EROSION ISSUES WILL BE REPAIRED AS THEY ARE FOUND.

RESPONSIBLE STAFF (CONTRACTOR TO COMPLETE):

SECTION 6: INSPECTIONS

6.1 INSPECTIONS

1. **INSPECTION FREQUENCY AND RESPONSIBILITY**
[CONTRACTOR RESPONSIBLE FOR INSPECTIONS]

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED AND THE NOTICE OF TERMINATION FILED WITH THE MPCA, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE STRUCTURAL BMPS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. IF THE SWPPP REQUIRES MODIFICATION, THOSE CHANGES TO THE SWPPP MUST BE DOCUMENTED. THE CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

2. **INSPECTION PROCEDURES** - EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

A. PRE-INSPECTION PREPARATION:

1. INSPECTORS SHOULD BE FAMILIAR WITH THE SWPPP, INCLUDING THE EROSION AND SEDIMENT CONTROL PLANS, PAST INSPECTION REPORTS, AND MAINTENANCE LOGS.

B. SITE ENTRY:

1. BEFORE ENTERING THE SITE, OBSERVE THE SURROUNDINGS AND VARIOUS STAGES OF CONSTRUCTION. NOTE AREAS FOR IN-DEPTH REVIEW AND ANY POTENTIAL ISSUES.
2. THIS IS A GOOD TIME TO VIEW CONSTRUCTION SITE VEHICLE TRACKING PAD LOCATIONS AND PERIMETER CONTROLS.

C. RECORDS REVIEW:

1. VERIFY THAT A COPY OF THE SWPPP AND APPLICATION FOR THE NPDES STORM WATER PERMIT, AND COPIES OF ALL CONSTRUCTION SITE INSPECTIONS ARE ON SITE.
2. VERIFY THAT THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AS WELL AS CONSTRUCTION PHASING, IS GENERALLY BEING FOLLOWED.
3. SWPPPS ARE INTENDED TO BE DYNAMIC DOCUMENTS, VERIFY THAT AMENDMENTS OR CHANGES TO THE SWPPP ARE BEING MADE WHEN:
   A. A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVE A SIGNIFICANT EFFECT ON STORM WATER DISCHARGES
   B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE
   C. THE SWPPP IS NOT CONSISTENT WITH THE TERMS OF THE GENERAL PERMIT

D. SITE INSPECTION (NOTE TIMELINES FOR MAINTENANCE INCLUDED IN INSPECTION/MAINTENANCE REPORT)

1. INSPECT DISCHARGE POINTS DOWNSTREAM AND OFF-SITE AREAS FOR SIGNS OF IMPACT.
2. INSPECT PERIMETER CONTROLS:
   A. HAVE PERIMETER CONTROLS BEEN PROPERLY INSTALLED AND MAINTAINED?
   B. ARE VEHICLE TRACKING PADS FUNCTIONING PROPERLY? ARE ADDITIONAL ENTRANCES/EXITS BEING USED THAT ARE NOT STABILIZED?
   C. ALL STORM DRAINS MUST BE PROTECTED AND TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROLS INSTALLED.
   D. ALL EXPOSED SOILS MUST HAVE TEMPORARY OR PERMANENT EROSION PROTECTION WITHIN 14 CALENDAR DAYS OF INACTIVITY.
3. COMPARE BMPS IN THE SWPPP WITH CONSTRUCTION SITE CONDITIONS: ARE REQUIRED BMPS IN PLACE; ARE ADDITIONAL BMPS NEEDED; ARE BMPS IN PLACE PROPERLY INSTALLED AND MAINTAINED?
4. INSPECT AREAS THAT HAVE BEEN DISTURBED AND ARE NOT CURRENTLY BEING WORKED. ANY UNSEEDED OR UNMULCHED BARE AREAS THAT HAVE BEEN IDLE FOR 14 CALENDAR DAYS SHOULD BE NOTED.
5. INSPECT AREAS WITH FINAL STABILIZATION. IN ORDER FOR FINAL STABILIZATION TO BE ACHIEVED, AREAS MUST HAVE A UNIFORM COVER WITH A DENSITY OF 70% OVER ENTIRE AREA. TEMPORARY BMPS SHOULD BE REMOVED AND AREAS DISTURBED BY REMOVAL SEEDED AS NECESSARY.

E. EXIT INTERVIEW:

1. DEBRIEF THE PERSON IN CHARGE. EXPLAIN THE IDENTIFIED DEFICIENCIES AND ANY AREAS OF CONCERN.

F. A COPY OF THE COMPLETED INSPECTION REPORT MUST BE KEPT WITH THE SWPPP ON SITE.

THE INSPECTION REPORT USED SHOULD INCLUDE, AT A MINIMUM, THE FOLLOWING:

- DATE & TIME OF INSPECTION
- NAME OF INSPECTOR(S)
- FINDINGS OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS
- CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES AND NAMES OF PARTY COMPLETING MAINTENANCE
- DATE & AMOUNT OF RAINFALL
- RECORD OF ALL POINTS OF DISCHARGE FROM THE PROPERTY AND DESCRIPTION OF DISCHARGE
- NOTE TO UPDATE THE SWPPP

6.2 DELEGATION OF AUTHORITY

DULY AUTHORIZED REPRESENTATIVE(S) OR POSITION(S):

COMPANY OR ORGANIZATION NAME:
NAME:
POSITION:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE NUMBER:
FAX/EMAIL:

6.3 CORRECTIVE ACTION LOG

THE INSPECTION/MAINTENANCE FORM, AVAILABLE UPON REQUEST, INCORPORATES BOTH INSPECTION AND MAINTENANCE REPORTING INTO A SINGLE FORM. THIS FORM ALSO SPECIFIES THE TIME ALLOWED FOR CORRECTIONS TO BE PERFORMED. IF THE PARTY PERFORMING INSPECTIONS CHOOSES TO USE ANOTHER INSPECTION FORM, A SEPARATE CORRECTIVE ACTION LOG MUST BE PROVIDED.

SECTION 7: RECORD KEEPING AND TRAINING

7.1 RECORDKEEPING

RECORD RETENTION - THE OWNER MUST KEEP THE SWPPP INCLUDING ALL CHANGES MADE TO IT DURING CONSTRUCTION (SEE SECTION 7.2 OF THIS SWPPP), ALONG WITH THE FOLLOWING ADDITIONAL RECORDS ON FILE FOR THREE YEARS AFTER COMPLETION OF THE CONSTRUCTION PROJECT (FINAL STABILIZATION AND NOTICE OF TERMINATION):

1. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT
2. RECORDS OF ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
3. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE
4. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS

7.2 AMENDMENTS

THE CONTRACTOR SHALL KEEP A RECORD LOG OF ALL MODIFICATIONS TO THE SWPPP. AN EXAMPLE OF A SWPPP UPDATE LOG FORM CAN BE PROVIDED UPON REQUEST.

MODIFICATIONS TO THE SWPPP - THIS SWPPP INTENDS TO CONTROL WATER-BORNE AND LIQUID POLLUTANT DISCHARGES BY SOME COMBINATION OF INTERCEPTION, FILTRATION, AND CONTAINMENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS IMPLEMENTING THIS SWPPP MUST REMAIN ALERT TO THE NEED TO PERIODICALLY REFINE AND UPDATE THE SWPPP IN ORDER TO ACCOMPLISH THE INTENDED GOALS. THIS SWPPP MUST BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP IT CURRENT WITH THE POLLUTANT CONTROL MEASURES UTILIZED AT THE SITE. AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, AND/OR REVISED DRAWINGS. THIS SWPPP MUST BE UPDATED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS.
2. INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE GENERAL PERMIT.
4. THE MPCA HAS DETERMINED THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE REQUIREMENTS RELATED TO AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) IMPLEMENTATION PLAN. IN THIS CASE, THE SWPPP MUST BE UPDATED OR A SUPPLEMENTAL BMP ACTION PLAN DEVELOPED TO ADDRESS THE IDENTIFIED CONCERNS.

7.3 TRAINING

THE PERMITTEE(S) MUST FULFILL TRAINING REQUIREMENTS AND INCLUDE RECORDS OF TRAINING IN THE SWPPP. REFRESHER TRAINING MUST BE ATTENDED EVERY THREE YEARS STARTING THREE YEARS, FROM THE ISSUANCE OF THE 2018 GENERAL PERMIT (ISSUED 8/1/18). INDIVIDUALS REQUIRED TO BE TRAINED INCLUDE:

1. INDIVIDUALS PREPARING THE SWPPP
2. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ON SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
3. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. AT LEAST ONE INDIVIDUAL ON A PROJECT MUST BE TRAINED IN THESE JOB DUTIES.

THE CONTENT AND EXTENT OF TRAINING MUST BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THE GENERAL PERMIT. AT LEAST ONE INDIVIDUAL TRAINED IN THE JOB DUTIES LISTED ABOVE MUST BE PRESENT ON THE SITE OR AVAILABLE TO THE SITE IN 72 HOURS.

TRAINING DOCUMENTATION MUST INCLUDE:

1. NAMES OF PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED
2. DATES OF TRAINING AND NAMES OF INSTRUCTOR AND ENTITY PROVIDING TRAINING
3. CONTENT OF TRAINING COURSE, INCLUDING NUMBER OF HOURS OF TRAINING
4. DOCUMENTATION MUST BE KEPT WITH THE SWPPP. TRAINING RECORD/CERTIFICATION TEMPLATE IS AVAILABLE UPON REQUEST.

INDIVIDUALS MUST BE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT SUCH AS THE UNIVERSITY OF MINNESOTA, MINNESOTA EROSION CONTROL ASSOCIATION, SOIL AND WATER CONSERVATION DISTRICTS, OR THE MPCA.

SECTION 8: FINAL STABILIZATION / PERMIT TERMINATION

FINAL STABILIZATION - TO ACHIEVE FINAL STABILIZATION OF THE SITE, THE CONTRACTOR WILL IMPLEMENT THE FOLLOWING MEASURES AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED.

1. ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR BY OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO LANDSCAPING PLANS/SPECIFICATIONS FOR TYPE OF VEGETATIVE COVER.
2. THE PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS IN SECTIONS 15, 16, 17, 18, AND 19 OF THE GENERAL PERMIT AND IS OPERATING AS DESIGNED. TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS HAVE BEEN CLEAN OF ANY ACCUMULATED SEDIMENT. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES ARE STABILIZED WITH PERMANENT COVER.
3. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
4. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.
5. FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED AND TEMPORARY EROSION PROTECTION AND DOWNGRADIENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE HAS DISTRIBUTED THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

PERMIT TERMINATION - TO ACHIEVE PERMIT TERMINATION FOR THE SITE, PERMITTEES MUST COMPLY WITH SECTIONS 4 & 13 OF THE GENERAL PERMIT.

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

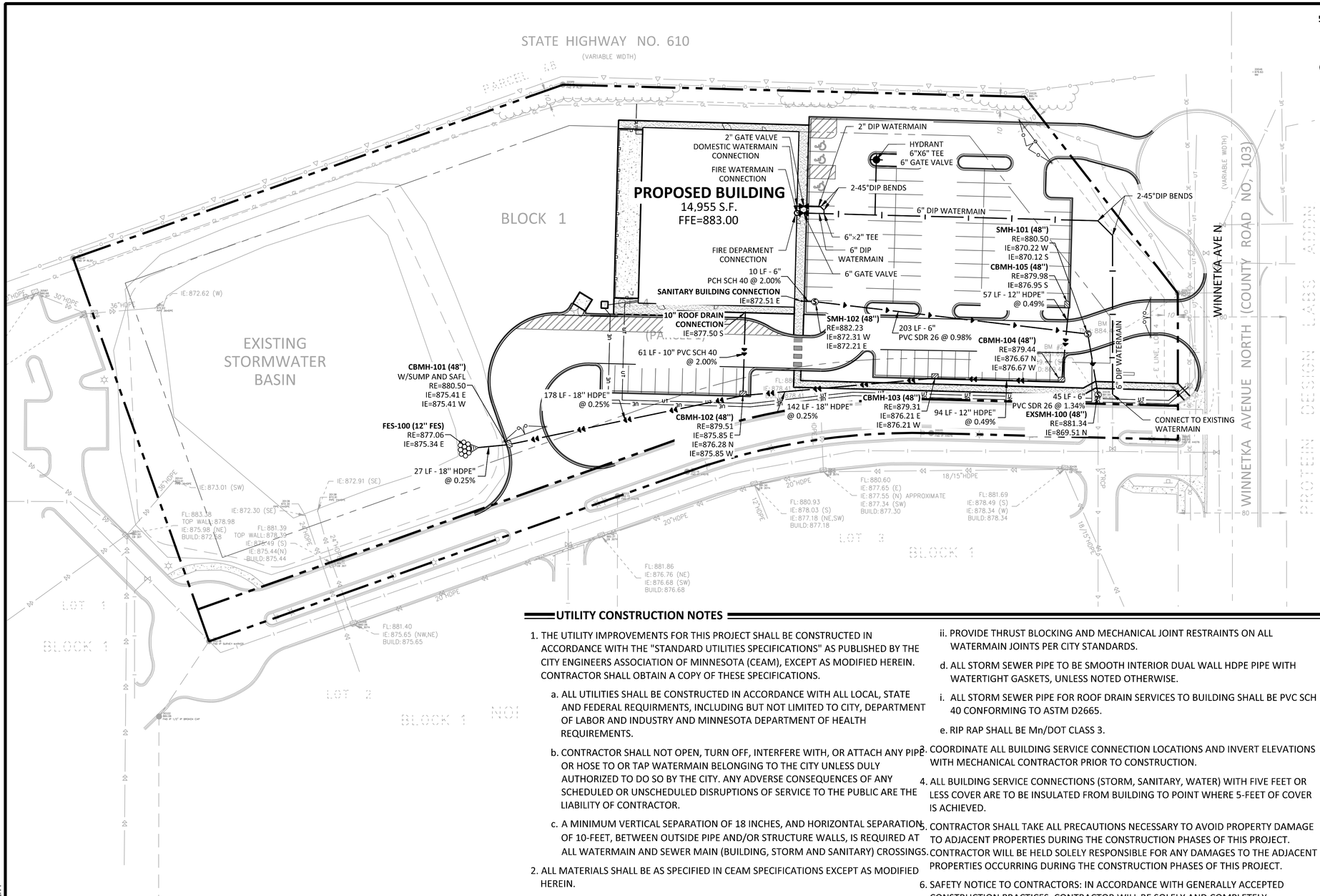
SWPPP

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C5.06
OF
REV.

© 2021 Sambatek

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:18:44 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C5.0-EROSION.DWG:C5.06 SWPPP



LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS	LS	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

STORM SEWER STRUCTURE SCHEDULE

NUMBER	TYPE	CASTING*
CBMH-101	CATCH BASIN MANHOLE	R-3067
CBMH-102	CATCH BASIN MANHOLE	R-3067
CBMH-103	CATCH BASIN MANHOLE	R-3067
CBMH-104	CATCH BASIN MANHOLE	R-3067
CBMH-105	CATCH BASIN MANHOLE	R-3067

*INDICATES NEENAH FOUNDRY CASTING NO., OR APPROVED EQUAL

NOTE: CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: AMERICAN ENGINEERING TESTING, INC

   ADDRESS: 550 CLEVELAND AVENUE NORTH, SAINT PAUL, MINNESOTA 55114

   PHONE:651-659-9001

   DATED: JULY 6, 2020

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
12. ALL UTILITIES EXCEPT SANITARY SEWER, STORM SEWER AND WATERMAIN ARE SCHEMATIC LAYOUTS. CONTRACTOR TO COORDINATE WITH UTILITY SERICE PROVIDER AND VERIFY THE FINAL LOCATION.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 40 80 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

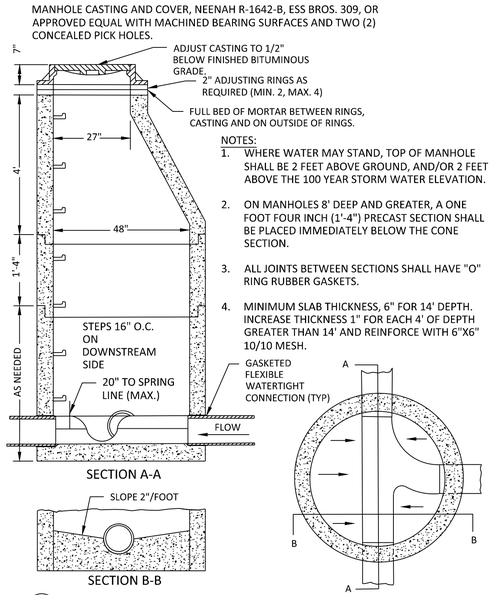
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

UTILITY PLAN

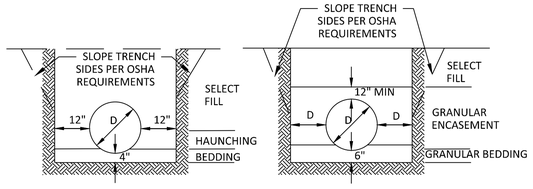
PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET C6.01 OF REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 12:24:09 PM
L:\PROJECTS\51465\CAD\SHEETS\51465-C6.0-UTILITY.DWG:C6.01 UTILITY



01 N.T.S. **STANDARD SANITARY SEWER MANHOLE**



REINFORCED CONCRETE PIPE OR DIP

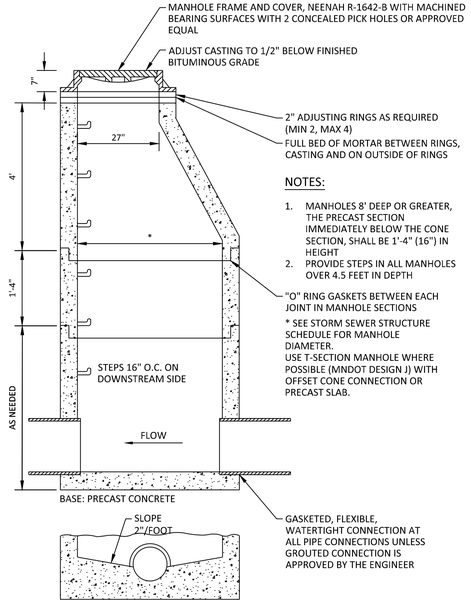
1. BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-Cl.I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
2. SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE
CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE

1. GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE:
FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

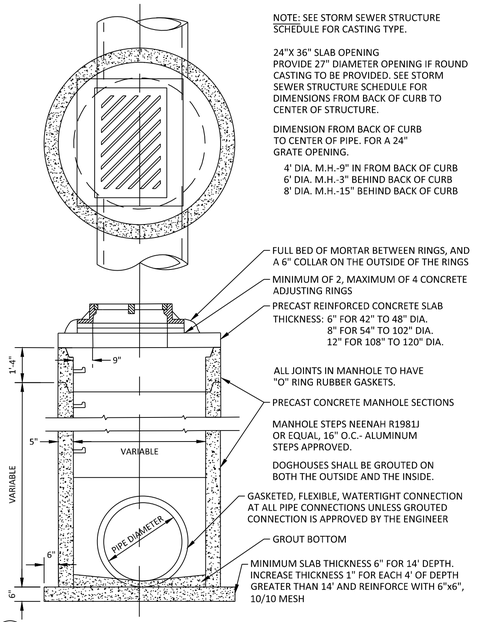
02 N.T.S. **SANITARY SEWER BEDDING**



NOTES:

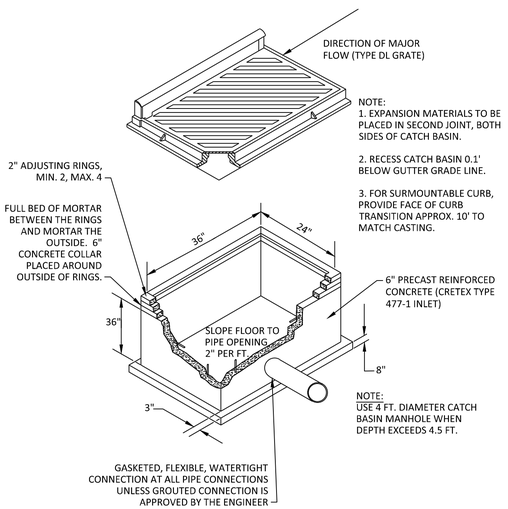
1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION, SHALL BE 1'-4" (16") IN HEIGHT
2. PROVIDE STEPS IN ALL MANHOLES OVER 4.5 FEET IN DEPTH

03 N.T.S. **STORM SEWER MANHOLE**

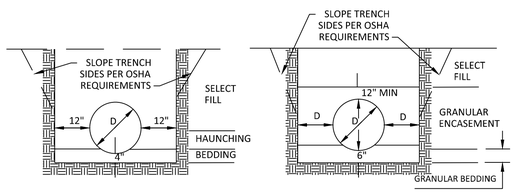


04 N.T.S. **CATCH BASIN MANHOLE**

CATCH BASIN CASTING ASSEMBLY
(SEE STORM SEWER SCHEDULE FOR CASTING TYPE)



05 N.T.S. **24"x36" CATCH BASIN**



REINFORCED CONCRETE PIPE OR DIP

1. BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-Cl.I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
2. SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

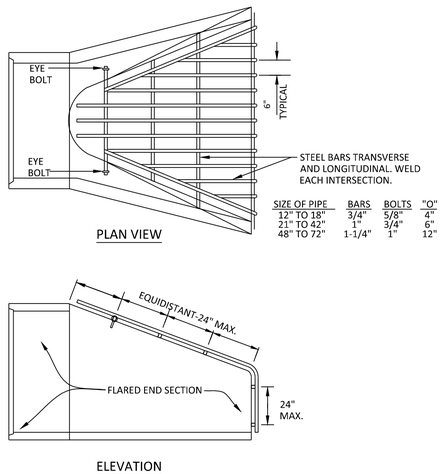
FLEXIBLE PIPE: INCLUDES CORRUGATEDMETAL PIPE

CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE

1. GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE: FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

06 N.T.S. **TRENCH AND BEDDING DETAILS**

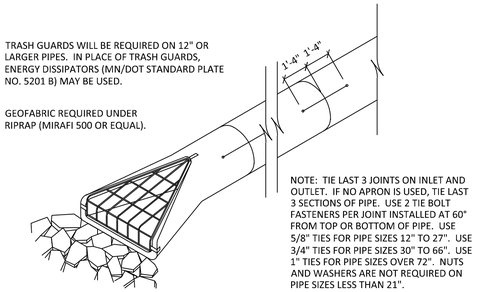


SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"

07 N.T.S. **TRASH GUARD**

TRASH GUARDS WILL BE REQUIRED ON 12" OR LARGER PIPES. IN PLACE OF TRASH GUARDS, ENERGY DISSIPATORS (MN/DOT STANDARD PLATE NO. 5201 B) MAY BE USED.

GEOFABRIC REQUIRED UNDER RIPRAP (MIRAFI 500 OR EQUAL).



NOTE: TIE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED, TIE LAST 3 SECTIONS OF PIPE. USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60" FROM TOP OR BOTTOM OF PIPE. USE 5/8" TIES FOR PIPE SIZES 12" TO 27". USE 3/4" TIES FOR PIPE SIZES 30" TO 66". USE 1" TIES FOR PIPE SIZES OVER 72". NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZES LESS THAN 21".

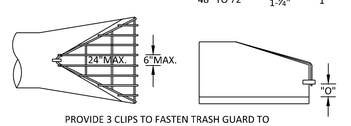
HAND-PLACED RIPRAP, 1 FOOT DEEP

SIZE OF PIPE	RIPRAP REQUIRED
54" & Over	20-24 CU. YD.
36" to 48"	10-13 CU. YD.
27" to 33"	6-8 CU. YD.
24" & Less	4-6 CU. YD.

NOTE: ONE CU. YD. IS APPROXIMATELY 1.4 TONS.

INDIVIDUAL STONES, EXCEPT THOSE USED FOR CHINKING, SHALL NOT WEIGHT LESS THAN 50 LBS. EACH.
PLACE RIPRAP AROUND SIDES AND OVER TOP OF FLARED END SECTIONS.

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

07 N.T.S. **FLARED END SECTION**

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022	DRAWN BY JRM
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY BWF
CONSTRUCTION DOCUMENTS	PROJECT NO. 51465

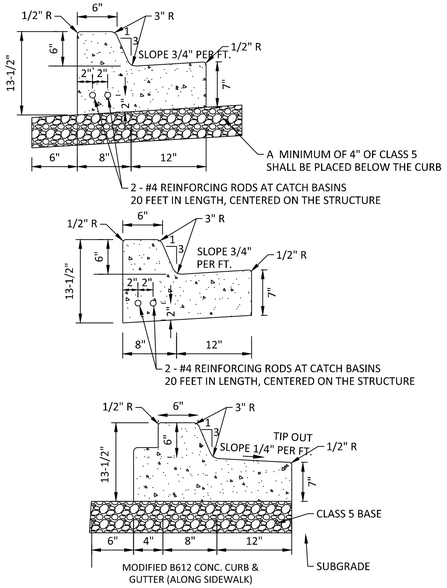
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

DETAIL

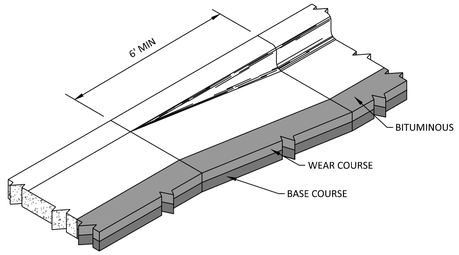
PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C9.01
OF
REV.

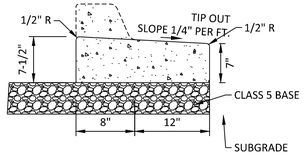
24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 9:25:33 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C9.0-DETAIL.DWG:C9.01 DETAIL



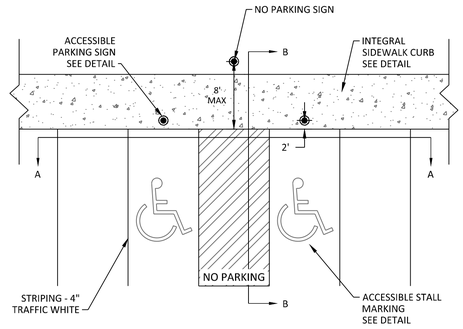
01 B612 CONCRETE CURB & GUTTER
N.T.S.



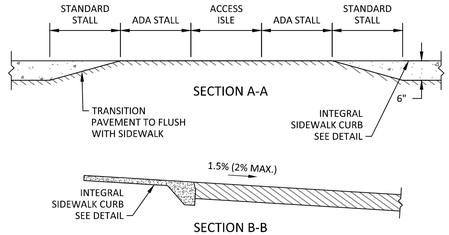
02 CURB TRANSITION
N.T.S.



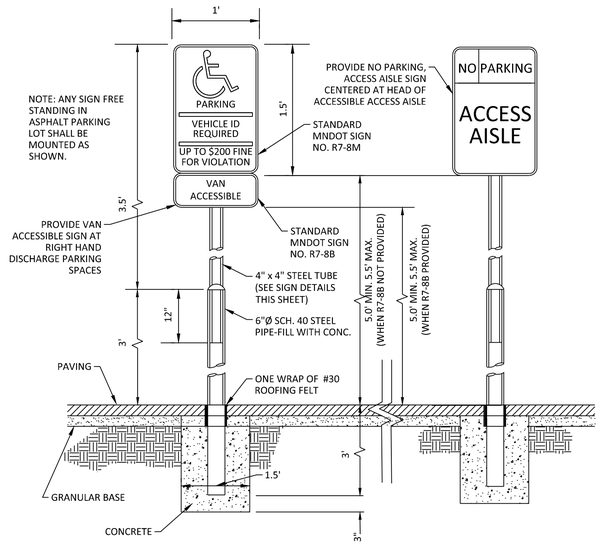
03 B612 CONCRETE CURB & GUTTER
N.T.S.



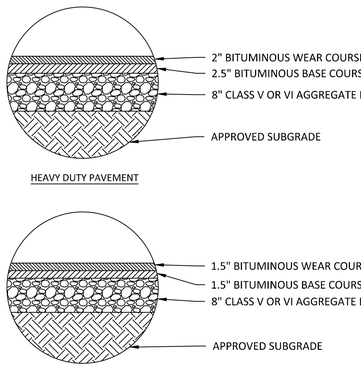
PLAN VIEW OF ADA PARKING



04 ADA PARKING
N.T.S.



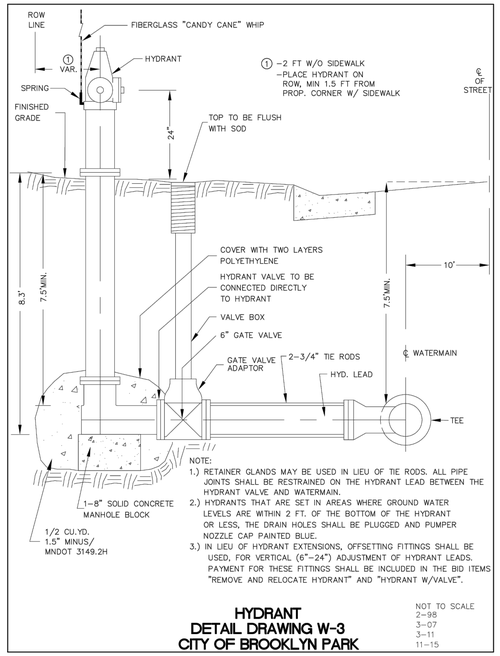
05 ACCESSIBLE PARKING SIGN
N.T.S.



* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

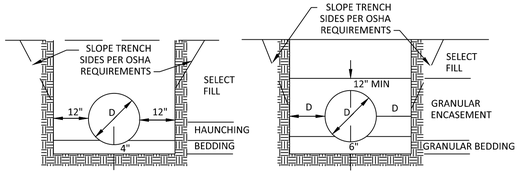
NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

06 PAVEMENT SECTIONS
N.T.S.



HYDRANT DETAIL DRAWING W-3 CITY OF BROOKLYN PARK

NOT TO SCALE
2-98
3-07
3-11
11-15



REINFORCED CONCRETE PIPE OR DIP

1. BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-CI.I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
2. SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE

CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE

1. GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE:
FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

08 WATERMAIN BEDDING
N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

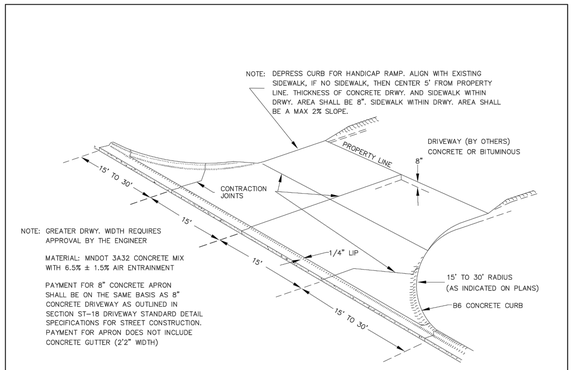
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

DETAIL

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

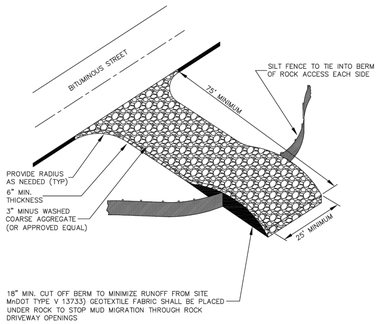
SHEET
C9.02
OF
REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 9:25:33 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C9.0-DETAILDWG:C9.02 DETAIL



TYPICAL DRIVEWAY OPENING COMMERCIAL OR INDUSTRIAL
DETAIL DRAWING ST-8
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2016
12-2016



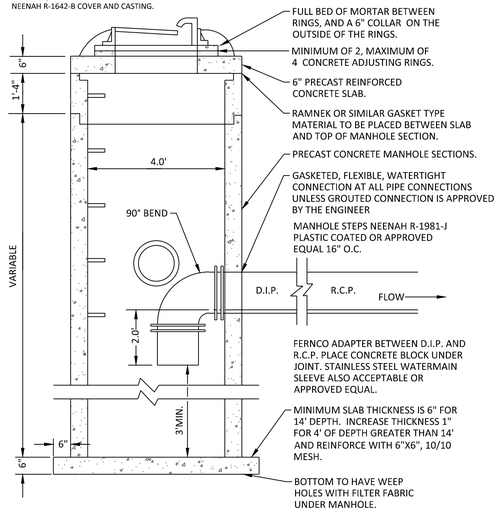
NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE

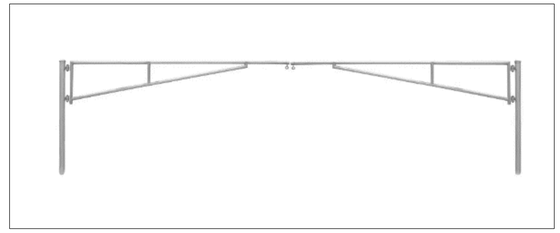
NOTE:
OTHER ACCEPTABLE CATCH BASIN CASTINGS DEPENDING UPON THE CIRCUMSTANCES.

NEENAH R-2561-A BEEHIVE GRATE AND CASTING
NEENAH R-2573 CONCAVE GRATE AND CASTING
NEENAH R-2577 CONVEX GRATE AND CASTING

24"X36"SLAB OPENING FOR NEENAH R-3067 CASTING, FOR EQUAL, WITH D.L., D.R. OR VANE GRATE. 27" DIAMETER OPENING FOR NEENAH R-1642-B COVER AND CASTING.



01 **CATCH BASIN MANHOLE WITH SUMP**
N.T.S.

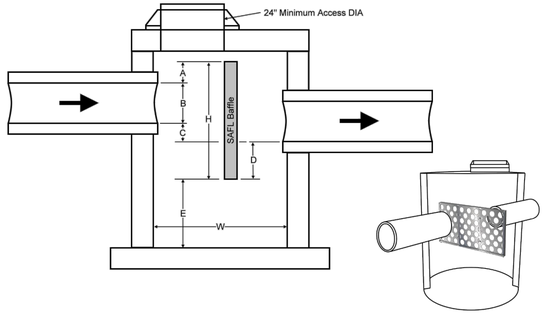


NOTES:
1. SEE SITE PLANS, SHEET C3.01, FOR OPENING DIMENSIONS
2. GATES WILL BE DOUBLE GATE STYLE OF 2-17' GATES
3. GATES INCLUDE 4" GATE POSTS AND 2" FRAME
4. GATES WILL PROVIDE 3" RECEIVING POST WITH EYE HOOK
5. ALL PIPES WILL BE SCHEDULE 40 GALVANIZED STEEL
6. CONTRACTOR TO SUBMIT PRODUCT FOR APPROVAL BY ENGINEER

02 **BARRIER PIPE GATES**
N.T.S.

Rev B (11-13-2020)

SAFL BAFFLE SIZING REQUIREMENTS



A	0 to 6" 6" is ideal
B	Inlet pipe inside diameter
C	0 to 6" 0" is ideal
D	12"
E	36" Minimum. 48" or greater is ideal and results in less frequent sump cleanout
W	W = Sump diameter if round or width if rectangular
H	Baffle height = A + B + C + D
Purchase Baffle Size	W x H View the complete list of Available Baffle Sizes
	Also see: Bracing Guide & Stacking Guide
NOTE 1	If H is greater than 57" two SAFL Baffles may be stacked.
NOTE 2	75% of flow must be horizontal. No more than 25% falling from above
NOTE 3	This detail does not cover sizing the sump for sediment removal efficiency. Contact Upstream for sump sizing or use SHSAM Software
NOTE 4	For more information, see our Design Guide

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

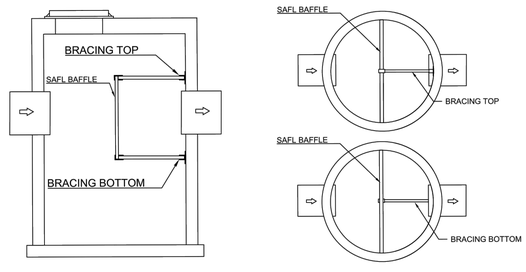
This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE SIZING DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651-237-5123

SAFL BAFFLE

Rev A (11-12-2020)

SAFL BAFFLE BRACING REQUIREMENTS



SIDE VIEW TOP VIEW

Guidance for Cross Bracing - SAFL Baffle

Pipe Inside Diameter (inches)	Bracing Needed Above This Flow (CFS)	Max Flow with 2 Braces (1 top, bottom)	Max Flow with 4 Braces (2 top, 2 bottom)
24	20	30	40
30	30	45	60
36	40	60	75
42	55	70	90
48	75	105	130
60	110	160	200

Note: Flows shown are maximum design flows with a slope of less than 3%. Contact Upstream Technologies if pipe slopes are 3% or greater.

Also see: Stacking Guide & Sizing Guide

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

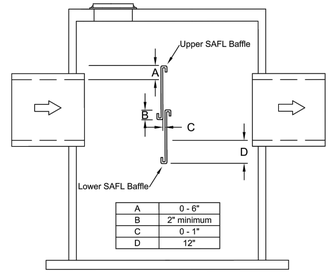
This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE BRACING DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651-237-5123

SAFL BAFFLE

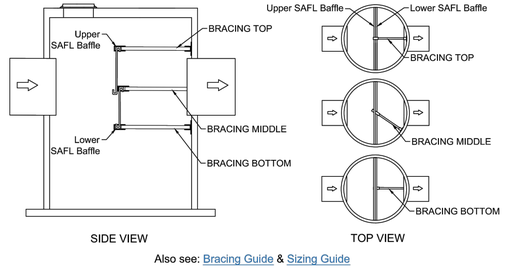
Rev A (11-12-2020)

SAFL BAFFLE STACKING REQUIREMENTS



A	0 - 6"
B	2" minimum
C	0 - 1"
D	12"

Bracing for Stacked Baffles



SIDE VIEW TOP VIEW

Also see: Bracing Guide & Sizing Guide

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. Upstream Technologies does not approve plans, sizing, or system designs.

SAFL BAFFLE STACKING DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651-237-5123

SAFL BAFFLE

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 9:25:33 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-C9.0-DETAIL.DWG:C9.03 DETAIL

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: JACOB R. MITZEL

Date _____ License # 58666

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

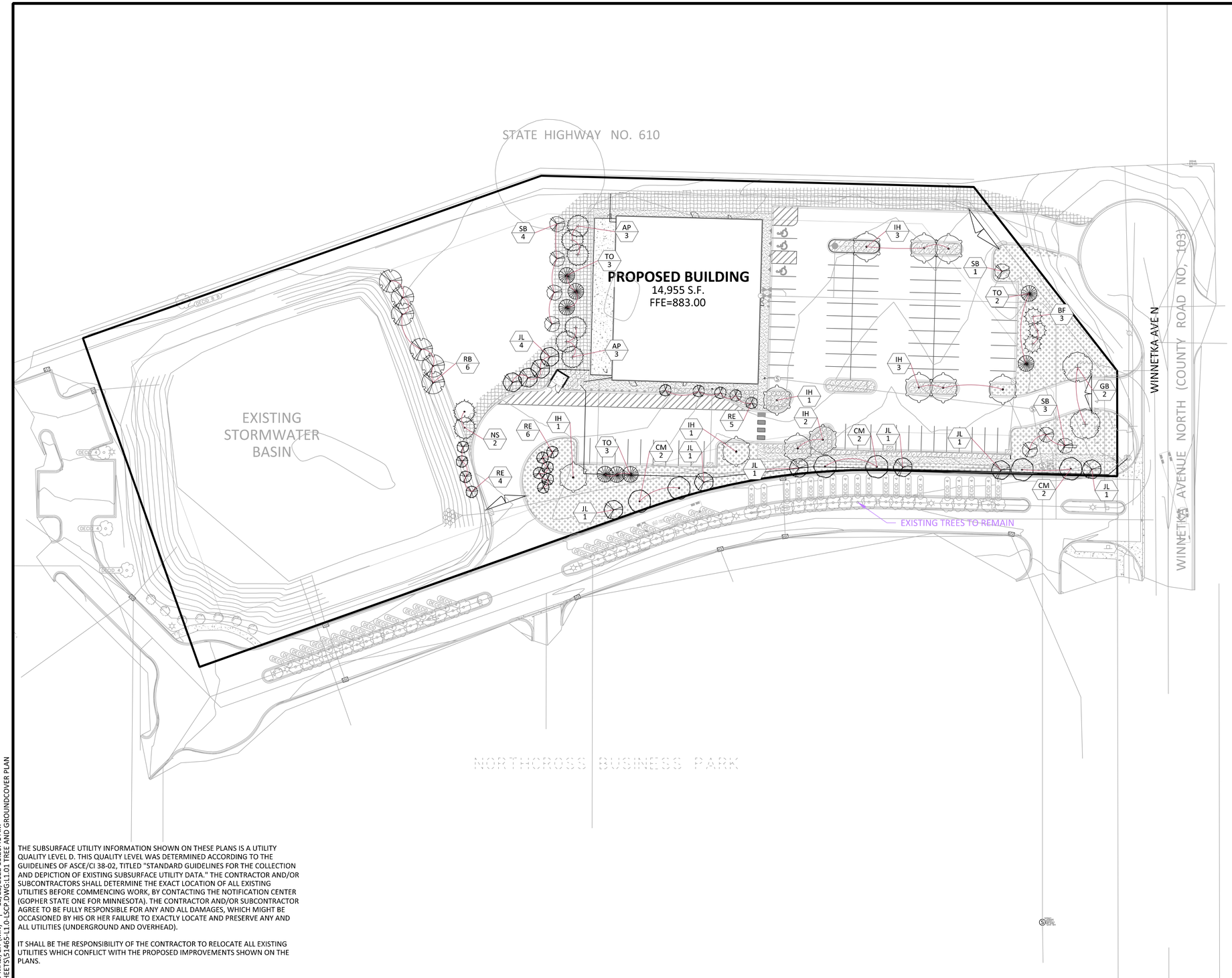
DRAWN BY JRM
DESIGNED BY JRM
CHECKED BY BWF
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

DETAIL

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
C9.03
OF
REV.



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE		
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

CONCRETE SIDEWALK

CITY LANDSCAPE CODE

Vehicle hardscape area requirements. A minimum of one large tree or two medium trees shall be provided per 360 square feet of required parking lot area green space. These trees shall be located within parking areas and not within any required perimeter landscaping area. Pervious pavements are considered 50% hardscape.

Plant diversity. No more than 25% of any trees planted shall come from the same family and 15% of the same species. In addition the landscape plan design shall, at a minimum, provide at least three of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in § 152.375:

1. One overstory tree per 3,000 square feet of open area.
2. One ornamental tree per 1,500 square feet of open space.
3. One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.
4. One deciduous or evergreen shrub per 100 square feet of open area.

CALCULATIONS	REQUIRED	PROPOSED
30% OPEN SPACE REQUIRMENT (57,788 SF)	30%	63%
ONE OVERSTORY TREE PER 3,000 SF OF OPEN AREA	19	19
ONE CONIFEROUS TREE PER 3,000 SF OF OPEN AREA	19	19
ONE ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA	39	39
ONE SHRUB PER 100 SF OF OPEN AREA	*	243
* ONLY 3 OUT OF 4 ARE REQUIRED		

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CM	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5"Cal		6
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		2
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		11
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	3
	NS	Picea abies / Norway Spruce	B & B		6'	2
	AP	Pinus nigra / Austrian Black Pine	B & B		6'	6
	TO	Thuja occidentalis / American Arborvitae	B & B		7'	8
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		8
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		6
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		15
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		10
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	CD	Cornus sericea 'Alleman`s Compact` / Dwarf Red Twig Dogwood	5 gal			36
	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			55
	TN	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal			4
	PT	Potentilla fruticosa 'Fargo' TM / Fargo Potentilla	5 gal			41
	GL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			82
	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			53
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal			12
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 40 80

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

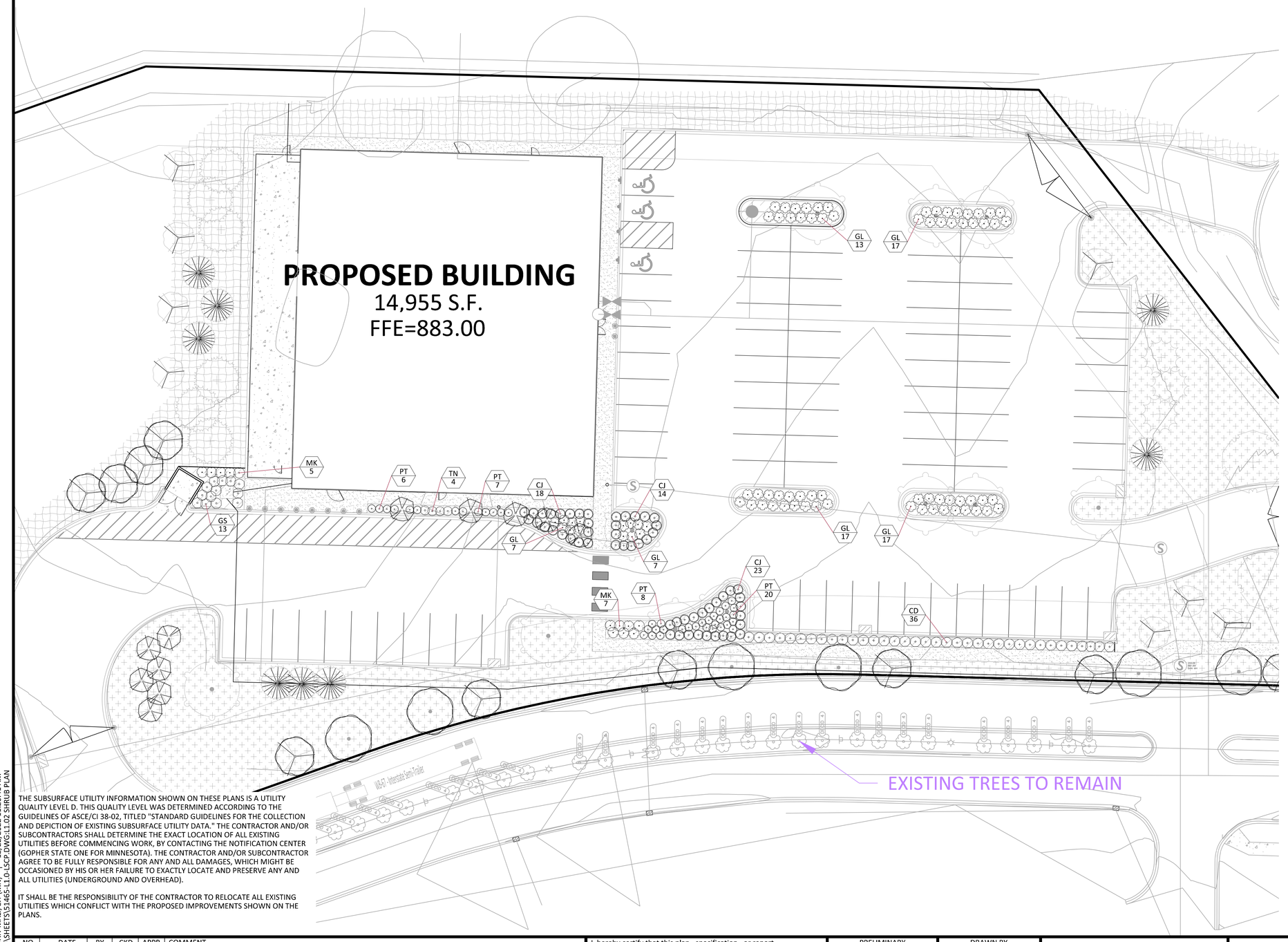
TREE AND GROUNDCOVER PLAN

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET L1.01 OF REV.

24.15 (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:26:41 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-L1.0-LSCP.DWG\L1.01 TREE AND GROUNDCOVER PLAN

STATE HIGHWAY NO. 610



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		
TREELINE		
LANDSCAPE EDING		
STORM SEWER		
SANITARY SEWER		
FORCEMAIN (SAN.)		
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE		
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

CITY LANDSCAPE CODE

Vehicle hardscape area requirements. A minimum of one large tree or two medium trees shall be provided per 360 square feet of required parking lot area green space. These trees shall be located within parking areas and not within any required perimeter landscaping area. Pervious pavements are considered 50% hardscape.

Plant diversity. No more than 25% of any trees planted shall come from the same family and 15% of the same species. In addition the landscape plan design shall, at a minimum, provide at least three of the following required numbers of trees and shrubs in addition to any trees and shrubs required for screening in § 152.375:

1. One overstory tree per 3,000 square feet of open area.
2. One ornamental tree per 1,500 square feet of open space.
3. One evergreen tree per 3,000 square feet of open area, except on sites where security, pedestrian or traffic safety are a concern evergreens may be excluded or installed in a reduced number.
4. One deciduous or evergreen shrub per 100 square feet of open area.

CALCULATIONS	REQUIRED	PROPOSED
30% OPEN SPACE REQUIRMENT (57,788 SF)	30%	63%
ONE OVERSTORY TREE PER 3,000 SF OF OPEN AREA	19	19
ONE CONIFEROUS TREE PER 3,000 SF OF OPEN AREA	19	19
ONE ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA	39	39
ONE SHRUB PER 100 SF OF OPEN AREA	*	243

* ONLY 3 OUT OF 4 ARE REQUIRED

PLANT SCHEDULE

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CM	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5"Cal		6
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		2
	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		11
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	3
	NS	Picea abies / Norway Spruce	B & B		6'	2
	AP	Pinus nigra / Austrian Black Pine	B & B		6'	6
	TO	Thuja occidentalis / American Arborvitae	B & B		7'	8
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	SB	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		8
	RB	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		6
	RE	Cercis canadensis / Eastern Redbud	B & B	2"Cal		15
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		10
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	CD	Cornus sericea 'Alleman`s Compact' / Dwarf Red Twig Dogwood	5 gal			36
	CJ	Juniperus sabina 'Monna' / Calgary Carpet Juniper	5 gal			55
	TN	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal			4
	PT	Potentilla fruticosa 'Fargo` TM / Fargo Potentilla	5 gal			41
	GL	Rhus aromatica 'Gro-Low` / Gro-Low Fragrant Sumac	5 gal			82
	GS	Spiraea japonica 'Goldflame` / Spirea	5 gal			33
	MK	Syringa patula 'Miss Kim` / Miss Kim Lilac	5 gal			12
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	25-131	MNDOT Seed Mix 25-131 / Low Maintenance Fescue mix	Seed			
	TUR HYG	Turf Sod Highland Sod / Sod	Sod			

NORTH

0 20 40

SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 12/02/2022	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 51465

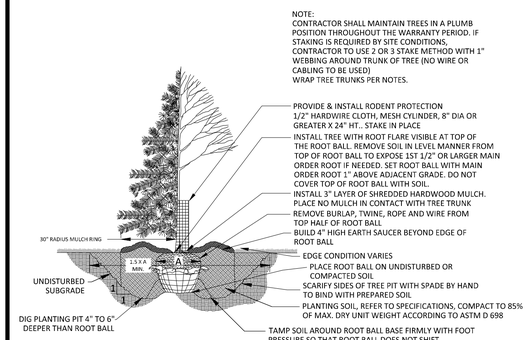
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SHRUB PLAN

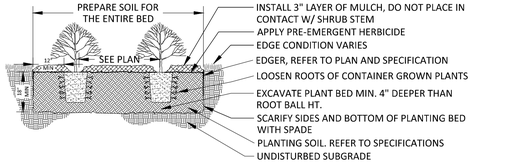
PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
L1.02
OF
REV.

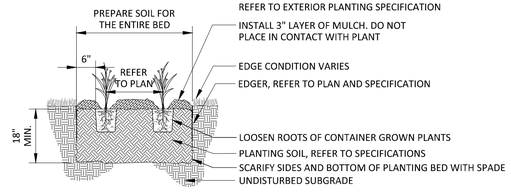
24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:26:41 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-L1.0-LSCP.DWG:L1.02 SHRUB PLAN



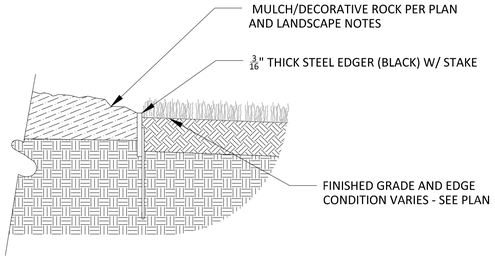
1 C3.01 **TREE PLANTING DETAIL**
1/4" = 1'-0" P-01



2 C3.01 **SHRUB PLANTING DETAIL**
3/8" = 1'-0" P-02



3 C3.01 **PERENNIAL PLANTING DETAIL**
1/2" = 1'-0" P-03



4 C3.01 **STEEL EDGER**
1 1/2" = 1'-0" P-06

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
13. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
15. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1 1/2" WASHED RIVER ROCK, GREY IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MNDOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 $\frac{1}{2}$" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
   - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
   - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
   - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.
5. PROVIDE PVC SLEEVES UNDER PAYING FOR IRRIGATION TO ACCESS ISLANDS AS REQUIRED.

LOW MAINTENANCE FESCUE NOTES:

1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.

NO	DATE	BY	CKD	APPR	COMMENT
	12/23/2022	RM	JM	JDB	SITE PLAN RESUBMITTAL

© 2021 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 12/02/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 51465

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

LANDSCAPE DETAILS AND NOTES

PRIMAX PROPERTIES
RANGE USA
PRELIMINARY
BROOKLYN PARK, MN

SHEET
L1.03
OF
REV.

24.1S (LMS TECH) | ROHIT MALI, EIT (MN) | 12/22/2022 11:26:41 AM
L:\PROJECTS\51465\CAD\SHEETS\51465-L1.0-LSCP.DWG\L1.03 LANDSCAPE DETAILS AND NOTES

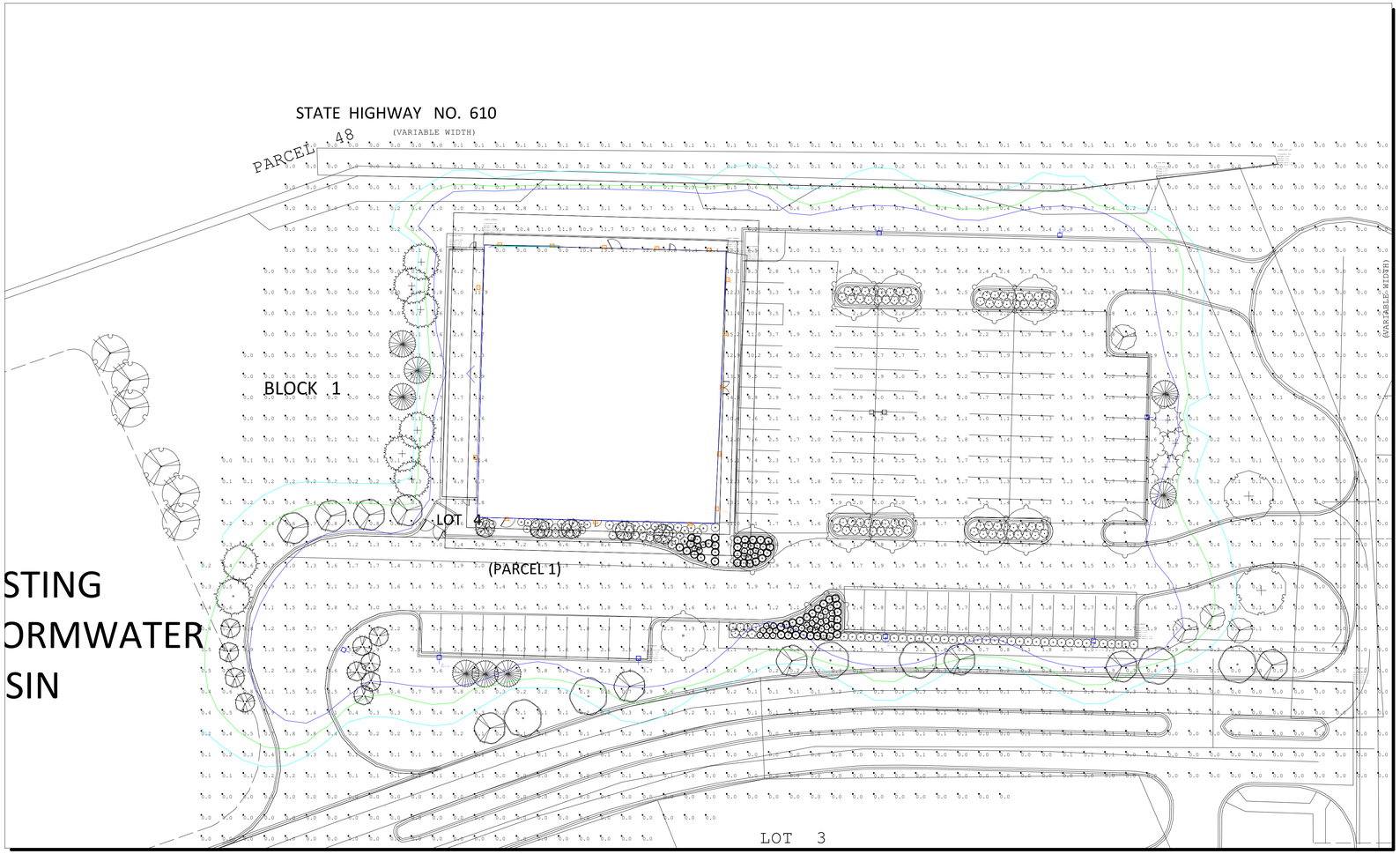
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	8	AA4	Single	0.900	GARDCO ECOFORM: ECF-S-32L-1A-NW-G2-4 POLE:20FT ON 30IN BASE	105.6	14006
	1	AA5	Back-Back	0.900	GARDCO ECF-S-32L-1_2A-NW-G2-5W POLE: 20FT 30IN BASE	243.2	15443
	15	WP2	Single	0.900	STONCO WALL PACK: LPW-32-70-NW-G3-2 MOUNTED AT 14FT	64.6	7627

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.17	15.2	0.0	N.A.	N.A.
1-FRONT PARKING	Illuminance	Fc	2.49	11.0	1.0	2.49	11.00
1-SE PARKING	Illuminance	Fc	2.36	3.6	1.5	1.57	2.40
1-SW PARKING	Illuminance	Fc	2.42	3.8	1.6	1.51	2.38
2-FRONT SIDEWALK	Illuminance	Fc	12.62	15.2	10.1	1.25	1.50
2-NORTH SIDEWALK	Illuminance	Fc	12.30	13.8	10.4	1.18	1.33
2-STORAGE AREA	Illuminance	Fc	4.50	11.9	0.9	5.00	13.22
3-EAST PROP LINE	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
3-NORTH PROP LINE	Illuminance	Fc	0.15	0.4	0.0	N.A.	N.A.
3-SOUTH PROP LINE	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.

TYPE AA

TYPE WP

STING
ORMWATER
SIN



Plan View
Scale: 1 inch= 30 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.

PULSE never ordinary

#	Date	Comments

Revisions

Drawn By: JEFF
Checked By:
Date:12/13/2022
Scale: AS NOTED

RANGE USA

Conceptual Elevation

Range USA
Brooklyn Park, MN.

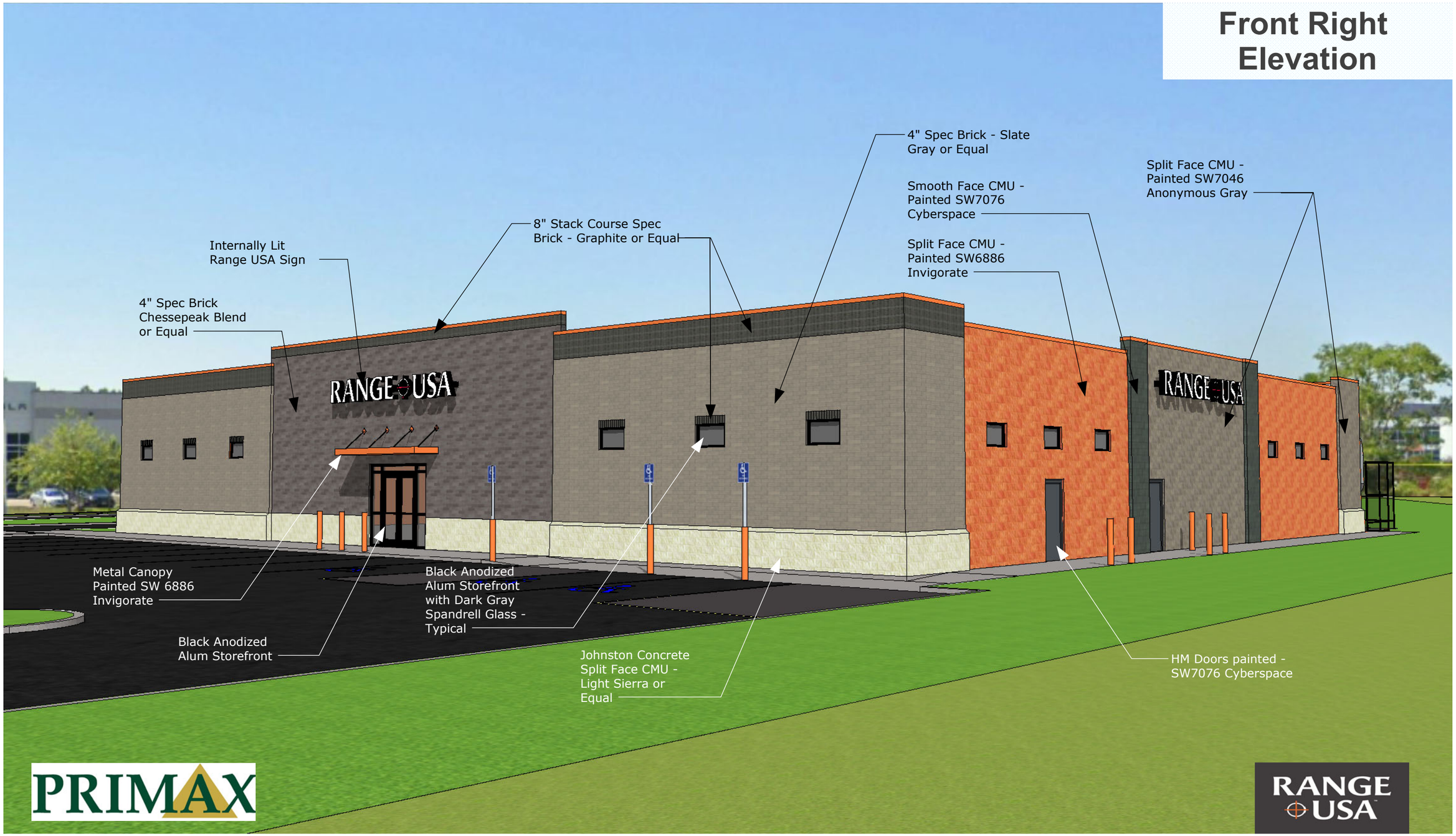
December 20, 2022

PRIMAX

RANGE USA

Brooklyn Park, MN

Front Right Elevation



PRIMAX

RANGE USA

Brooklyn Park, MN

Front Left Elevation

Brooklyn Park, MN

Loading Side Rear Elevation

Brooklyn Park, MN

Left Elevation Facing Business Park

Overall Facade
2,384.30 SF

	Class 1 Materials		
		2,177.75 SF	91.3%
1	8" Split face CMU Painted SW-7046 Anonymous Gray	713.22 SF	29.9%
2	8" Split face CMU Painted SW-6886 Invigorate	1,147.55 SF	48.1%
3	8" Split face CMU Johnson Concrete - Sierra	66.44 SF	2.8%
4	4" Concrete Brick Spec Brick - Slate Gray	132.89 SF	5.6%
5	4" Concrete Brick Spec Brick - Graphite	20.22 SF	0.8%
	Doors and Windows	97.43 SF	4.1%

Other Materials		
	206.55 SF	8.7%
8" Smooth Face CMU Painted SW-7076 Cyberspace	168.00 SF	7.1%
4" Metal Coping SW 6868 Invigorate	38.55 SF	1.6%

Brooklyn Park, MN

Front Elevation Facing Winnetka Ave.

Overall Facade
2,850.20 SF

Class 1 Materials		2,797.09 SF	98.1%
1	4" Concrete Brick Spec Brick - Chesapeake Blend	849.33 SF	29.8%
2	4" Concrete Brick Spec Brick - Slate Gray	1,163.12 SF	40.8%
3	8" Split face CMU Johnson Concrete - Sierra	402.22 SF	14.2%
4	4" Concrete Brick Spec Brick - Graphite	249.42 SF	8.7%
	Doors and Windows	133.00 SF	4.6%

Other Materials	53.11 SF	1.9%
Metal Coping/Canopy SW 6868 Invigorate	53.11 SF	1.9%

PRIMAX

RANGE USA

Brooklyn Park, MN

Right Elevation Facing Hwy 610

Overall Facade
2,384.30 SF

Class 1 Materials		2,177.75 SF	91.3%
1	8" Split face CMU Painted SW-7046 Anonymous Gray	713.22 SF	29.9%
2	8" Split face CMU Painted SW-6886 Invigorate	1,147.55 SF	48.1%
3	8" Split face CMU Johnson Concrete - Sierra	66.44 SF	2.8%
4	4" Concrete Brick Spec Brick - Slate Gray	132.89 SF	5.6%
5	4" Concrete Brick Spec Brick - Graphite	20.22 SF	0.8%
	Doors and Windows	97.43 SF	4.1%

Other Materials		206.55 SF	8.7%
6	8" Smooth Face CMU Painted SW-7076 Cyberspace	168.00 SF	7.1%
	4" Metal Coping SW 6868 Invigorate	38.55 SF	1.6%

PRIMAX

RANGE USA

Brooklyn Park, MN

Rear Elevation Facing 610 On Ramp

Overall Facade		Class 1 Materials			Other Materials		
2,709.77 SF			2,666.33 SF	98.4%		43.44 SF	1.6%
	1	8" Split face CMU Painted SW-7046 Anonymous Gray	1,413.22 SF	52.2%	4" Metal Coping Pre-finished Black	43.44 SF	1.6%
	2	8" Split face CMU Painted SW-6886 Invigorate	1,193.11 SF	44.0%			
	3	8" Split face CMU Johnson Concrete - Sierra	60.00 SF	2.2%			

PRIMAX

RANGE USA

December 22, 2022

Amber Turnquest

Principal Planner

Subject: DEV22-127 Range USA Brooklyn Park

Please find responses below for the comments from the City of Brooklyn Park received on December 13, 2022, regarding the proposed Range USA in Brooklyn Park, MN. We have provided a response to each comment. Comments on the plan markup have all been addressed and incorporated into the revised plans.

1. Ped Ramps.
   Acknowledged, Ped ramps will be spotted out and fully designed with permit submittal.
2. Ped Ramps.
   Acknowledged, Ped ramps will be spotted out and fully designed with permit submittal.
3. Show entirety of the elevations for all sides.
   Entire elevation views have been provided.
4. NPDES Permit Required
   Acknowledged, contractor to apply for once selected.
5. Pretreatment required (Sump MH and SAFL Baffle)
   Sump MH and SAFL Baffle have been added to last MH prior to discharge into the basin.
6. Stormwater maintenance agreement required (recorded with Hennepin County).
   Acknowledged.
7. Split fire and domestic outside of building. Valve/curb stop on each service line.
   Fire and domestic services have been split prior to entering the building.
8. Use City of Brooklyn Park details.
   City of Brooklyn Park details have been incorporated into plan.
9. MNDOT Drainage Permit Required
   Acknowledged. Sambatek will begin review process with MNDOT.
10. NA
11. Please Provide copy of the lighting plans.
    Lighting plans have been provided.
12. Show conformance with architectural standards in business districts, specifically 152.392.
    Provide details on the class type and percentages of materials.
    Material percentages in accordance with code section 152.392 have been provided.
13. Please provide Architectural plans.
    Architectural plans have been provided.

14. Please provide information on traffic generations to the site to eventually infrom the signal costs.
    Range USA expects approximately 160 customers on average on a weekday, and 360 customers on average on a weekend day.
15. Recommendation for sprinkler contractor to have fire department connection (FDC) on front/east side of building to be within require distance from hydrant.
    A hydrant has been added to the plan within 67 ft of the FDC.

Sincerely,

Joseph Bailey, PE

Project Manager

City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443
763-424-8000
www.brooklynpark.org

MEMORANDUM

Date: January 6, 2023

To: Planning Commission Members

From: Paul Mogush, Planning Director

Subject: January 11 Planning Commission Meeting – Item 9A

2023 Work Plan

The Planning Commission work plan for 2023 is attached. Each Brooklyn Park commission develops an annual work plan at the beginning of the year using a standard format. Following is a brief summary of each item in the 2023 work plan:

Process land use applications and provide recommendations to the City Council

This is the core and ongoing work of the Planning Commission.

Zoning code update

Work began in 2020 to make changes to the zoning code and map to bring it in conformance with the 2040 Comprehensive Plan and to make some improvements to organization and readability. This work stalled at the start of the pandemic and was further delayed by staffing changes in the Planning Division. The project is now back on track and we expect to bring forward changes for adoption in mid-2023.

Planning for development northwest of 169 and 610

The 2040 Comprehensive Plan designates the area northwest of 169 and 610 as developing between 2030 and 2040. Preparing for development there will require a substantial amount of planning and coordination of infrastructure and land use, which will begin in the second half of 2023.

Attachment

2023 Work Plan

Workplan | Planning Commission

2023

Time frame	Project or Task(s)	*BP2025*	Purpose (see next page for info)	Outcome (fill in after completed)
On-going	**Process land use applications and provide recommendations to the City Council**	☒1 ☒2 ☒3 ☒4 ☒5 ☒6	☐**Report/Comment** ☒**Recommend** ☐**Act** Initiated by: ☒*Commission* ☐*Council* ☐*City Manager*	
Q1 and Q2	**Zoning code update**	☒1 ☒2 ☒3 ☒4 ☒5 ☒6	☐**Report/Comment** ☒**Recommend** ☒**Act** Initiated by: ☒*Commission* ☐*Council* ☒*City Manager*	
Beginning in Q3	**Planning for development northwest of 169 and 610**	☒1 ☒2 ☒3 ☒4 ☒5 ☒6	☐**Report/Comment** ☒**Recommend** ☐**Act** Initiated by: ☒*Commission* ☒*Council* ☒*City Manager*	

1: United Community *2: Beautiful Places* *3. Thriving Economy* *4. Healthy & Safe People* *5. Increased Equity* *6. Effective & Engaging Gov't*

Workplan Projects: What's the purpose?

2023

Commissions can either initiate a project themselves OR be asked by the Council or City Manager to do one of the following:

Report/Comment

- Commission studies a specific issue or topic and **reports its findings or comments to the Council,** either in writing or in a Council meeting.
- Commission does not vote.
- No direct action is taken.

Example: Charter Commissioner provided a memo on the topic of Council Members being employed by the City part-time, at the Council's request.

Recommend

- Commission reviews a specific policy issue and **makes a formal recommendation** to City Council on what action to take.
- A recommendation requires a majority of the Commissioners' support.
- Individual member comments are not included.

Examples: Planning Commission recommends approval on land use actions; RPAC made a recommendation on amplified sound policy.

Act

- Commission **initiates or takes on a project**, approved by Council through their workplan.

Example: HRC partnered with a community organization on an event; City Manager requests that HRC coordinate the "All Are Welcome" sign contest.

Brooklyn Park 2025 Community Goals

Working together to make Brooklyn Park a thriving community inspiring pride where opportunities exist for all.

We asked and you answered! Our community wants to accomplish these goals by the year 2025:

United Community

A united and welcoming community, strengthened by our diversity.

- We have connected neighbors who understand and celebrate our unique cultures.
- Brooklyn Park is unified with a strong positive identity and image.
- Our community's activities, events and services are inclusive, multi-cultural, and accessible.
- We have places and spaces for diverse communities to gather.
- Residents of every age contribute to our community.

Beautiful Places

Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination.

- Modern transportation options (drive, ride, walk, bike) connect people to education, jobs, and recreation.
- Quality recreation and park amenities inspire activity for all ages and interests.
- Our rich diversity is showcased through our vibrant music, art, food, entertainment, and cultural scene.
- Attractive key corridors, corners, and city centers create destinations that meet community needs.
- Neighborhoods are well-maintained with quality housing for all ages and incomes integrated throughout the community.

Thriving Economy

A balanced economic environment that empowers businesses and people to thrive.

- People of all ages and backgrounds enjoy financial stability.
- Residents and visitors support an abundance of retail stores, restaurants, and entertainment venues.
- Our business environment inspires private investment and job growth.
- Business and organizations of all types, sizes and specialties start, stay and grow here.
- We are a leader in environmental sustainability, benefiting our economy and community.

Healthy and Safe People

People of all ages have what they need to feel healthy and safe.

- Neighborhoods are empowered and supported by strengthened positive relationships with police.
- Youth are engaged in positive and quality experiences.
- Aging adults have services and amenities to thrive and age in place.
- Everyone has access to quality healthy food options.
- People have access to quality medical and emergency care.

Increased Equity

Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper.

- Each resident has access to the training and support needed to get and keep a living wage job.
- Each student graduates high school with a pathway to college or career.
- Aging neighborhoods and commercial centers are revitalized through continuous investment.
- The community provides necessary supports and services for community members to overcome life challenges such as hunger, mental illness, and homelessness.

Effective, Engaging Government

Effective and engaging government recognized as a leader.

- The City provides quality services at a reasonable cost.
- Elected officials, commissions, and City staff reflect the diversity of the community and are culturally competent.
- City information is clear, accessible, and delivered in ways that meet the community's needs.
- City laws are understandable, equitably enforced, and relevant to the community.
- The City is well-managed and recognized as a great place to work.

Brooklyn Park
Unique. United. Undiscovered.

Goals adopted by City Council February 27, 2017