August 14, 2024
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #12

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing chris.xiong@brooklynpark.org. Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yog xav tau kev pab, hu 763-493-8059.

Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer Teshite Wako, Christopher Udomah, Philip Gaye-Bai, Maggie Borer, Shereese Turner, Abdo Korosso, and Chukwunedu Arah.
City Councilmember Liaison Tony McGarvey.
Staff Liaison Planning Director Paul Mogush, Interim Planning Director Erin Perdu, Erin McDermott, Cara Donovan, and Matt Hayes-Regan.

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 **763-493-8057** 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 with the call-in number to address the Planning Commission.

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. 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 11 resident-volunteer members, two of which are young adult 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.

3. APPROVAL OF AGENDA

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Approval of Minutes July 10, 2024 Regular Meeting

5. PUBLIC HEARING

5.1 Planning Case #24-112 | The Brook | 6001 94th Lane N | Preliminary/Final Plat Application | Site Plan Review Application

OV Development proposes a 192-unit multiple dwelling at 6001 94th Ave. North. Two land use applications are included with this application, a preliminary plat, and a site plan.

Outlots are not developable, and a preliminary plat is the mechanism used to create a final plat. A final plat is required to create a lot that can be recorded by the county, after which a building permit can be issued. The preliminary plat includes the parcel known as Outlot A, Six Ten Zane Second Addition and proposes to create a single, 5.24 acre lot: Lot 1, Block 1, The Brook.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Mixed Use (MU) Zoning District, is 5.24 acres, and proposes a multiple dwelling development with a single vehicular access point to Colorado Avenue North, a public street that connects 93rd Avenue to 94th Avenue (C.S.A.H. 30).

The MU district permits multiple dwellings by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

5.2 Planning Case #24-113 | Sandgrass Pointe | 5800 69th Avenue N | Site Plan Review Application

Woda Cooper proposes a 44-unit development with a 33-unit multifamily dwelling and 11 townhouses at 5800 69h Ave. North. One land use application is included with this application, a site plan review.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Multiple Family District (R4) Zoning District, is 3.67 acres and proposes a multiple dwelling and townhouses that will have a single vehicular access point to 69th Avenue North which is a public street, which is also Hennepin County.

The R4 district permits multiple dwellings and townhouses by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

6. OTHER BUSINESS

III. DISCUSSION ITEMS

7. Community Long-Range Improvement (CLIC) Commission Housing Subcommittee | Accessory Dwelling Units (ADUs) Presentation Materials

Senior Planner Erin McDermott will share a presentation shared at the August 8, 2024 CLIC commission meeting about accessory dwelling units in Brooklyn Park.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

8. COUNCILMEMBER LIASON COMMENTS
9. PLANNING COMMISSION COMMENTS
10. STAFF LIASON COMMENTS

V. ADJOURNMENT

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – July 10, 2024

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

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

Those present were: Commissioners Cavin, Arah, Fraser, Gaye-Bai, Turner, Udomah and Wako; Council Liaison McGarvey; Planning Director Mogush; Senior Planner McDermott, Planning Assistant Hayes-Regan, and Senior Project Manager Sarah Abe.

Those arrived late: Commissioner Borer.

Those excused were: Commissioner Korosso.

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION TURNER, SECOND GAYE-BAI TO APPROVE THE JULY 10, 2024 AGENDA.

MOTION CARRIED UNANIMOUSLY.

4. CONSENT AGENDA

A. Minutes – June 12, 2024

MOTION UDOMAH, SECOND WAKO TO APPROVE THE JULY 10, 2024 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

A. Planning Case #24-111 | Graleske Addition | 8909 Irving Ave N | Preliminary/Final Plat Application

Senior Planner McDermott introduced an application to subdivide the property located at 8909 Irving Ave N into two residential lots for the construction of a new residential structure in an existing residential neighborhood. This property is located on the northwest corner of 89th and Irving Avenues.

Senior Planner McDermott noted the subject property is 0.68 acres and that there is an existing house on the north portion of the property, which will be located on proposed Lot 1. There is open space on the southern portion of the property at the corner of 89th Avenue and Irving Avenue, which would become proposed Lot 2. They also noted that the Comprehensive Plan guides this area for low density residential uses (up to 3 units per acre). The subject property is 0.68 acres, with proposed Lot 1 at 0.34 acres and Lot 2 at 0.34 acres for an average density of 0.34 acres per lot, which exceeds the requirement of 0.33 acres.

Senior Planner McDermott further noted that utilities are available to this site, as an additional connection was installed at the time of reconstruction of 89th Avenue.

Providing an overview of the application process, Senior Planner McDermott ended their presentation by sharing to the commission that the final plat and title commitment will be reviewed by the City Attorney's office in the future as the normal course of review. All necessary revisions to the plat as required by this review must be made prior to the request for Council action on the final plat. They concluded by recommending approval of the preliminary plat to City Council.

Commission Chair Cavin invited the property owners, Tom and Deb Kelleher to speak if they so choose. Deb shared that this is their first time going through this sort of application process and that they are available to answer any questions commissioners may have.

Commission Chair Cavin opened the public hearing. Seeing no one from the public, Commission Chair Cavin closed the public hearing and brought the agenda item back to the commission.

Commissioner Gaye-Bai asked about future development on the vacant lot if it is subdivided. Deb Kelleher shared that their adult son is currently living in homestead on the property and that he intends to continue living there. She also shared that they did not have any plans to build on the vacant lot, and that they would consider selling the lot. Senior Planner McDermott commented that any future development would need to meet applicable code requirements.

Commissioner Wako asked about park dedication fees. Senior Planner McDermott explained that preliminary and final plat subdivision applications pay a park dedication fee in lieu of a green space calculation. They also shared the proximity the vacant lot would have to the City's green spaces.

Commissioner Udomah asked whether City Staff considered the impact the subdivision would have on traffic. Senior Planner McDermott noted that the City's Engineers reviewed the application and that they did not have any general concerns or specific concerns as to traffic.

Senior Planner McDermott also provided the commissioners with general information about preliminary plats.

MOTION BORER, SECOND WAKO TO RECOMMEND APPROVINAL OF A PRELIMINARY PLAT FOR "GRALESKE ADDITION" SUBDIVIDING 8909 IRVING AVENUE NORTH INTO TWO SINGLE FAMILY LOTS

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush noted that the preliminary and final plat resolution considerations are on the July 22, 2024 City Council Agenda.

6. OTHER BUSINESS

A. 4120 85th Avenue (City of Brooklyn Park Staff)

Senior Planner McDermott updated commissioners that the Brooklyn Park Economic Development Authority (EDA) has a signed purchase agreement for the property located at 4120 85th Avenue. Pursuant to Minnesota Statute 462.356 Subp. 2. the planning agency of the city

must review the proposed acquisition and report to the governing body the finding on the compliance of the property with the adopted comprehensive plan.
The 2040 Comprehensive Plan has designated the future land use of the subject property as Live/Work with a Development/ Redevelopment Area overlay. The property is currently underdeveloped, and the existing structures on the property are a single-family residence, as well as a commercial structure. Through the acquisition of this property, the EDA is advancing the goals of the Comprehensive Plan.

Senior Planner McDermott concluded their presentation and stood for any questions. Senior Project Manager Abe answered the following questions from commissioners: that there is no plan for development on this site at this time; that the single-family residence located on the property is going to be vacated and maintained by the City's Operation and Maintenance Department; and that the property is being purchased for long term strategy goals and is adjacent to another EDA owned property.

7. DISCUSSION ITEMS

No comments.

8. INFORMATION ITEMS

A. Council Comments

Councilmember McGarvey updated the commission that City Council approved the Brooklyn Park Teen and Youth Center Site Plan Review agenda item at the June 24, 2024 City Council Regular Meeting.

B. Commission Comments

No comments.

C. Staff Comments

Planning Director Mogush updated the commission that Erin McDermott has been promoted to Senior Planner. He also shared that an additional Senior Planner has been hired and additional information will be provided.

Planning Director Mogush also reminded the commission about the Joint Commission and Council meeting that is scheduled for August 5, 2024.

9. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:10 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.1	**Meeting Date:**	July 12, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Erin McDermott, Senior Planner
Ordinance:	N/A		
Attachments:	5	**Presented By:**	Erin McDermott, Senior Planner
Item:	**The Brook**– An application by OV Development for a preliminary plat, and site plan at 6001 94th Lane North for a 192-unit multiple dwelling development.		

Proposed Actions:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "THE BROOK" AT 6001 94TH AVENUE NORTH FOR THE CREATION OF ONE LOT.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Overview:

OV Development proposes a 192-unit multiple dwelling at 6001 94th Ave. North. Two land use applications are included with this application, a preliminary plat, and a site plan.

Outlots are not developable, and a preliminary plat is the mechanism used to create a final plat. A final plat is required to create a lot that can be recorded by the county, after which a building permit can be issued. The preliminary plat includes the parcel known as Outlot A, Six Ten Zane Second Addition and proposes to create a single, 5.24 acre lot: Lot 1, Block 1, The Brook.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Mixed Use (MU) Zoning District, is 5.24 acres, and proposes a multiple dwelling development with a single vehicular access point to Colorado Avenue North, a public street that connects 93rd Avenue to 94th Avenue (C.S.A.H. 30).

The MU district permits multiple dwellings by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

Previous Approvals:

This lot was created as Outlot A, Six Ten Zane Second Addition as part of Planning Case 17-113. This lot was impacted by Planning Case 23-112 in which properties impacted by Interim Ordinance 2023-1287 were rezoned to MU in response to the completion of the 610 Corridor Development Study.

Current Conditions:

The subject property includes one lot totaling 5.24 acres. The site is undeveloped, with a stormwater pond on the north portion of the lot. This stormwater pond serves the Six Ten Zane development, including Hyvee to the north of 94th Avenue. The site is bounded by streets on every side, three public streets on the north, west, and south side, and one private street on the east side.

Future Land Use Plan	Mixed Use; Development/ Redevelopment	
Current Zoning	Mixed Use (MU)	
Proposed Zoning	Mixed Use (MU)	
Neighborhood	Tessman	
Site Area	5.24 Acres	
	Current	Outlot A, Six Ten Zane Second Addition (5.24 acres)
	Proposed	Lot 1, Block 1, The Brook (5.24 acres)
Conforms to:		
Land Use Plan	Yes	
Zoning Code	Yes	
Notification	40 Public Hearing Notices mailed Communications email On-site development sign	
Timeline (MN §15.99) 60-day 120-day	 September 6, 2024 November 5, 2024	

Land Use/Zoning and Overlay:

The future land use for the property, as guided by the 2040 Comprehensive Plan is Mixed Use with a Development/ Redevelopment overlay. The site is zoned Mixed Use (MU) as well as adjacent property to the north and east of the subject site. There are no zoning overlays on this property.

Preliminary and Final Plat:

On July 16, 2024, the preliminary plat was submitted to Hennepin County Transportation for plat review. Hennepin County Transportation has not yet provided comments for this proposal.

A final plat is not considered with this application. Prior to final plat approvals, all comments made by Hennepin County must be addressed. After the approval of the preliminary plat, the subdivider has one year to file for approval of a final plat, unless an extension is granted. At the time of application for a final plat the following items must be submitted: a recent abstract, utility layout to the City Engineer. The City Attorney must review the draft final plat with an updated title commitment prior to final plat approval. Additional conditions of approval may be required based on the title opinion. These must be met prior to plat recordation.

Park Land Dedication:

Park dedication determinations are made at the time of preliminary plat. In every plat allowing development, a portion of such land and/or cash must be set aside as open space for park and playground purposes, public open space for park and playground purposes, public open space or public ponds, except where adjustment to lot lines do not create additional lots. The proposed plat creates two new, buildable lots for a commercial use.

Dedication has been satisfied for this property, as memorialized in a document titled ‘Assignment and Assumption of Park Dedication Credits’ signed on behalf of Gracelyn Development, L.L.P. The park dedication credits to be assumed include this property.

Site Plan:

A site plan review is a requirement of the Code, as the purpose of this project is to construct a new building. Section 152.033 of the Code requires that the site plan be evaluated on the criteria in bold below. Staff comments follow.

(E) Evaluation criteria. The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

(1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
(2) Enhancement of the site to create a meaningful and harmonious development.
(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:
(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

The future land use on this property is Mixed Use with a Development/Redevelopment overlay, with a residential density of 12-100 units/acre. The density proposed with this project is 36.6 units/acre. The site is within the Mixed Use Zoning District, in which multiple dwellings are permitted by right at a density which conforms with the Brooklyn Park Comprehensive Plan. Staff finds conformance and consistency with the Comprehensive Plan.

The development, located between a business park development and small-scale retail, transitions from the height, scale and massing of large tip-up style construction to the smaller single-use structures of the adjacent development to the east.

The site is required to have a civic space component, consistent with the Mixed Use district requirements. This civic space is a pocket park located on the southwest corner of the property, and can be utilized by residents, as well as employees of the adjacent business park and commercial developments.

(F) Conformance to the Approved Site Plan Review. All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

Any significant changes to the development will require an additional site plan review.

Traffic:

Vehicular access will be from Colorado Avenue North. A left turn lane to access the site for south bound traffic is proposed. Transportation staff has reviewed the project submittals and determined that the plans as submitted will not negatively impact traffic, and external pedestrian connections are appropriate.

Parking:

There will be 336 parking spaces provided on site, which includes 168 surface parking stalls and one level of 168 underground parking stalls. At 1.75, the parking ratio is less than 2 stalls per unit but is similar to the parking structure of existing multiple dwellings in the city. The Code allows for deviation from parking numbers to be approved by City Council based on verifiable information to support the deviation, with the information provided and based on previous approvals for similar uses, this request is consistent with the Code requirements.

City Services:

City services, including water and sanitary are provided to the site.

Screening and landscaping:

Screening is required for off-street parking; this can include any combination of landscaping, decorative fencing, and berms. At this time there is no screening indicated. The applicant should work with City staff to determine an adequate screening plan prior to the issuance of a building permit.

The applicant proposes 25 overstory, 25 evergreen, and 51ornamental trees in addition to 702 shrubs located throughout the site. Landscaping requirements indicate 759 shrubs are required for this site. Staff recommends

that the landscaping plan be revised to meet code requirements. The landscaping plan includes adequate landscaping to the parking areas, as well as adequate street trees.

Trash and recycling will be stored internal to both buildings. Waste will be taken to a central area for removal, as such, waste shall not be stored outdoors.

Architectural standards:

The building will contain three levels of housing above one level of underground parking. The materials include brick, fiber cement siding, and glazing. A variety of colors, materials, and articulation that provides architectural interest. Each unit has a balcony, as a visual element to help mitigate the appearance of blank walls.

Lighting:

A photometric plan was provided, excluding amenity spaces. The photometric plan meets zoning requirements, and an updated plan including amenity spacing is required prior to building permitting to ensure all spaces meet lighting requirements.

Affordable Housing Plan:

The applicant indicated in the project narrative that they will provide 5% of total units at 30% Area Median Income (AMI). A detailed Affordable Housing Plan, as required by the City's Mixed Income Housing Plan will be provided to staff prior to building permitting.

Pedestrian Circulation:

Internal pedestrian connections are present and appropriate around the buildings and to the parking areas. The site has an existing sidewalk along 94th Avenue, and this proposal will include sidewalks being installed along Colorado Avenue, and the private street on the east property line.

The required findings of §152.033 have been addressed and Staff recommends approval of the site plan with conditions.

Staff Recommendation:

Staff recommends approval of the preliminary plat, conditional use permit, and site plan with the conditions listed in the attached draft resolutions.

Alternatives to Consider:

1. Approve the Preliminary Plat, and Site Plan as presented.
2. Approve the Preliminary Plat, and Site Plan with modifications.
3. Deny the Preliminary Plat, and Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

A. DRAFT RESOLUTION – PRELIMINARY PLAT
B. DRAFT RESOLUTION – SITE PLAN
C. LOCATION MAP
D. PRELIMINARY PLAT
E. PLAN SET

RESOLUTION #2024-___

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR "THE BROOK" AT A PROPERTY ADDRESSED 6001 94TH AVENUE NORTH

Planning Commission File #24-112

WHEREAS, OV Development has filed an application for preliminary plat for "The Brook" at the property addressed 6001 94th Avenue North, legally described as:

Outlot A, Six Ten Zane Second Addition, Hennepin County, Minnesota

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #24-112 "The Brook" shall be approved subject to the following conditions:

A. Title review by the City Attorney and all conditions therein must be completed prior to the request for final plat approval. All title issues must be resolved prior to plat recording.
B. Adequate drainage and utility easements shall be provided with review and acceptance by the City Engineer.
C. Submission of a CAD copy of the plat.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the subdivider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2024-

RESOLUTION APPROVING A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING.

Planning Commission File #24-112

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

Lot 1, Block 1, The Brook, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Mixed Use (MU) – in which multifamily dwellings are allowed by right; and

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 August 14, 2024.

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

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

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

1.02 Building elevations, which are undated 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 **$1,016,500.00.00**, a cash bond in the amount of **$53,500.00**, and a developer's escrow in the amount of **$32,100.00** 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. Final plat “The Brook” must be approved prior to building permitting.

5.02 Provide revised landscape plan to meet code requirements and any revisions to plans prior to City Council consideration.

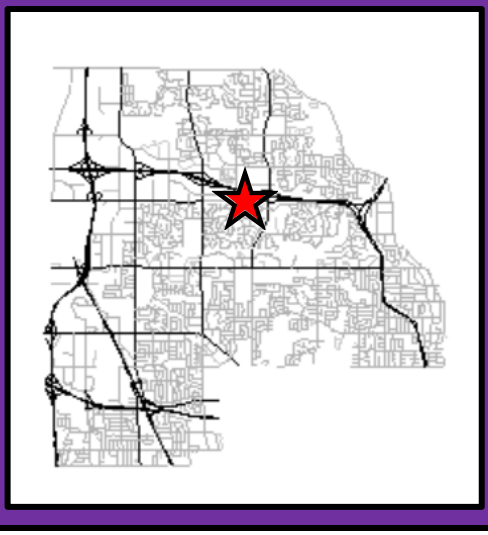
5.03 All conditions of the resolution must be met prior to building permitting.

5.04 The Affordable Housing Plan must be submitted and approved by Economic Development and Housing staff prior to building permitting.

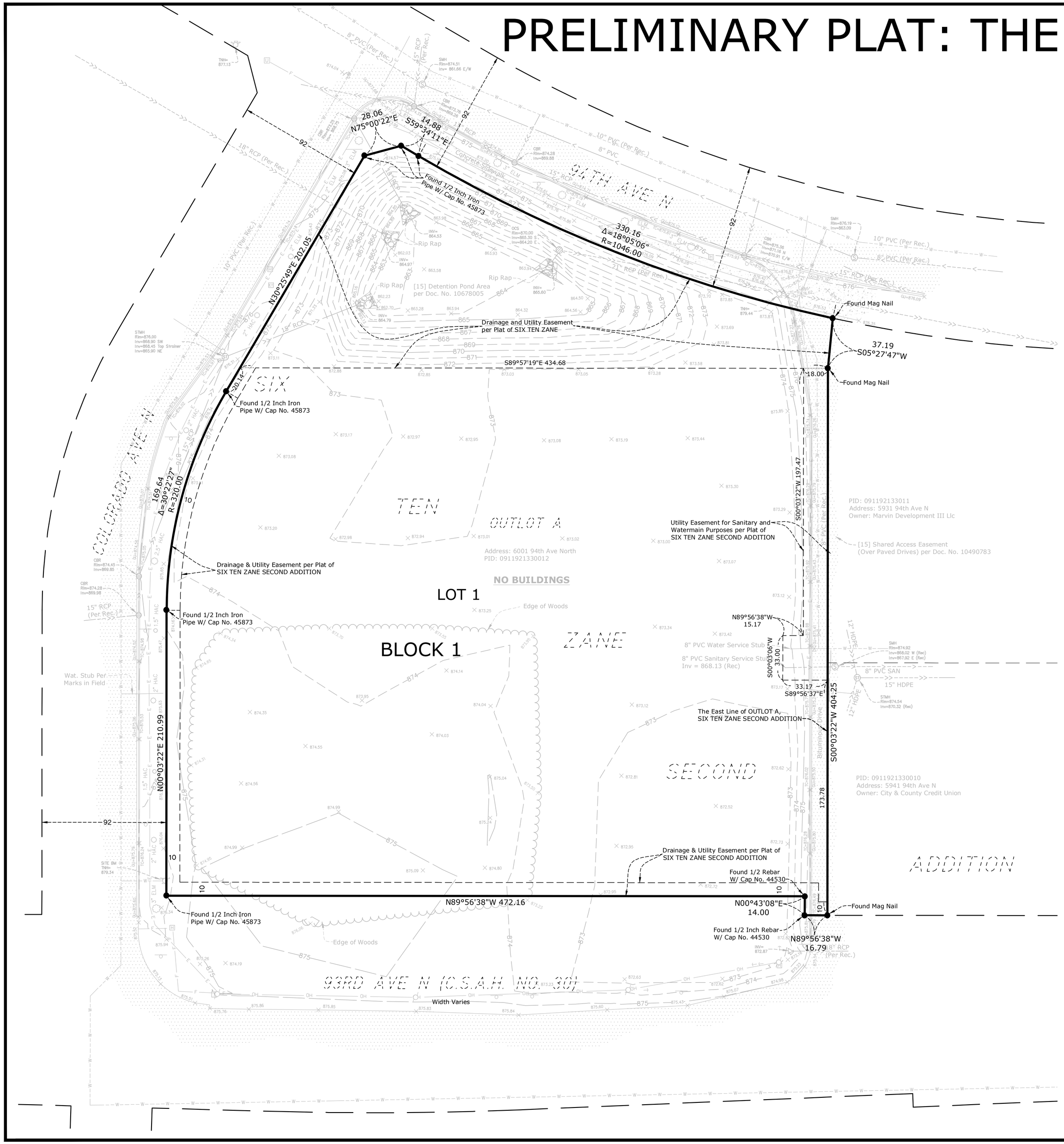


Preliminary and Final Plat; Site Plan Review
Case #24-112 – The Brook
Area of Request (August 2023 Air Photo)
6001 94th Avenue North

Brooklyn Park



PRELIMINARY PLAT: THE BROOK



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Outlot A, Six Ten Zane Second Addition, Hennepin County, Minnesota.

Together with easements set forth in Reciprocal Easement Agreement dated September 28, 2017, filed October 18, 2017 as Document No. 10490783 as amended by First Amendment to Reciprocal Easement Agreement dated June 26, 2019, filed July 9, 2019 as Document No. 10678005

Abstract Property

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic National title Insurance Company, File No. ORTE749880, dated May 6, 2024.

DATE OF PREPARATION:

7-2-2024

Please note the background survey information is per a survey performed by us dated 6-11-2024.

APPLICANT:

OV Development LLC
Della Kolpin
612-840-9801
6600 France Avenue S, Suite 550, Minneapolis, Minnesota 55443

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the east side of Colorado Avenue North, approximately 11 feet northerly of the southwest corner of the subject property, as shown hereon. Elevation = 879.34

AREAS:

Proposed Lot 1 = 228,182 Sq. Ft. or 5.238 Acres

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0201F, effective date of November 4, 2016.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com

N

40 20 0 20 40 80
SCALE IN FEET

Linetype & Symbol Legend

- E — ELECTRIC LINE
- E — E — ELECTRIC LINE (RECORD)
- F — FIBER/COMM. LINE
- F — F — FIBER/COMM. LINE (RECORD)
- G — GASMAIN
- G — G — GASMAIN (RECORD)
- OH — OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- T — TELEPHONE LINE
- T — T — TELEPHONE LINE (RECORD)
- W — WATERMAIN
- W — W — WATERMAIN (RECORD)
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- IRON FENCE LINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
THE BROOK
6001 94th Avenue North, Brooklyn Park, Hennepin County, Minnesota 55443

CLIENT
OV Development LLC
6600 France Avenue South, Suite 550, Minneapolis, Minnesota 55435

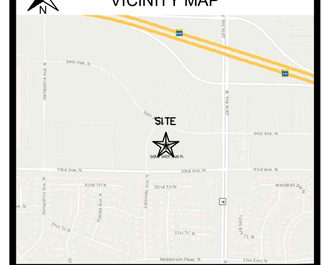
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 7-2-2024 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	DS
REVIEWED BY	CJ
UPDATED BY	-

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 24267.00

PRELIMINARY PLAT

V2.0

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DocuSign Envelope ID: 791A8350-BC43-4DFC-BBDC-B5FF7B25F173

June 18, 2024

RE: Letter of Consent
The Brook Apartment Development
Brooklyn Park, Minnesota

To whom it may concern,

Please accept this letter of authorization for OV Development LLC (Della Kolpin and James Polk) and Civil Site Group, Inc. (David Knaeble and Rob Binder) to allow the team to submit, apply and process any needed applications for a multifamily development for the site located in Brooklyn Park, Hennepin County, State of Minnesota with a PID of 0911921330012 and as legally described below.

Legal Description of Land
Out A, Six Ten Zane, Second Addition, Hennepin County, Minnesota.

If you have any questions, please feel free to contact me.

Sincerely,

DocuSigned by:
Dan Mueller
1B5090825E57463...

Dan Mueller
Ryan Companies US Inc.

To: Paul Mogush | Planning Director | City of Brooklyn Park, Minnesota
Erin McDermott | Associate Planner | City of Brooklyn Park, Minnesota

From: Della Kolpin & James Polk | OV Development

RE: The Brook Multifamily Development

Date: July 3, 2024

Legal Description:
Out A, Six Ten Zane, Second Addition, Hennepin County, Minnesota.

OV Development proposes to construct a 192-unit market rate multi-family apartment community with numerous amenities in Brooklyn Park, Minnesota. The proposed site is currently a vacant 5.24-acre land parcel located at 6001 94th Avenue North. The current property owner is Ryan Companies US Inc. The team believes this is a strong development opportunity given the demand for market rate and affordable residential units in Brooklyn Park. Based on our thorough market assessment, the proposed apartment community will provide much needed housing to many individuals and families in the neighborhood and community. A Costar submarket report found that vacancy rates in the Brooklyn Park/Champlin/Dayton market was 5.5% submarket. Out of 7,107 units in these three submarkets, only 391 were vacant. Given that the national average vacancy rate currently sits at 7.7% this indicates a constrained market that needs additional rental housing.

USE:
The apartment project site is zoned Mixed Use (MU). The MU zoning district is established to provide for the creation of mixed use, multi-modal neighborhoods within walking distance of public transit, where walkable development is desired. The site is in an area that is extremely compatible for an apartment community. This 'mixed-use' community center is a place where retail shops, commercial service centers, apartment buildings, and single-family residences come together.

<u>The site location attributes:</u>

- Site is on the southwest quadrant of Highway 610 and Zane Avenue quadrant, which are both major arteries in Brooklyn Park.
- Zane Avenue connects with Highway 610, which connects with the overall Twin Cities Metro Area freeway network and therefore provides the Site with excellent access to jobs, shopping, and entertainment within the greater metro area.

- Hy-Vee and mixed-use retail are located adjacent to the site to the north and east. Additional retail and restaurants are located on the north side of Highway 610 & Zane Avenue, providing future residents multiple opportunities within a short distance from the site. Additionally, Fleet Farm, Walmart and Menards are located on Lakeland Boulevard 2.6 miles from the site and The Shoppes at Arbor Lakes is approximately four miles away.
- Major employers near the Site include Target, Retail Merchandising Services, Prairie Care, and Wilson Leather to name a few.
- There are over 15 schools located within five miles of the site location that comprised of high schools, middle schools, and elementary schools.

Multi-family Proposed Development:

The development team is focused on designing community-minded placemaking that transforms the real estate. The project will deliver distinct residential spaces where we hope the future residents will thrive. All units will be high quality designs and the project will provide 5% of total units @ 30% AMI.

The proposed design is a four story, 192-unit apartment building on the property. The apartment building will have below grade parking, large resident community room and outdoor patio space, fitness and recreation room, pocket park, business center/co-work space, coffee bar, onsite manager and maintenance office, resident storage units, mail and package room, dog park, dog wash station, and bike storage. The building will have a unit mix of 1-bedroom, 1 bed + den, 2-bedroom and 3-bedroom units. Each unit will include a balcony or patio.

Site Design and Placement:
OV Development's objectives for our site design are multi-faceted based on the standards of the mixed use (MU) district in Brooklyn Park. We looked to balance the design of the individual land parcel within the community interests. We support walkability, connections to our neighboring retail/public spaces and single-family residential to create pedestrian-friendly neighborhoods.
The multi-family apartment building has been oriented on the site for multiple reasons:

- The 'Front' front yard has been designed to create an active frontage on Private Drive. This creates synergy, walkability, and enhances streetscape for Private Drive. The streetscape will be activated with resident balconies, 6' sidewalk and planting area with boulevard trees and other landscape features.
- Main vehicular access is located off Colorado Avenue, which provides easy access to/from Zane Avenue and the future signalized intersection at 93rd Avenue North and Colorado Avenue.
- The resident building entrances are visible to the public roadway, while protected from the prevailing northwest winds during winter months.
- The site design took into consideration the existing storm water management pond located along 94th Avenue North.

- Building placement takes advantage of the east to west sun movement throughout the day, allowing the pool and outdoor space to receive south and west sunlight throughout all seasons.
- The development provides a pocket park, our civic space, in the southwest corner of the site. It is positioned for the apartment residents and single-family homes to thoroughly enjoy the space.
- Metro Transit bus stops are located within one block of the apartment site: southbound at Zane Avenue/94th Ave North and Zane Avenue/93rd Ave North, while northbound is at Zane Avenue/93rd Avenue North.

Setbacks			
		Code Setback	Actual Setback
Front/Primary yard	Private Drive	1' min - 12' max	11.9'
Side Property Line	93rd Avenue North	0' ft to 6 ft. min.	16.3'
Side Property Line	94th Avenue North	0' ft to 6 ft. min.	52.8'
Side Property Line	Colorado Avenue	0' ft to 6' ft. min.	30'

Exterior Design:

The Brook, a four-story market-rate multi-family building with a below-grade parking level, is designed to blend seamlessly with its surroundings. Its height is thoughtfully planned to integrate smoothly into the neighborhood, maintaining a cohesive contextual response.

The facade's material selection and composition are chosen to provide warmth while balancing contrasting elements. Warm, inviting tones dominate the exterior, complemented by sleek, dark accents that add depth and character. This thoughtful mix of materials ensures the building is both welcoming and visually appealing.

A key feature of The Brook's design is the series of balconies and projections that break up the facade. These elements create a dynamic rhythm, reminiscent of rowhouses. Additionally, The Brook incorporates a series of parapet extensions with heights ranging between 47 and 50 feet, adding to the facade's visual interest. This not only enhances the architectural appeal but also evokes the charm of traditional urban residences.

The overall design language of The Brook is contemporary. Clean lines, modern materials, and careful detailing come together to create a facade that is sophisticated and modern, while fitting well with the surrounding context. The result is a building that stands out as an attractive addition to the neighborhood, offering both aesthetic appeal and a welcoming atmosphere for its residents.

Landscape Design:

The proposed Landscape plan will provide the required landscape material, as defined by the City, and includes both native and regional, climate-tempered, accent plants. This combination ensures landscape infrastructure durability, flexibility, full-year bloom matrix, limited maintenance demands, and reinforces the resident's and communities' sense of environmental familiarity. The overall design includes:

- The use of "dwarf" ornamental trees along Private Drive, in addition to perennial and shrub plantings, will help anchor the streetscape along that side of the building and complement the adjacent unit patios & balconies. Providing a pedestrian-friendly feel and breaking up the façade of the building.
- Over story and ornamental trees, plus shrubs and perennials have been utilized around and in the proposed parking lot, to visually screen the area from adjacent properties, as well as provide cooling and shade in the warmer months of the year.
- Additionally, screening, and decorative plantings have been added adjacent to the extensive pool deck and amenity patios.
- All foundations that face or are adjacent to a public right of way are landscaped with a combination of native shrubs, perennials, and grasses. Allowing for the building to be integrated into its surroundings and providing an appealing appearance to anyone who passes by.
- Native seed mixes have used to further provide focuses pollinator habitat and provide low maintenance areas, primarily on the north side of the site near the existing storm water management facility.
- See the table below for landscape numbers:

The Brook – Landscape Requirements
Open Areas Landscape
Minimum Open Space Requirement - 20% (see site area calculations section)
Overstory tree requirement - 1 trees per 3,000 square feet of open space.
• 25 Overstory Trees Required and 25 Trees provided. Achieved - Yes
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.
• 25 Evergreen Trees Required and 25 provided. Achieved - Yes
One ornamental tree per 1,500 square feet of open space
• 51 Ornamental Trees Required and 51 provided. Achieved - Yes
One deciduous or evergreen shrub per 100 square feet of open area.
• 759 Shrubs Required and 702 provided. Achieved - No

Parking Lot Design
Parking lot green space - 10% of interior parking lot area
Minimum 1 large or 2 medium trees, two shrubs and pervious ground cover
Perimeter parking area standards - any parking area serving a use abuts a street right-of-way, vacant land, or any other development, 6 'perimeter landscaping strips shall be provided for areas located within 50 feet of street right-of-way
Sustainable Landscape Requirements - Meet two of City allowed choices
1. Landscaping with native species (50% of plantings are native). Achieved - Yes
2.Sustainable Landscaping with visible rain garden. Achieved - Yes

Civil Engineering:
The existing property is currently a vacant parcel of land. A new apartment building, parking lots, utilities and landscaping are proposed for this site. When the perimeter roads surrounding the site were constructed in 2016, a regional stormwater management system was constructed to accommodate development on this parcel. The stormwater management system assumed 80% impervious coverage for this parcel in the stormwater management system design. The proposed impervious coverage will be less than 80% (final information is provided in the stormwater memo for this project).

Utilities serving this parcel come off the Private Road along the east side of the site and Colorado Avenue along the west side of the site. Water and sanitary sewer service stubs for the proposed building are in the Private Road. A separate water service stubs off Colorado Avenue will be utilized to provide a fire hydrant in the proposed parking lot. This project will connect storm sewer into the existing storm sewer network in Colorado Avenue that discharges into the previously constructed stormwater pond.

The site will provide fire access by utilizing a 26’ drive aisle around the perimeter of the parking lot as requested by the fire marshal.

Site Coverage and Green Space:
The ‘green space’ goal for our apartment community focuses on a design plan that supports its residents, their pets and those actively using sidewalks and walking paths and public parks to walk, bike and connect throughout the neighborhood. We believe that our design will encourage our residents to fully utilize the apartment green space amenities, as well as sidewalks and parks.

Site Area Calculations				
	Acres	Square Feet	Actual %	Brooklyn Park Code %
Building Coverage	1.33	58,013	25.4	
Impervious Surfaces	2.16	94,234	41.3	80% Total Impervious
Pervious Surfaces	1.75	75,936	33.3	
Total developable site	5.24	228,183	100.0	

Parking Deviation:
The current Brooklyn Park City Code requires 2.5 parking stalls per unit. Our apartment development is proposing 1.75 parking stalls per unit and asking for a deviation.
While evaluating the overall site design, we spent significant efforts seeking the optimal balance of the size of the building footprint, achieving pedestrian circulation around the site, beautifying the site landscaping/greenspace, and providing adequate parking to accommodate residents and their guests.

While all components mentioned above serve as important components to the overall success of the project, parking deserves close study to ensure we supply the optimal amount of parking to serve the market demands of the residents and guests. The chart below was developed with the assistance of our property management company and is based on their experiences at numerous comparable apartment communities within the Twin Cities metro area.

Our property management company noted 65% of one-bedroom units are single occupancy at comparable properties. Based on this analysis, OV Development feels very comfortable with the balance of building, sidewalks, landscaping, and parking provided on the site for our future residents.

Parking Analysis			
Unit type	# of Units	Stalls per unit	Total Stalls Provided
One Bedroom	88	1.5/unit	132
Two Bedroom	88	1.75/unit	154
Three Bedroom	16	2.0/unit	32
Visitor		1 stall/10 units	19
		TOTAL	337

Development Team and Consultants

Current Property Owner	Ryan Companies US Inc. 533 3rd Street, Suite 100 Minneapolis, Minnesota 55415 Attn: Dan Mueller Phone: (612) 206-1400 Email: dan.mueller@ryancompanies.com
Developer	OV Development 6600 France Avenue South Edina, Minnesota 55435 Attn: Della Kolpin & James Polk Phone: (612) 840-9801 Email: dkolpin@olympusventures.com
Civil Engineer	Civil Site Group 5000 Glenwood Avenue Minneapolis, Minnesota 55422 Attn: David Knaeble Phone: (612) 615-0060 Email: dknaeble@civilsitegroup.com
Architect	GDOT Design 10020 Aurora Hudson Rd Streetsboro, Ohio 44241 Attn: Brandon Kline Phone: (216) 870-3992 Email: brandon@geisco.net
Landscape Architect	Civil Site Group 5000 Glenwood Avenue Minneapolis, Minnesota 55422 Attn: Rob Binder Phone: (612) 803-0938 Email: rbinder@civilsitegroup.com



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
F.X: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

07-02-24
EXTERIOR DESIGN

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
GEIS CONSTRUCTION

REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID.

SITE CONCEPT

6001 94TH AVE N
BROOKLYN PARK, MN

Drawn By
Checked By
Project Number

ELEVATIONS
DRAWING NO:

SP-1



WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

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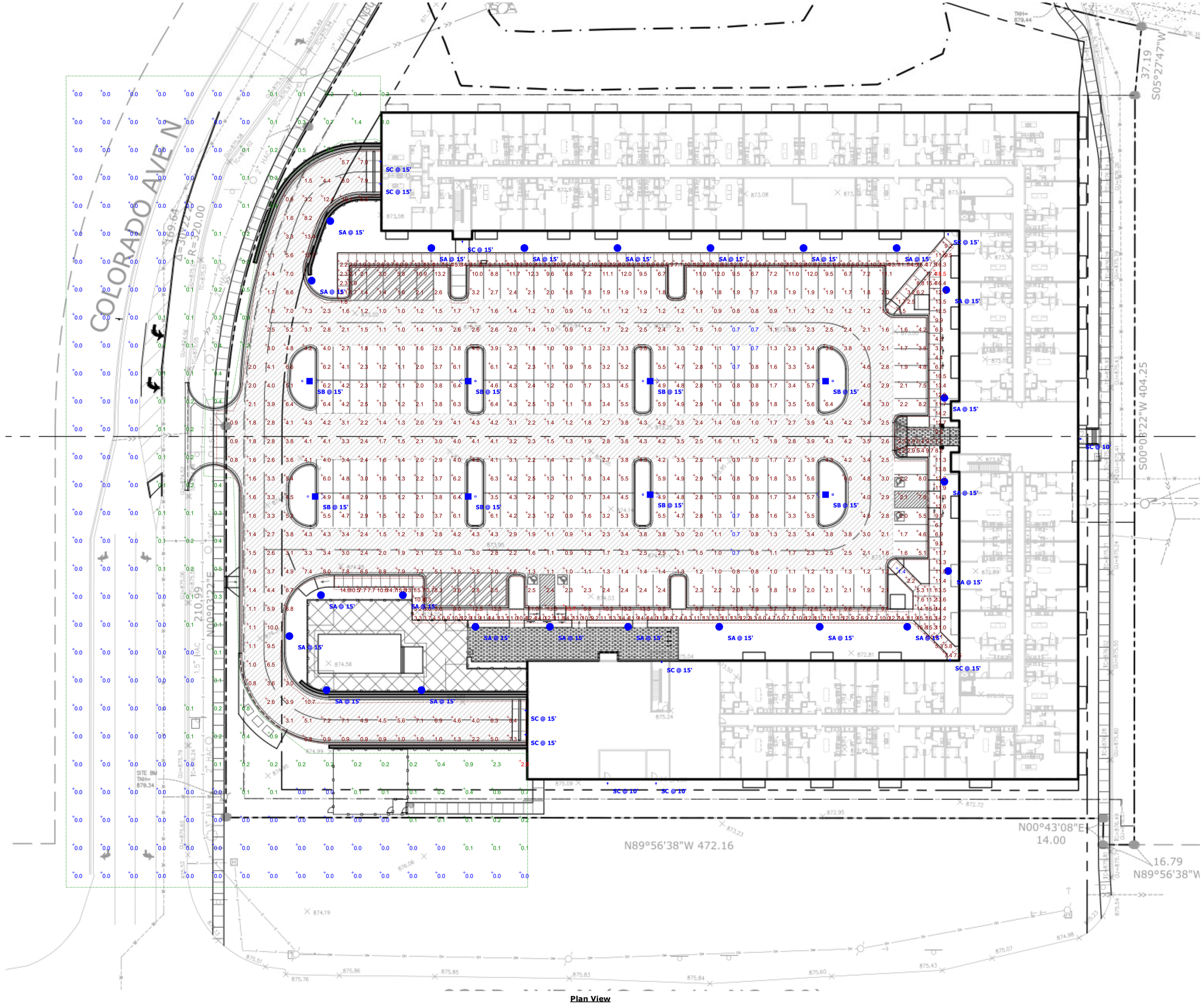
SITE CONCEPT

6001 94TH AVE N
BROOKLYN PARK, MN

Drawn By
Checked By
Project Number

ELEVATIONS
DRAWING NO:

SP-2



Plan View

Note

1.FC levels at grade
2.Amenity Spaces to be designed at a later date

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SA		23	Lumca	PR84XX 54LED07 120W 120V L28 40K	COSMO	1	11503	0.96	120.49	Max: 7831cd
	SB		8	GE LIGHTING SOLUTIONS	EALS03_HSSH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	0.96	140	Max: 6773cd
	SC		11	LSI INDUSTRIES, INC.	XWS-LED-05L-FTW-40-ROCKI		1	5454	0.96	39	Max: 3366cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	3.5 fc	13.8 fc	0.7 fc	19.7:1	5.0:1
SIDEWALKS	+	10.0 fc	18.7 fc	1.4 fc	13.4:1	7.1:1
Spill Light	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

THE BROOK

Designer
BM MYRIAD
Date
07/01/2024
Scale
Not to Scale
Drawing No.

Summary

THE BROOK APARTMENTS

BROOKLYN PARK, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVID KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER	RYAN COMPANIES US INC. 533 3RD STREET, SUITE 100 MINNEAPOLIS, MN 55415	DAN MUELLER 612-206-1400 DAN.MUELLER@RYANCOMPANIES.COM
DEVELOPER	OV DEVELOPMENT LLC 6600 FRANCE AVE S, SUITE 550 MINNEAPOLIS, MN 55435	DELLA KOLPIN 612-840-9801 DKOLPIN@OLYMPUSVENTURES.COM
ARCHITECT	GEIS COMPANIES 10020 AURORA HUDSON RD STREETSBORO, OH 44241	BRANDON KLINE 216-870-3992 BRANDON@GEISCO.NET
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	CHOSEN VALLEY TESTING 245 ROSELAWN AVE E, SUITE 29 ST. PAUL, MN 55117	COLBY VERDEGAN 507-281-0968 VERDEGAN@CHOSENVALLEYTESTING.COM

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's below. Call before you dig.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	REMOVALS PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - NORTH
C2.2	SITE PLAN - SOUTH
C2.3	STRIPING PLAN - COLORADO AVE.
C2.4	VEHICLE TURNING DIAGRAMS
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - NORTH
C3.2	GRADING PLAN - SOUTH
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - NORTH
C4.2	UTILITY PLAN - SOUTH
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - NORTH
L1.2	LANDSCAPE PLAN - SOUTH
L1.3	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BK
REVIEWED BY	DK
PROJECT NUMBER	24267

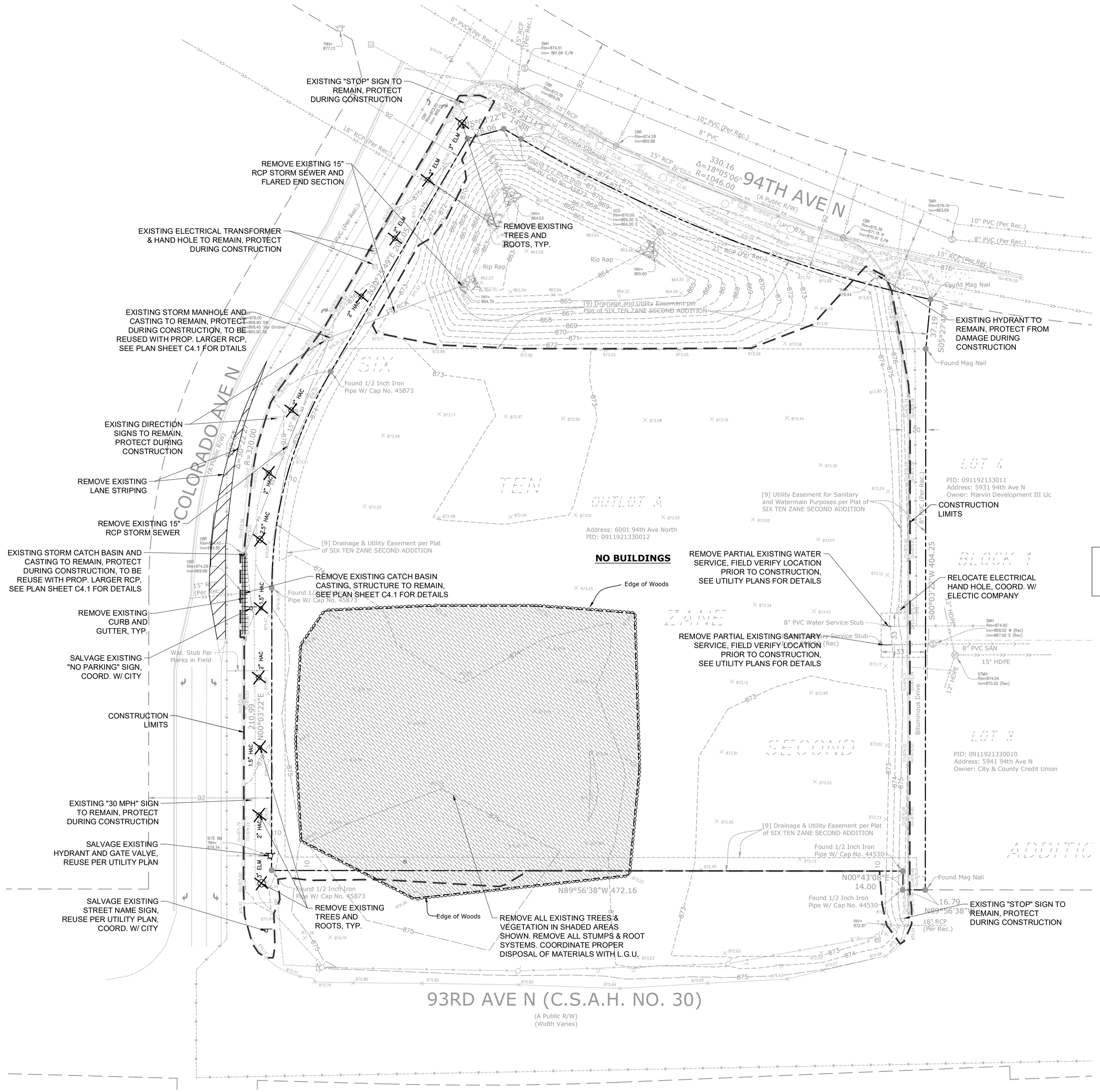
REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF BROOKLYN PARK REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

OWNER INFORMATION

OV DEVELOPMENT LLC
6600 FRANCE AVE S. SUITE 550
MINNEAPOLIS, MN 55435
DELLA KOLPIN
612-840-9801
DKOLPIN@OLYMPUSVENTURES.COM

REMOVALS PLAN LEGEND:

- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

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civilsitegroup.com 612-615-0060

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Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S. SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	74067

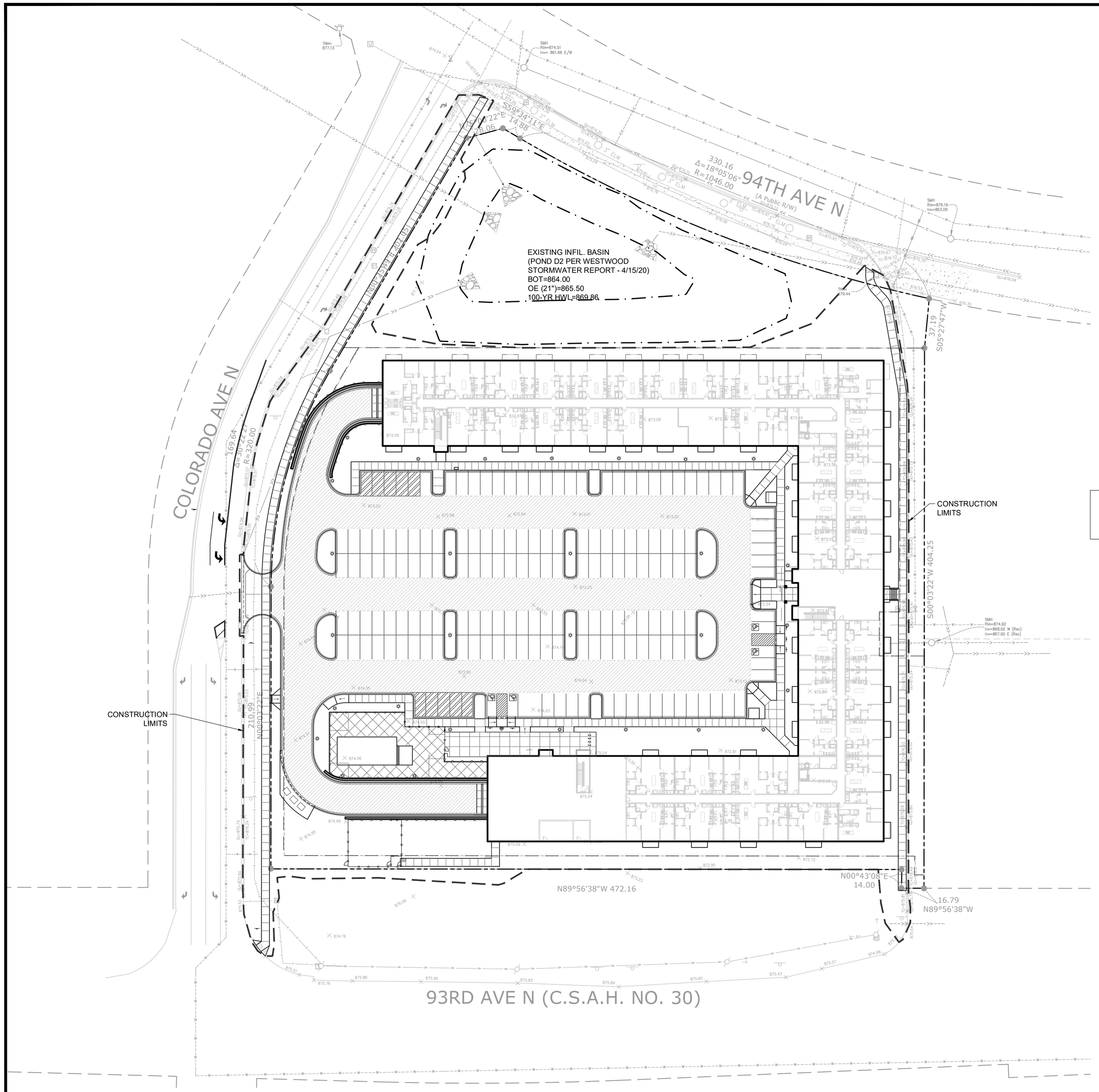
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF BROOKLYN PARK SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OWNER INFORMATION

OV DEVELOPMENT LLC
6600 FRANCE AVE S, SUITE 550
MINNEAPOLIS, MN 55435
DELLA KOLPIN
612-840-9801
DKOLPIN@OLYMPUSVENTURES.COM

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		58,013 SF	25.4%	
PAVEMENT	6,473 SF	2.8%		94,234 SF	41.3%	
TOTAL	6,473 SF	2.8%	0.1 AC	152,247 SF	66.7%	3.5 AC
PERVIOUS SURFACES						
TOTAL	221,710 SF	97.2%	5.1 AC	75,936 SF	33.3%	1.7 AC
TOTAL SITE AREA	228,183 SF	100.0%	5.2 AC	228,183 SF	100.0%	5.2 AC
DIFFERENCE (EX. VS PROP.)	145,774 SF	63.9%				
DISTURBED AREA	206,583 SF	4.7 AC				

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's **below.** **Call** before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

GEIS COMPANIES
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Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

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OWNER: OV DEVELOPMENT LLC
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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24067

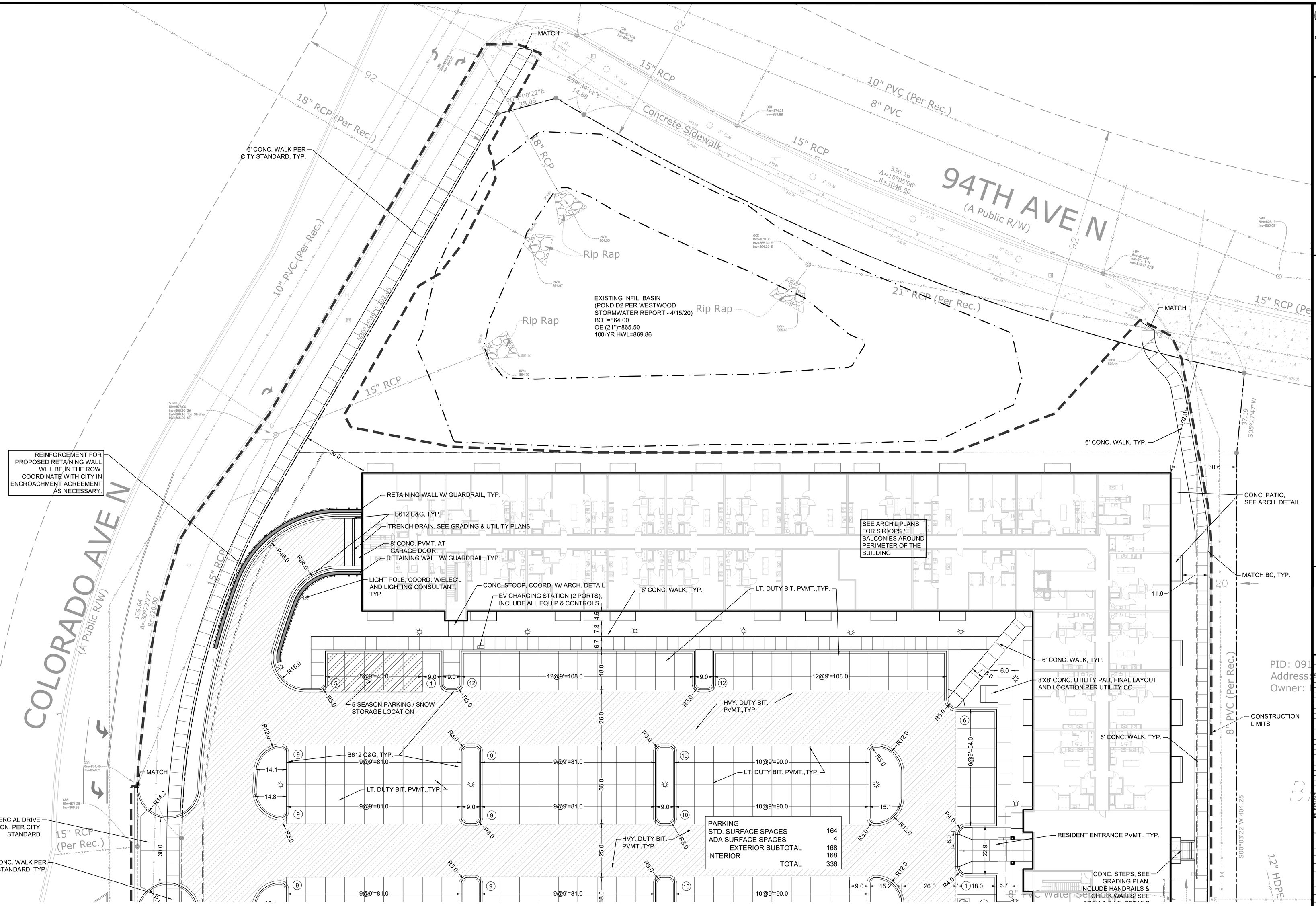
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

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SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

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DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

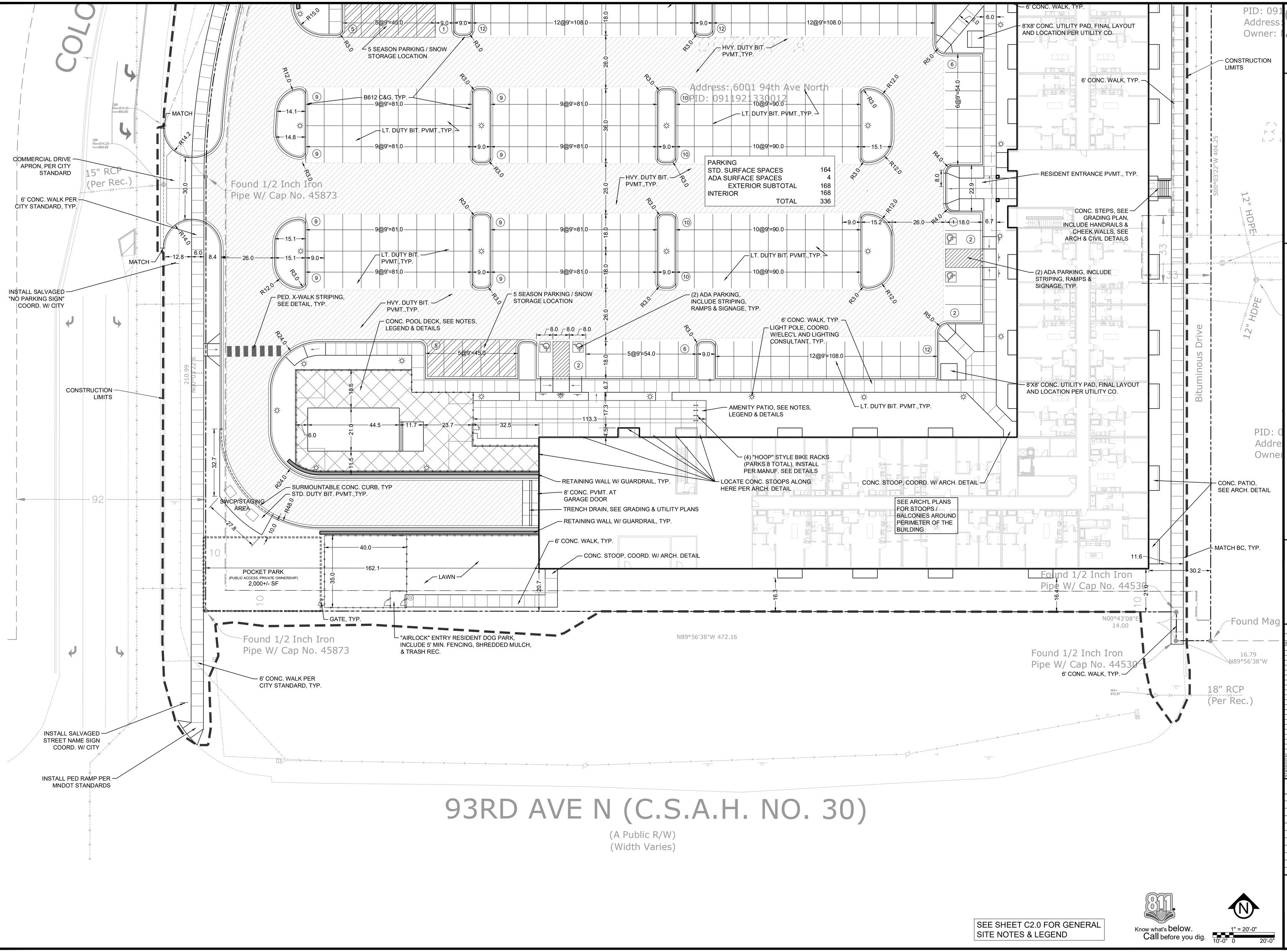
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - NORTH

C2.1

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

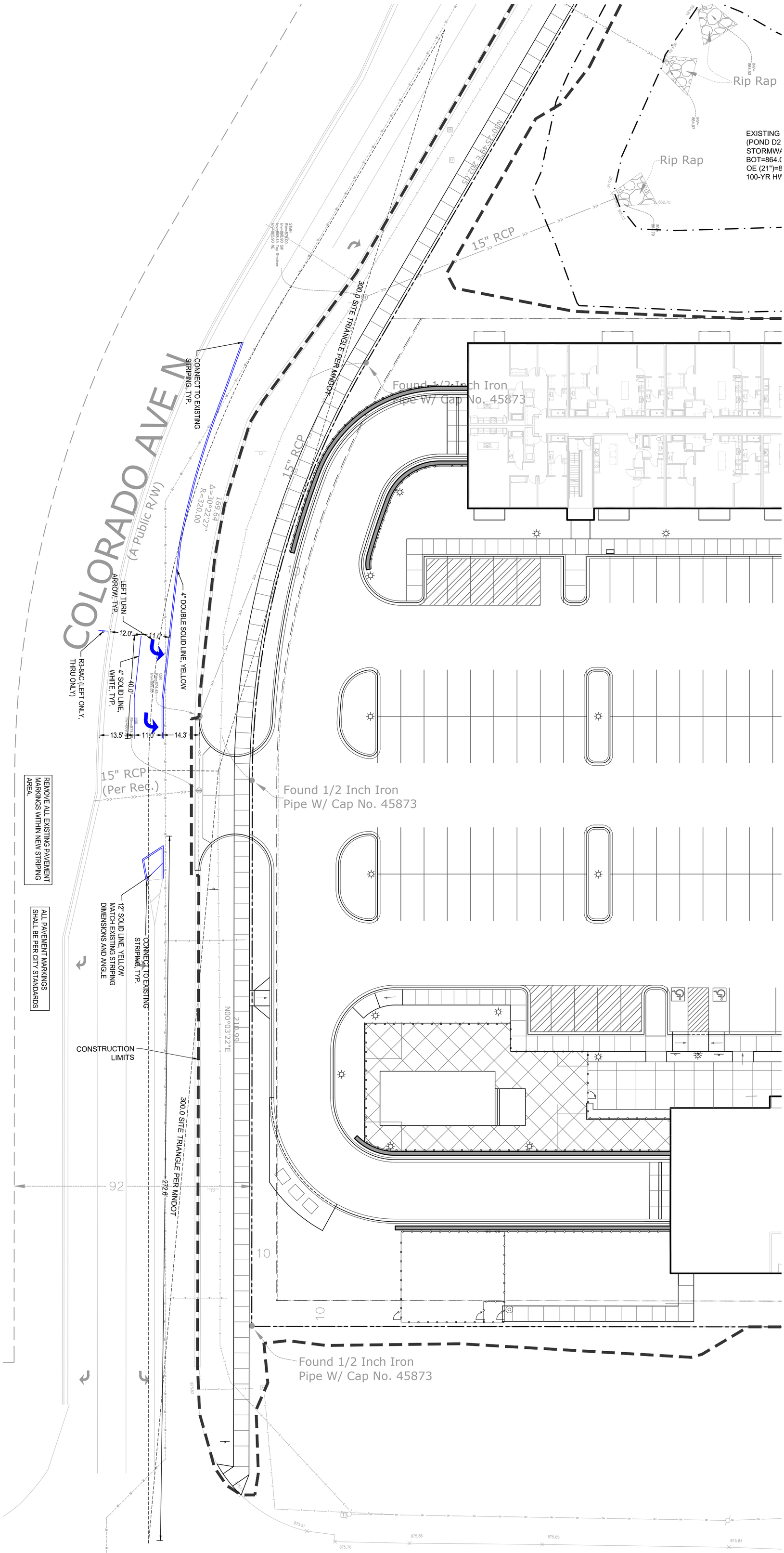
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - SOUTH

C2.2

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811

1" = 20'-0"
10'-0" 0 20'-0"

STRIPING PLAN - COLORADO AVE.

C2.3

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REVISION SUMMARY

DATE	DESCRIPTION

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE RAKEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	12087

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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

PROJECT

THE BROOK APARTMENTS

6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER

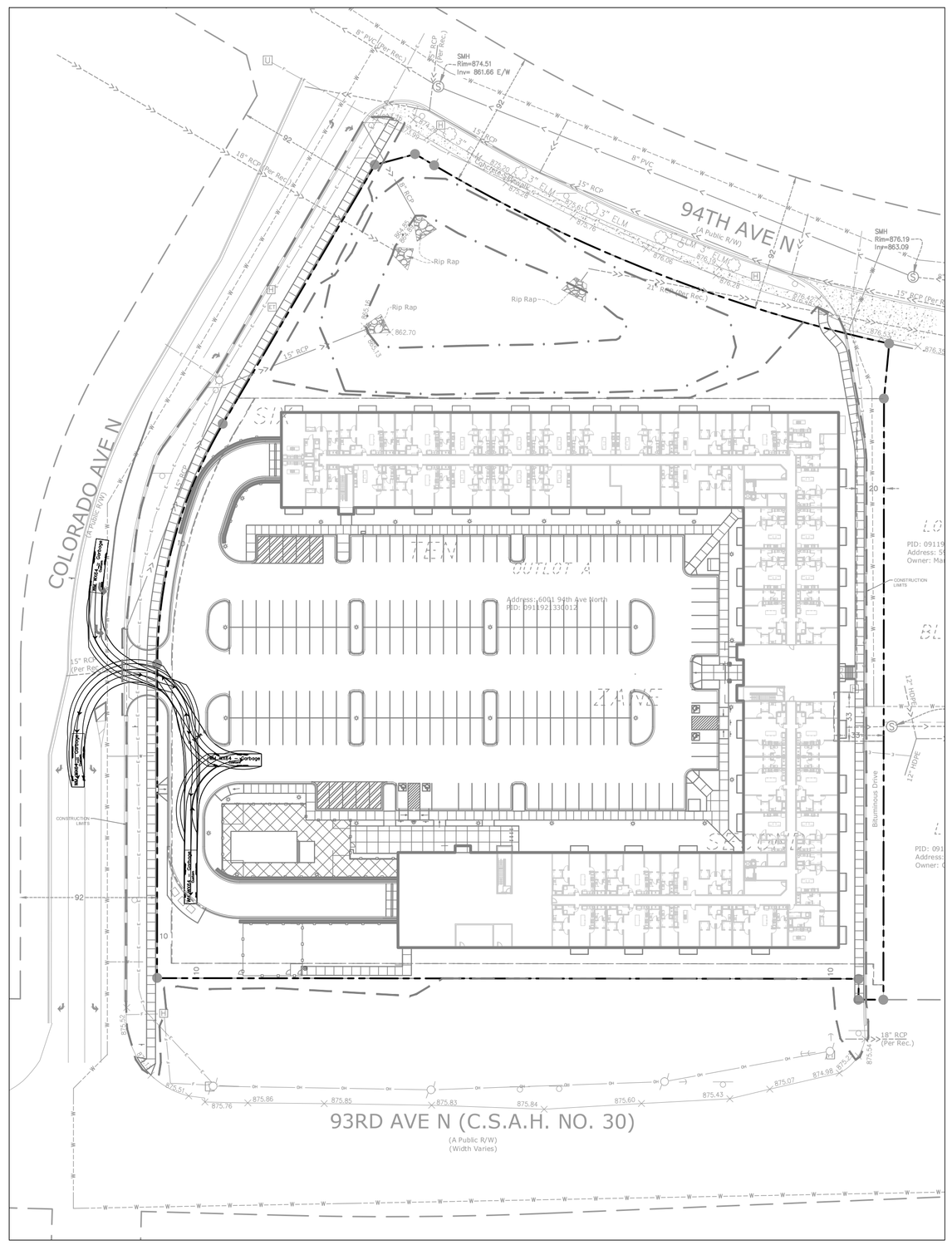
OV DEVELOPMENT LLC

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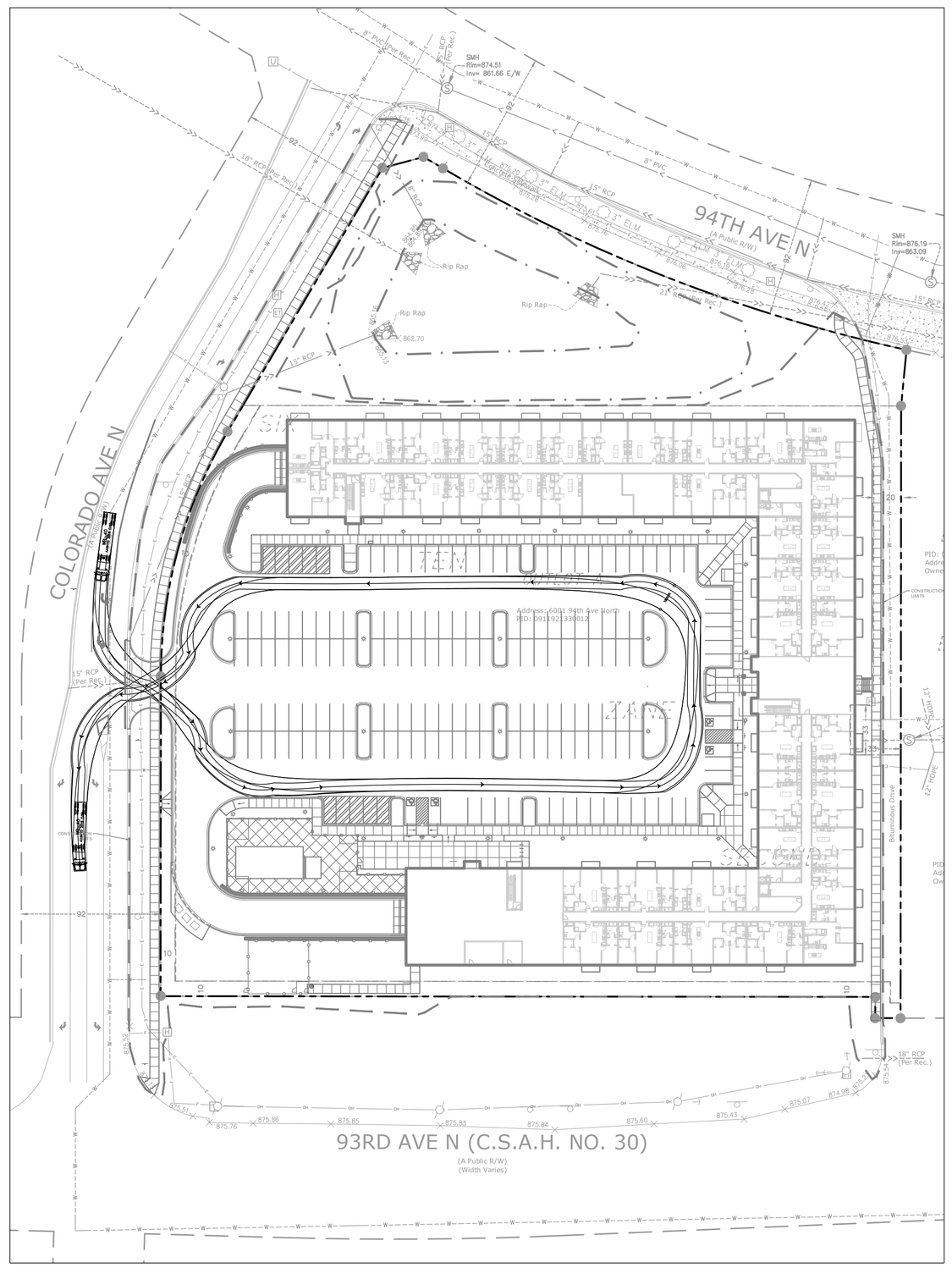


1 STANDARD GARBAGE TRUCK

1" = 60'-0"

30'-0" 0 60'-0"

N

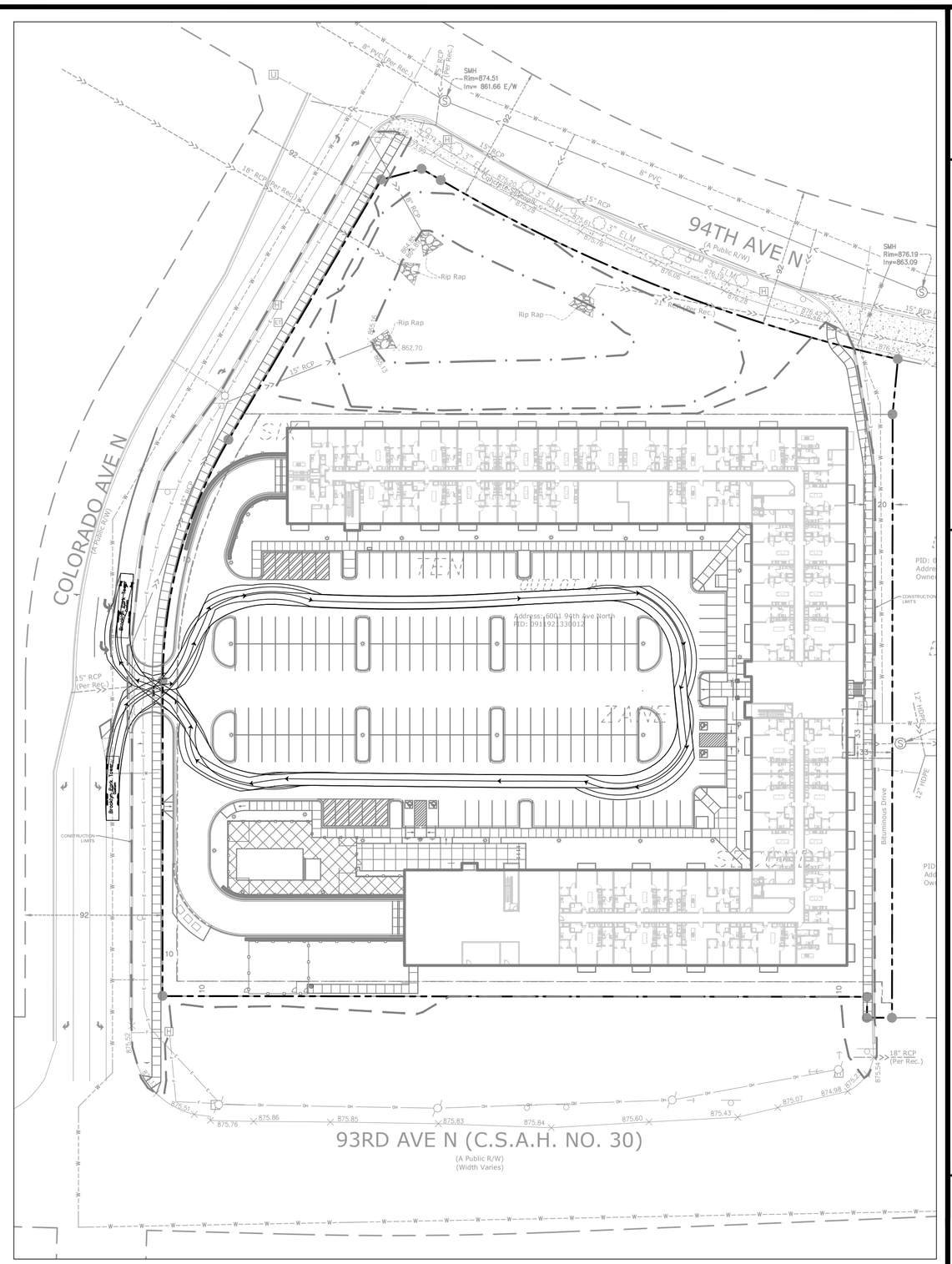


2 SEMI-TRAILER TRUCK - WB-40

1" = 60'-0"

30'-0" 0 60'-0"

N



3 TOWER LADDER FIRE TRUCK

1" = 60'-0"

30'-0" 0 60'-0"

N

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8600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	SN
REVIEWED BY	DK
PROJECT NUMBER	24267

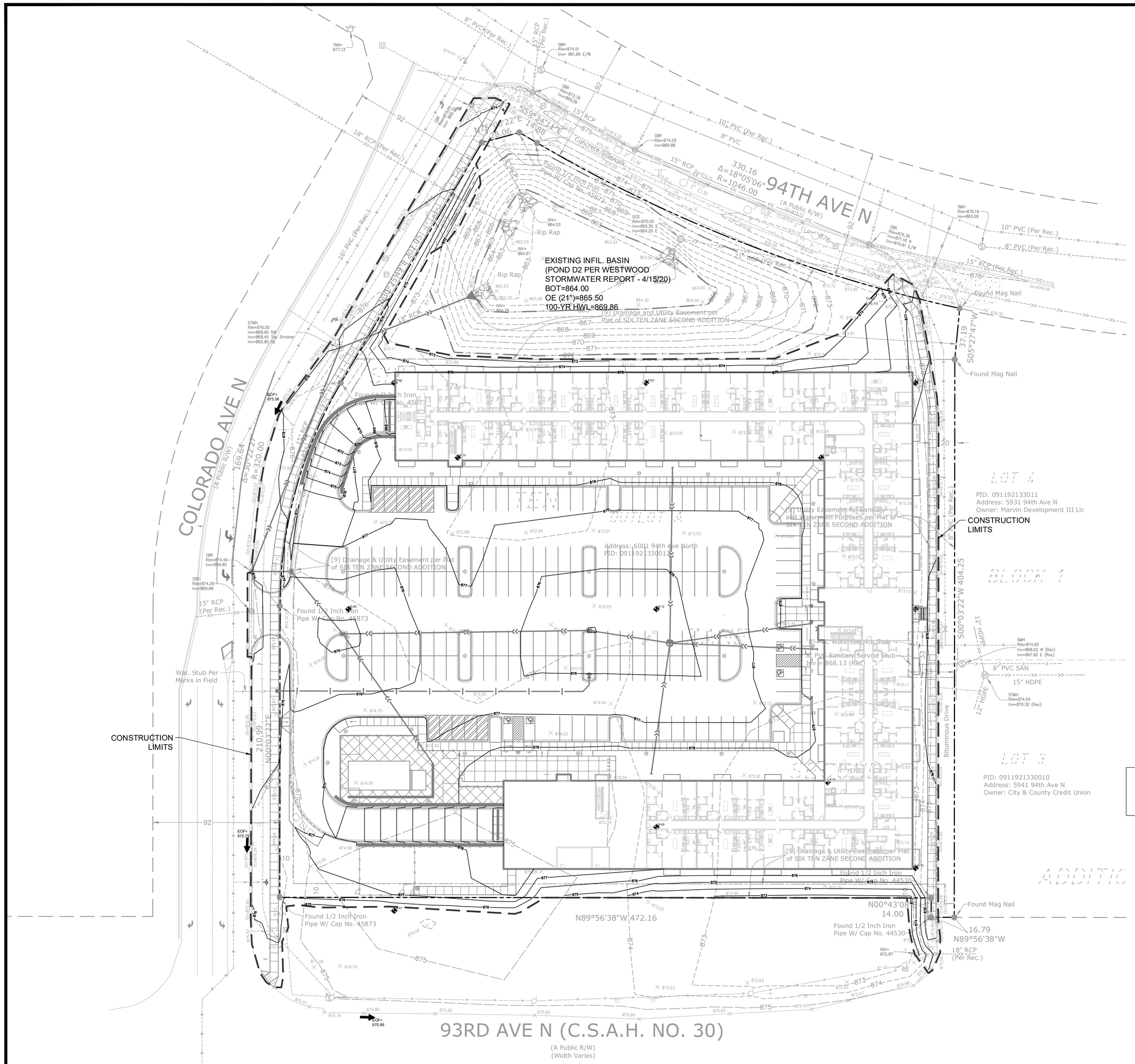
REVISION SUMMARY

DATE	DESCRIPTION

VEHICULAR MOVEMENT DIAGRAMS

C2.4

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GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE 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. THE 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.
14. FINISHED GRADING SHALL BE COMPLETED. THE 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 FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER 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. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE 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. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. TOLERANCES
    - 16.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 16.2. 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.
    - 16.3. 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.
    - 16.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
17. MAINTENANCE
    - 17.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 17.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 17.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF BROOKLYN PARK GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GROUNDWATER ELEVATION

PER GEOTECHNICAL REPORT COMPLETED BY CHOSEN VALLEY TESTING, INC. ON 06/15/2024. WATER WAS NOT OBSERVED IN ANY OF THE BORINGS (RANGING FROM 875.00 TO 845.00 AND APPEARS TO BE BELOW THE DEPTHS EXPLORED

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's **below.** **Call** before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

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civilsitegroup.com 612-615-0060

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Streetsboro, Ohio 44241
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FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S. SUITE 550, MINNEAPOLIS, MN 55435

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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

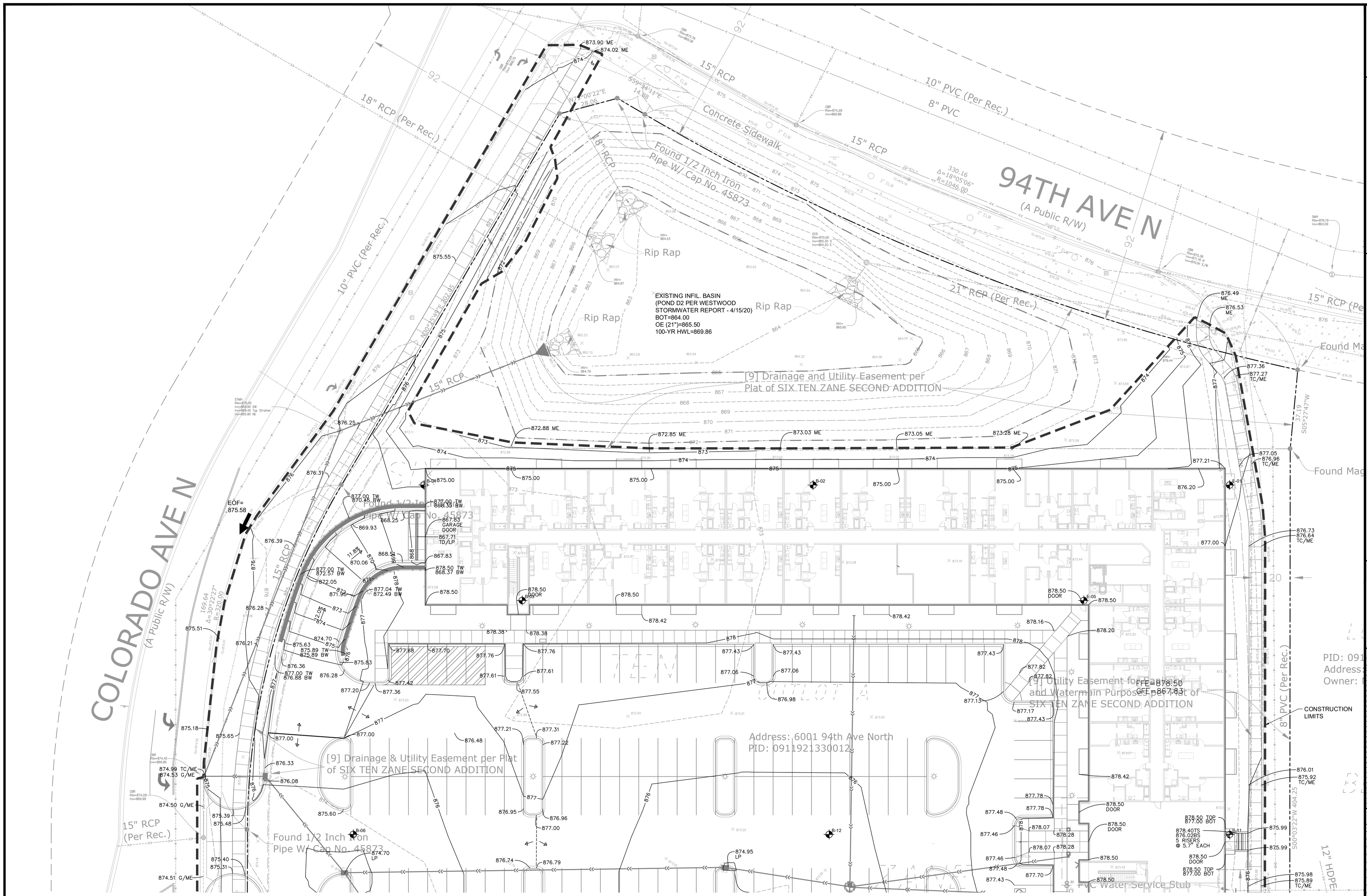
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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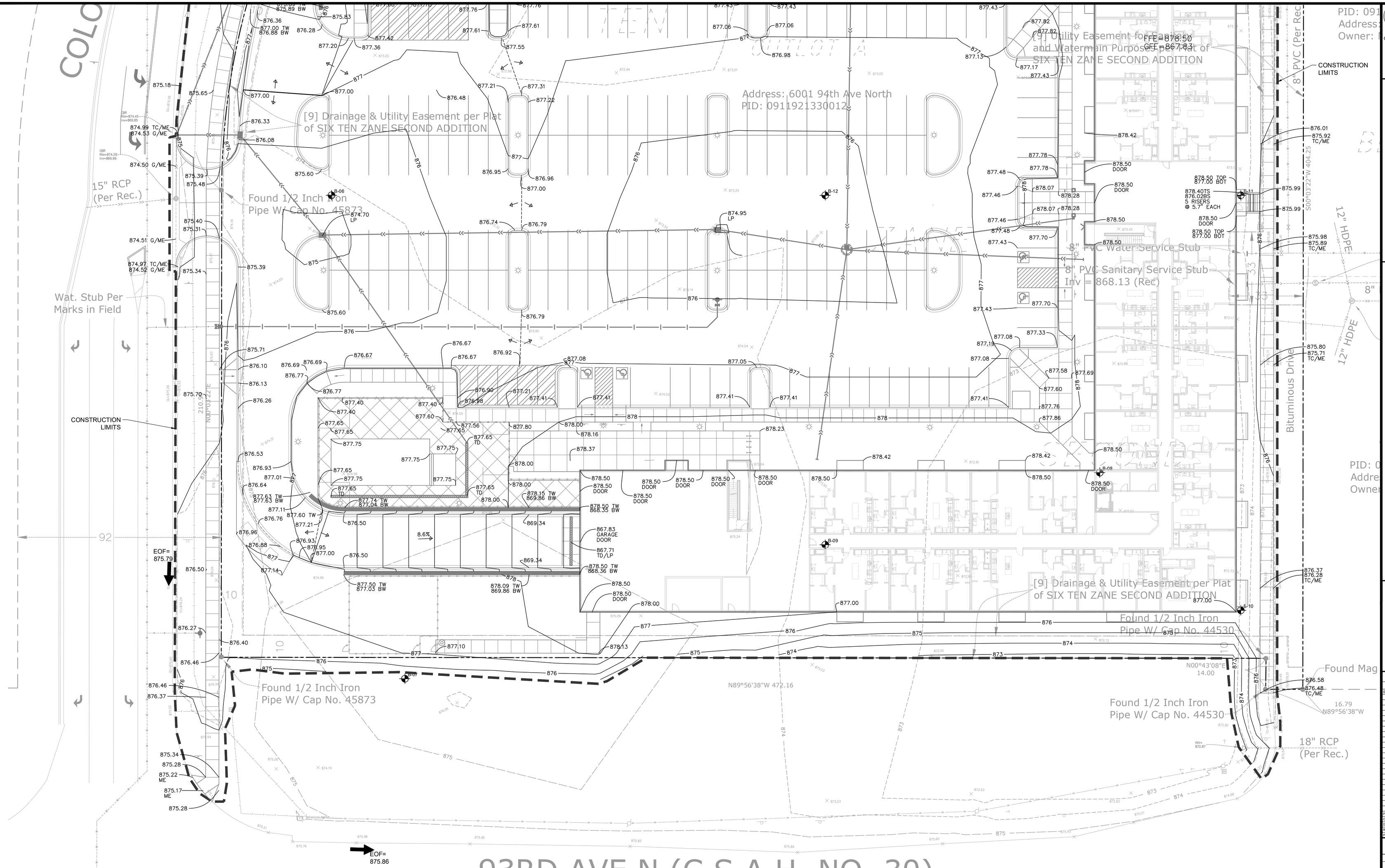
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - NORTH

C3.1

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PROJECT NUMBER	24067

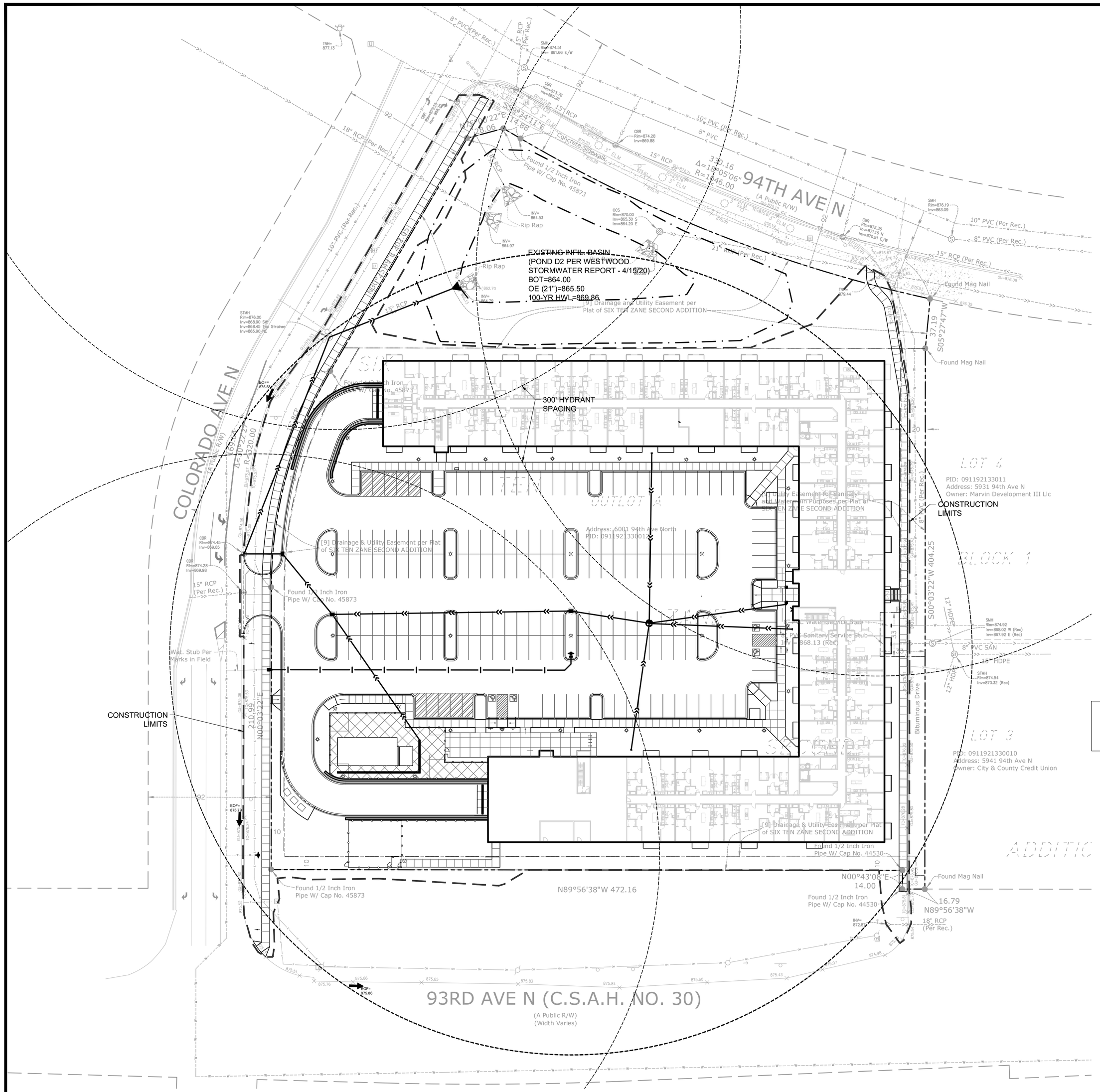
REVISION SUMMARY

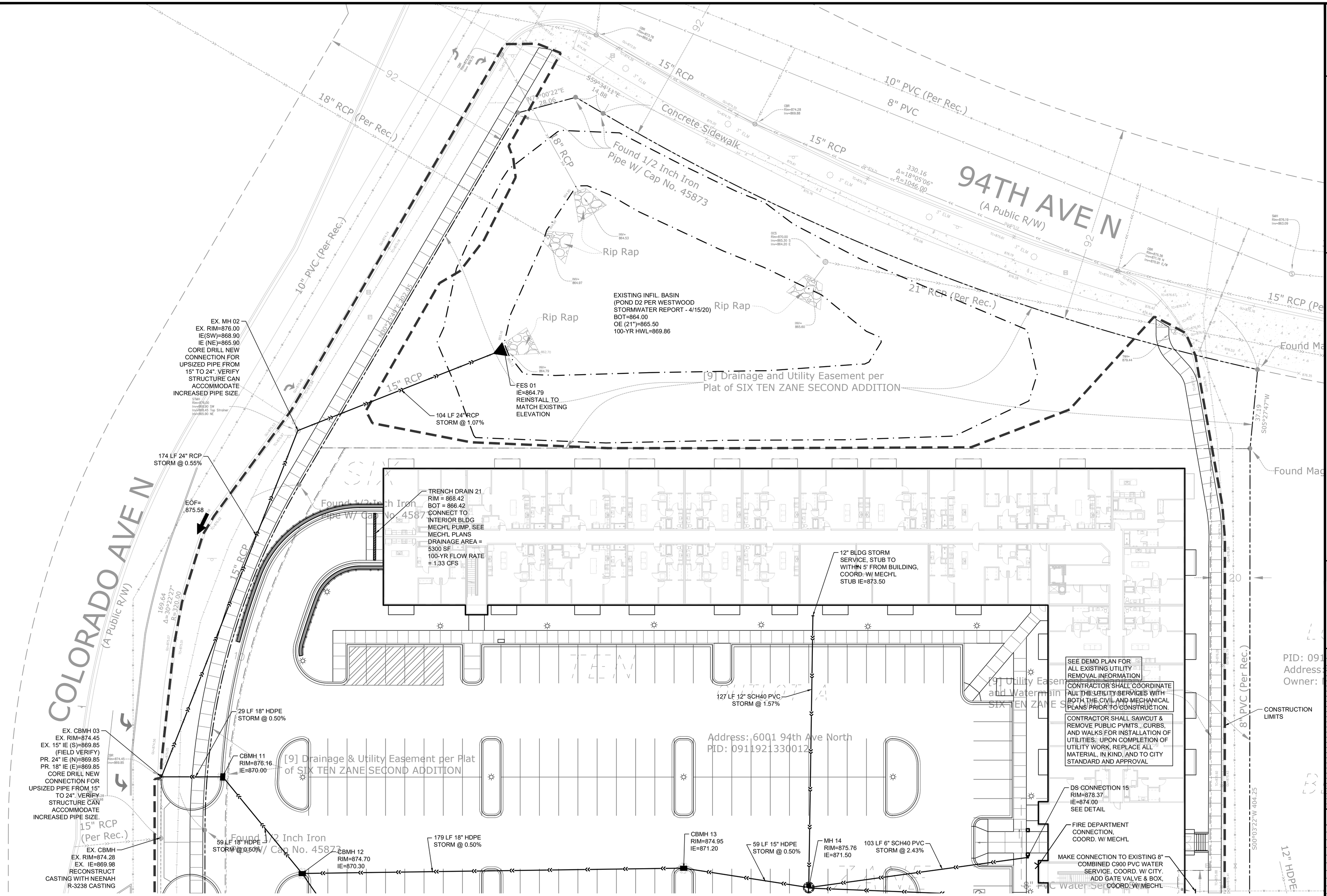
DATE	DESCRIPTION

GRADING PLAN - SOUTH

C3.2

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EXISTING INFIL BASIN
(POND D2 PER WESTWOOD
STORMWATER REPORT - 4/15/20)
BOT=864.00
OE (21")=865.50
100-YR HWL=869.86
300' HYDRANT SPACING
CONSTRUCTION LIMITS
CONSTRUCTION LIMITS
94TH AVE N
(A Public R/W)
COLORADO AVE N
(CSAH 30)
93RD AVE N (C.S.A.H. NO. 30)
(A Public R/W)
(Width Varies)
LOT 4
PID: 091192133011
Address: 5931 94th Ave N
Owner: Marvin Development III Llc
LOT 3
PID: 09119213300 10
Address: 5941 94th Ave N
Owner: City & County Credit Union
Address: 6001 94th Ave North
PID: 091192133011
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found 1/2 Inch Iron Pipe W/ Cap No. 44530
Found Mag Nail
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
N89°56'38"W 472.16
N89°56'38"W
16.79
N00°43'06"E
14.00
S05°27'47"W
37.19
S00°03'22"W 404.25
N00°03'22"E
210.99
Bituminous Drive
Concrete Sidewalk
Rip Rap
Wet. Stub Per Marks in Field
Wat. Service Stub
Sanitary Service Stub
868.13 (Rec)
8" PVC SAN
18" HDPE
12" HDPE
18" RCP (Per Rec.)
8" PVC (Per Rec.)
10" PVC (Per Rec.)
15" RCP (Per Rec.)
Utility Easement for Sanitary Sewer Main Purposes per Plat of SIX TEN ZANE SECOND ADDITION
[9] Drainage & Utility Easement per Plat of SIX TEN ZANE SECOND ADDITION
Found 1/2 Inch Iron Pipe W/ Cap No. 44530
Found Mag Nail
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found 1/2 Inch Iron Pipe W/ Cap No. 45873
Found 1/2 Inch Iron Pipe W/ Cap No. 44530
Found Mag Nail



SEE SHEET C4.0 FOR GENERAL UTILITY NOTES & LEGEND

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OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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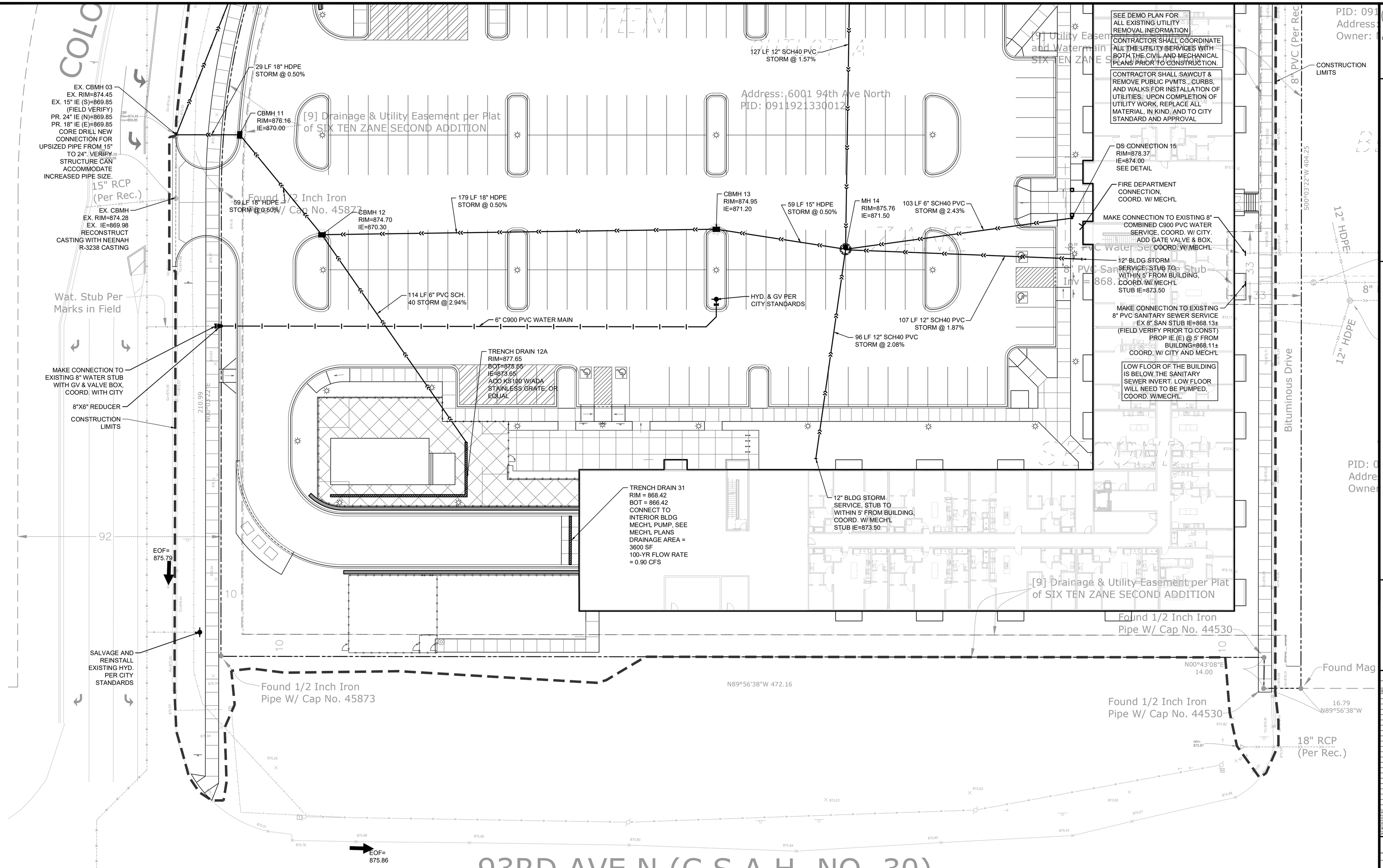
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - NORTH

C4.1

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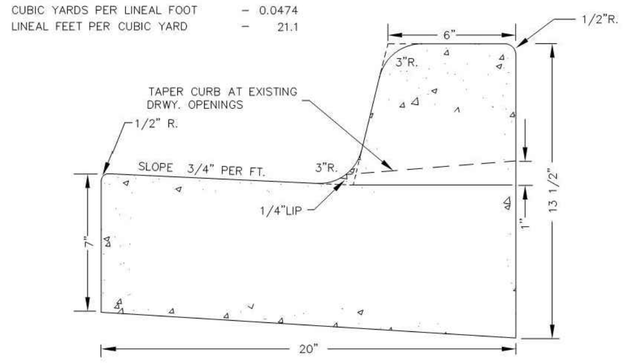
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - SOUTH

C4.2

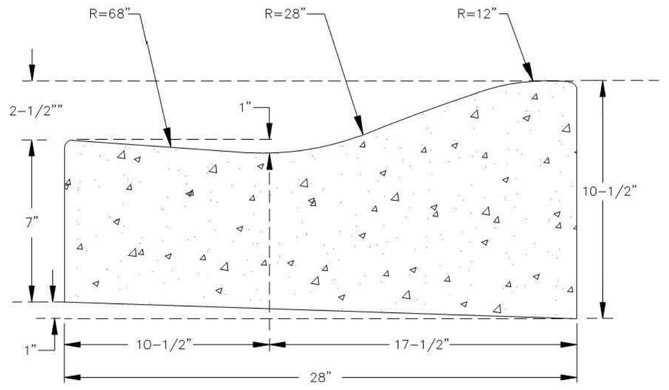
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NOT TO SCALE
4–96

B-612 CONCRETE CURB AND GUTTER
DETAIL DRAWING ST-1
CITY OF BROOKLYN PARK

NOTE: FOR DRIVEOVER CASTING USE NEENAH R–3501–L2 OR EQUAL

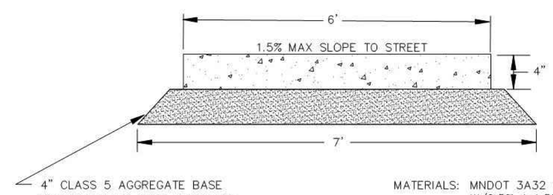


REFERENCE TO MNDOT SPEC. – 2531
DESIGN NO. – CR–312
CUBIC YARDS PER LINEAL FOOT – 0.056
LINEAL FEET PER CUBIC YARD – 17.89

NOT TO SCALE
1–2016

CR-312 CONCRETE CURB and GUTTER
DETAIL DRAWING ST-3
CITY OF BROOKLYN PARK

NOTE:
ALL SIDEWALK SHALL BE 4" THICK EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE 6" FOR SINGLE FAMILY & TOWNHOUSE PROPERTIES AND 8" FOR COMMERCIAL, INDUSTRIAL AND HIGH DENSITY PROPERTIES.



4" CLASS 5 AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY (CLASS 7 MAY BE SUBSTITUTED IF APPROVED BY OWNER/ENGINEER).

MATERIALS: MNDOT 3A32 CONCRETE MIX W/6.5% ± 1.5% AIR ENTRAINMENT

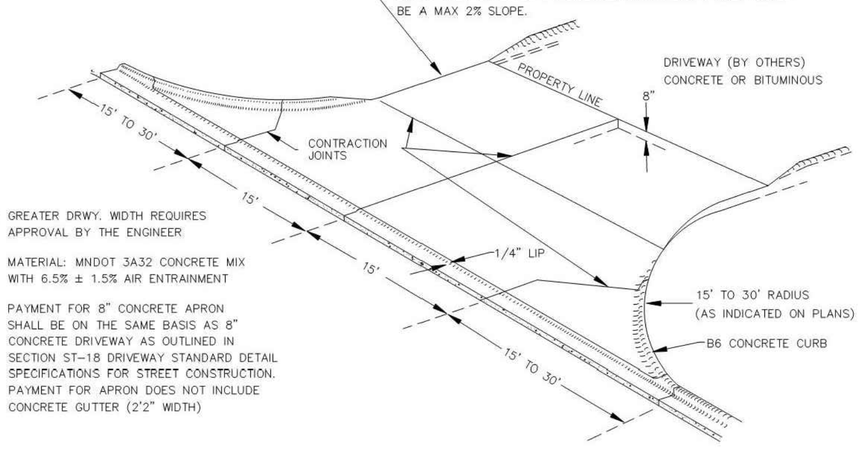
4" CONCRETE
CUBIC YARDS PER LINEAL FOOT – 0.0733
LINEAL FEET PER CUBIC YARD – 13.64

4" AGGREGATE BASE
CUBIC YARDS PER LINEAL FOOT – 0.0815
LINEAL FEET PER CUBIC YARD – 12.27

NOT TO SCALE
1–2016

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK

NOTE: DEPRESS CURB FOR HANDICAP RAMP. ALIGN WITH EXISTING SIDEWALK, IF NO SIDEWALK, THEN CENTER 5' FROM PROPERTY LINE. THICKNESS OF CONCRETE DRWY. AND SIDEWALK WITHIN DRWY. AREA SHALL BE 8". SIDEWALK WITHIN DRWY. AREA SHALL BE A MAX 2% SLOPE.



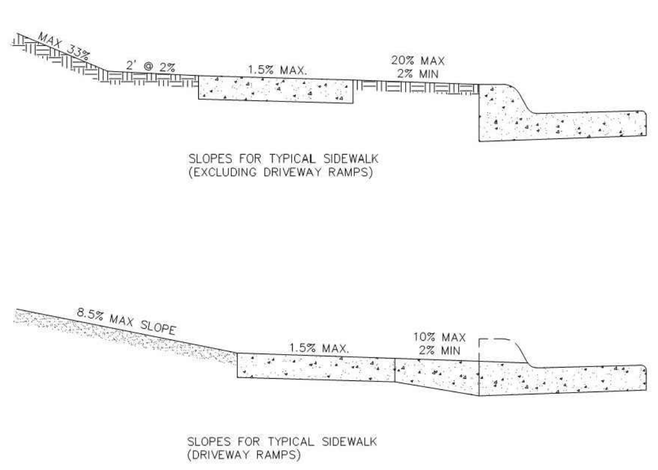
NOTE: GREATER DRWY. WIDTH REQUIRES APPROVAL BY THE ENGINEER

MATERIAL: MNDOT 3A32 CONCRETE MIX WITH 6.5% ± 1.5% AIR ENTRAINMENT

PAYMENT FOR 8" CONCRETE APRON SHALL BE ON THE SAME BASIS AS 8" CONCRETE DRIVEWAY AS OUTLINED IN SECTION ST–18 DRIVEWAY STANDARD DETAIL SPECIFICATIONS FOR STREET CONSTRUCTION. PAYMENT FOR APRON DOES NOT INCLUDE CONCRETE GUTTER (2'2" WIDTH)

NOT TO SCALE
1–2016
12–2016

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

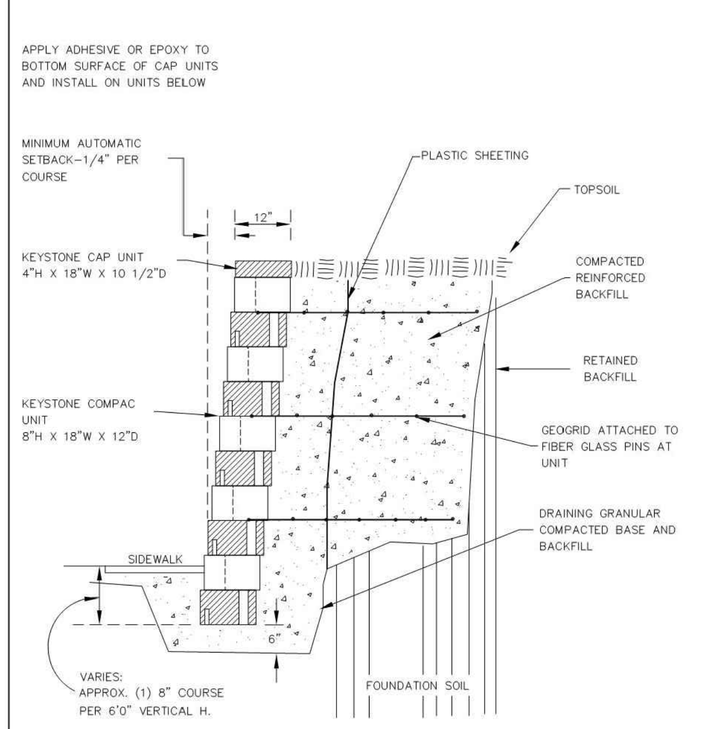


NOTES:
INSTALL ADA COMPLIANT PEDESTRIAN RAMPS WHERE SIDEWALK INTERSECTS STREETS AND COMMERCIAL INDUSTRIAL DRIVEWAYS.

NOT TO SCALE
1–2016

TYPICAL CROSS SECTIONS FOR SIDEWALKS
DETAIL DRAWING ST-13
CITY OF BROOKLYN PARK

APPLY ADHESIVE OR EPOXY TO BOTTOM SURFACE OF CAP UNITS AND INSTALL ON UNITS BELOW

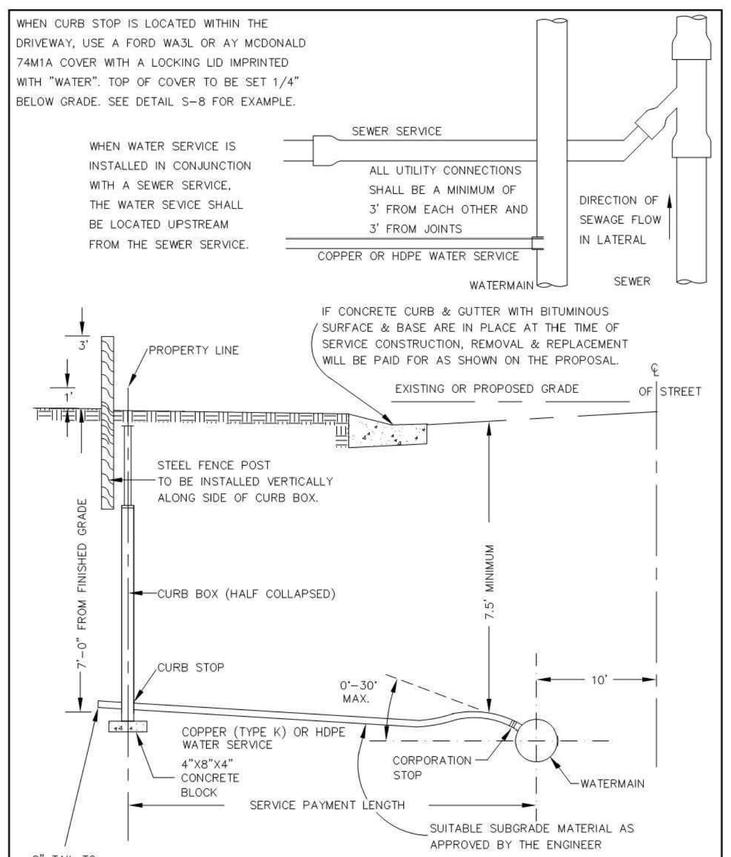


NOTE: THE RETAINING WALL SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

NOT TO SCALE
4–96

RETAINING WALL
DETAIL DRAWING ST-14
CITY OF BROOKLYN PARK

WHEN CURB STOP IS LOCATED WITHIN THE DRIVEWAY, USE A FORD WA3L OR AY MCDONALD 74M1A COVER WITH A LOCKING LID IMPRINTED WITH "WATER". TOP OF COVER TO BE SET 1/4" BELOW GRADE. SEE DETAIL S–8 FOR EXAMPLE.



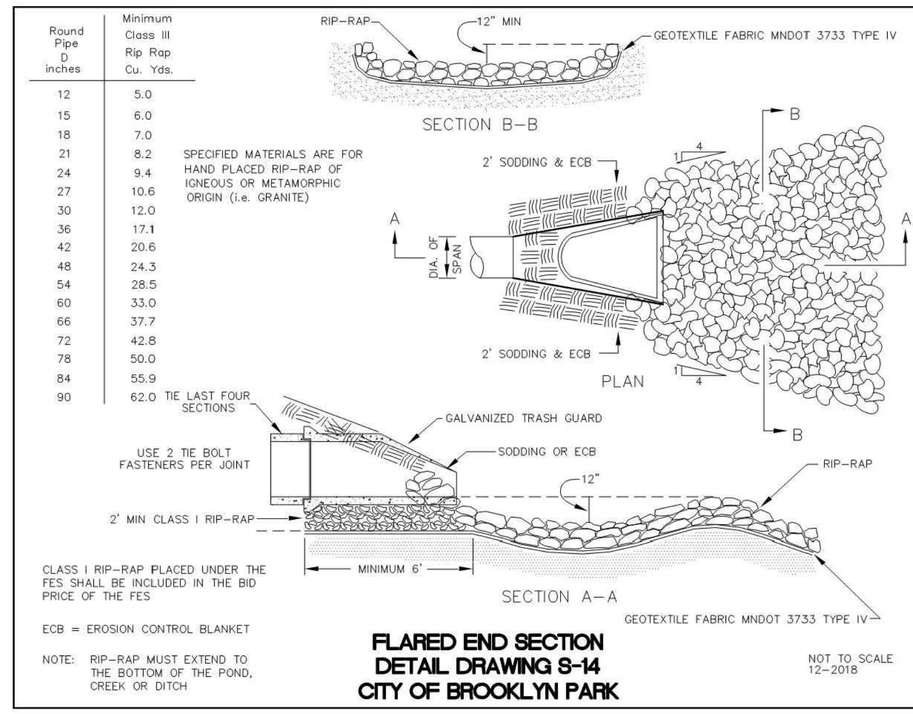
WATER SERVICE
DETAIL DRAWING W-2
CITY OF BROOKLYN PARK

NOT TO SCALE
12–18

Round Pipe D inches	Minimum Class III Rip Rap Cu. Yds.
12	5.0
15	6.0
18	7.0
21	8.2
24	9.4
27	10.6
30	12.0
36	17.1
42	20.6
48	24.3
54	28.5
60	33.0
66	37.7
72	42.8
78	50.0
84	55.9
90	62.0

TIE LAST FOUR SECTIONS

SPECIFIED MATERIALS ARE FOR HAND PLACED RIP–RAP OF IGNEOUS OR METAMORPHIC ORIGIN (i.e. GRANITE)

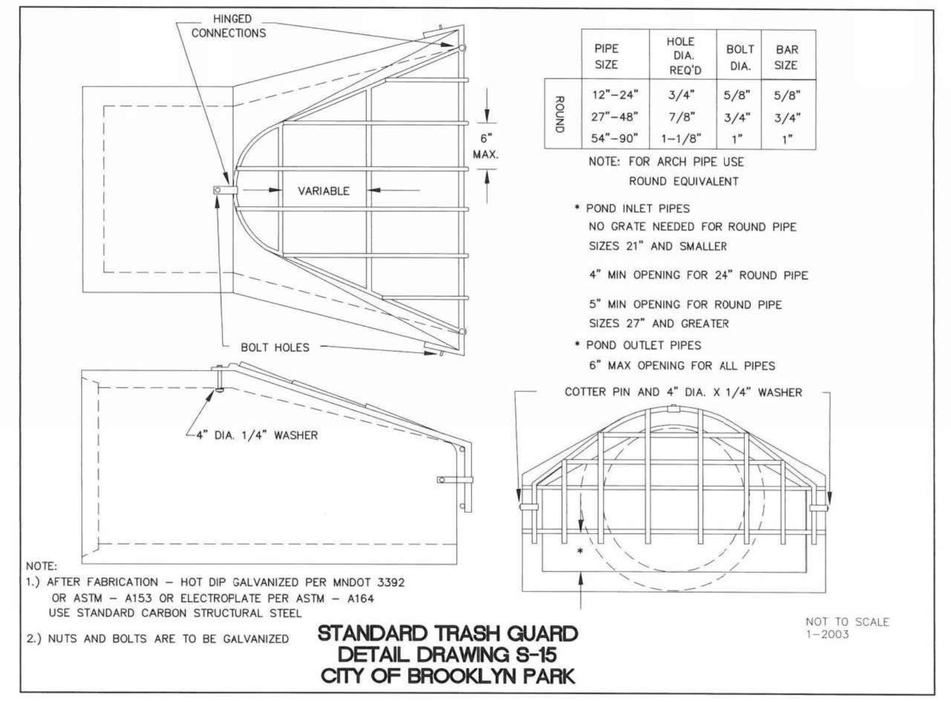


ECB = EROSION CONTROL BLANKET

NOTE: RIP–RAP MUST EXTEND TO THE BOTTOM OF THE POND, CREEK OR DITCH

FLARED END SECTION
DETAIL DRAWING S-14
CITY OF BROOKLYN PARK

NOT TO SCALE
12–2018



ROUND PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"–24"	3/4"	5/8"	5/8"
27"–48"	7/8"	3/4"	3/4"
54"–90"	1–1/8"	1"	1"

NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

* POND INLET PIPES
NO GRATE NEEDED FOR ROUND PIPE SIZES 21" AND SMALLER
4" MIN OPENING FOR 24" ROUND PIPE
5" MIN OPENING FOR ROUND PIPE SIZES 27" AND GREATER
* POND OUTLET PIPES
6" MAX OPENING FOR ALL PIPES

NOTE:
1.) AFTER FABRICATION – HOT DIP GALVANIZED PER MNDOT 3392 OR ASTM – A153 OR ELECTROPLATE PER ASTM – A164 USE STANDARD CARBON STRUCTURAL STEEL
2.) NUTS AND BOLTS ARE TO BE GALVANIZED

STANDARD TRASH GUARD
DETAIL DRAWING S-15
CITY OF BROOKLYN PARK

NOT TO SCALE
1–2003

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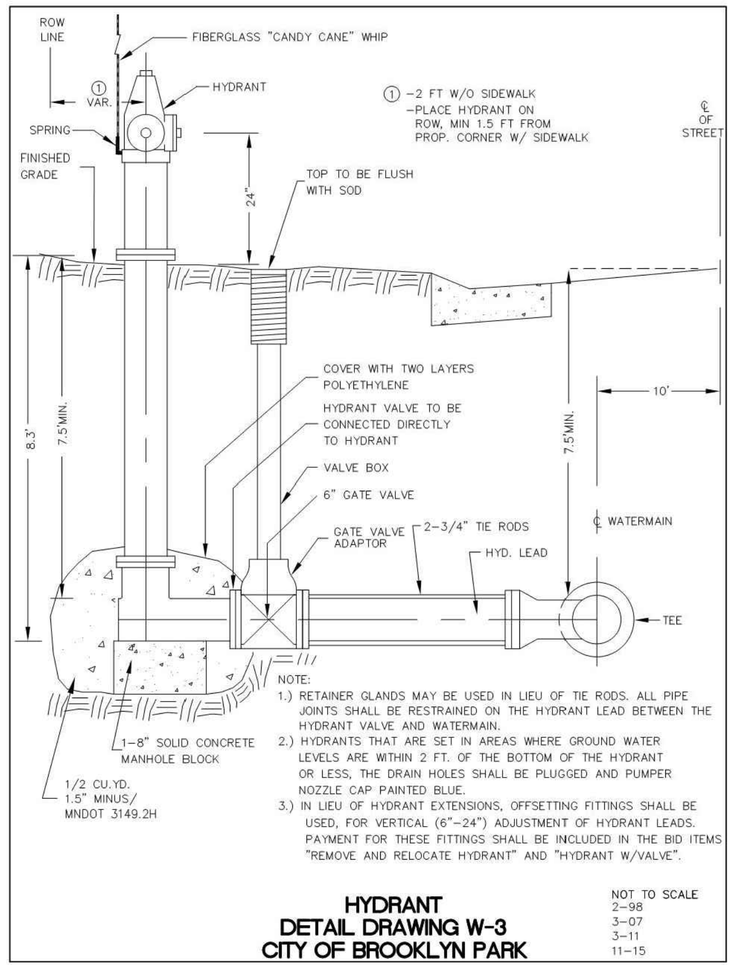
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

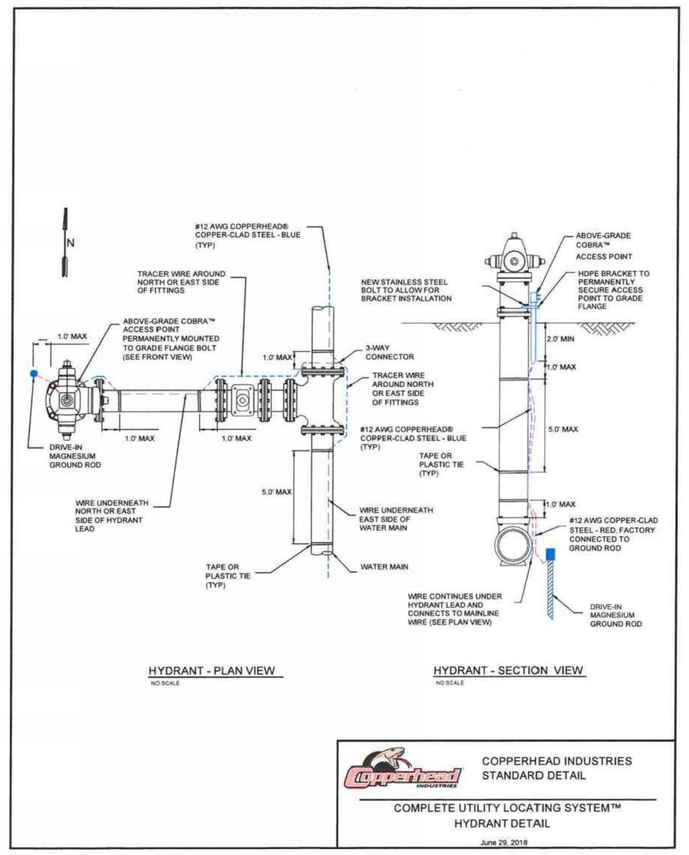
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HYDRANT
DETAIL DRAWING W-3
CITY OF BROOKLYN PARK

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

7.18



HYDRANT - PLAN VIEW
NO SCALE

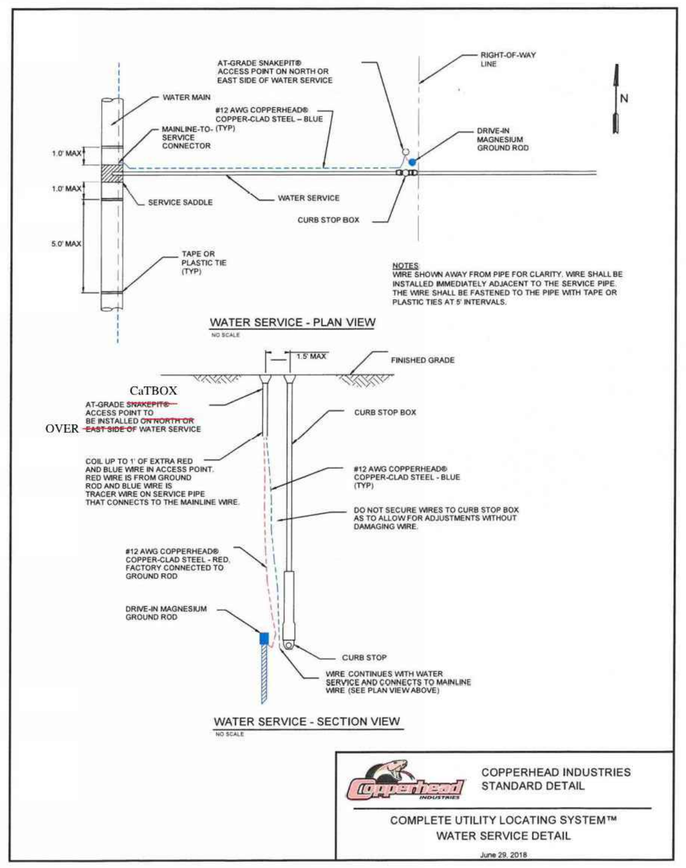
HYDRANT - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL

COMPLETE UTILITY LOCATING SYSTEM™
HYDRANT DETAIL

June 29, 2018

7.18



WATER SERVICE - PLAN VIEW
NO SCALE

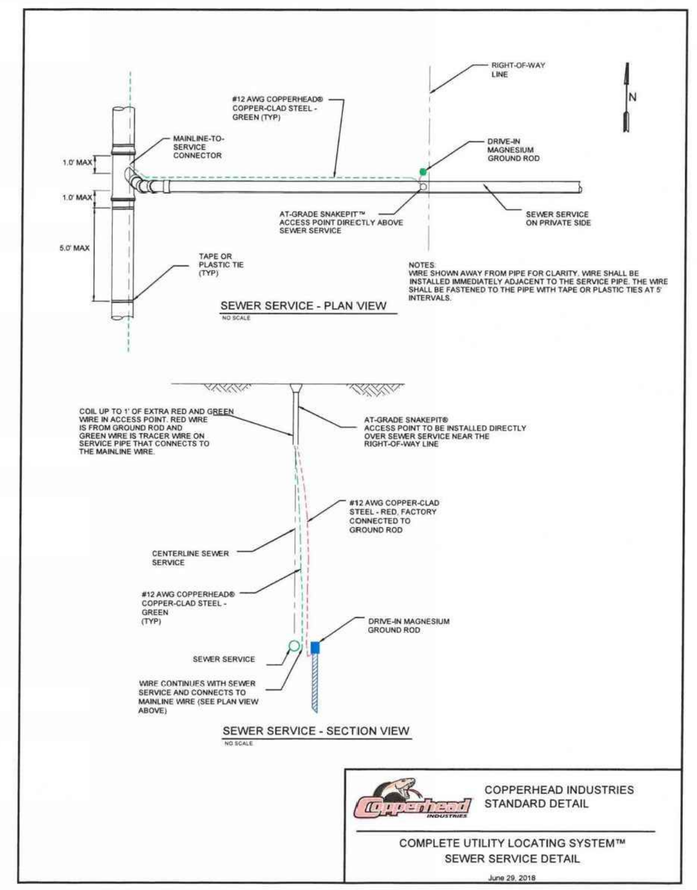
WATER SERVICE - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL

COMPLETE UTILITY LOCATING SYSTEM™
WATER SERVICE DETAIL

June 29, 2018

7.18



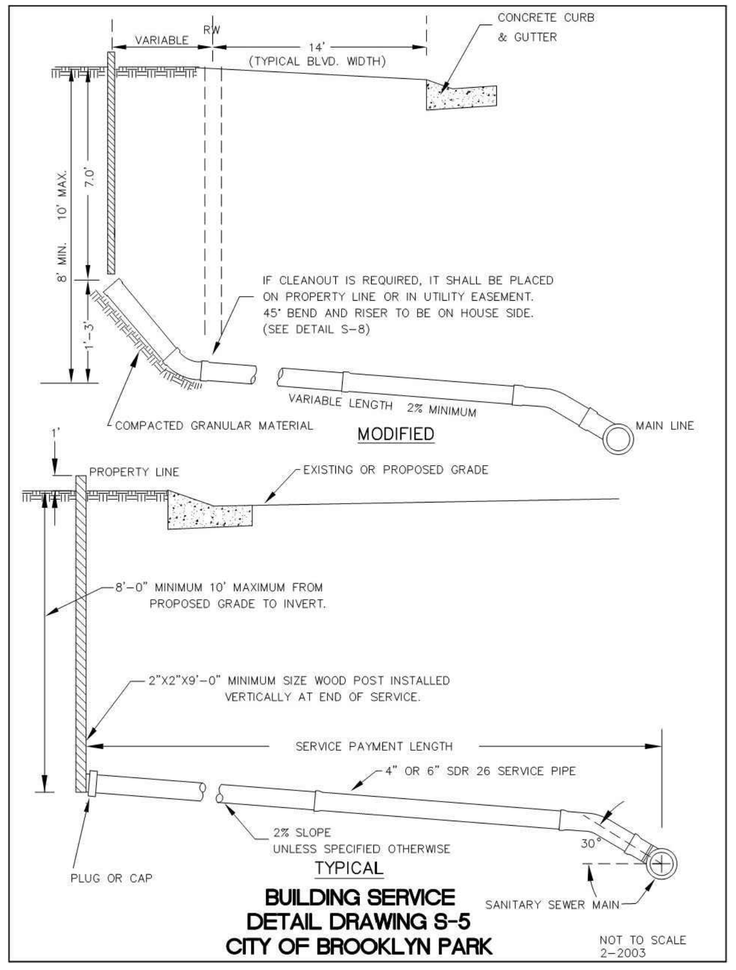
SEWER SERVICE - PLAN VIEW
NO SCALE

SEWER SERVICE - SECTION VIEW
NO SCALE

COPPERHEAD INDUSTRIES STANDARD DETAIL

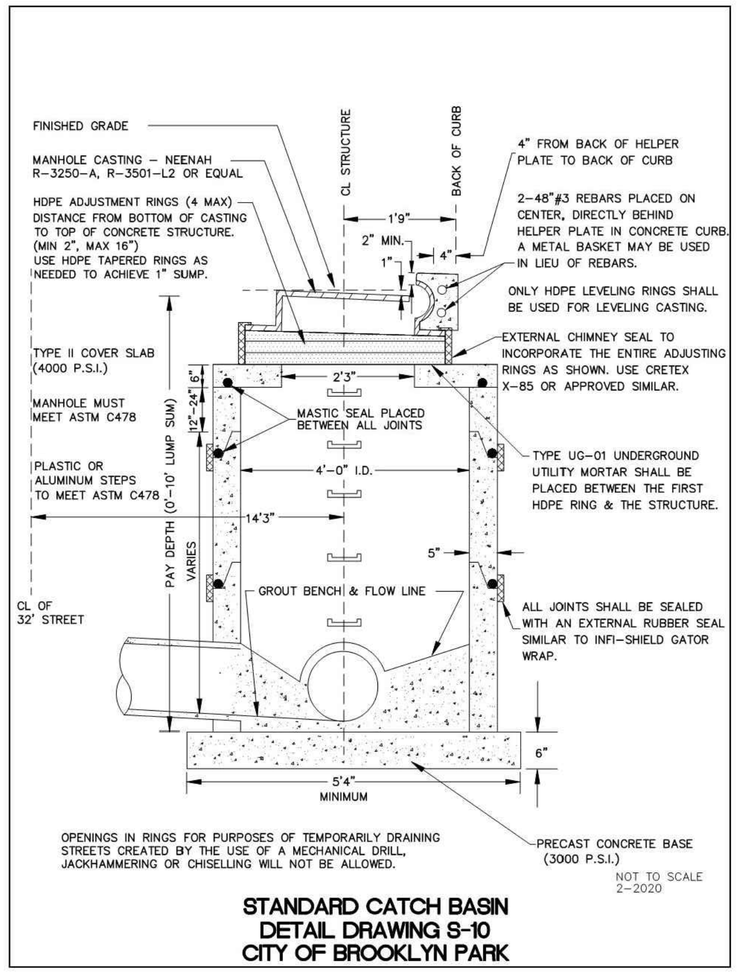
COMPLETE UTILITY LOCATING SYSTEM™
SEWER SERVICE DETAIL

June 29, 2018



BUILDING SERVICE
DETAIL DRAWING S-5
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2003



STANDARD CATCH BASIN
DETAIL DRAWING S-10
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2020

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GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24067

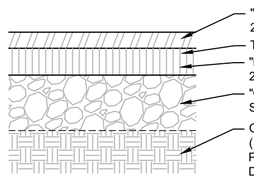
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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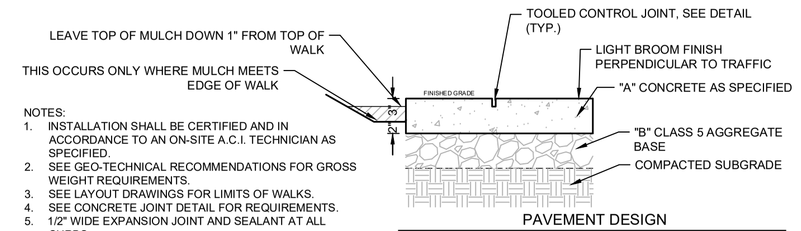


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	1.5"	6.0"
HEAVY DUTY	2.0"	2.0"	8.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
N T S



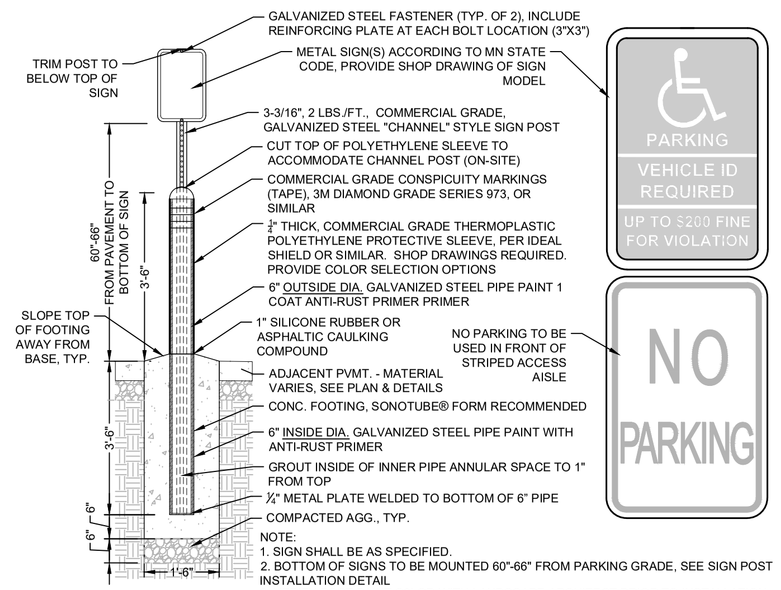
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
6. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
7. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5.0"	6.0"
CONC. PVMT.	6.0"	6.0"

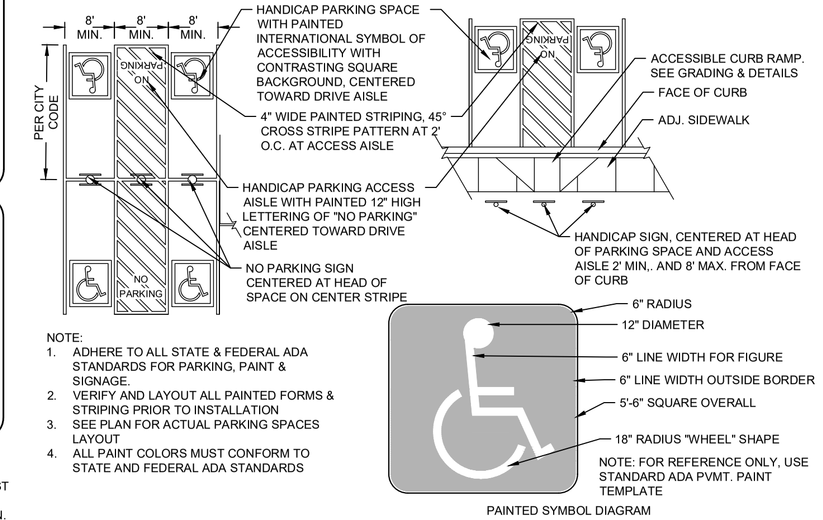
1. CURING:
1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-309. AT 200 S.F. PER GAL.
1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD
N T S (PRIVATE PROPERTY)



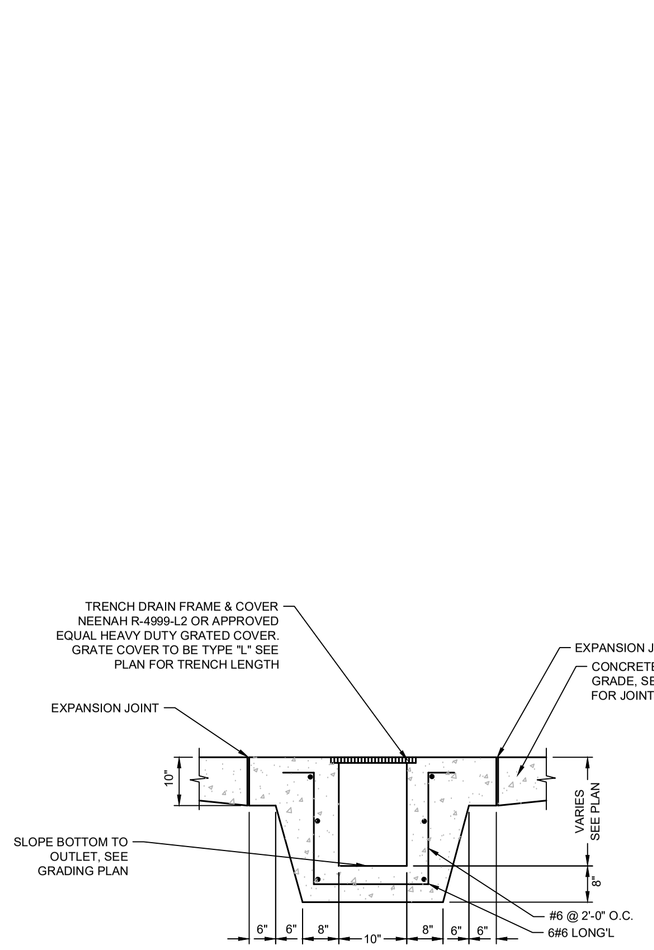
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

3 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
N T S

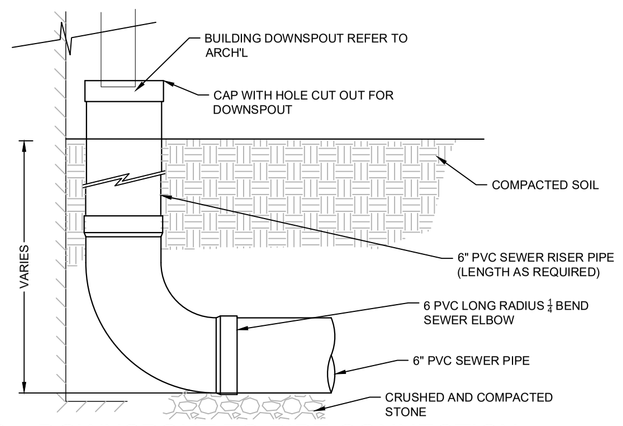


NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

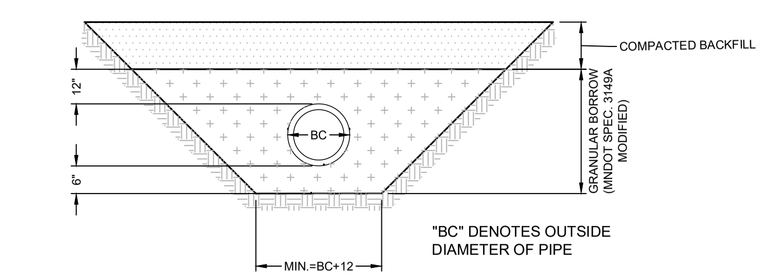
4 ACCESSIBLE PARKING PAVEMENT MARKING
N T S



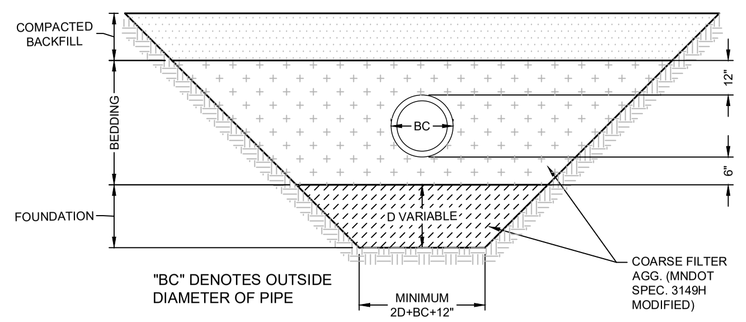
5 TRENCH DRAIN
N T S



6 DOWNSPOUT TO PIPE CONNECTION
N T S

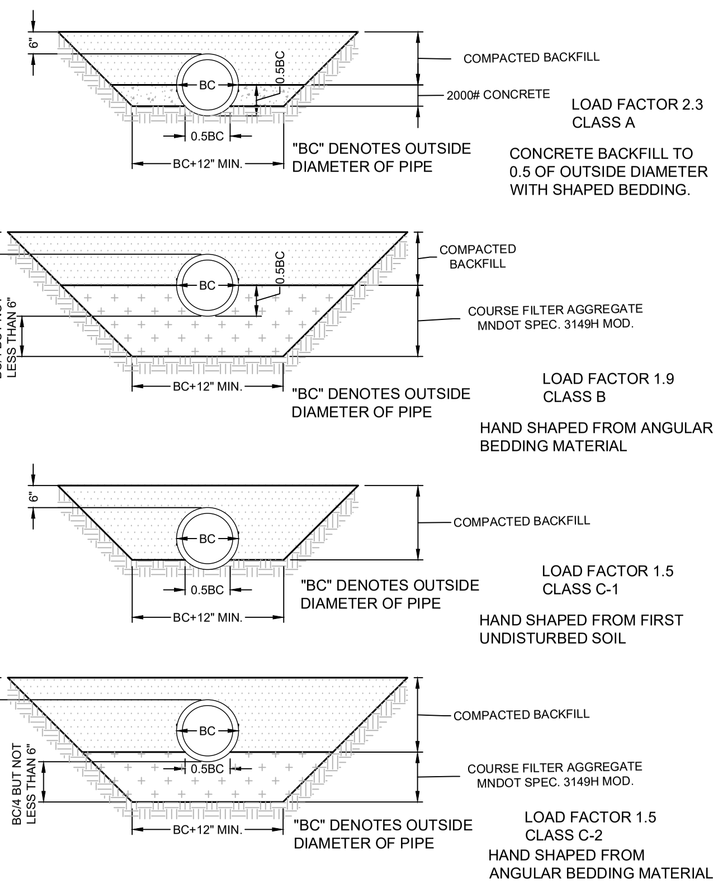


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS

7 PIPE BEDDING - PVC
N T S



8 PIPE BEDDING - RCP & DIP
N T S

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

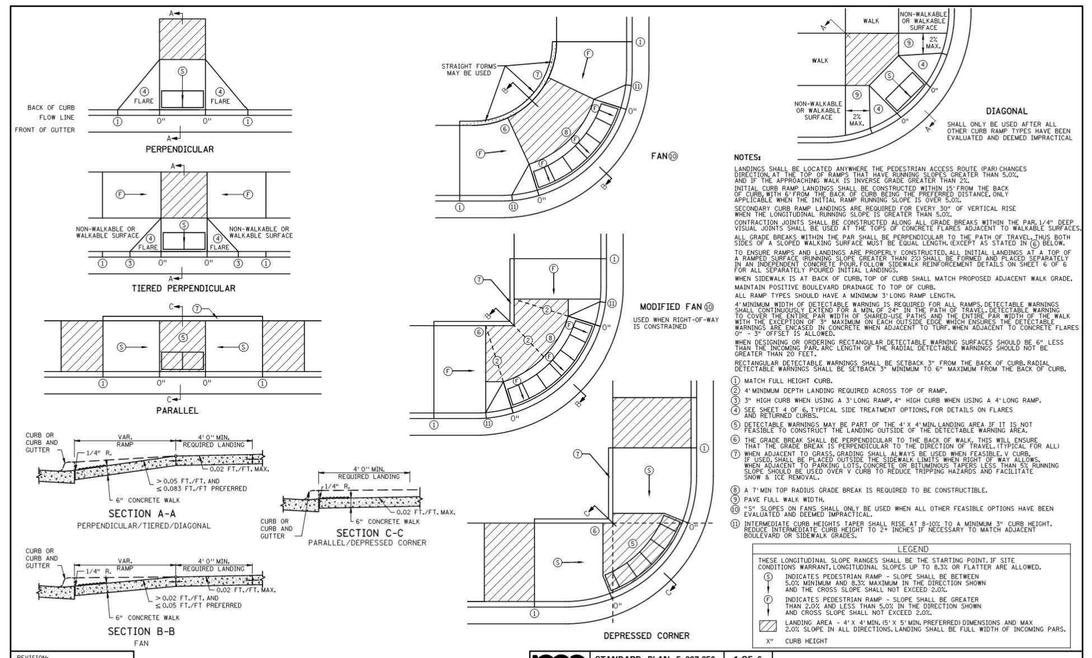
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.2

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NOTES

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, EXCEPT RAMPS SHALL NOT BE CONSTRUCTED WITHIN LESS THAN 12.0FL FROM THE BACK OF CURB. RAMPS SHALL NOT BE CONSTRUCTED WITHIN 25' FROM THE BACK OF CURB OF APPROACHING WALK (3.5FL). LANDING WIDTH EQUAL TO RAMP WIDTH (CURB TO CURB) APPLICABLE WHEN THE OUTLET RAMP RUNNING SLOPE IS EQUAL TO OR LESS THAN 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" JOINT FILLER MATERIAL SHALL BE USED AT THE TYPE OF CONCRETE PLACES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRADE BREAKS WITHIN THE PAR SHALL BE FREE OF VERTICAL DISCONTINUITIES.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP SURFACE AND EACH INTERMEDIATE LANDING SHALL BE FORMED AND PLACED SEPARATELY FROM ALL SIDEWALK POURS. THIS ALLOWS FOR PROPER FORMING OF THE TOP SAF AND PROVIDES A CLEAN CONSTRUCTION JOINT FOR ALL SURROUNDING PAVEMENT. SEE DETAIL PLATE 5-297.250 SHEET 3 OF 6 FOR ADDITIONAL INFORMATION.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE WALKWAYS IS 4' WIDE OR LESS, THE TOP OF CURB (UPPER TURF) SHALL MATCH THE RAMP GRADE. THE LOWER TURF SHALL BE SLOPED AT 2% TO DRAIN FROM BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 5'LONG RAMP LENGTH.

IF MINIMUM WIDTH OF DETECTABLE WARNING FIL REQUIRED FOR ALL RAMPS DETECTABLE WARNINGS SHALL BE INSTALLED ACROSS THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE CENTERED WITHIN THE RAMP WIDTH AND THE EXPOSED PAR WIDTH OF THE WALK WITH THE EXCEPTION OF A MINIMUM ON-EACH-SIDE SIDE WIDTH EXISTING THE DETECTABLE WARNING SHALL BE LOCATED A MINIMUM OF 6" AND A MAXIMUM OF 8" FROM THE BACK OF CURB. TURNING FLARES TO BE 3'-0" OFFSET TO ALLOW FOR TURNING.

WHEN EXISTING OR ORDERING DETACHED OR DETECTABLE WARNING SURFACES SHOULD BE 4' LESS THAN THE RAMP WIDTH. ALL DETECTABLE WARNING SURFACES SHALL BE PLACED SO THAT THEY ARE NOT GREATER THAN 60' FROM THE BACK OF CURB.

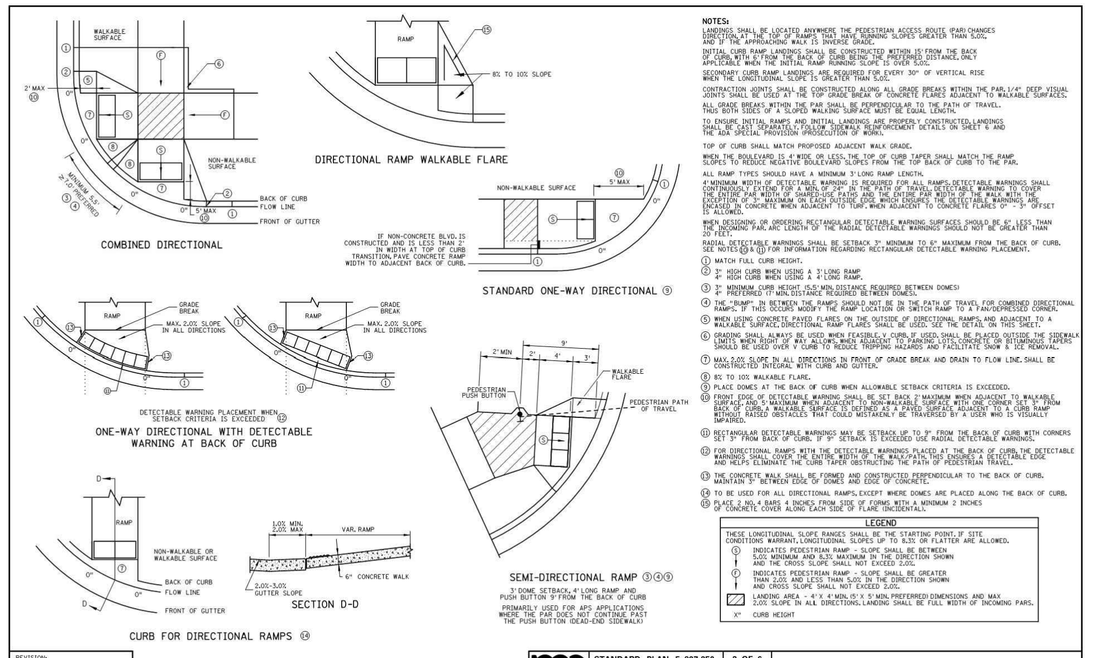
RETURNED OR DETECTABLE WARNINGS SHALL BE SETBACK 0" FROM THE BACK OF CURB/GRADE BREAK WHERE SETBACK CRITERIA IS EXCEEDED. A MINIMUM OF 2' AND A MAXIMUM FROM THE BACK OF CURB.

1. MATCH FULL HEIGHT CURB.
2. 9' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3. 5" HIGH CURB WHEN USING A 3'L LONG RAMP, 4" HIGH CURB WHEN USING A 4'-6"LONG RAMP.
4. SEE SHEET 6 OF 6, TYPICAL SIDE TREATMENT OPTIONS,FOR DETAILS ON FLARES
5. DETECTABLE WARNING SURFACE.
6. SEE SHEET 3 OF 6, FOR ADDITIONAL GUTTER & CURB TRANSITION INFORMATION.
7. 1/2" R. TROWELED EDGE FOR CONCRETE SURFACES.
8. WHEN ALL CONCRETE WALKS ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY, MAINTAIN 3" MAX-BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
9. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 12' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
10. ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED.THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB.CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ADA. WHERE THE CURB TAPER TRANSITIONS FROM A CURB HEIGHT TO A 3-INCH MINIMUM CURB HEIGHT,AND CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH DETECTABLE WARNINGS.
11. DRILL AND GROUT 1 - NO. 4 32" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
12. DRILL AND GROUT 2 - NO. 4 32" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER,REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS.BARS TO BE ADJUSTED TO MATCH RAMP GRADE,BARS TO BE PAID BY EACH.
13. SIDE TREATMENTS COMPRISED SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (12.5") AND RAMP FOR 6" HIGH CURBS, WHEN THE INITIAL LANDING IS MORE THAN 2" BELOW FULL HEIGHT CURB REFER TO SHEETS 3 & 5 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE,CONSTRUCT THESE TAPERS AT A 2% SLOPE OR STEEPER, NOT LESS THAN 1% FROM 3' BEHIND TO FULL CURB HEIGHT.
14. NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 2' MINIMUM TO 10' MAXIMUM FROM THE NEAREST RAIL,FOR SKEWED RAILWAYS IN NO CASE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
15. WHEN PEDESTRIAN GATES ARE PROVIDED,DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL,2'FROM THE APPROACHING SIDE OF THE GATE WHEN THIS CRITERIA GOVERNS OVER NOTE 10.
16. DIVISIONS SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF THE PAR ON SHARED-USE PATH.
17. SIDEWALK TO BE PLACED 8.75' MIN.FROM THE FACE OF CURB/PROJECTED FACE OF CURB ON FREE ISLANDS.
18. SIDEWALK TO BE PLACED 8.75' MIN.FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN.CLEARANCE BETWEEN DETECTABLE AND GATE ARM COUNTERWEIGHT SUPPORTS.
19. CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT(S) OF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.

- ① INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- ② INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 8.33% AND LESS THAN 10.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- LANDING AREA - 4'-5' X 4'-90% (5'-5' X 5'-90% PREFERRED)DIMENSIONS AND MAX. 2.0% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PAVE.
- 3" CURB HEIGHT



NOTES

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, EXCEPT RAMPS SHALL NOT BE CONSTRUCTED WITHIN LESS THAN 12.0FL FROM THE BACK OF CURB. RAMPS SHALL NOT BE CONSTRUCTED WITHIN 25' FROM THE BACK OF CURB OF APPROACHING WALK (3.5FL). LANDING WIDTH EQUAL TO RAMP WIDTH (CURB TO CURB) APPLICABLE WHEN THE OUTLET RAMP RUNNING SLOPE IS EQUAL TO OR LESS THAN 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE

CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" JOINT FILLER MATERIAL SHALL BE USED AT THE TYPE OF CONCRETE PLACES ADJACENT TO WALKABLE SURFACES.

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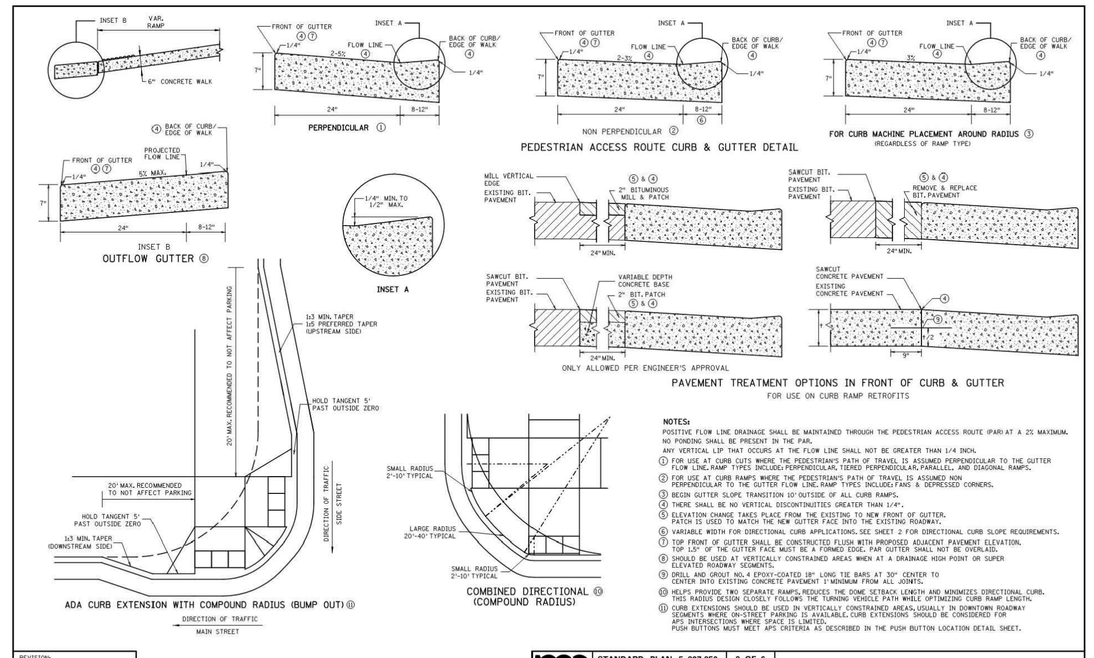
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1. MATCH FULL CURB HEIGHT.
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4. SEE SHEET 6 OF 6, TYPICAL SIDE TREATMENT OPTIONS,FOR DETAILS ON FLARES
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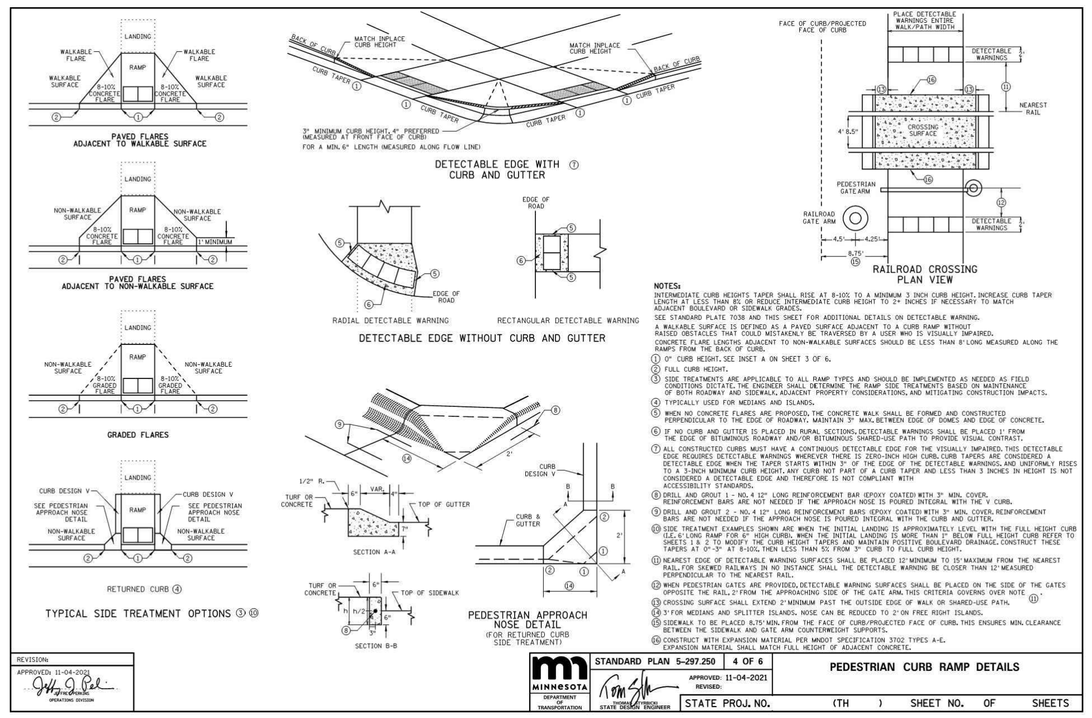
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- 3" CURB HEIGHT



NOTES

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING OR CURB "PEANUT" IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

1. FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE.RAMP TYPES INCLUDED:TRUE & DEPRESSED CORNERS, AND DIAGONAL RAMPS.
2. FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON-PERPENDICULAR TO THE GUTTER FLOW LINE.RAMP TYPES INCLUDED:FAN & DEPRESSED CORNERS.
3. BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
4. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
5. ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW POINT OF GUTTER, PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING PAVEMENT.
6. VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS, SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
7. TOP 120" OF THE GUTTER FLAIR MUST BE A FORMED SURFACE, PAR GUTTER SHALL NOT BE BROOMED PERPENDICULAR TO FLOW LINE.
8. SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
9. DRILL AND GROUT NO.4 EPOXY-COATED 18", LONG TIE BARS AT 30" CENTER TO CONNECT CURB TO SIDEWALK.BARS TO BE ADJUSTED TO MATCH RAMP GRADE,BARS TO BE PAID BY EACH.
10. MN/DOT PROVIDE TWO SEPARATE RAMPS,REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
11. CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES A-E.EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
12. DRILL AND GROUT 1 - NO.4 32" LONG 6" EMBEDDED REINFORCEMENT BARS EPOXY COATED. SEE DETAIL PLATE 5-297.250 SHEET 3 OF 6 FOR ADDITIONAL INFORMATION.



NOTES

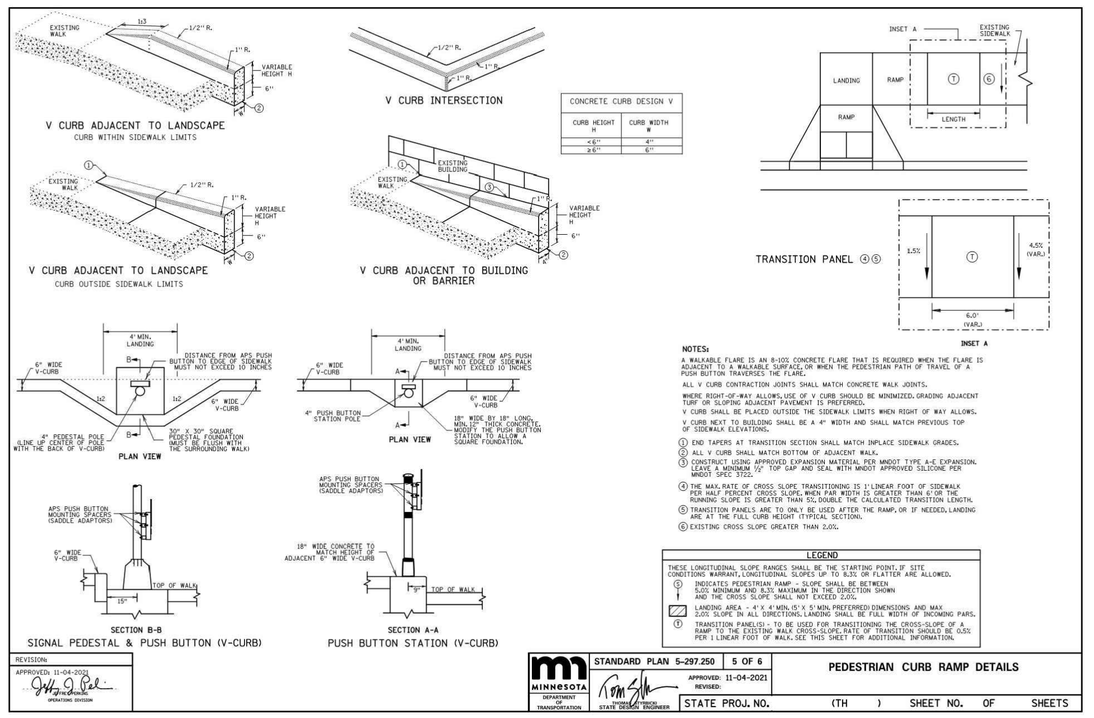
INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT R-0.02 TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN R-0.02 TO ACCOMMODATE INTERMEDIATE CURB HEIGHT TO 3" INCHES IF NECESSARY TO MATCH EXISTING CURB HEIGHT ON BACK OF SIDEWALK.

SEE STANDARD PLATE 7036 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD INSTANTANEOUSLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

ALL SURFACES IMMEDIATELY ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 6"LONG MEASURED ALONG THE RAMP FROM THE END OF RAMP.

1. 0" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
2. FULL CURB HEIGHT.
3. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE.THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE RESPONSIBILITIES OF THE SIDEWALK AND ADJACENT PROPERTY CONSIDERATIONS,AND MITIGATING CONSTRUCTION IMPACTS.
4. TYPICAL V CODE FOR MEDIANS AND ISLANDS.
5. WHEN ALL CONCRETE WALKS ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY, MAINTAIN 3" MAX-BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
6. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 12' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
7. ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED.THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB.CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ADA. WHERE THE CURB TAPER TRANSITIONS FROM A CURB HEIGHT TO A 3-INCH MINIMUM CURB HEIGHT,AND CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH DETECTABLE WARNINGS.
8. DRILL AND GROUT 1 - NO. 4 32" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
9. DRILL AND GROUT 2 - NO. 4 32" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER,REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS.BARS TO BE ADJUSTED TO MATCH RAMP GRADE,BARS TO BE PAID BY EACH.
10. SIDE TREATMENTS COMPRISED SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (12.5") AND RAMP FOR 6" HIGH CURBS, WHEN THE INITIAL LANDING IS MORE THAN 2" BELOW FULL HEIGHT CURB REFER TO SHEETS 3 & 5 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE,CONSTRUCT THESE TAPERS AT A 2% SLOPE OR STEEPER, NOT LESS THAN 1% FROM 3' BEHIND TO FULL CURB HEIGHT.
11. NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 2' MINIMUM TO 10' MAXIMUM FROM THE NEAREST RAIL,FOR SKEWED RAILWAYS IN NO CASE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
12. WHEN PEDESTRIAN GATES ARE PROVIDED,DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL,2'FROM THE APPROACHING SIDE OF THE GATE WHEN THIS CRITERIA GOVERNS OVER NOTE 10.
13. DIVISIONS SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF THE PAR ON SHARED-USE PATH.
14. SIDEWALK TO BE PLACED 8.75' MIN.FROM THE FACE OF CURB/PROJECTED FACE OF CURB ON FREE ISLANDS.
15. SIDEWALK TO BE PLACED 8.75' MIN.FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN.CLEARANCE BETWEEN DETECTABLE AND GATE ARM COUNTERWEIGHT SUPPORTS.
16. CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3150 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.



NOTES

A WALKABLE FLARE IS AN R-0.02 CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE,OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS,USE OF V CURB SHOULD BE MINIMIZED.GRADING ADJACENT TO V CURB SHALL BE FLAT TO PROVIDE ADEQUATE DRAINAGE.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

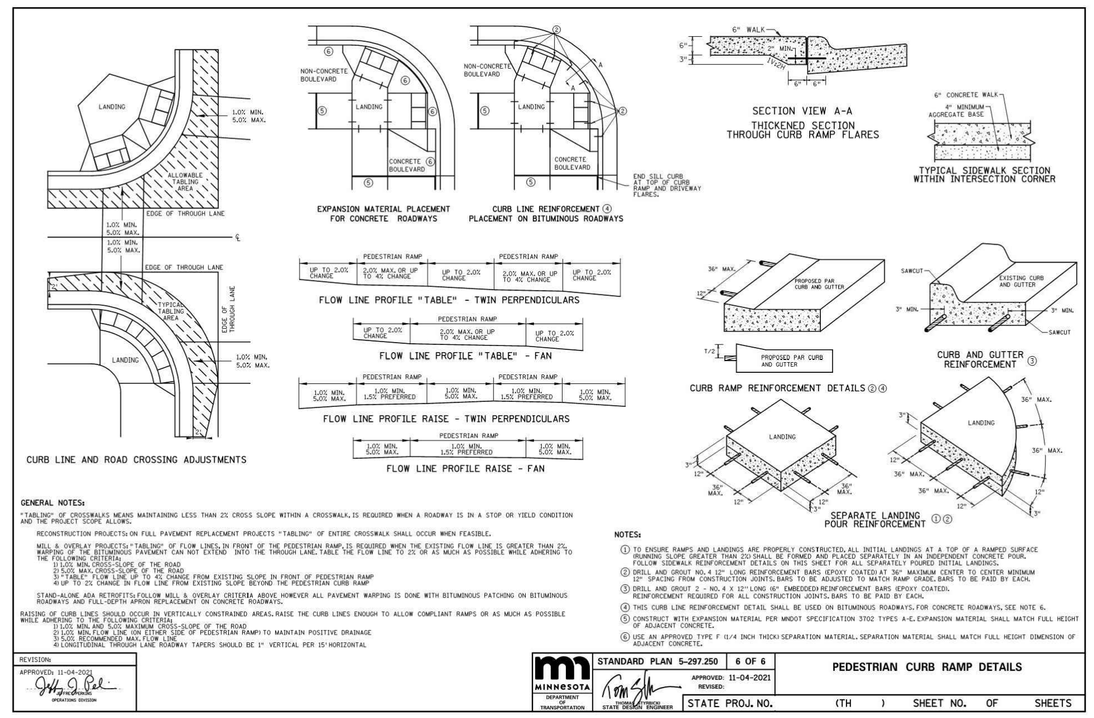
V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

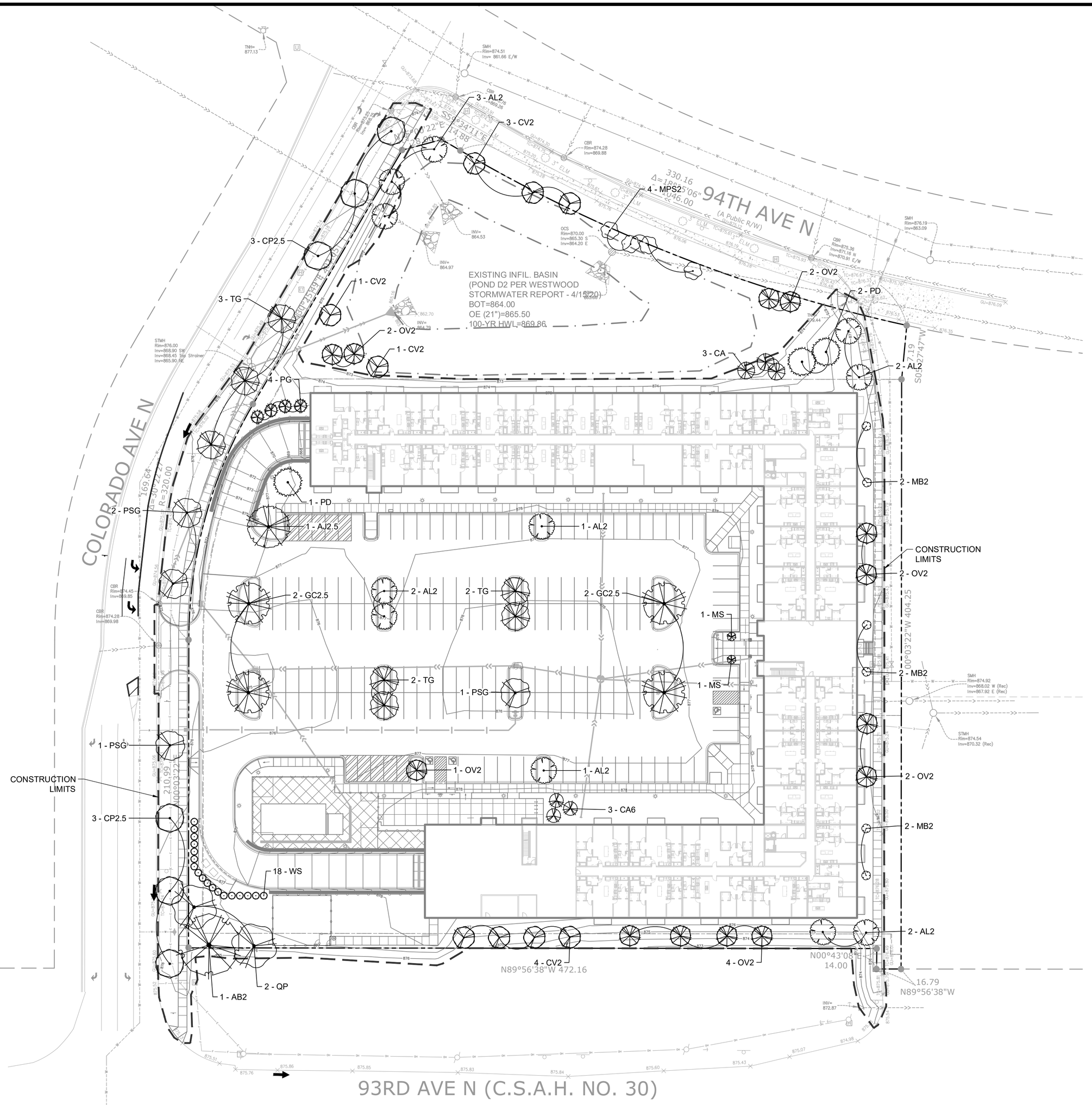
1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION MATERIAL SHALL MATCH TOP SAF AND PROVIDES A CLEAN CONSTRUCTION JOINT FOR ALL SURROUNDING PAVEMENT. SEE DETAIL PLATE 5-297.250 SHEET 3 OF 6 FOR ADDITIONAL INFORMATION.
4. THE MAX.RATE OF CROSS SLOPE TRANSITIONING IS 1 LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE,WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%.CONSIDER THE CALCULATED TRANSITION LENGTH.
5. DRILL AND GROUT 2 - NO.4 32" LONG 6" EMBEDDED REINFORCEMENT BARS EPOXY COATED. TOP SAF AND PROVIDES A CLEAN CONSTRUCTION JOINT FOR ALL SURROUNDING PAVEMENT. SEE DETAIL PLATE 5-297.250 SHEET 3 OF 6 FOR ADDITIONAL INFORMATION.
6. EXISTING CROSS SLOPE GREATER THAN 2.0%

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT(S) OF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.33 OR FLATTER ARE ALLOWED.

- ① INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- ② INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 8.33% AND LESS THAN 10.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- LANDING AREA - 4'-5' X 4'-90% (5'-5' X 5'-90% PREFERRED)DIMENSIONS AND MAX. 2.0% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PAVE.
- ③ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A SIDEWALK TO MATCH THE SLOPE OF PEDESTRIAN RAMPS TO MAINTAIN POSITIVE DRAINAGE PER 1 LINEAR FOOT OF WALK.SEE THIS SHEET FOR ADDITIONAL INFORMATION.


EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS
CURB LINE REINFORCEMENT ⑦
PLACEMENT ON BITUMINOUS ROADWAYS
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER
FLOW LINE PROFILE "TABLE" - T



SEE SHEET L1.3 FOR PLANTING SCHEDULE

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 4" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

Brooklyn Park, MN Landscape Requirements
Open Areas Landscape
Minimum Open Space Reqirement - 20%
Overstory tree requirement - 1 trees per 3,000 square feet of open space.
25 Overstory Trees Required and 25 Trees provided. Achieved - Yes
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.
25 Evergreen Trees Required and 25 provided. Achieved - Yes
One ornamental tree per 1,500 square feet of open space
51 Ornamental Trees Required and 51 provided. Achieved - Yes
One deciduous or evergreen shrub per 100 square feet of open area.
759 Shrubs Required and 702 provided. Achieved - No
Parking Lot Design
Parking lot green space - 10% of interior parking lot area
Minimum 1 large or 2 medium trees, two shrubs and pervious ground cover
Perimeter parking area standards - any parking area serving a use abuts a street right-of-way, vacant land, or any other development, 6'perimeter landscapeing strips shall be provided for areas located within 50 feet of street right-of-way
Sustainable Landscape Requirements - Meet two of City allowed choices
1. Landscaping with native species (50% of plantings are native). Achieved - Yes
2.Sustainable Landscaping with visible rain garden. Achieved - Yes

LANDSCAPE PLAN LEGEND:

GROUND COVERS			
	Shooting Star Seed Mix / Basic Prairie Mix	6,899 sf	Seed Mix
	Dog Park Surface	1,362 sf	Mulch
	Mulch Maintenance Strip	5,023 sf	Mulch
	Blue Grass Based / Sod	32,945 sf	Sod
	SUBTOTAL:	46,229 sf	

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

CONSTRUCTION LIMITS

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24087

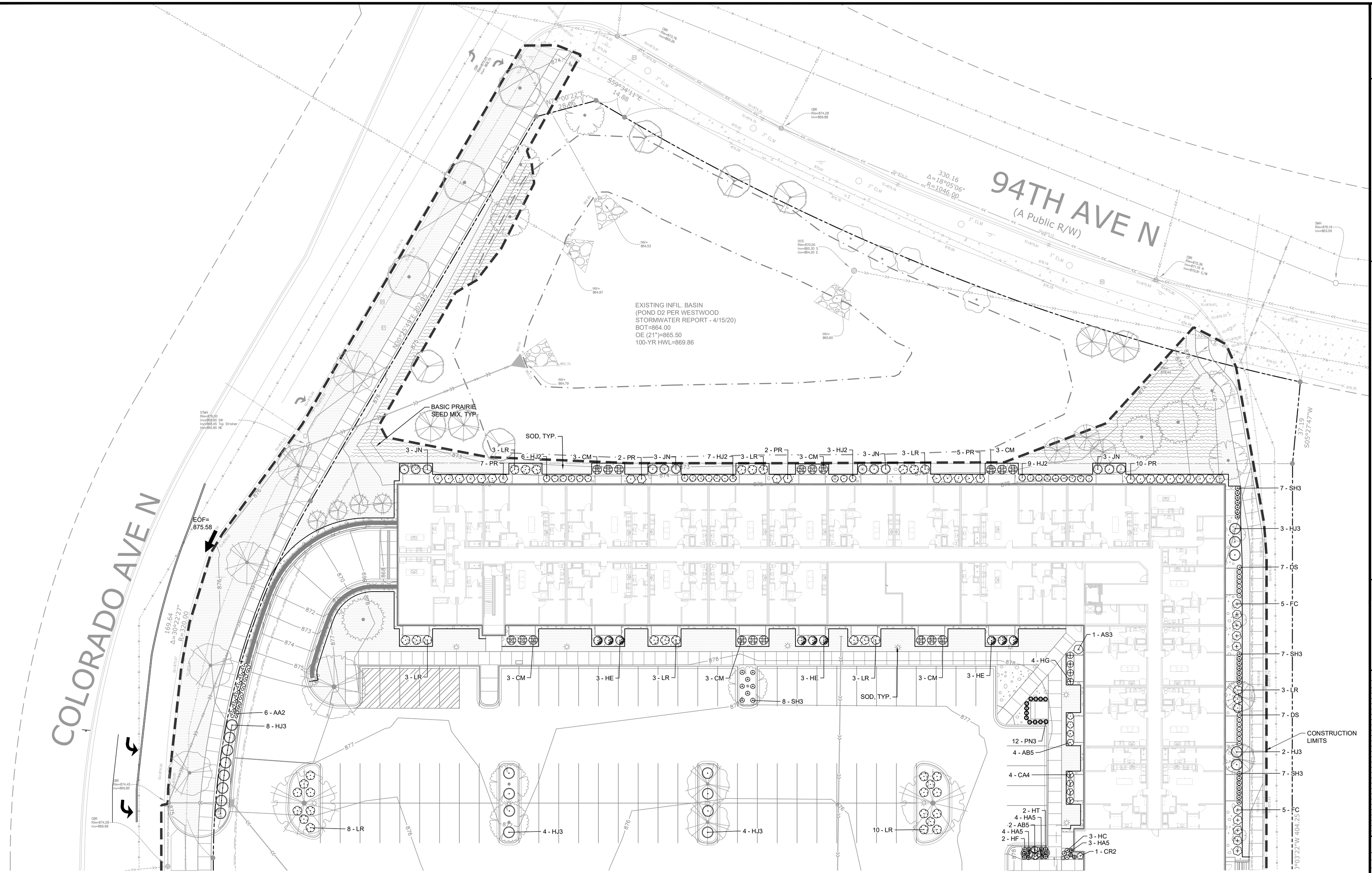
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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SEE SHEET L1.0 LEGEND AND GENERAL NOTES
SEE SHEET L1.3 FOR PLANTING SCHEDULE

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10'-0" 0 20'-0"

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DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

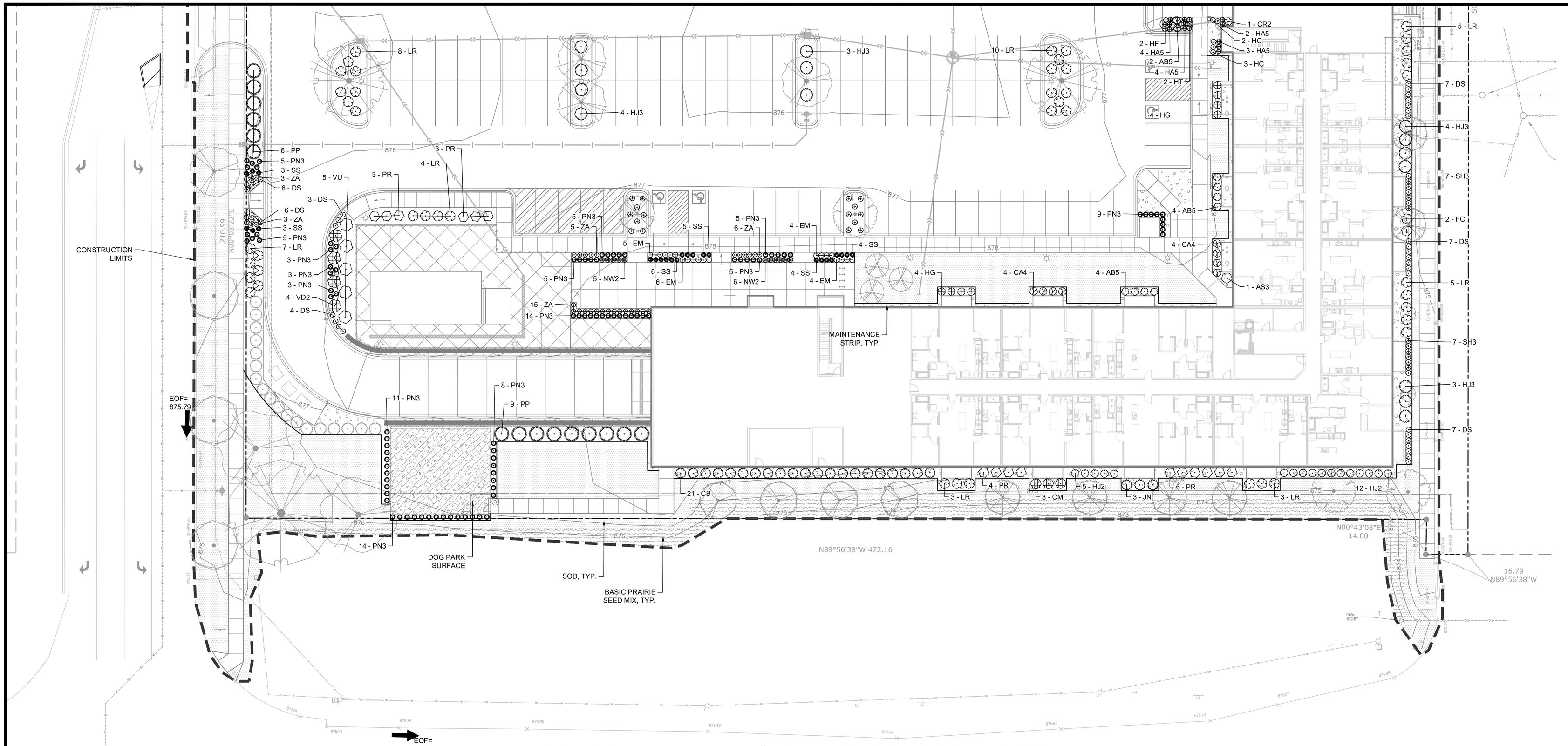
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NORTH

L1.1

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SEE SHEET L1.0 LEGEND AND GENERAL NOTES
SEE SHEET L1.3 FOR PLANTING SCHEDULE

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Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - SOUTH

L1.2

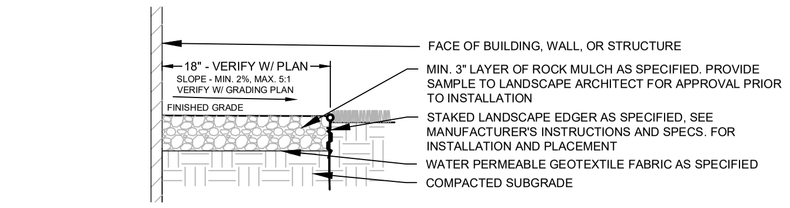
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PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS					
AA2	Autumn Magic Black Chokeberry / Aronia melanocarpa `Autumn Magic`	6	#5 CONT	NATIVE	Y
AB5	Low Scape Mound Black Chokeberry / Aronia melanocarpa 'UCONNAM165' TM	16	#5 CONT	NATIVE CULTIVAR	Y
CA4	New Jersey Tea / Ceanothus americanus	12	#5 CONT	NATIVE	Y
CM	Muskingham Gray Dogwood / Cornus racemosa `Muskingham`	21	#5 CONT	NATIVE CULTIVAR	Y
CB	Firedance Dogwood / Cornus sericea `Bailadeline` TM	21	#5 CONT	NATIVE CULTIVAR	Y
LR	Kodiak® Orange Diervilla / Diervilla x 'G2X88544'	84	#5 CONT	NATIVE CULTIVAR	Y
FC	Gold Tide Forsythia / Forsythia x `Courtasol` TM	12	#5 CONT	NOT NATIVE	Y
HE	Bloomstruck Endless Summer Hydrangea / Hydrangea macrophylla `PIIHM-II` TM	9	#5 CONT	NOT NATIVE	Y
HJ2	Kalm St. Johnswort / Hypericum kalmianum	42	#5 CONT	NATIVE	Y
HJ3	Cobalt and Gold Kalm St. Johnswort / Hypericum kalmianum 'PIIHYP-I'	35	#2 CONT	NATIVE CULTIVAR	Y
JN	Grey Guardian Juniper / Juniperus virginiana `Greguard` TM	15	#5 CONT	NATIVE	N
PR	Raspberry Lemonade Ninebark / Physocarpus opulifolius 'ZLEYel2' TM	42	#5 CONT	NATIVE CULTIVAR	Y
PP	Dwarf Mugo Pine / Pinus mugo 'Pumilio'	15	#5 CONT	NOT NATIVE	N
VD2	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Christom'	4	#5 CONT	NATIVE CULTIVAR	Y
VU	Glitters & Glows® Arrowood Viburnum / Viburnum dentatum deamii	5	#5 CONT	NATIVE CULTIVAR	Y
	SUBTOTAL:	339			
GRASSES					
DS	Schottland Hair Grass / Deschampsia cespitosa `Schottland`	54	#1 CONT	NATIVE	Y
HA5	Golden Variegated Forest Grass / Hakonechloa macra `Aureola`	24	#1 CONT	NOT NATIVE	N
PN3	Northwind Switch Grass / Panicum virgatum `North Wind`	107	#1 CONT	NATIVE CULTIVAR	Y
SS	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	25	#1 CONT	NATIVE CULTIVAR	Y
SH3	Prairie Dropseed / Sporobolus heterolepis	59	#1 CONT	NATIVE	Y
	SUBTOTAL:	269			
PERENNIALS					
AS3	Sun King Aralia / Aralia cordata `Sun King`	2	#2 CONT	NOT NATIVE	Y
CR2	Hillside Black Beauty Snakeroot / Cimicifuga ramosa `Hillside Black Beauty`	2	#1 CONT	NOT NATIVE	Y
EM	Magnus Purple Coneflower / Echinacea purpurea `Magnus`	19	#1 CONT	NATIVE CULTIVAR	Y
HC	Caramel Coral Bells / Heuchera x `Caramel`	8	#1 CONT	NOT NATIVE	Y
HF	Fragrant Blue Hosta / Hosta x `Fragrant Blue`	4	#1 CONT	NOT NATIVE	Y
HG	Guacamole Plantain Lily / Hosta x `Guacamole`	12	#1 CONT	NOT NATIVE	Y
HT	Touch of Class Plantain Lily / Hosta x `Touch of Class`	4	#1 CONT	NOT NATIVE	Y
NW2	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	11	#1 CONT	NOT NATIVE	Y
ZA	Golden Alexander / Zizia aurea	32	#1 CONT	NATIVE	Y
	SUBTOTAL:	94			

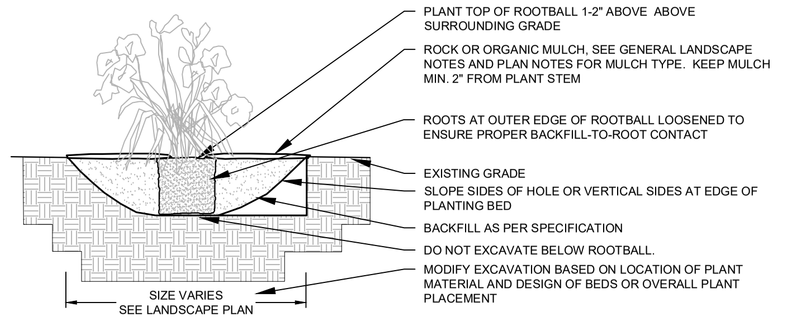
PLANT SCHEDULE - TREE SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
2.5" OVERSTORY TREE					
AB2	Black Maple / Acer nigrum	1	2.5" CAL. B&B	NATIVE	N
AJ2.5	Autumn Fest® Sugar Maple / Acer saccharum 'JFS-KW8'	1	2.5" CAL. B&B	NATIVE CULTIVAR	Y
CP2.5	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	6	2.5" CAL. B&B	NATIVE CULTIVAR	
PSG	Princeton Sentry Gingko / Ginkgo biloba `Princeton Sentry`	4	2.5" Cal. B&B	NOT NATIVE	N
GC2.5	True North™ Kentucky Coffeetree / Gymnocladus dioica 'UMNSynergy'	4	2.5" CAL. B&B	NATIVE CULTIVAR	N
QP	American Dream® Oak / Quercus bicolor 'JFS-KW12'	2	2.5" CAL. B&B	NATIVE CULTIVAR	N
TG	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	7	2.5" CAL. B&B	NATIVE CULTIVAR	Y
	SUBTOTAL:	25			
2" ORNAMENTAL TREE					
AL2	Spring Flurry Serviceberry / Amelanchier x laevis 'JFS-Arb'	11	2" CAL. B&B	NATIVE CULTIVAR	Y
CA	Pagoda Dogwood / Cornus alternifolia	3	2" CAL. B&B	NATIVE	Y
CV2	Thornless Cockspur Hawthorn / Crataegus crus-galli inermis TM	9	2" CAL. B&B	NATIVE	Y
MPS2	Professor Sprenger Crabapple / Malus x `Professor Sprenger`	4	2" CAL. B&B	NATIVE CULTIVAR	Y
MS	Emerald Spire® Flowering Crabapple / Malus x adstringens 'Jefgreen'	2	2" CAL. B&B	NOT NATIVE	Y
OV2	Ironwood / Ostrya virginiana	13	2" CAL. B&B	NATIVE	Y
	SUBTOTAL:	42			
6` HT. B&B					
PG	White Spruce / Picea glauca	4	6` HT. B&B	NATIVE	
PD	Black Hills Spruce / Picea glauca `Densata`	3	6` HT. B&B	NATIVE CULTIVAR	
WS	White Stowe Pillar Pine / Pinus Strobus 'Stowe Pillar'	18	6` HT. B&B	NATIVE CULTIVAR	
	SUBTOTAL:	25			
ORNAMENTAL TREES					
CA6	Firespire Blue Beech / Carpinus caroliniana 'J.N. Upright'	3	5` HT. CLUMP	NATIVE CULTIVAR	Y
MB2	Red Barron Crabapple / Malus x 'Red Barron'	6	#10 CONT	NOT NATIVE	Y
	SUBTOTAL:	9			



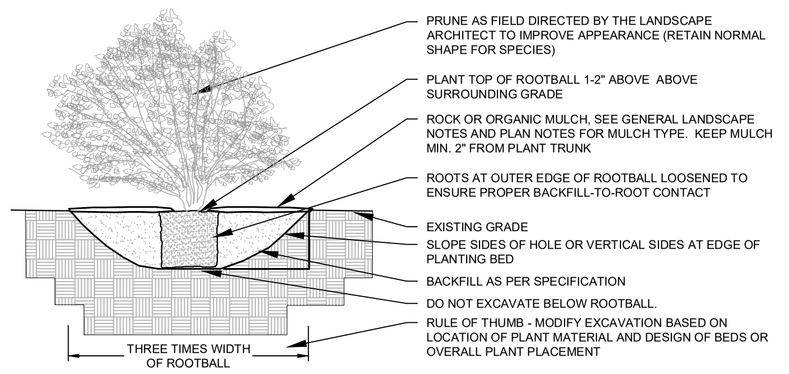
1 AGGREGATE MAINTENANCE STRIP
NTS

DRAWN @ ? size

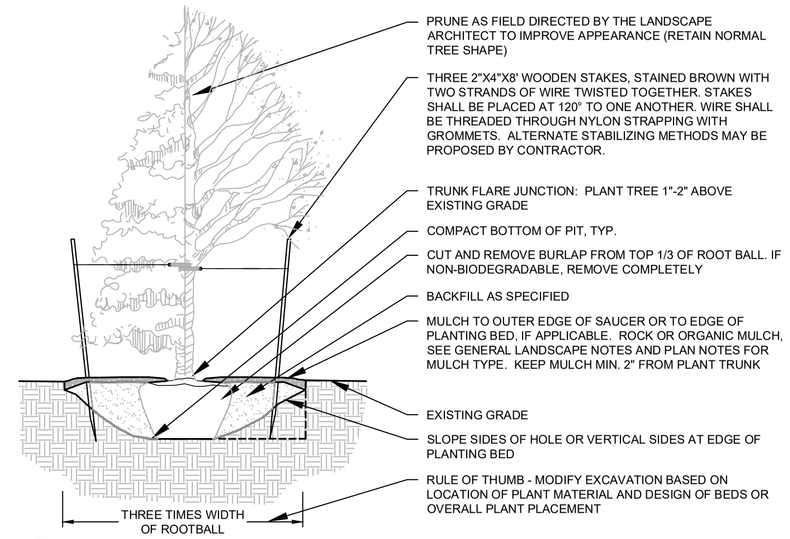


2 PERENNIAL BED PLANTING
NTS

DRAWN @ ? size



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SEE SHEET L1.0 LEGEND AND GENERAL NOTES

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PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

Robert L. Binder
DATE 07/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-5660 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

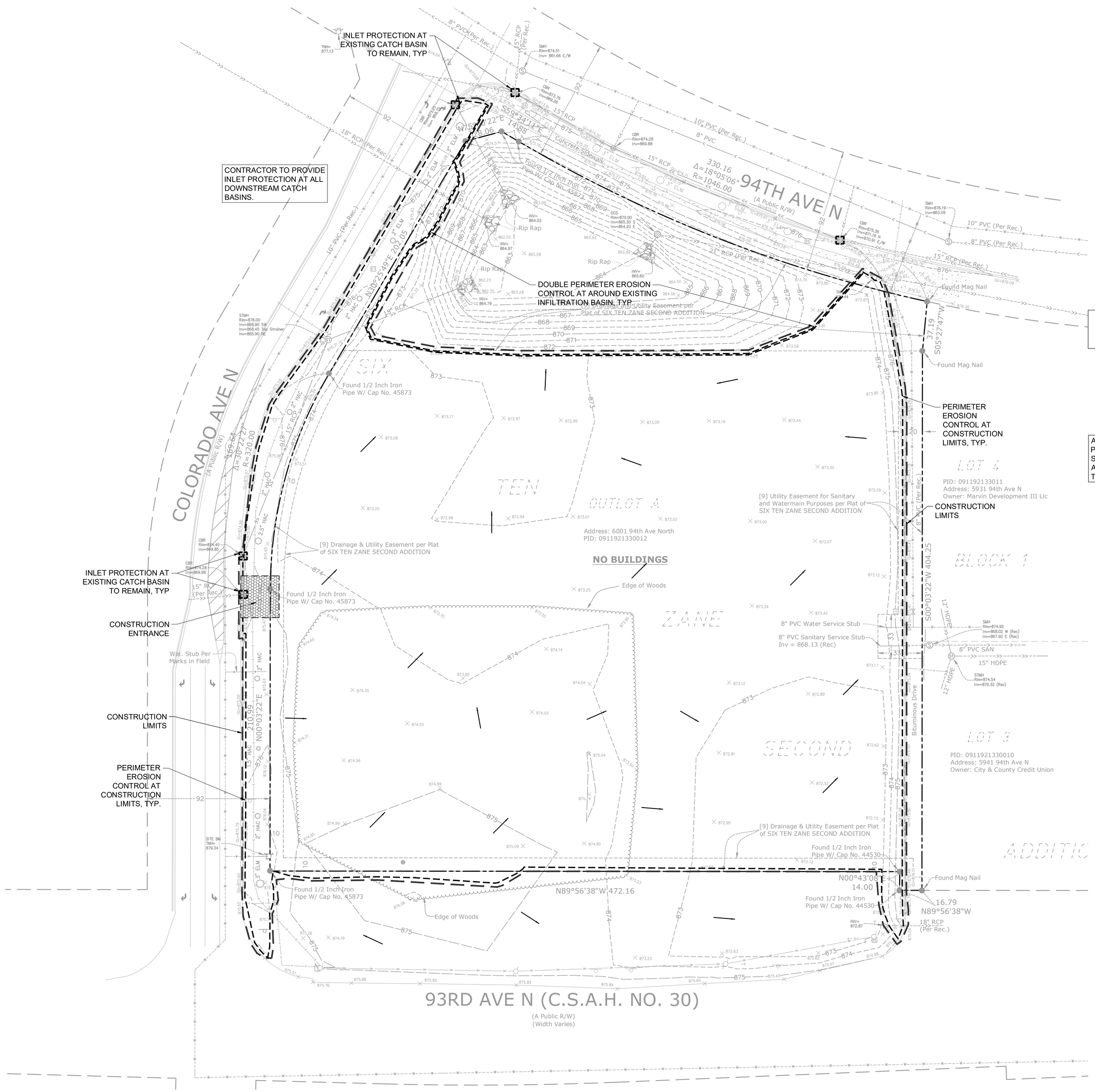
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.3

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SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF BROOKLY PARK EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL (1125)
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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1" = 40'-0"
20'-0" 0 40'-0"

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PRELIMINARY: NOT FOR CONSTRUCTION

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OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24087

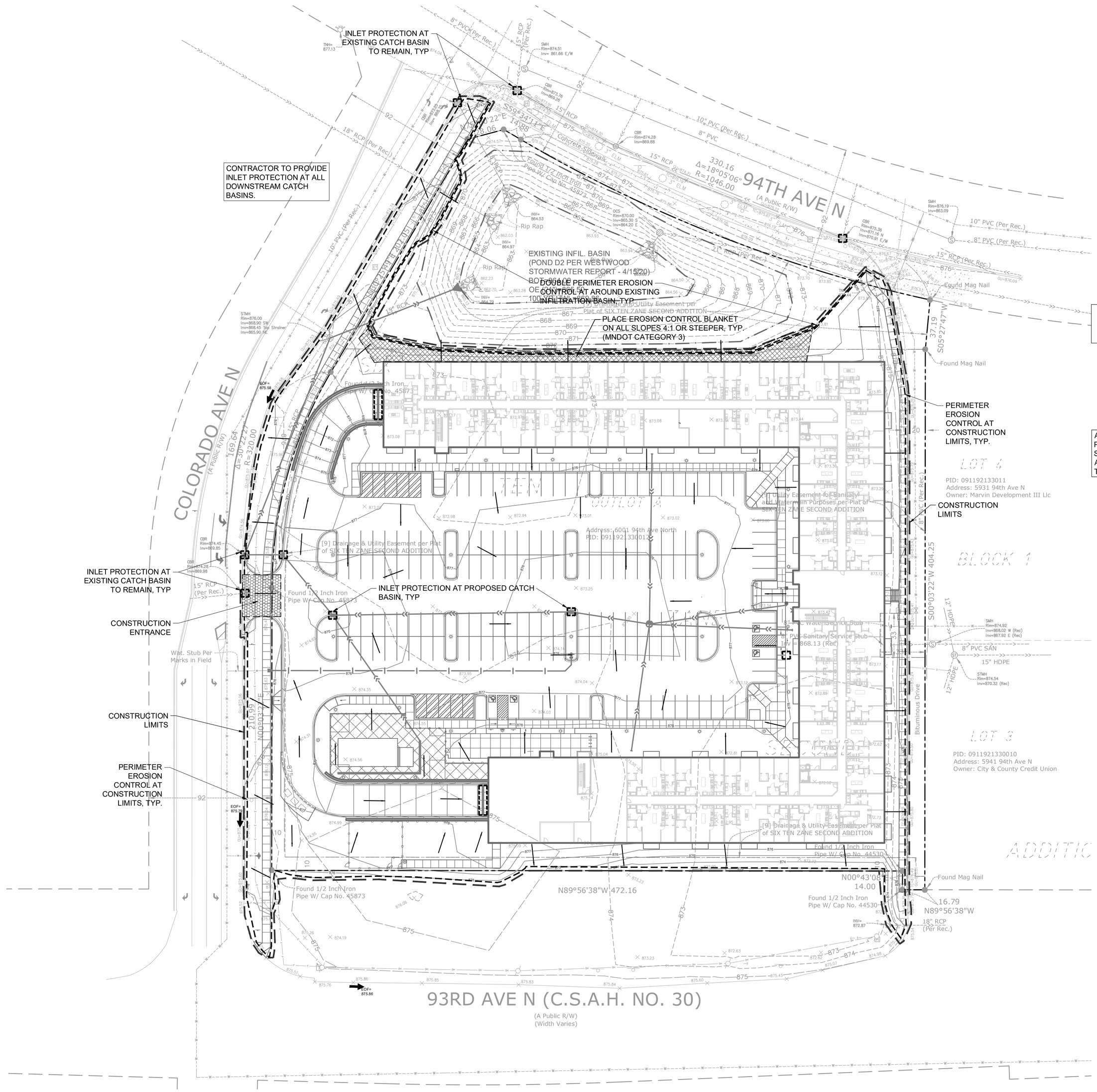
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
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CITY OF BROOKLY PARK EROSION CONTROL NOTES:

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SWPPP LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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1" = 20'-0"

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PRELIMINARY: NOT FOR CONSTRUCTION

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6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER: OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-5000 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

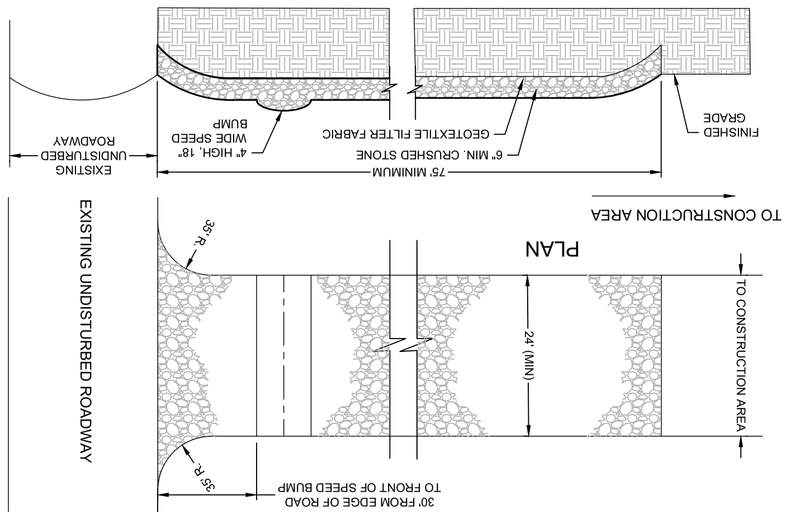
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

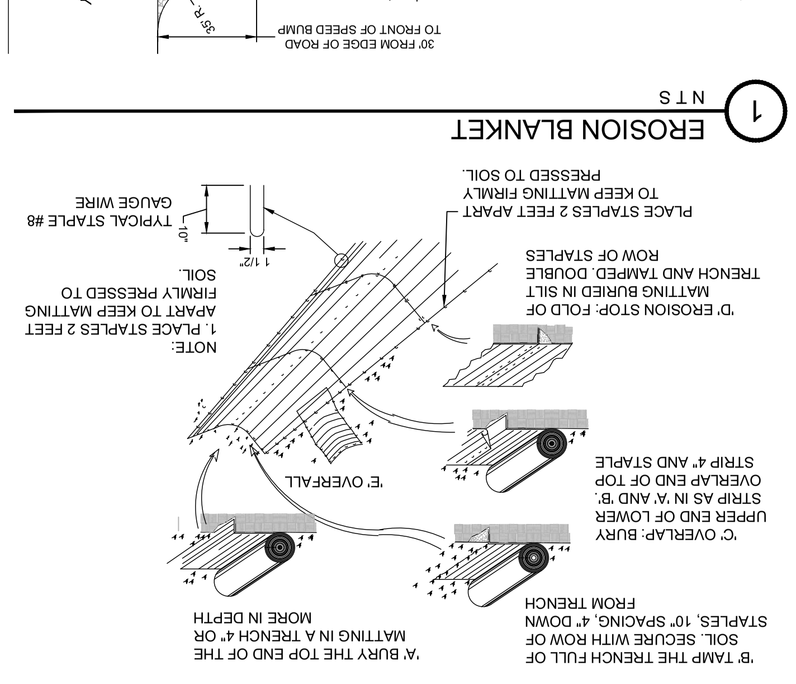
SW1.1

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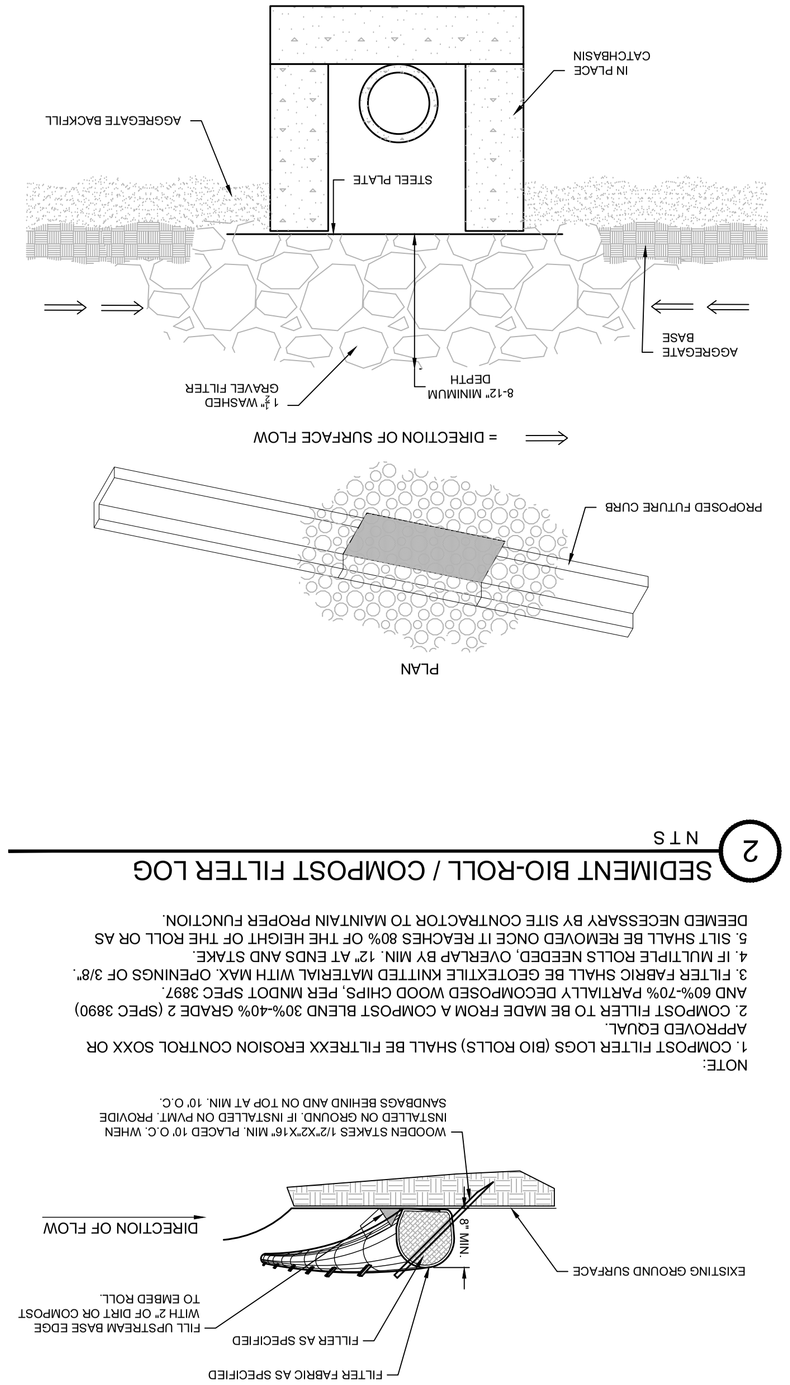


NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

3 STABILIZED CONSTRUCTION ACCESS
NTS



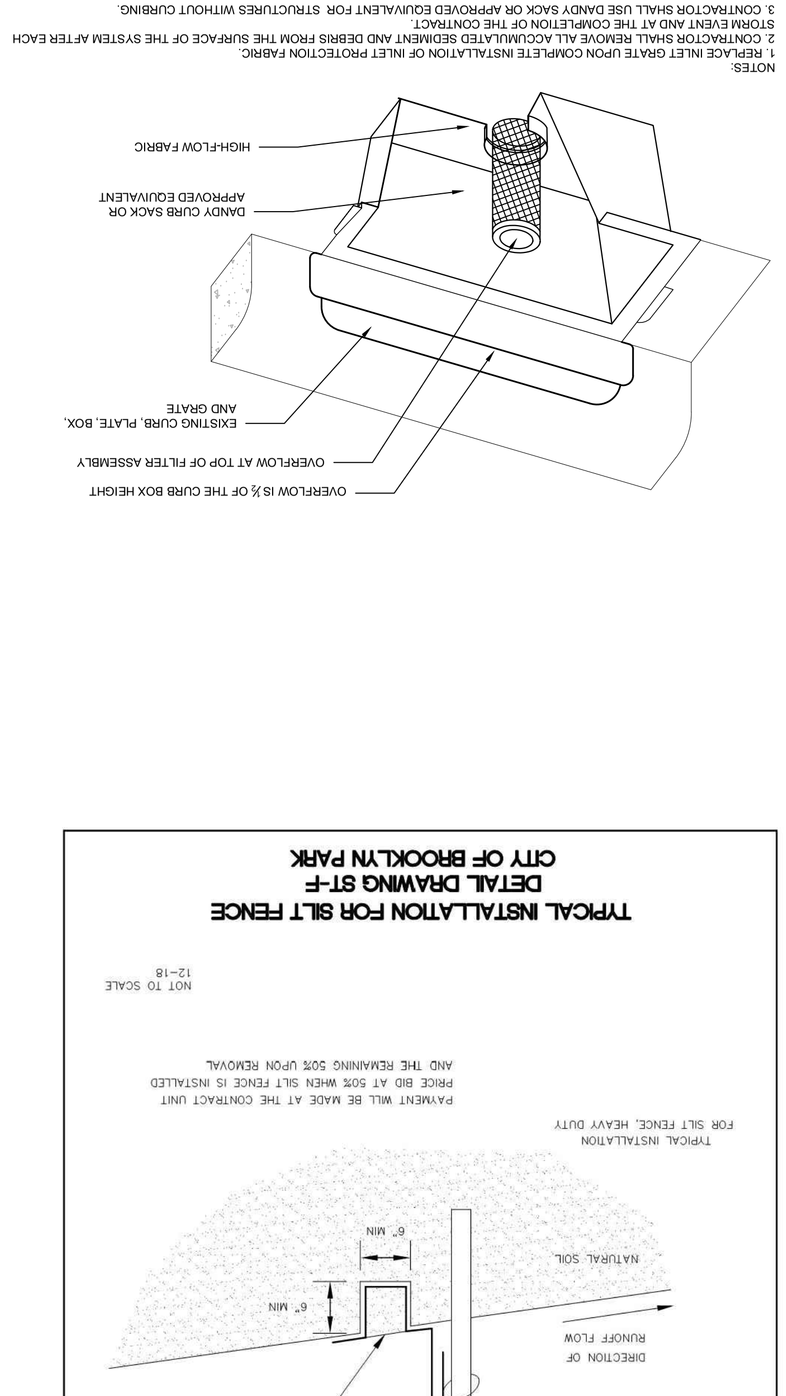
1 EROSION BLANKET
NTS



4 INLET PROTECTION ROCK FILTER
NTS

NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

2 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

5 CURB INLET SACK
NTS

TYPICAL INSTALLATION FOR SILT FENCE
DETAIL DRAWING ST-F
CITY OF BROOKLYN PARK

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David J. Knadle

DATE 07/03/2024 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT MANAGER	DAVE KNABLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	21067

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N. BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S. SUITE 550, MINNEAPOLIS, MN 55435

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP PROJECT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES 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. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL. FUEL MAY NOT BE STORED ONSITE UNLESS FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECT

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	6001 94TH AVENUE N	CITY/TOWNSHIP	BROOKLYN PARK
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55443	PROJECT SIZE	4.7 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.124046 N, 93.359582 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.1	
PROPOSED		3.5	
DIFFERENCE		3.4	
ESTIMATED CONSTRUCTION TIMELINE			
START	06/25	END	11/27
CONSTRUCTION ACTIVITY		APARTMENT DEVELOPMENT	
SOIL TYPES		SILTY SAND	

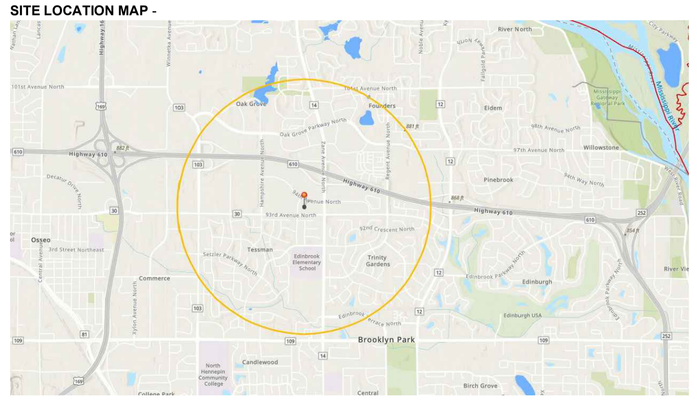
SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
D67A	HUBBARD LOAMY SAND, 0 TO 2 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1					
2					
3					
4					

SITE LOCATION MAP -


Brooklyn Park
Osseo
Commerce
Edinburgh
Edinburgh USA
Pinebrook
Tessman
Tessman Park
Tessman Park Drive
Tessman Park Lane
Tessman Park Circle
Tessman Park Cove
Tessman Park Court
Tessman Park Trail
Tessman Park Place
Tessman Park Terrace
Tessman Park Pass
Tessman Park Point
Tessman Park Way
Tessman Park Crossing
Tessman Park Road
Tessman Park Drive North
Tessman Park Lane North
Tessman Park Circle North
Tessman Park Cove North
Tessman Park Court North
Tessman Park Trail North
Tessman Park Place North
Tessman Park Terrace North
Tessman Park Pass North
Tessman Park Point North
Tessman Park Way North
Tessman Park Crossing North
Tessman Park Road North
Tessman Park Drive South
Tessman Park Lane South
Tessman Park Circle South
Tessman Park Cove South
Tessman Park Court South
Tessman Park Trail South
Tessman Park Place South
Tessman Park Terrace South
Tessman Park Pass South
Tessman Park Point South
Tessman Park Way South
Tessman Park Crossing South
Tessman Park Road South
Edinbrook Elementary School
Trinity Gardens
Hennepin County Community Service Campus
Hennepin Technical College
Brooklyn Park Drive
Brooklyn Park Boulevard
Brooklyn Park Lane
Brooklyn Park Circle
Brooklyn Park Cove
Brooklyn Park Court
Brooklyn Park Trail
Brooklyn Park Place
Brooklyn Park Terrace
Brooklyn Park Pass
Brooklyn Park Point
Brooklyn Park Way
Brooklyn Park Crossing
Brooklyn Park Road
Candlewood
Birch Grove
Central
Oak Grove
Elmore
Willowbrook
Highway 610
Highway 81
Highway 169
Highway 252
Xerxes Avenue North
Zane Avenue North
Zane Avenue
Zane Avenue North
Zane Avenue North
Zane Avenue North

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐
IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS		

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
THE BROOK APARTMENTS
6001 94TH AVENUE N, BROOKLYN PARK, MN 55443

OWNER
OV DEVELOPMENT LLC
6600 FRANCE AVENUE S, SUITE 550, MINNEAPOLIS, MN 55435

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.

David J. Knaeble
DATE 07/03/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
07/03/2024	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	BN
REVIEWED BY	DK
PROJECT NUMBER	24267

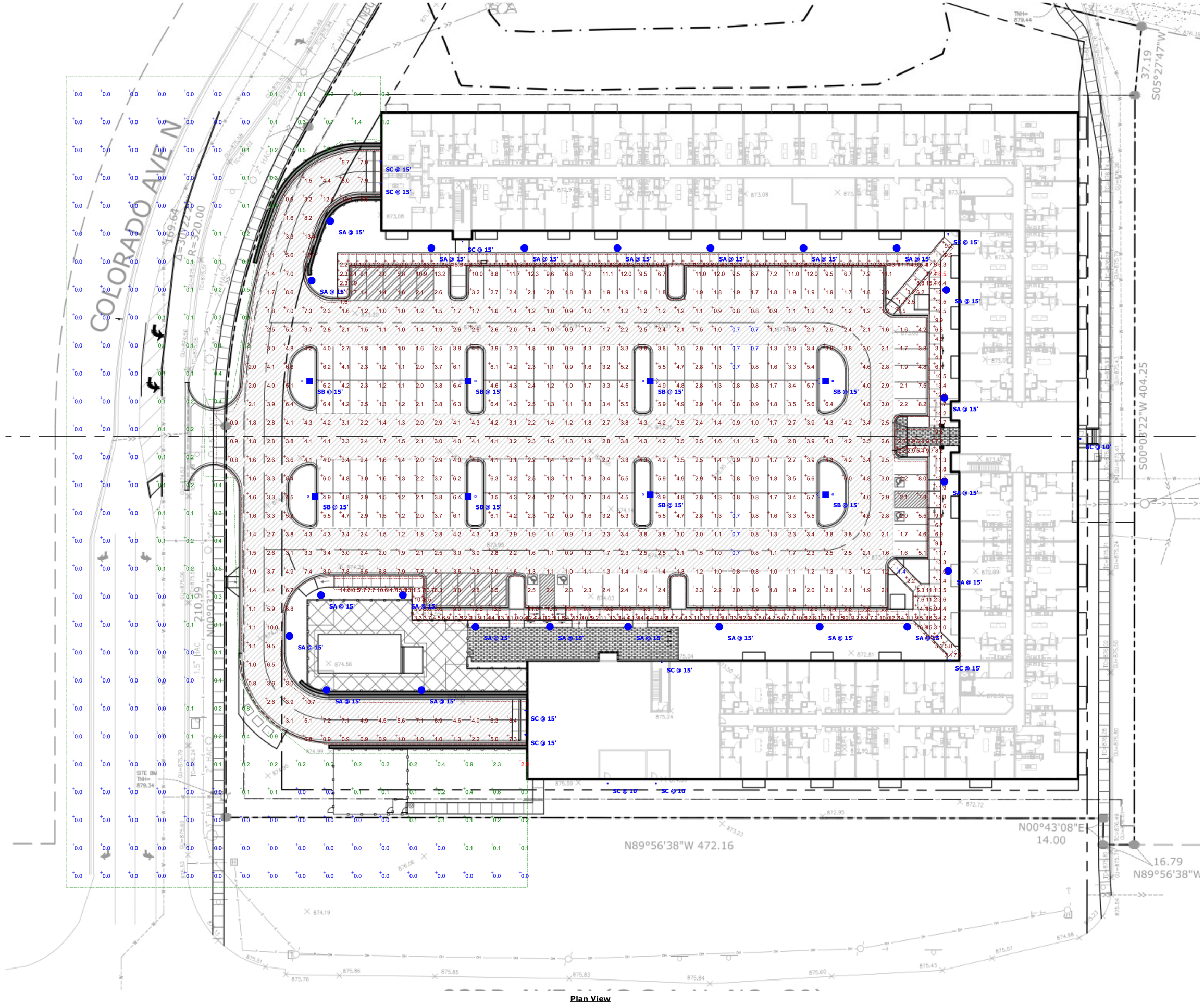
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

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Plan View

Note

1.FC levels at grade
2.Amenity Spaces to be designed at a later date

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SA		23	Lumca	PR84XX 54LED07 120W 120V L28 40K	COSMO	1	11503	0.96	120.49	Max: 7831cd
	SB		8	GE LIGHTING SOLUTIONS	EALS03_HSSH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	0.96	140	Max: 6773cd
	SC		11	LSI INDUSTRIES, INC.	XWS-LED-05L-FTW-40-ROCKI		1	5454	0.96	39	Max: 3366cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	3.5 fc	13.8 fc	0.7 fc	19.7:1	5.0:1
SIDEWALKS	+	10.0 fc	18.7 fc	1.4 fc	13.4:1	7.1:1
Spill Light	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

THE BROOK

Designer
BM MYRIAD
Date
07/01/2024
Scale
Not to Scale
Drawing No.

Summary

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.2	**Meeting Date:**	August 14, 2024
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Erin McDermott, Senior Planner
Ordinance:	N/A		
Attachments:	3	**Presented By:**	Erin McDermott, Senior Planner
Item:	**Sandgrass Pointe** – An application by Woda Cooper for a site plan review at 5800 69th Avenue North for a 44-unit development with a multifamily dwelling and townhouses.		

Proposed Actions:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOUSE DEVELOPMENT, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Overview:

Woda Cooper proposes a 44-unit development with a 33-unit multifamily dwelling and 11 townhouses at 5800 69h Ave. North. One land use application is included with this application, a site plan review.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Multiple Family District (R4) Zoning District, is 3.67 acres and proposes a multiple dwelling and townhouses that will have a single vehicular access point to 69th Avenue North which is a public street, which is also Hennepin County

The R4 district permits multiple dwellings and townhouses by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

Previous Approvals:

This site was developed in 1959, prior to the adoption of the Brooklyn Park Code of Ordinances. This site is described by metes and bounds, and there is no subdivision on record with the City. The site was developed for light industrial uses, after which this property was designated as Medium Density Development in the Comprehensive Plan. This site was rezoned from R6 to R4 as part of Planning Case 24-102 Land Usage Code Update.

Current Conditions:

The subject property includes one lot totaling 3.67 acres. The site is currently developed with a single-story block building, with a shed, concrete and bituminous. The existing development on the site will be demolished and redeveloped with the proposed development.

Future Land Use Plan	Mixed Use; Development/ Redevelopment
Current Zoning	Multiple Family District (R4)
Proposed Zoning	Multiple Family District (R4)
Neighborhood	Village Creek
Site Area	3.67 Acres

	Current	Unplatted
	Proposed	Unplatted
Conforms to:		
Land Use Plan	Yes	
Zoning Code	Yes	
Notification	17 Public Hearing Notices mailed Communications email On-site development sign	
Timeline (MN §15.99) 60-day 120-day	 September 5, 2024 November 2, 2024	

Land Use/Zoning and Overlay:

The site is zoned Multiple Family District (R4). There are no zoning overlays on this property. The future land use for the property is Medium Density Residential. Adjacent property to the east of the subject site is also zoned R4. The adjacent properties to the north, south and west are zoned PI – Public Institution.

Site Plan:

A site plan review is a requirement of the Code, as the purpose of this project is to construct a new building. Section 152.033 of the Code requires that the site plan be evaluated on the criteria in bold below. Staff comments follow.

(E) Evaluation criteria. The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

(1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
(2) Enhancement of the site to create a meaningful and harmonious development.
(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:
(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

The future land use on this property is Medium Density Residential, with a residential density of 3-12 units/acre. The density proposed with this project is 11.9 units/acre. The site is within the R4 District, in which multiple dwellings and townhouses are permitted by right at a density which conforms with the Brooklyn Park Comprehensive Plan. Staff finds conformance and consistency with the Comprehensive Plan.

The development is located between an existing townhouse community, a religious institution, a public school, and a city park. This proposal brings townhomes to gradually transition from the existing townhomes to a multifamily dwelling, and the design of the multifamily dwelling is consistent with the townhouses for harmonious visual elements.

(F) Conformance to the Approved Site Plan Review. All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

Any significant changes to the development will require an additional site plan review.

Traffic:

Vehicular access for this site is from 69th Avenue. Transportation staff has reviewed the project submittals and determined that the plans as submitted will not negatively impact traffic, and pedestrian connections are appropriate.

Parking:

The multifamily dwelling includes one floor of indoor parking in the basement of the structure, which includes 41 parking spaces. There are 42 surface parking spaces to serve the multifamily dwelling. This meets the parking requirement for multifamily dwellings with a 2.5 spaces per unit ratio.

The townhouses each have a 600 square foot garage, which can accommodate 2 vehicles, as well as the opportunity for off-street parking in the driveway of each unit. This meets the parking requirements for townhouses.

City services:

City services, including water and sanitary are provided to the site.

Screening and landscaping:

Screening is required for off-street parking, this can include any combination of landscaping, decorative fencing, and berms. Adequate screening of the off-street parking through the use of plantings has been demonstrated by the landscaping plan.

The applicant proposes 41 overstory, 27 evergreen, and 40 ornamental trees in addition to 100 shrubs located throughout the site. Landscaping requirements indicate 88 overstory trees, but the Code allows for a replacement of up to half of overstory trees with ornamental trees. The landscaping plan includes adequate landscaping to the parking areas, as well as adequate street trees. This proposal meets the Code requirements.

A waste enclosure is proposed on the eastern portion of the site, located along the drive aisle between the multiple dwelling and townhouses. This is sufficient to the site, however, the townhouses would be allowed to utilize standard residential waste bins and store them inside the garages of each townhouse if deemed necessary.

Architectural standards:

The multifamily dwelling will contain three levels of housing above one level of underground parking. The materials include brick, fiber cement siding, and glazing. A variety of colors, materials, and articulation that provides architectural interest. The townhouses utilize the same architectural facades, which exceeds the architectural requirements for townhouses, but maintains harmony within the development.

Lighting:

A photometric plan was provided, excluding amenity spaces. The photometric plan meets zoning requirements, and an updated plan including amenity spacing is required prior to building permitting to ensure all spaces meet lighting requirements.

Affordable Housing Plan:

A detailed Affordable Housing Plan, as required by the City's Mixed Income Housing Plan will be provided to staff prior to building permitting.

Pedestrian Circulation:

Internal pedestrian connections are present and appropriate around the multiple dwelling and to the parking areas. The site has an existing sidewalk along 69th Avenue. There are no pedestrian connections present for the townhouses, Staff recommends connection be added to the south side of the driveway to serve the townhouse development.

The required findings of §152.033 have been addressed and Staff recommends approval of the site plan with conditions.

Staff Recommendation:

Staff recommends approval of the preliminary plat, conditional use permit, and 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. PLAN SET

RESOLUTION #2024-

RESOLUTION APPROVING A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOUSE DEVELOPMENT

Planning Commission File #24-113

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

THAT PART OF THE SOUTHERN 633 FT OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE EASTERN 577 56/100 FEET THEREOF AND EAST OF THE WEST 465 FEET THEREOF; EXEMPT ROAD, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Multiple Family District (R4) –in which multifamily dwellings are allowed by right; and

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 August 14, 2024.

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

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

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

1.02 Building elevations, which are undated 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 **$1,345,400.00**, a cash bond in the amount of **$70,800.00**, and a developer's escrow in the amount of **$42,400.00** 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 The Affordable Housing Plan must be submitted and approved by Economic Development and Housing staff prior to building permitting.

5.02 An updated photometric plan including amenity spacing is required prior to building permitting to ensure all spaces meet lighting requirements.



Site Plan Review
Case #24-113 – Sandgrass Pointe
Area of Request (August 2023 Air Photo)
5800 69th Avenue North

Brooklyn Park



July 05, 2024

Brooklyn Park Planning Division
5200 85th Ave. N.
Brooklyn Park, MN 55443
(763) 493-8057

RE: Sandgrass Pointe
5800 69th Ave.
Letter of Request
CRW # 20-041

To whom it may concern:

The following is a Letter of Request for the Sandgrass Pointe multi-family project as part of the Site Plan Review submittal to the City of Brookly Park.

The total existing site area for the project is approximately 155,367 SF or 3.57 acres. The site will be developed in a single phase as affordable housing with approximately 44 total units – 33 units in a 3-story elevator building of Type VB wood-frame construction over a one level garage basement and 11 units in townhomes (3 total buildings) – each with a 600 SF attached garage, slab-on-grade.

The project amenity spaces will include a Lobby/Lounge, Mail Room, Clubroom, one Common Laundry Space, Fitness Room, Facility Leasing/Management/Service Center office, and outdoor kid's playground area on site.

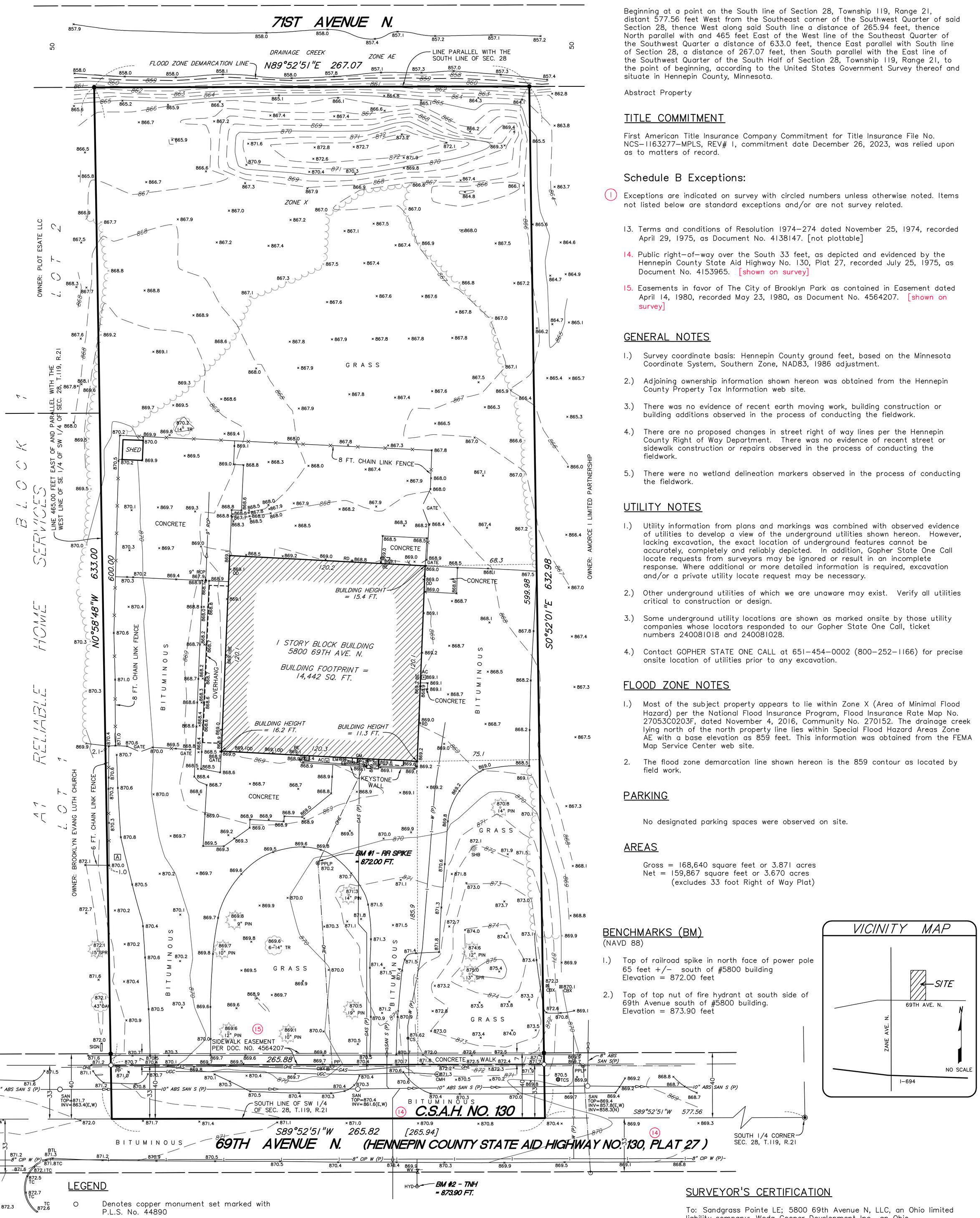
The unit mix will include 11 - 1 Bedroom units and 22 - 2 Bedroom units in the apartment building and 7 – 3 Bedroom plus 4 – 4 Bedroom units in the Townhomes in three separate buildings.

The project team consists of Woda Cooper Companies as the property owner/co-developer, PPL (Project for Pride in Living) as co-owner/co-developer, Weis Builders as the general contractor, BKV Group as the design architect, mechanical engineer, and landscape architect, CRW architecture + design group as the architect of record, Pierce Pini & Associates as the civil engineer, and Sol design + consulting as the sustainability consultant.

Regards,

CRW architecture + design group

Wade Goodenberger, AIA
Project Architect



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS–1163277–MPLS, REV# 1, commitment date December 26, 2023)

Beginning at a point on the South line of Section 28, Township 119, Range 21, distant 577.56 feet West from the Southeast corner of the Southwest Quarter of said Section 28, thence West along said South line a distance of 265.94 feet, thence North parallel with and 465 feet East of the West line of the Southeast Quarter of the Southwest Quarter a distance of 633.0 feet, thence East parallel with South line of Section 28, a distance of 267.07 feet, then South parallel with the East line of the Southwest Quarter of the South Half of Section 28, Township 119, Range 21, to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Abstract Property

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS–1163277–MPLS, REV# 1, commitment date December 26, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

13. Terms and conditions of Resolution 1974–274 dated November 25, 1974, recorded April 29, 1975, as Document No. 4138147. [not plottable]

14. Public right–of–way over the South 33 feet, as depicted and evidenced by the Hennepin County State Aid Highway No. 130, Plat 27, recorded July 25, 1975, as Document No. 4153965. [shown on survey]

15. Easements in favor of The City of Brooklyn Park as contained in Easement dated April 14, 1980, recorded May 23, 1980, as Document No. 4564207. [shown on survey]

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.

2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

4.) There are no proposed changes in street right of way lines per the Hennepin County Right of Way Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 240081018 and 240081028.

4.) Contact GOPHER STATE ONE CALL at 651–454–0002 (800–252–1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

1.) Most of the subject property appears to lie within Zone X (Area of Minimal Flood Hazard) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0203F, dated November 4, 2016, Community No. 270152. The drainage creek lying north of the north property line lies within Special Flood Hazard Areas Zone AE with a base elevation as 859 feet. This information was obtained from the FEMA Map Service Center web site.

2. The flood zone demarcation line shown hereon is the 859 contour as located by field work.

PARKING

No designated parking spaces were observed on site.

AREAS

Gross = 168,640 square feet or 3.871 acres
Net = 159,867 square feet or 3.670 acres
(excludes 33 foot Right of Way Plat)

BENCHMARKS (BM)

(NAVD 88)

1.) Top of railroad spike in north face of power pole 65 feet +/– south of #5800 building
Elevation = 872.00 feet

2.) Top of top nut of fire hydrant at south side of 69th Avenue south of #5800 building.
Elevation = 873.90 feet

VICINITY MAP

LEGEND

O	Denotes copper monument set marked with P.L.S. No. 44890
●	Denotes found iron monument
AC	Denotes air conditioner
BE	Denotes building entrance
BTL	Denotes beavertail curb
CBX	Denotes communication box
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CS	Denotes curb stop
EB	Denotes electric box
EM	Denotes electric meter
GM	Denotes gas meter
GP	Denotes guard post
GYP	Denotes guy pole
HYD	Denotes fire hydrant
INV	Denotes structure invert
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PP	Denotes power pole
PPLP	Denotes power and light pole
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGC	Denotes underground communication line
UGE	Denotes underground electric line
V	Denotes vent
W	Denotes water line
WV	Denotes water valve
PIN	Denotes Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

ZONING NOTES

1.) Zoning information shown hereon is per zoning letter dated February 2, 2024, prepared by Brooklyn Park Planning Department.

2.) The current zoning area for this parcel is Residential 6 – Multiple Family Residential District.

3.) The Comprehensive Plan future land use designation for this parcel is Medium Density Residential.

Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

[A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Chain link fence crosses west property line.

30 0 30 60
SCALE IN FEET

SURVEYOR'S CERTIFICATION

To: Sandgrass Pointe LE; 5800 69th Avenue N, LLC, an Ohio limited liability company; Woda Cooper Development Inc., an Ohio corporation and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on January 29, 2024.

Dated this 31st day of January, 2024.

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

LEONARD F. CARLSON LICENSED LAND SURVEYOR 44890 STATE OF MINNESOTA

Revision	By	Date
⚠ Added zoning information	MAP	2/06/2024
	MAP	

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
SANDGRASS POINTE
5800 69TH AVE. N., BROOKLYN PARK, MN

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420–3435
952–881–2455 (Fax: 952–888–9526)

Project: 2024–004	Bk/Pg: 1264/21	Date: 1/31/2024
Township: 119 Range: 21	Section: 28	Sheet: 1 of 1
File: 2024004001–R1.dwg		

GENERAL NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY PROVIDED BY SUNDE LAND SURVEYING DATED JANUARY 31, 2024 AND REVISED FEBRUARY 6, 2024.
2. A SUBSURFACE GEOTECHNICAL INVESTIGATION HAS BEEN COMPLETED BY XXXX, PROJECT XXXX DATED XXXX.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
5. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF BROOKLYN PARK AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
6. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER, STEAM, CONDENSATE, ELECTRICAL DUCTBANK AND WATERMAIN. CONTRACTOR TO CONTACT GOPHER ONE-CALL BEFORE EXCAVATING.
7. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
9. ALL WORK TO CONFORM WITH CITY OF BROOKLYN PARK AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
10. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. PROVIDE BARRICADES AT STREETS AND SIDEWALKS PER CITY OF BROOKLYN PARK AND MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD).
12. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
13. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
14. WHEN WORKING AROUND EXISTING TELEPHONE OR ELECTRICAL POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.
15. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
16. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION. IF ELEVATIONS DIFFER FROM SURVEYED ELEVATIONS SHOW ON PLAN, REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
17. SITE UTILITY CONTRACTOR TO FURNISH AND INSTALL ALL WATERMAIN, SANITARY SEWER AND STORM SEWER FACILITIES AND APPURTENANCES TO WITHIN FIVE FEET OUTSIDE THE BUILDING. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DEPTH OF CONNECTION WITHIN BUILDING.
18. CATCH BASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
19. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE FIVE FEET FROM EDGE OF BUILDING UNLESS OTHERWISE NOTED.
20. PROVIDE THE FOLLOWING MINIMUM COVER OVER THE TOP OF PIPE AS FOLLOWS:
    A. 8' OVER WATERMAIN
    B. 5' OVER SANITARY SEWER
    C. 2' OVER STORM SEWER
21. ALL WATERMAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY OF BROOKLYN PARK WATER STANDARDS. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDED STANDARDS FOR WATER WORKS BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (TEN-STATE STANDARDS) AND STATE OF MINNESOTA PLUMBING CODE, LATEST EDITION.
22. ALL PAVEMENT MARKINGS WITHIN EXISTING CITY PAVEMENT AREAS TO BE RESTORED TO MATCH EXISTING UNLESS NOTED OTHERWISE.
23. MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS ROUTES SHALL NOT EXCEED 2.00%. MAXIMUM SLOPES FOR ADA PARKING STALLS AND ADA ACCESS AISLES SHALL NOT EXCEED 2.00% IN ANY DIRECTION. MAXIMUM RUNNING SLOPE FOR ALL SIDEWALKS SHALL NOT EXCEED 5.00%.
24. THE CONTRACTOR SHALL PROVIDE A CONTINUOUS, ACCESSIBLE AND SAFE PEDESTRIAN WALKWAY THAT MEETS ADA AND MINNESOTA MUTCD STANDARDS IF WORKING IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MINNESOTA MUTCD REQUIREMENTS FOR WORK IN THE PUBLIC RIGHT-OF-WAY. PROVIDE PLAN A MINIMUM OF 14 DAYS IN ADVANCE.
25. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
26. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
27. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY EXISTING DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
28. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
29. COORDINATE SCHEDULING OF CLOSURES AND RE-OPENINGS OF EGRESSES, LOADING DOCKS, DUMPSTERS, DRIVEWAYS, SIDEWALKS AND ROADS WITH OWNER AND CITY OF BROOKLYN PARK. TRAFFIC CONTROL SIGNAGE, TEMPORARY WALKWAYS AND TEMPORARY DRIVEWAYS TO CONFORM WITH CITY OF BROOKLYN PARK AND STATE OF MINNESOTA REQUIREMENTS AND STANDARDS.
30. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
31. STORAGE AND PROTECTION OF EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED FOR CONSTRUCTION OF PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. STORAGE SHALL BE WITHIN THE LIMITS OF STAGING AREA. CONTRACTOR SHALL PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPLACE AT OWN EXPENSE.
32. CONTRACTOR TO RECORD EXISTING CONDITIONS (PHOTOGRAPHS, VIDEO PHOTOGRAPHY, FIELD SURVEYING, ETC.) TO ENABLE RECONSTRUCTION TO MATCH EXISTING CONDITIONS AS REQUIRED. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS SO THAT RECONSTRUCTED AREAS WILL HAVE POSITIVE DRAINAGE SIMILAR TO EXISTING.
33. WHERE DEMOLITION, EXCAVATION, UNDERPINNING, PILE DRIVING, COMPACTING OR SIMILAR WORK IS TO BE PERFORMED ADJACENT TO OR IN THE IMMEDIATE VICINITY OF EXISTING STRUCTURES, THE CONTRACTOR WILL PROVIDE BUILDING SURVEYS AND SEISMIC MONITORING.
34. ALL EXISTING BUILDING EXITS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED AND USABLE AT ALL TIMES. IF THERE ARE UNAVOIDABLE EXCEPTIONS, THEN CONTRACTOR SHALL PROVIDE TEMPORARY EXIT PLANS TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
35. SANITARY SEWER PIPE AND FITTINGS TO BE POLYVINYL CHLORIDE (PVC), SDR 26 MINIMUM AND COMPLY WITH ASTM D3034 AND F679. JOINTS TO BE SOLVENT CEMENT OR FLEXIBLE WATERTIGHT.
36. STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE (RCP), ASTM C76, CLASS 5, WITH GASKETED JOINTS OR POLYVINYL CHLORIDE (PVC) SDR 26 MINIMUM COMPLYING WITH ASTM D3034 AND F679 WITH SOLVENT CEMENT OR FLEXIBLE WATERTIGHT JOINTS OR HDPE WITH FLEXIBLE WATERTIGHT JOINTS, PER SPECIFICATIONS AS NOTED ON PLAN.
37. WATERMAIN TO BE DUCTILE IRON PIPE (DIP) THICKNESS CLASS 52 FOR 4" DIP AND LARGER, ANSI A-21.51, 150 PSI WORKING PRESSURE MINIMUM. TYPE K COPPER SHALL BE USED FOR PIPES LESS THAN 4" DIAMETER.
38. MAINTAIN 10 FEET HORIZONTAL AND 3 FEET VERTICAL SEPARATION BETWEEN WATER AND SEWER PIPES. IF INFEASIBLE A 12-INCH VERTICAL SEPARATION WITH 4-INCH HIGH DENSITY INSULATION BETWEEN PIPES WILL BE REQUIRED.
39. WHERE PRACTICABLE INSTALL WATERMAIN GATE VALVES WITHIN GREEN SPACE AREAS TWO FEET OFFSET FROM THE MAIN. SIDEWALKS SHALL BE STAKED AND EXACT LOCATIONS OF WATER VALVES COORDINATED IN THE FIELD, TYPICAL FOR ALL.
40. SEQUENCING OF UTILITIES AND STRUCTURAL SYSTEMS SHALL BE CAREFULLY COORDINATED. CONTRACTOR SHALL ALSO TAKE CARE TO PROTECT SERVICE CONNECTIONS AND ADJACENT PARALLEL UTILITY LINES WHILE FORMING AND PLACING CONCRETE FOR OTHER HEAVY CONSTRUCTION WITHIN THE AREA. CONTRACTIBILITY OF THE STRUCTURAL SYSTEMS SHALL TAKE INTO ACCOUNT ANY UTILITY WORK SO PIPE/CONDUIT OR STRUCTURES ARE NOT DISPLACED, CRUSHED, OR OTHERWISE ADVERSELY AFFECTED DURING CONSTRUCTION.
41. ALL STUMPS FROM TREES REMOVED WITHIN PROJECT LIMITS SHALL BE GROUND AND REMOVED IN THEIR ENTIRETY.
42. CONTRACTOR IS RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS, EXCESS FILL AND OTHER UNUSED MATERIALS GENERATED BY PROJECT AND DONE IN FULL COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. THE SITE SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
43. ALL WORK WILL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS OR SPECIFICATIONS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
44. PROVIDE AN EXPANSION JOINT AROUND ALL EXISTING UTILITIES, MANHOLES, POLES, LIGHTS, POSTS, BOXES, ETC. WITHIN AREAS OF NEW OR RECONSTRUCTED CONCRETE PAVEMENT.
45. ALL EXPOSED CONCRETE (CURB, STEPS, WALLS, ETC.) TO HAVE A CONSISTENT RUBBED FINISH. CONTRACTOR TO PROVIDE MINIMUM FOUR SQUARE FOOT MOCK-UP FOR REVIEW AND APPROVAL.
46. CONTRACTOR TO PROVIDE MINIMUM 4'X4' OF ALL PAVEMENT TYPES FOR REVIEW AND APPROVAL. ALL CONCRETE SIDEWALKS TO HAVE BROOM FINISH. MOCK-UP TO REMAIN ON SITE THROUGHOUT CONSTRUCTION.
47. THICKENED EDGE EXPANSION JOINTS SHALL BE PLACE ALONG THE EDGE OF ALL CONCRETE PAVEMENT AT THE PERIMETER OF ALL STRUCTURES, CONCRETE CURB AND GUTTER ADJACENT PAVEMENT.
48. THE DRAWINGS REPRESENT TO FINISHED SITE NOT THE METHOD OF CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR CONTRACTOR'S MEANS AND METHODS, SEQUENCING OF CONSTRUCTION OR SAFETY PROGRAM. OBSERVATION VISITS TO THE SITE BY THE ENGINEER WILL NOT INVOLVE REVIEW OF THESE ITEMS.
49. WHERE DISCREPANCIES OCCUR BETWEEN GENERAL NOTES, PLANS, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN, UNLESS OTHERWISE VERIFIED BY THE ENGINEER OR ARCHITECT IN WRITING.
50. THESE DOCUMENTS SHALL NOT BE CONSTRUED AS STAND-ALONE DOCUMENTS. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINE'S DOCUMENTS.
51. FOR TREES TO REMAIN HEALTHY DURING A CONSTRUCTION PROJECT THEY MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES. TREE AND PLANT PROTECTION, THE FOLLOWING REQUIREMENTS APPLY TO ALL CONSTRUCTION SITES:
    A. TREES WITHIN THE CONSTRUCTION ZONE SHALL BE PROTECTED FROM DAMAGE AND SOIL COMPACTION BY EQUIPMENT, DEBRIS AND STORAGE INTRUSION. SUGGESTED MATERIALS FOR PROTECTION ARE CONCRETE BARRICADES, CONSTRUCTION FENCING OR CHAIN LINK FENCING AND NOTED ON CONTRACTOR'S SITE OPERATIONS LAYOUT.
    B. TREE PROTECTION SHALL BE PLACED AT A MINIMUM OF ONE AND A HALF (1.5) TIMES (IN FEET) THE CALIPER DIMENSION (IN INCHES) FROM THE BASE OF THE TRUNK. FOR EXAMPLE; A TEN (10) CALIPER INCH TREE WOULD REQUIRE PROTECTION A MINIMUM OF FIFTEEN (15) FEET FROM THE BASE OF THE TRUNK.
    C. TREES THAT ARE NECESSARILY IMPACTED BY CONSTRUCTION SHALL BE PRUNED AND ROOT PRUNED AS REQUIRED BY A CERTIFIED ARBORIST.
52. TRACER WIRES TO BE TERMINATED IN THE CORRECT COLOR COPPERHEAD TRACER WIRE BOX OR WITHIN A MANHOLE. LOCATION OF TRACER WIRE BOXES TO BE SHOWN ON AS-BUILT DRAWINGS.
53. WITHIN LANDSCAPE AREAS ALL CLASS V MATERIAL SHALL BE REMOVED AND COMPACTED SOILS DECOMPACTED TO A DEPTH OF 12" PRIOR TO INSTALLATION OF TOPSOIL. WITHIN LANDSCAPE AREAS ALL CLASS V MATERIAL SHALL BE REMOVED AND COMPACTED SOILS DECOMPACTED TO A DEPTH OF 12" PRIOR TO INSTALLATION OF TOPSOIL.
54. GENERAL CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORMWATER MANAGEMENT SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.
55. A LETTER WRITTEN ON COMPANY LETTERHEAD THAT THE STORMWATER MANAGEMENT PRACTICES HAVE BEEN BUILT PER THE CIVIL PLANS, OR PER REDLINE FIELD DRAWINGS, SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT.
56. THE GENERAL CONTRACTOR SHALL SUBMIT AN AS-BUILT SURVEY OF THE COMPLETED SITE PREPARED AND SIGNED BY A LICENSED SURVEYOR AT THE END OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR MUST SUBMIT AN AS-BUILT SURVEY OF THE PROPERTY, IMPROVEMENTS AND UTILITY SERVICE LINES AND STRUCTURES; AND PROVIDE A CERTIFIED RECORD OF ALL PROJECT PLAN SHEETS DEPICTING ANY ASSOCIATED PRIVATE AND/OR PUBLIC IMPROVEMENTS, REVISIONS AND ADJUSTMENTS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE AS-BUILT SURVEY MUST ALSO VERIFY THAT ALL PROPERTY CORNERS HAVE BEEN ESTABLISHED AND ARE IN PLACE AT THE COMPLETION OF THE PROJECT AS DETERMINED AND DIRECTED BY THE CITY ENGINEER. AS-BUILT SURVEY SHALL INCLUDE ENOUGH INFORMATION TO VERIFY THE CONSTRUCTED TOPOGRAPHY AND SITE DRAINAGE, UTILITY RIMS, INVERTS AND SIZES AND ALL SITE PAVING, FEATURES AND ELEMENTS. COORDINATE WITH OWNER AND CIVIL ENGINEER FOR SCHEDULE FOR WHEN THIS SHALL BE COMPLETED. A CADD AND CERTIFIED PDF FILE MUST BE SUBMITTED TO ARCHITECT AND CIVIL ENGINEER AS WELL AS TO CITY ENGINEER.

LEGEND

- 869 / 870 — EXISTING CONTOUR
- × 867.3 — EXISTING SPOT ELEVATION
- AC — EXISTING AC UNIT
- CBX — EXISTING COMM BOX
- CMH — EXISTING COMM MANHOLE
- CS — EXISTING CURB STOP
- EB — EXISTING ELECTRIC BOX
- EM — EXISTING ELECTRIC METER
- GM — EXISTING GAS METER
- GP — EXISTING GUY POLE
- HYD — EXISTING HYDRANT
- EXISTING FES
- PP — EXISTING POWER POLE
- PPLP — EXISTING POWER AND LIGHT POLE
- RD — EXISTING ROOF DRAIN
- WV — EXISTING WATER VALVE
- SAN — EXISTING SANITARY MANHOLE
- TCS — EXISTING TRAFFIC CONTROL SIGN
- SHB — EXISTING SHRUBBERY
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING FENCE LINE
- GAS (P) — EXISTING GAS LINE
- UGC — EXISTING UNDERGROUND COMM LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- NEW SAWCUT LINE
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING BITUMINOUS PAVEMENT
- 871 — NEW CONTOUR
- + 70.6 — NEW SPOT ELEVATION
- DENOTES SURFACE DRAINAGE
- NEW FIRE DEPARTMENT CONNECTION
- NEW GATE VALVE
- NEW HYDRANT
- NEW TRENCH DRAIN
- NEW CATCH BASIN
- NEW MANHOLE
- SAN>> — NEW SANITARY SEWER
- STM> — NEW STORM SEWER
- W — NEW WATER SERVICE
- NEW CONSTRUCTION ENTRANCE
- NEW SILT FENCE
- EROSION CONTROL AT CB/MH
- NEW BITUMINOUS PAVEMENT
- NEW CONCRETE APRON PER CITY
- NEW CITY SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER

DATE

DRAWN BY

CHECKED BY

ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

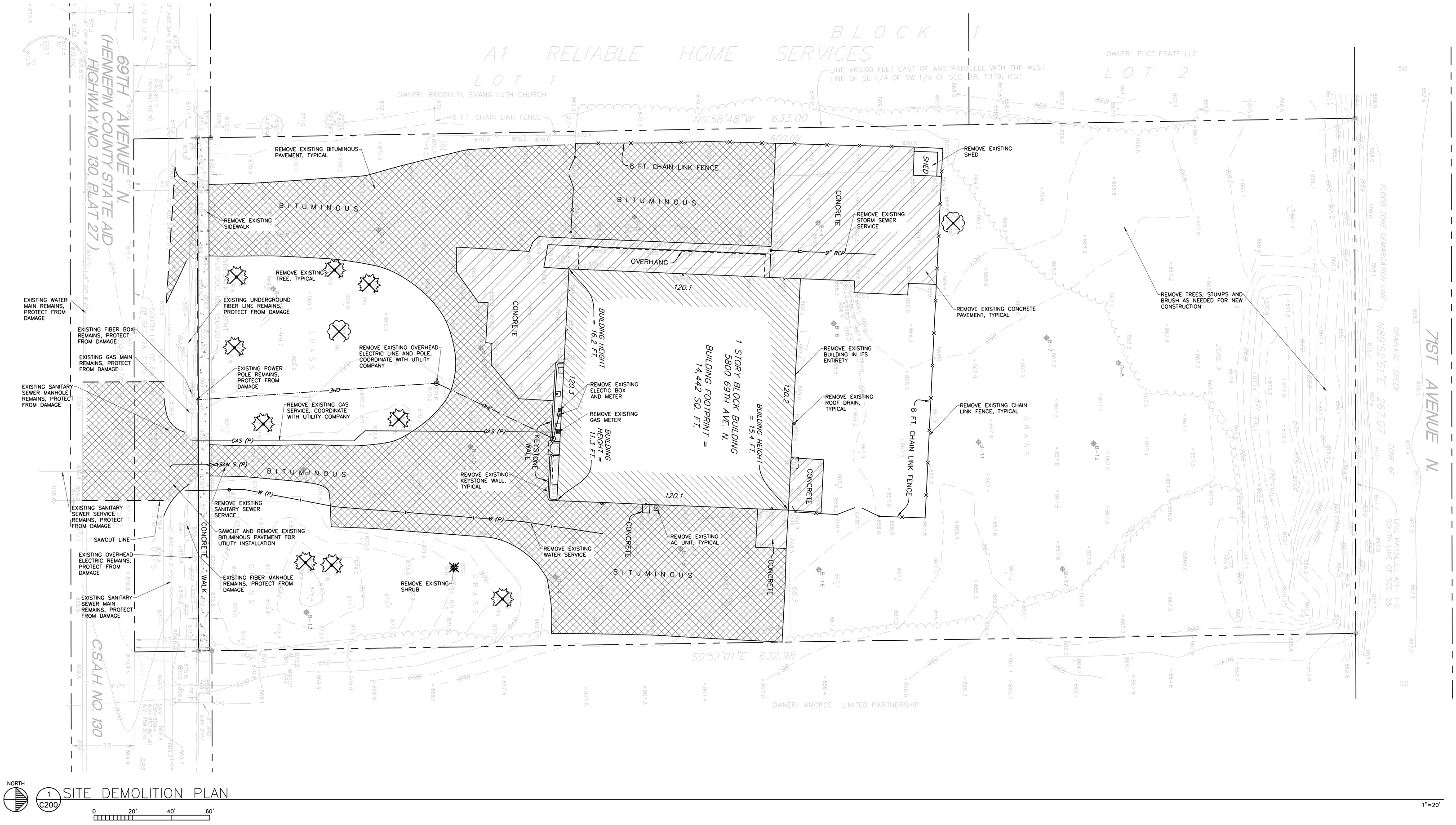
No.	ISSUED FOR	DATE

GENERAL NOTES & LEGEND

SHEET NUMBER

C100

OF SHEETS



NORTH

1 C200 SITE DEMOLITION PLAN

0 20' 40' 60'

1"=20'

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER

DATE

DRAWN BY

CHECKED BY

ISSUE/REVISION HISTORY

1	Site Plan Review Application	07/05/24

NO.	REVISIONS	DATE

No.	ISSUED FOR	DATE

SITE DEMOLITION PLAN

SHEET NUMBER

C200

OF SHEETS

SWPPP NARRATIVE

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN COMPLETED TO FULFILL THE PERMIT REQUIREMENTS OF THE GENERAL CONSTRUCTION STORMWATER PERMIT (NPDES/SDS PERMIT) FOR EROSION AND SEDIMENT CONTROL FROM SITES WITH MORE THAN 1 ACRE OF SOIL DISTURBANCE. A PERMIT FROM THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) IS REQUIRED FOR THIS PROJECT.

THE CITY OF BROOKLYN PARK AND SHINGLE CREEK WATERSHED MANAGEMENT COMMISSION (SCWMC) HAVE JURISDICTIONAL AUTHORITY FOR EROSION CONTROL, SOIL CONTROL AND STORMWATER MANAGEMENT AT THIS SITE. IN ADDITION TO THE PROVISIONS OF THE PERMIT, EROSION PREVENTION AND SEDIMENTATION CONTROL SPECIFICATIONS AND PLANS HAVE BEEN CREATED. MPCA PROCEDURES FOR APPLICATION, MAINTENANCE AND TERMINATION OF THE PERMIT ARE DESCRIBED IN THE SPECIFICATIONS. ADDITIONAL INFORMATION AND GENERAL CONTRACTOR REQUIREMENTS ARE CONTAINED IN THE SPECIFICATIONS THAT ARE NOT INCLUDED ON THIS SHEET. THE GENERAL CONTRACTOR MUST FOLLOW PERMIT REQUIREMENTS AT ALL TIMES; NOTHING IN THE SWPPP OR SPECIFICATIONS SUPERCEDES THE GENERAL CONTRACTORS RESPONSIBILITIES UNDER THE PERMIT.

THIS SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY TO REFLECT CHANGES TO SITE CONDITIONS, PLACEMENT OF CONTROL MEASURES AND ELEMENTS ONSITE. THIS DOCUMENT IS REQUIRED TO REFLECT CURRENT CONDITIONS BASED ON SITE INSPECTIONS AND ACTIONS.

1. PROJECT DESCRIPTION/LOCATION

SEE STORMWATER MANAGEMENT CALCULATIONS AND REPORT AND SPECIFICATIONS FOR THIS SITE AND INCORPORATE INFORMATION INTO CONSTRUCTION PROCEDURES.

PROJECT NAME:	SANDGRASS POINTE
PROJECT NUMBER:	24-003
PROJECT LOCATION:	BROOKLYN PARK, MN
TOTAL DISTURBED AREA:	3.87 ACRES
PRE-CONSTRUCTION IMPERVIOUS SURFACE ACRES:	1.475 ACRES
POST-CONSTRUCTION IMPERVIOUS SURFACE ACRES:	1.788 ACRES
CUMULATIVE NEW IMPERVIOUS SURFACE ACRES:	0.313 ACRES
WORK IN/NEAR WATER/CONVEYANCE?:	NO
ECOLOGICALLY SENSITIVE AREAS IN PROJECT SCOPE?:	NO
TEMPORARY BASIN IN PROJECT SCOPE*?:	NO
TYPE AND DESIGN CRITERIA OF PERMANENT BMPS IN PROJECT SCOPE**:	INFILTRATION POND

**LONG TERM MAINTENANCE OF PROJECT BMPS WILL BE CONDUCTED BY THE OWNER AND THE CITY OF BROOKLYN PARK.

THE PLANNED SCOPE OF THE PROJECT INCLUDES:

- CONSTRUCTION OF A NEW MULTIFAMILY BUILDING, TOWNHOUSES, DRIVEWAYS AND SIDEWALKS.
- STORMWATER FROM THIS SITE WILL BE COLLECTED THROUGH A SERIES OF CATCH BASINS AND PIPES AND DISCHARGED TO A PROPOSED UNDERGROUND PIPE INFILTRATION SYSTEM.

2. SPECIAL AND IMPAIRED WATERS

o. SPECIAL AND IMPAIRED WATERS: THESE WETLANDS, FENS, TROUT STREAMS, ORVWS AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS. SHINGLE CREEK IS AN IMPAIRED WATER WITHIN ONE MILE BUT WILL NOT BE AFFECTED OR IMPACTED BY THIS PROJECT.

WATER BODY NAME	REACH NUMBER	IMPAIRMENTS	APPLICABLE?
SHINGLE CREEK	07010206-506	CHLORIDE, DISSOLVED OXYGEN, E.COLI, INVERTBIO	N

3. ECOLOGICAL AND OTHER SENSITIVE AREAS

IN ADDITION TO ANY ADDITIONAL PROVISIONS DICTATED IN THE RESPECTIVE PART BELOW, THE GENERAL CONTRACTOR SHALL PROVIDE SPECIAL CARE AND ATTENTION TO ECOLOGICAL OR OTHER SENSITIVE AREA(S) INDICATED IN THIS SECTION TO PREVENT TRAFFIC AND DISTURBANCE, AND TO PRESERVE VEGETATIVE COVER IN IDENTIFIED AREAS. IDENTIFIED AREAS AND APPROPRIATE SETBACKS SHALL BE MARKED IN THE FIELD BY THE GENERAL CONTRACTOR, AS SPECIFIED IN SUBSEQUENT PAGE DETAILS, IF APPLICABLE.

a. PLACEMENT OF FILL IN WATERS OF THE STATE.
b. DRINKING WATER SUPPLY MANAGEMENT AREA: THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA AND OR A DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA). THE PROJECT IS NOT WITHIN A KNOWN KARST AREA. ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
c. ENVIRONMENTAL REVIEW: THIS PROJECT IS NOT SUBJECT TO FINDINGS OF AN ENVIRONMENTAL, OR ARCHEOLOGICAL AND HISTORIC PLACES REVIEW. NO ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
d. ENDANGERED OR THREATENED SPECIES: THERE ARE NO ENDANGERED OR THREATENED SPECIES AFFECTED BY THIS PROJECT. NO ADDITIONAL PROVISIONS APPLY TO THIS PROJECT.
e. AQUATIC INVASIVE SPECIES, INFESTED WATERS AND WORK IN WATERS RESTRICTIONS: PROJECT SCOPE DOES NOT INCLUDE WORK IN OR NEAR PUBLIC WATERS. NO PUBLIC WATERS IN OR NEAR THE PROJECT SITE ARE LISTED OR SPECIALLY DESIGNATED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES DEPARTMENT OF WATER (DOW).
f. SOIL TYPES TYPICALLY FOUND ON THIS PROJECT SITE ARE LOAMY SANDS ACCORDING TO THE USDA WEB SOIL SURVEY.

4. PROJECT PERSONNEL AND SWPPP IMPLEMENTATION RESPONSIBILITIES

ORGANIZATION	CONTACT NAME & CERTIFICATION NUMBER	PHONE
OWNER:		
ENGINEER FIRM NAME	PIERCE PINI + ASSOCIATES, INC.	763-537-1311
SWPPP PREPARER: PIERCE PINI AND ASSOCIATES	TIM SETALA, P.E.	763-537-1311
GENERAL CONTRACTOR FIRM NAME:		
SOIL/EROSION CONSTRUCTION SITE MANAGER		
SOIL/EROSION CONSTRUCTION SITE MANAGER		

MPCA DUTY OFFICER 24-HOUR EMERGENCY SPILL NOTIFICATION: 651-649-5451 OR 800-422-0798

o. THE OWNER AND THE NAMED GENERAL CONTRACTOR ARE CO-PERMITTEES FOR THE GENERAL CONSTRUCTION STORMWATER PERMIT (NPDES/SDS PERMIT). THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE PERMIT AND STORMWATER COMPLIANCE POLICY AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA.
b. THE GENERAL CONTRACTOR SHALL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP IS IMPLEMENTED AND MAINTAINED UNTIL THE PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND OWNER HAS COMPLETED THE FINAL INSPECTION.
c. THE PROJECT ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE SWPPP. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) DESCRIBED BY THE SWPPP AT ALL STAGES OF CONSTRUCTION UNTIL THE OWNER HAS COMPLETED THE FINAL INSPECTION.
d. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP INCLUDING THE ACTIVITIES OF ALL OF SUBCONTRACTORS DURING CONSTRUCTION.
e. GENERAL CONTRACTOR SHALL PROVIDE AT LEAST ONE CERTIFIED INSTALLER FOR EACH SUBCONTRACTOR TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP. CERTIFICATION IS THROUGH THE UNIVERSITY OF MINNESOTA EROSION AND STORMWATER MANAGEMENT CERTIFICATION PROGRAM (http://www.erosion.umn.edu/) OR APPROVED EQUIVALENT.
f. GENERAL CONTRACTOR SHALL PROVIDE AT LEAST ONE CERTIFIED INDIVIDUAL TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. GENERAL CONTRACTOR SHALL PROVIDE EVIDENCE OF CERTIFICATION FOR EACH INDIVIDUAL AT THE PRE-CONSTRUCTION MEETING AND IS MAINTAINED BY GENERAL CONTRACTOR WITH PROJECT DOCUMENTATION.
g. THIS SWPPP HAS BEEN PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH THE PERMIT'S TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS.

PREPARED BY:
TIM SETALA, P.E.
PIERCE PINI AND ASSOCIATES
TIM@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:
DATE OF TRAINING/CERTIFICATION:
INSTRUCTOR(S): JOHN CHAPMAN
CERTIFICATION EXPIRATION:

5. SEQUENCE OF CONSTRUCTION

THE FOLLOWING DESCRIBES, IN GENERAL, THE SEQUENCE OF WORK PERFORMED ON THE SITE:

a. GENERAL CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS IN ACCORDANCE WITH THE MPCA POLICY.
b. GENERAL CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BMPS, INCLUDING CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER. GENERAL CONTRACTOR SHALL INSTALL ALL DOWN-GRADIENT PERIMETER CONTROLS BEFORE ANY UP-GRADIENT DISTURBANCE BEGINS.
c. THE GENERAL CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. PRESERVE ALL NATURAL BUFFERS SHOWN ON PLAN.
d. GENERAL CONTRACTOR SHALL MARK OR OTHERWISE DELINEATE AREAS ON THE SITE NOT TO BE DISTURBED, INCLUDING ECOLOGICALLY SENSITIVE AREAS, BEFORE CONSTRUCTION BEGINS.
e. GENERAL CONTRACTOR SHALL ESTABLISH SITE LOCATION AND COMPLETE INSTALLATION OF ANY PORTABLE TOILET, FUELING AREA, SPILL KIT LOCATION, CONCRETE WASHOUT AREA, HAZARDOUS MATERIAL HANDLING AND STORAGE AREA, LITTER CONTROL DEVICE AREA, STAGING AREA, STOCK PILING AREA, AND OTHER SWPPP DESIGNATED AREAS. UPDATE ONSITE-COPY OF SWPPP TO REFLECT LOCATION OF THESE ITEMS.
f. GENERAL CONTRACTOR SHALL ESTABLISH AND ENFORCE PROTOCOL REGARDING CLEANING OF ALL EQUIPMENT THAT HAS BEEN USED IN INFESTED WATERS OR WATERS WITH INVASIVE SPECIES TO PREVENT THE SPREAD OF BOTH AQUATIC AND TERRESTRIAL INVASIVES. GENERAL CONTRACTOR SHALL OBTAIN VERIFICATIONS FROM ALL SUBCONTRACTORS THAT EQUIPMENT IS CLEAN, OR NEW, AND WILL NOT SPREAD INVASIVES.
g. GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF SITE DEWATERING. DEWATERING SHALL FOLLOW MPCA AND CITY OF BROOKLYN PARK STANDARDS AND REQUIREMENTS. SUBMIT PLAN OF ACTION FOR REVIEW PRIOR TO CONSTRUCTION.
h. GENERAL CONTRACTOR SHALL ESTABLISH AND ENFORCE TRAFFIC FLOW AND PATTERNS, INCLUDING HAUL ROADS, AT PROJECT SITE TO MINIMIZE SOIL DISTURBANCE, TRACKING AND COMPACTION, AND TO PRESERVE NATIVE AND EXISTING VEGETATION. UPDATE ONSITE COPY OF SWPPP TO REFLECT HAUL ROADS AND OTHER SITE TRAFFIC PATTERNS.
i. GENERAL CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE SWPPP.
   A. STOCKPILES SHALL BE PROTECTED AROUND THE ENTIRE PERIMETER WHEN NOT ACTIVELY BEING WORKED; STOCKPILES ACTIVELY BEING WORKED SHALL BE STABILIZED AT THE END OF EACH WORK DAY. PRESERVED TOPSOIL STOCKPILES SHALL ADDITIONALLY BE COVERED. PLACE BMP A MINIMUM OF 5 FEET FROM THE TOE OF THE SLOPE WHERE FEASIBLE. STABILIZE ALL ERODABLE STOCKPILES.
   B. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES INCLUDING GUTTERS OR SWALES.
   C. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
j. GENERAL CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT SOIL EXPOSURE ON ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
k. GENERAL CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   A. GENERAL CONTRACTOR SHALL MAINTAIN 70% VEGETATIVE COVER ON COMPLETED AREAS OF THE PROJECT SITE.
   B. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER.
   C. STABILIZE WETTED PERIMETER OF DITCH (I.E. WHERE THE DITCH GETS WET).
l. WHEN PERMANENT BMPS OR PORTIONS THEREOF ARE INSTALLED, GENERAL CONTRACTOR SHALL STAKE OR MARK THESE AREAS, AND INSTALL SEDIMENT PROTECTION UPGRADIENT OF COMPLETED AREAS TO AVOID COMPACTION AND FOULING OF SYSTEM ELEMENTS. PERMANENT BMPS SHALL BE CONSTRUCTED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO BEING PLACED INTO SERVICE. IN THE EVENT THAT PERMANENT STABILIZATION CANNOT BE ACHIEVED BEFORE BEING PLACED INTO SERVICE, TEMPORARY MEASURES TO PREVENT FOULING SHALL BE IN PLACE.
m. GENERAL CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT. TEMPORARY BMPS SUCH AS MULCH AND HYDROSEED DO NOT CONSTITUTE PERMANENT VEGETATIVE COVER; SOD INSTALLATION MAY CONSTITUTE PERMANENT VEGETATIVE COVER.
n. THE GENERAL CONTRACTOR SHALL ENSURE FINAL STABILIZATION:
   A. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DESTINY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
   B. GENERAL CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IF INCLUDED WITHIN THE SCOPE OF THE PROJECT.
   C. GENERAL CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS, EXCEPT AS SPECIFICALLY AUTHORIZED/REQUIRED BY CITY OF BROOKLYN CENTER.
   D. GENERAL CONTRACTOR SHALL REMOVE ALL SEDIMENTS FROM STORMWATER CONVEYANCES AND PERMANENT WATER QUALITY BASINS.
   E. GENERAL CONTRACTOR SHALL REQUEST A FINAL INSPECTION FROM THE CITY OF BROOKLYN PARK PRIOR TO INITIATING PERMIT TERMINATION.
o. PERMIT SHALL BE TERMINATED IN ACCORDANCE WITH MPCA POLICY.

6. SITE INSPECTION AND MAINTENANCE

a. INSPECT THE ENTIRE CONSTRUCTION SITE AND DOWNGRADIENT ADJACENT SITES/AREAS, INCLUDING THE FOLLOWING:
   A. INSPECT SURFACE WATER, INCLUDING DRAINAGE DITCHES, AND OFF-SITE PROPERTIES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION.
   B. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES.
   C. INSPECT INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION, AND TO ENSURE EQUIPMENT IS NOT BEING DRIVEN INTO THE AREA.
   D. INSPECT, MONITOR AND MAINTAIN ALL WATER QUALITY MANAGEMENT, EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   E. INSPECT, MONITOR AND MAINTAIN POLLUTION PREVENTION BMPS.
b. INSPECTION FREQUENCY: GENERAL CONTRACTOR SHALL CONDUCT A SITE STORMWATER INSPECTION A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME, WHICHEVER COMES FIRST. GENERAL CONTRACTOR SHALL NOTE EXACT DATE OF LAST INSPECTION PRIOR TO WINTER SUSPENSION AND FIRST DATE WHEN CONSTRUCTION RESUMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED TO THE MPCA, OR UNTIL PERMIT COVERAGE HAS BEEN TRANSFERRED TO ANOTHER PERMITTEE.
c. RECORD ALL INSPECTIONS, MAINTENANCE AND CORRECTIVE ACTIONS CONDUCTED DURING CONSTRUCTION ON A PROVIDED INSPECTION FORM WITHIN 24 HOURS OF THE ACTION. DATE AND INITIAL THE ON-SITE SWPPP WITH ANY CHANGES TO REFLECT ON-SITE CONDITIONS. COPIES OF ALL SHALL BE SUBMITTED TO THE CIVIL ENGINEER.
d. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY GENERAL CONTRACTOR ACCORDING TO THE DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS. BMPS MUST BE OPERATIONALLY FUNCTIONAL AND ADEQUATE. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS OF DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
e. THE GENERAL CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. UPDATE SWPPP DOCUMENTS WHEN CHANGES ARE MADE.
f. WHEN AN INSPECTION FINDS EROSION PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL OR INADEQUATE, ANY NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. THE GENERAL CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF BROOKLYN CENTER OR A/E WITHIN 24 HOURS OF NOTICE.
   A. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE GENERAL CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESES ADDITIONAL PRACTICES.
g. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES ONE-HALF THE DEPTH OF THE DEVICE. SITE INLETS REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST BE RETURNED TO SERVICE AS SOON AS THE THREAT (EG. FLOODING) HAS RECEDED.
h. REPAIR, REPLACE OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. GENERAL CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW. PERIMETER CONTROL DEVICES REMOVED IN RESPONSE TO A PUBLIC SAFETY CONCERN MUST BE RETURNED TO SERVICE AS SOON AS THE THREAT HAS RECEDED.
i. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY GENERAL CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE-HALF THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
j. ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTABILIZED BY GENERAL CONTRACTOR WITHIN 7 DAYS OF DISCOVERY, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
k. MAINTAIN EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES AND PUBLIC AND PRIVATE ROADS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY GENERAL CONTRACTOR. IF THE ENTRANCE BECOMES INUNDATED WITH SEDIMENT, THE GENERAL CONTRACTOR SHALL CLEAN OR REPLACE AS APPROPRIATE. PUBLIC AND PRIVATE ROADS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SWEPT OR OTHERWISE CLEANED DAILY. GENERAL CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE. USE MECHANICAL METHODS TO REMOVE SOLIDS FIRST, FOLLOWED BY WET METHODS, ONLY AS NEEDED. SWEEPING IS NOT A SUBSTITUTE FOR PROPER MAINTENANCE OF CONSTRUCTION ENTRANCES.
l. GENERAL CONTRACTOR SHALL REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS. STREET SWEEPING MAY HAVE TO OCCUR MORE FREQUENTLY THAN DESCRIBED ABOVE TO MINIMIZE OFF-SITE IMPACTS. THERE ARE DOWNSTREAM WATERWAYS THAT WOULD BE ADVERSELY AFFECTED BY VEHICULAR TRACKED SOILS. STREET SWEEPING IS IMPERATIVE TO MAKES SURE THIS DOES NOT OCCUR.
m. ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY GENERAL CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION/FILTRATION MUST BE REMOVED BY GENERAL CONTRACTOR.
n. SEE CIVIL NOTES, DETAILS AND DRAWINGS ON CONSTRUCTION DOCUMENTS.

7. POLLUTION PREVENTION AND SPILL RESPONSE

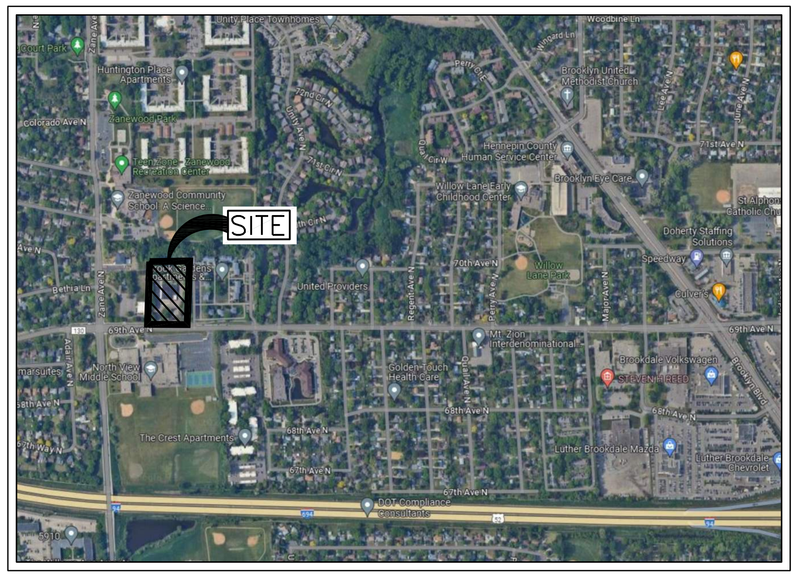
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING POLLUTION PREVENTION MEASURES AT THE SITE, AS DESCRIBED IN DETAIL IN THE EROSION PREVENTION AND SEDIMENTATION CONTROL SPECIFICATIONS SECTION 312500.

IN GENERAL, THE FOLLOWING MEASURES ARE REQUIRED AT PROJECT SITES.

o. BUILDING MATERIALS AND WASTES WITH THE POTENTIAL TO CONTAMINATE STORMWATER SHALL BE STORED INSIDE OR UNDER COVER IN A DESIGNATED AREA, AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
b. LITTER AND SOLID WASTE SHALL BE PLACED INTO COVERED CONTAINERS AT A DESIGNATED AREA AT THE SITE AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
c. ON-SITE FUELING SHALL BE CONDUCTED IN DESIGNATED AREAS ONLY AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
d. A SPILL RESPONSE KIT AT EACH LOCATION SPECIFIC TO THE MATERIALS USED AT THE PROJECT SITE AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
e. PORTABLE TOILETS SHALL BE SECURED IN PLACE TO PREVENT BEING TIPPED OR KNOCKED OVER AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP.
f. VEHICLE AND EQUIPMENT WASHING IS PROHIBITED AT PROJECT SITES.
g. CONCRETE WASH OUT WASTE, INCLUDING WASTE CURED CONCRETE, SHALL BE MANAGED OFF-SITE OR MANAGED ON-SITE IN A DESIGNATED CONCRETE WASHOUT AREA AND SHALL BE INDICATED BY THE GENERAL CONTRACTOR ON THE SWPPP SITE MAP. ON-SITE BATCH PLANTS AND MORTAR MIX AREAS ARE CONCRETE PRODUCTS AND SHALL FOLLOW ALL STORMWATER MANAGEMENT CONTROLS AS NOTED HEREIN AND WITHIN NPDES PERMIT.
h. THE GENERAL CONTRACTOR SHALL USE OR ENSURE USE OF METHODS AND OPERATIONS WHICH PREVENT DUST, PARTICLES, PIECES AND SLURRY FROM DEPOSITING IN VEGETATED OR FUTURE VEGETATED AREAS OR FROM LEAVING THE PROJECT SITE AND ENTERING A STORMWATER CONVEYANCE SYSTEM, INCLUDING A DITCH OR CULVERT.
i. IN THE EVENT OF A SPILL AT THE PROJECT SITE WITH A RELEASE OR POTENTIAL RELEASE TO THE ENVIRONMENT, THE GENERAL CONTRACTOR SHALL CONTACT WITH THE STATE DUTY OFFICER.

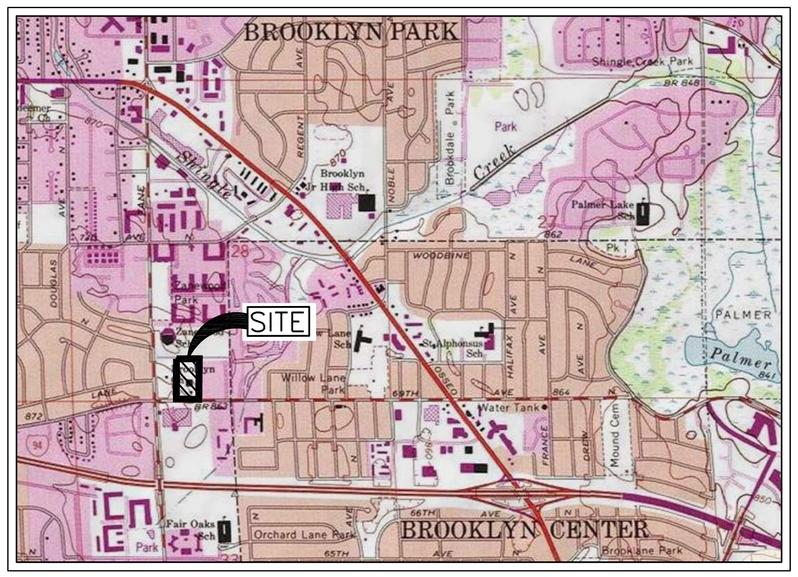
8. PERMANENT STORMWATER PRACTICES

a. CONSTRUCTION SEQUENCING OF STORM SEWER PRACTICES:
   A. STORM SEWER ROUTING DESIGN IS PROVIDED ON THE UTILTY PLANS.
   B. INSTALLATION OF STORM SEWER PRACTICES SHALL BE DONE DURING PERIODS OF DRY WEATHER AND COMPLETED BEFORE A RAINFALL EVENT.
   C. SHOP DRAWINGS OF ALL SYSTEMS NEED TO BE APPROVED PRIOR TO CONSTRUCTION.
D. NOTIFY CIVIL ENGINEER OF WORK BEING DONE ON STORM SEWER SYSTEMS AND THE SCHEDULE OF CONSTRUCTION.
E. MAINTAIN EROSION AND SEDIMENT CONTROL ON CONTRIBUTING AREAS TO AVOID CLOGGING OF SYSTEM.
F. CONSTRUCT STORM SEWER SYSTEMS PER DRAWINGS AND SPECIFICATIONS.
G. COMPLETE CONSTRUCTION OF PAVEMENT AFTER STORM SEWER SYSTEM IS INSTALLED. AFTER PAVEMENT IS INSTALLED, VERIFY THAT SYSTEMS ARE CLEAR AND FULLY FUNCTIONAL. VACUUM AND CLEAN SYSTEMS AS NEEDED SO THEY ARE FULLY FUNCTIONAL AT PROJECT CLOSEOUT.
H. INSTALL LANDSCAPING AND PLANTING MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS.
I. REMOVE ALL TEMPORARY EROSION CONTROL BMP'S AFTER PAVING IS COMPLETE AND TURF HAS BEEN ESTABLISHED.
J. GENERAL CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORM SEWER SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.
K. THE GENERAL CONTRACTOR SHALL SUBMIT AN AS-BUILT SURVEY OF THE COMPLETED SITE PREPARED AND SIGNED BY A LICENSED SURVEYOR TO THE CIVIL ENGINEER AT THE END OF THE PROJECT. AS-BUILT SURVEY SHALL INCLUDE ENOUGH INFORMATION TO VERIFY THE CONSTRUCTED TOPOGRAPHY, UTILITY AND SITE ELEMENTS. COORDINATE WITH OWNER AND CIVIL ENGINEER FOR SCHEDULE FOR WHEN THIS SHALL BE COMPLETED. A COPY OF THE CADD FILE AND CERTIFIED PDF FILE SHALL BE PROVIDED TO CIVIL ENGINEER.
L. GENERAL CONTRACTOR TO COMPLETE NOTICE OF TERMINATION (NOT) UPON COMPLETION OF PROJECT AND SUBMIT TO OWNER.
M. SEE NOTES ON SHEET C100 AND SPECIFICATION 312500 FOR FURTHER INFORMATION.



SITE LOCATION MAP

MAP NOT TO SCALE
LATITUDE: 45.080140
LONGITUDE: -93.353820



USGS VICINITY MAP

MAP NOT TO SCALE

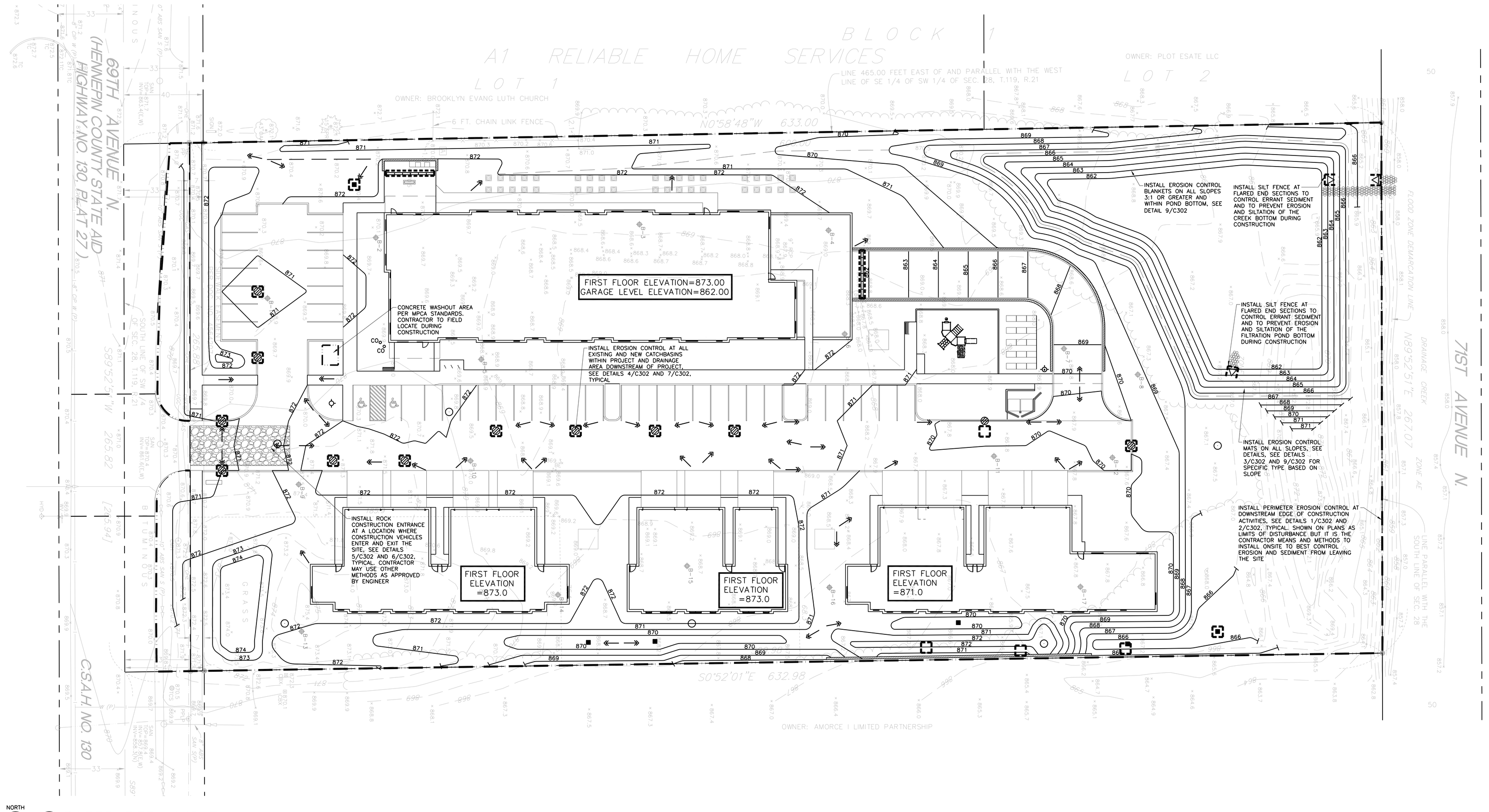
ACREAGE SUMMARY	
TOTAL SITE AREA	3.871 ACRES
ON-SITE DISTURBED AREA	2.376 ACRES
OFF-SITE DISTURBED AREA	0.198 ACRE
TOTAL DISTURBED AREA	3.417 ACRES
EXISTING IMPERVIOUS AREA	1.475 ACRES
PROPOSED IMPERVIOUS AREA	1.788 ACRES

ESTIMATED BMP QUANTITIES	
SILT FENCE	1751 LF
FILTER LOGS	876 LF
CATCH BASIN INSERTS	22 EA
ROCK CONSTRUCTION ENTRANCE	50 CY EA.

NOTES:

1. QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.

CONTACT INFORMATION	
OWNER	
BUSINESS:	
CONTACT PERSON, TITLE:	



NORTH

1 C301 SWPPP SITE LAYOUT

0 20' 40' 60'

1"=20'

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER

DATE

DRAWN BY

CHECKED BY

ISSUE/REVISION HISTORY

1	Site Plan Review Application	07/05/24

NO.	REVISIONS	DATE

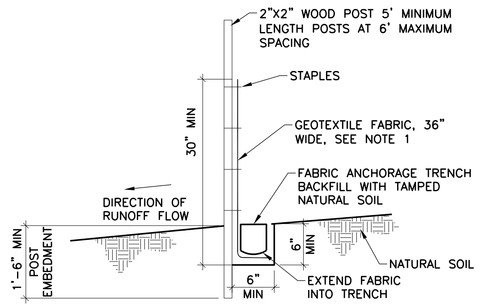
No.	ISSUED FOR	DATE

SWPPP SITE LAYOUT

SHEET NUMBER

C301

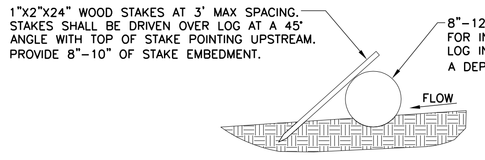
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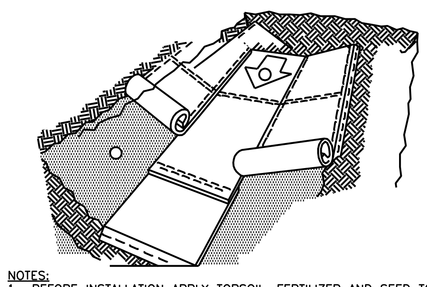
NOTES:
1. GEOTEXTILE FABRIC SHALL BE PER MNDOT SPEC 3886.
2. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
3. ENSURE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
4. FIELD VERIFY THE MAXIMUM SLOPE LENGTH IN THE TABLE. THIS LENGTH EQUATES TO A 2 FOOT STORAGE HEIGHT FOR THE 100-YEAR EVENT.
5. SILT FENCE INSTALLATION TO CONFORM TO MNDOT SPEC 2573.3

		BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	MAXIMUM SLOPE LENGTH
100:1	1%	100 FT
50:1	2%	75 FT
25:1	4%	75 FT
20:1	5%	75-50 FT
17:1	6%	50 FT
12.5:1	8%	50 FT
10:1	10%	50-25 FT
5:1	20%	25-15 FT
4:1	25%	15 FT
3:1	33%	15 FT
2:1	50%	15 FT

1 C302 SILT FENCE - PREASSEMBLED
NO SCALE

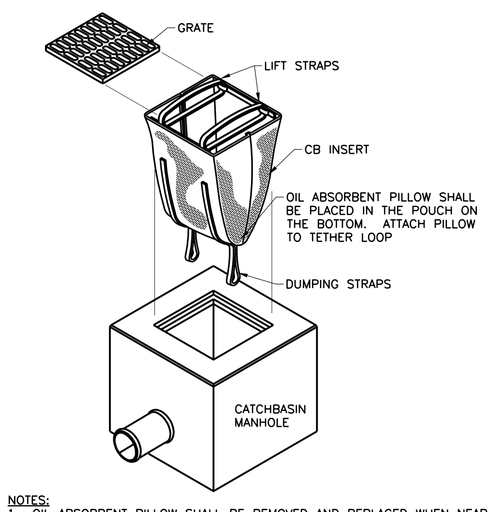


2 C302 SEDIMENT CONTROL FILTER LOG
NO SCALE



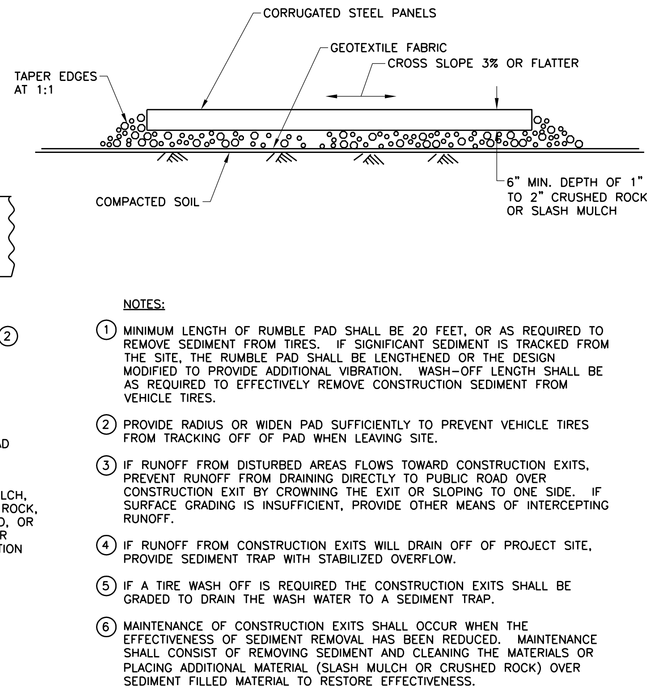
NOTES:
1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.
2. BEGIN AT THE TOP OF THE CHANNEL, INSTALL MATS BY ANCHORING IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.
5. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
6. THE TERMINAL END OF MATS MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH.
7. BACKFILL AND SEED AFTER STAPLING.
8. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

3 C302 EROSION STABILIZATION MATS
NO SCALE



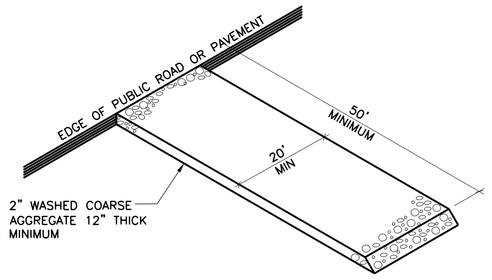
NOTES:
1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. USE DANDY BAG II® AS MANUFACTURED BY DANDY PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

4 C302 CB INSERT EROSION CONTROL
NO SCALE

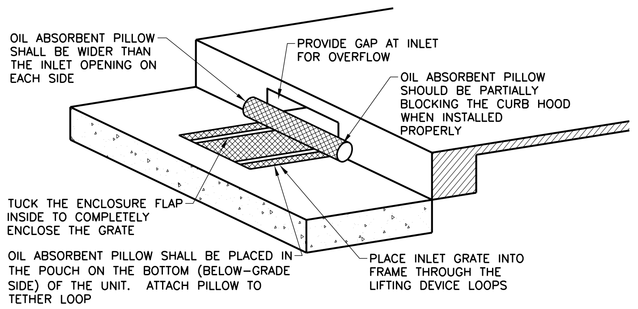


NOTES:
1. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

5 C302 RUMBLE PAD CONSTRUCTION EXIT
NO SCALE



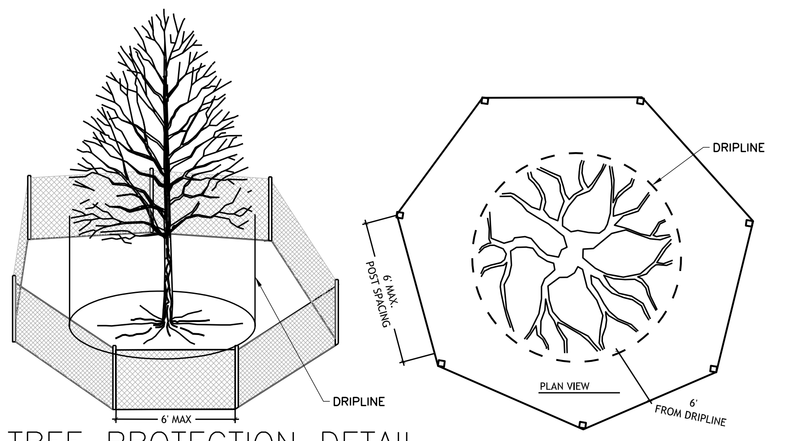
6 C302 GRAVEL CONSTRUCTION ENTRANCE
NO SCALE



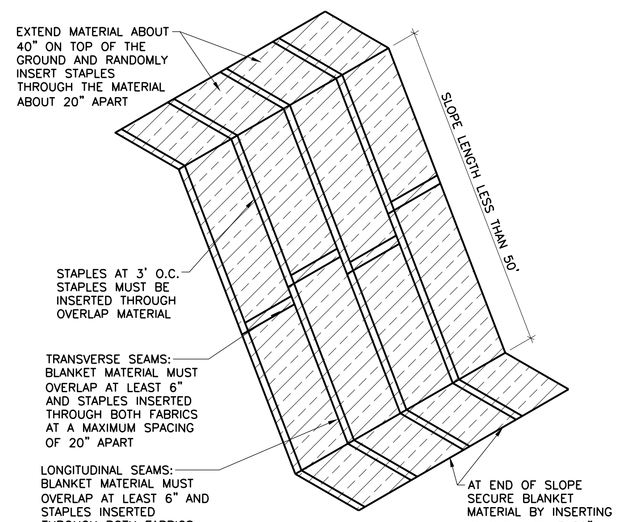
NOTES:
1. OIL ABSORBENT PILLOW SHALL BE REMOVED AND REPLACED WHEN NEAR SATURATION.
2. PROVIDE BEAVER DAM AS MANUFACTURED BY DANDY PRODUCTS, INC.
3. AN EQUIVALENT CURB INLET EROSION CONTROL METHOD OR PRODUCT MAY BE USED WITH APPROVAL FROM ENGINEER.

7 C302 OIL ABSORBENT PILLOW
NO SCALE

TREE PROTECTION NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.



8 C302 TREE PROTECTION DETAIL
NO SCALE



NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

9 C302 EROSION CONTROL BLANKET
NO SCALE

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

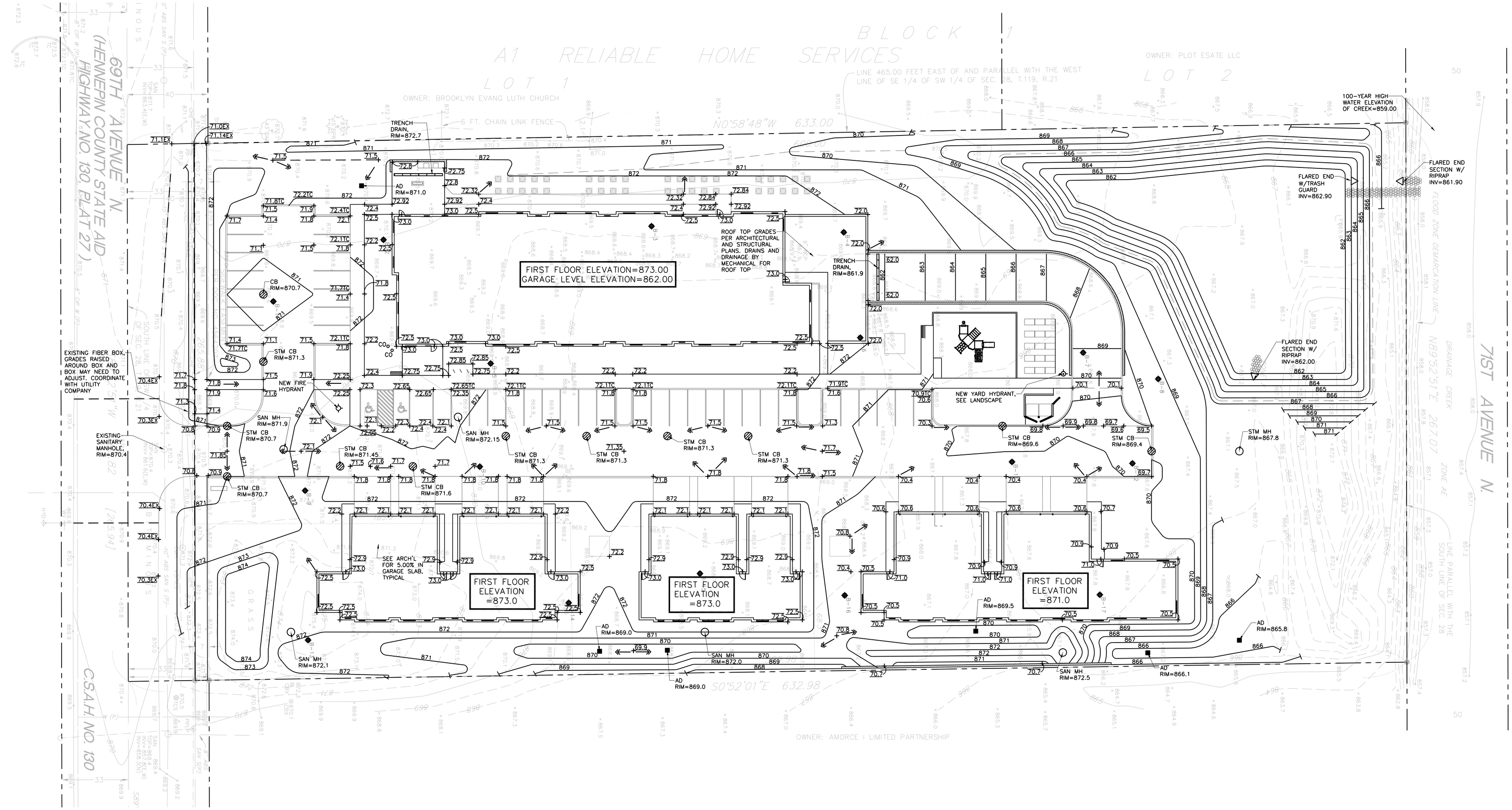
PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY
ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

No.	ISSUED FOR	DATE

SWPPP DETAILS

SHEET NUMBER
C302
OF SHEETS



NORTH

1 C400 GRADING AND DRAINAGE PLAN

0 20' 40' 60'

1"=20'

PER BROOKLYN PARK ZONING CODE LOWEST FLOOR ELEVATION

1. FOUR FEET ABOVE CURRENTLY OBSERVED GROUNDWATER ELEVATION PER GEOTECHNICAL BORINGS 857.4
2. TWO FEET ABOVE 100-YEAR FLOODPLAIN ELEVATION OF CREEK 859.00

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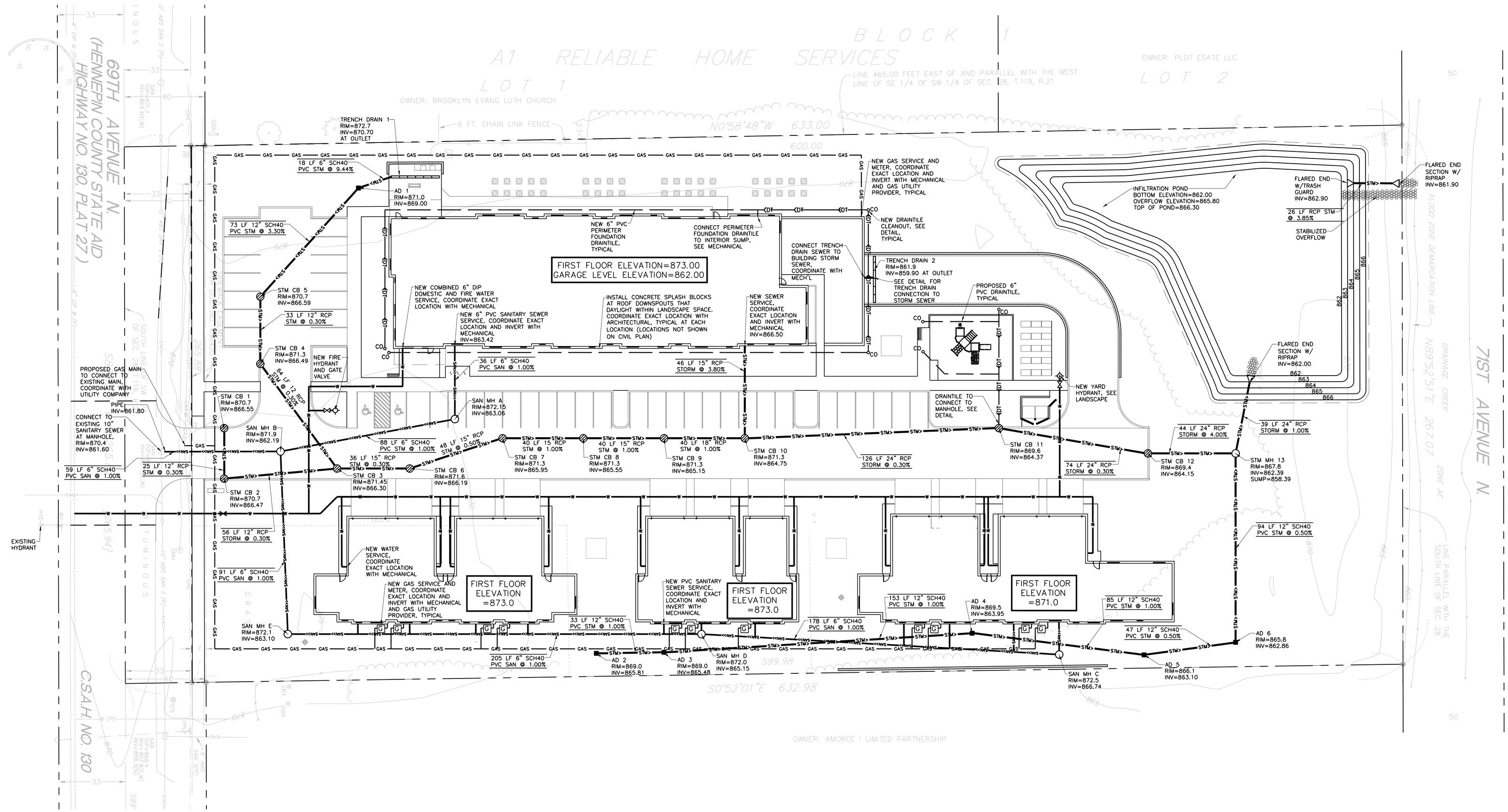
No.	ISSUED FOR	DATE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C400

OF SHEETS



NORTH

1 C500 UTILITY PLAN

0 20' 40' 60'

1"=20'

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211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
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Sandgrass Pointe
Brooklyn Park, MN

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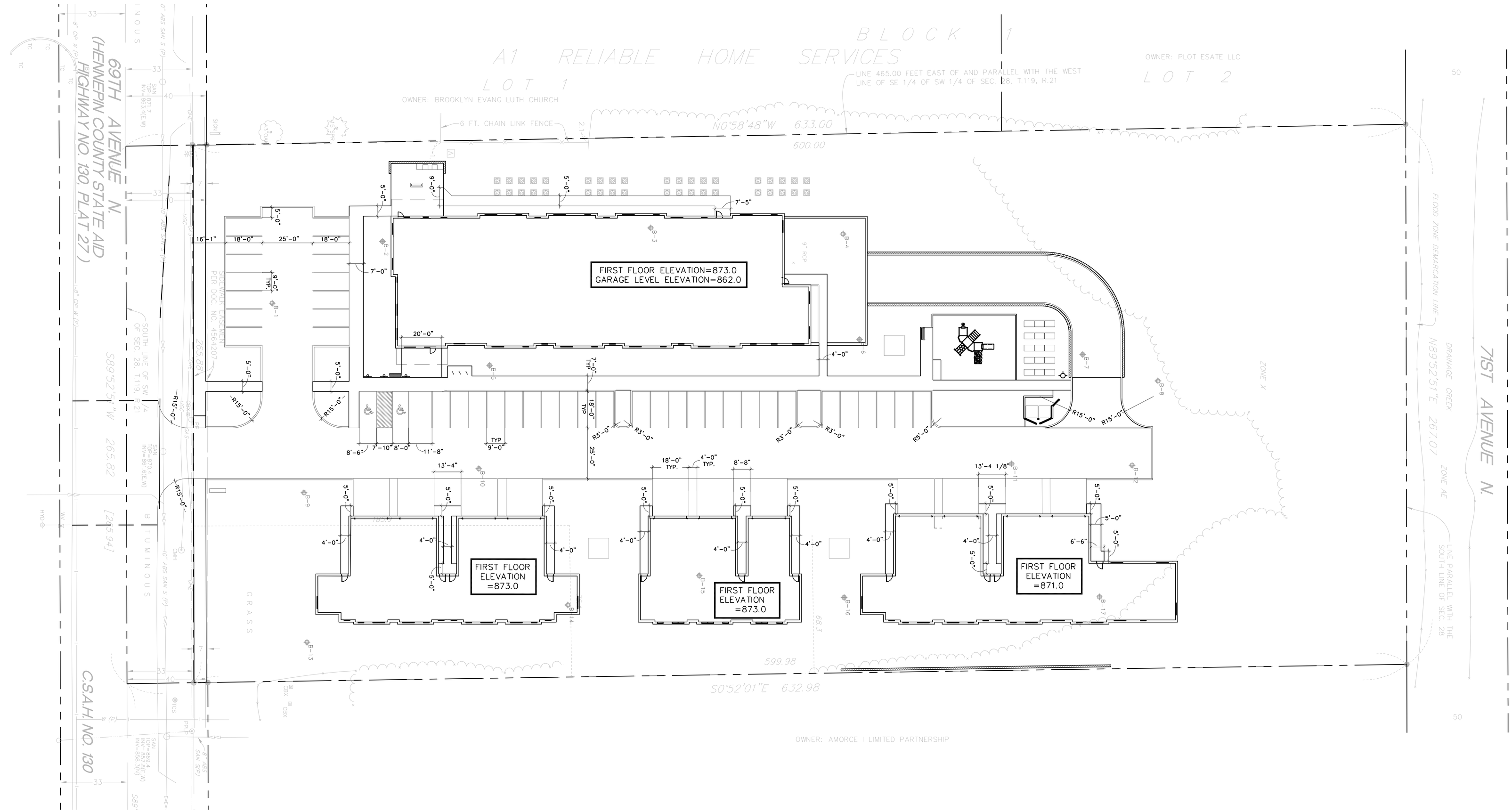
No.	ISSUED FOR	DATE

UTILITY PLAN

SHEET NUMBER

C500

OF SHEETS



NORTH

1 C600 SITE LAYOUT PLAN

0 20' 40' 60'

1"=20'

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rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
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SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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Rhonda S. Pierce
41333 — 05/26/2023
NUMBER — DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER: 24-003
DATE: 07/05/2024
DRAWN BY: JWF
CHECKED BY: RSP

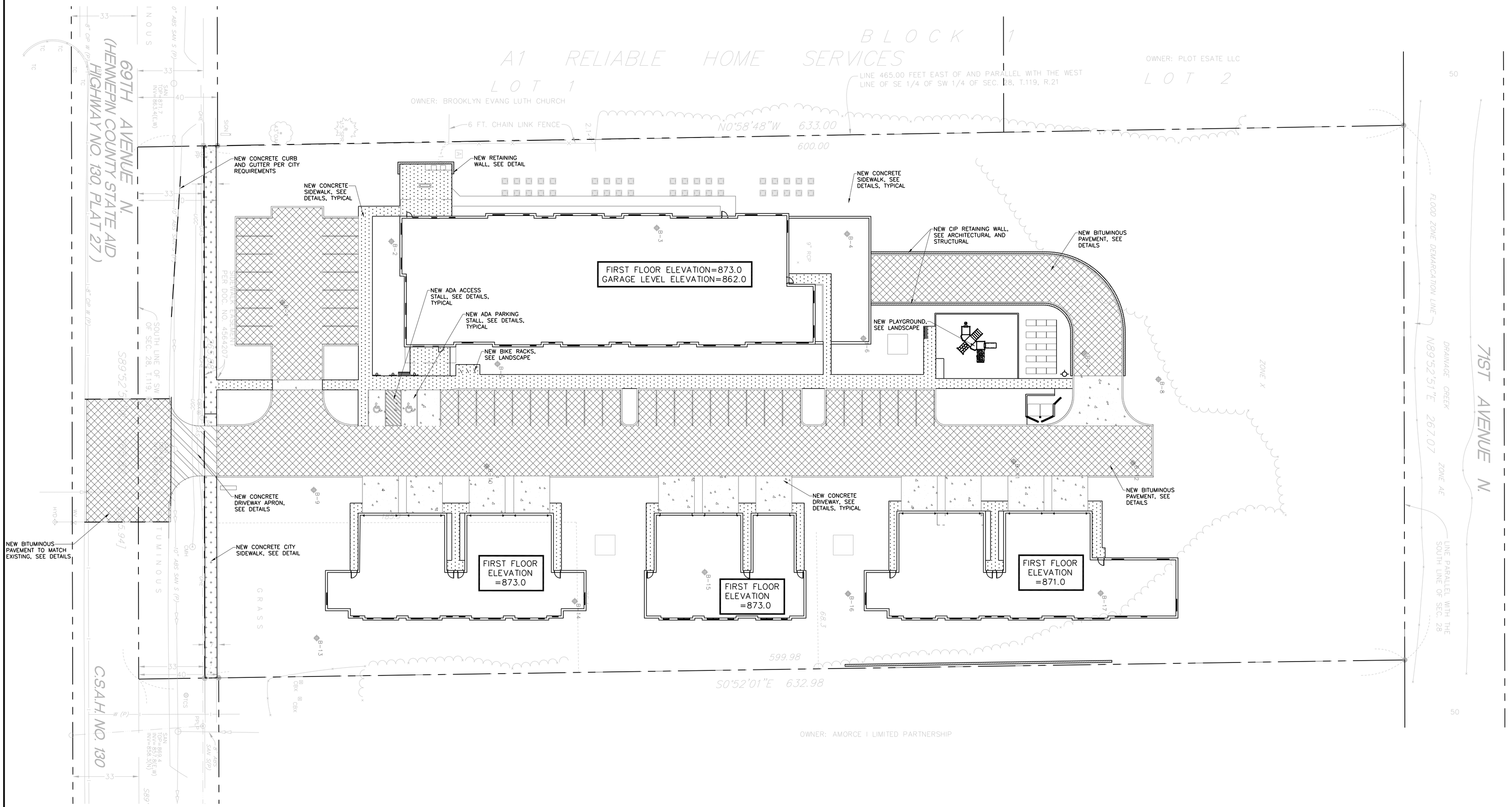
ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

No.	ISSUED FOR	DATE

SITE LAYOUT PLAN

SHEET NUMBER
C600
OF SHEETS



NORTH

1 C601 PAVING PLAN

0 20' 40' 60'

1"=20'

LEGEND

- NEW BITUMINOUS PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE APRON PER CITY
- NEW CITY SIDEWALK

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Rhonda S. Pierce
41333 — NUMBER
05/26/2023 — DATE

Sandgrass Pointe
Brooklyn Park, MN

PROJECT NUMBER: 24-003
DATE: 07/05/2024
DRAWN BY: JWF
CHECKED BY: RSP

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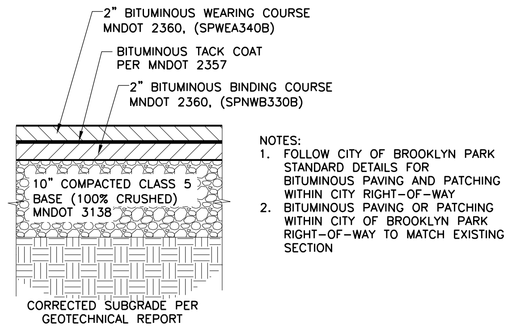
NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

No.	ISSUED FOR	DATE

PAVING PLAN

SHEET NUMBER
C601

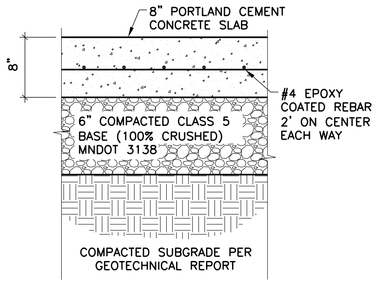
OF SHEETS



NOTES:
1. FOLLOW CITY OF BROOKLYN PARK STANDARD DETAILS FOR BITUMINOUS PAVING AND PATCHING WITHIN CITY RIGHT-OF-WAY
2. BITUMINOUS PAVING OR PATCHING WITHIN CITY OF BROOKLYN PARK RIGHT-OF-WAY TO MATCH EXISTING SECTION

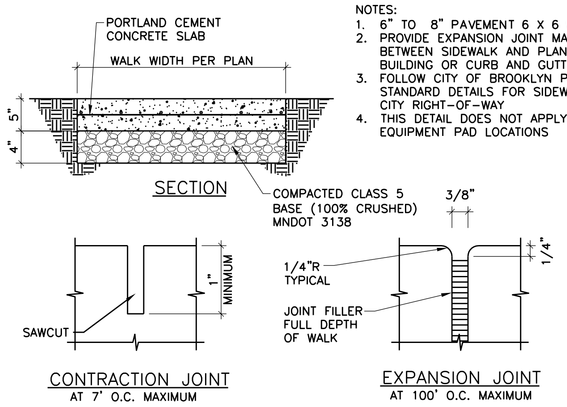
1 C700 BITUMINOUS PAVEMENT DETAIL — NO SCALE

NOTES:
1. THIS CONCRETE SECTION DOES NOT APPLY TO EQUIPMENT OR COMPACTOR PADS, SEE SUPPLIER FOR SECTION AND DESIGN OF THESE ITEMS.
2. SEE DETAIL 11/C700 FOR EXPANSION JOINT.
3. SEE CITY OF BROOKLYN PARK STANDARD DETAILS FOR CONCRETE PAVEMENT WITHIN RIGHT-OF-WAY



NOTES: PROVIDE CONTRACTION JOINTS AT 10' O.C. MAX. IN BOTH DIRECTIONS

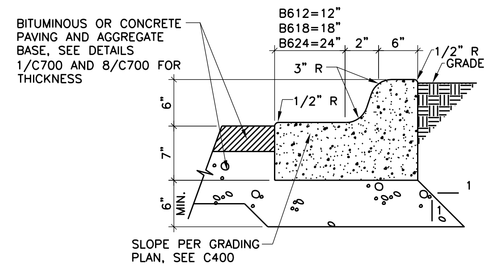
2 C700 CONCRETE PAVEMENT — NO SCALE



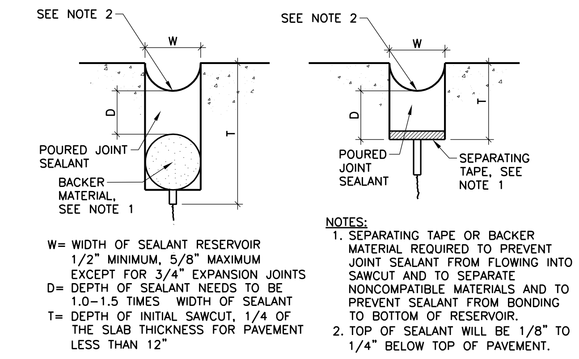
NOTES:
1. 6" TO 8" PAVEMENT 6 X 6 W2.9 X W2.9
2. PROVIDE EXPANSION JOINT MATERIALS BETWEEN SIDEWALK AND PLANTER WALLS, BUILDING OR CURB AND GUTTER.
3. FOLLOW CITY OF BROOKLYN PARK STANDARD DETAILS FOR SIDEWALK WITHIN CITY RIGHT-OF-WAY
4. THIS DETAIL DOES NOT APPLY TO EQUIPMENT PAD LOCATIONS

3 C700 REINFORCED CONCRETE WALK & JOINT DETAILS — NO SCALE

NOTES:
1. GUTTER WIDTH SHALL ADJUST AS NEEDED AT CATCH BASINS TO MATCH INLET WIDTH.



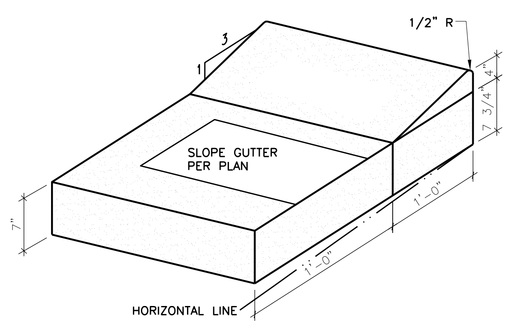
4 C700 CONCRETE CURB AND GUTTER — NO SCALE



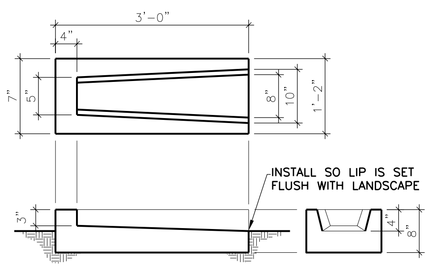
W= WIDTH OF SEALANT RESERVOIR
1/2" MINIMUM, 5/8" MAXIMUM EXCEPT FOR 3/4" EXPANSION JOINTS
D= DEPTH OF SEALANT NEEDS TO BE 1.0-1.5 TIMES WIDTH OF SEALANT
T= DEPTH OF INITIAL SAWCUT, 1/4 OF THE SLAB THICKNESS FOR PAVEMENT LESS THAN 12"

NOTES:
1. SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT AND TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
2. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

5 C700 JOINT SEALANT DETAILS — NO SCALE

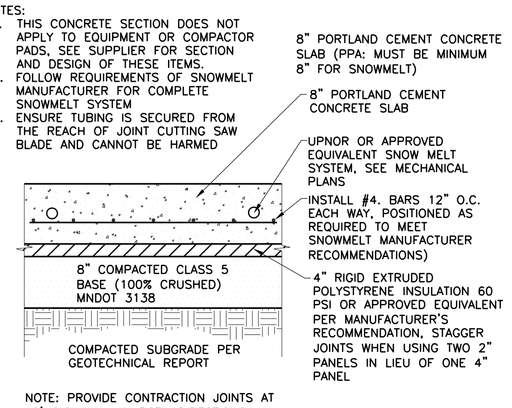


6 C700 SURMOUNTABLE CURB & GUTTER (B612) ⚠ — NO SCALE



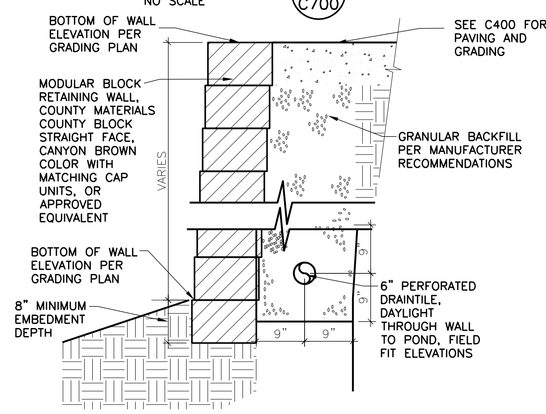
7 C700 CONCRETE SPLASH BLOCK — NO SCALE

NOTES:
1. THIS CONCRETE SECTION DOES NOT APPLY TO EQUIPMENT OR COMPACTOR PADS, SEE SUPPLIER FOR SECTION AND DESIGN OF THESE ITEMS.
2. FOLLOW REQUIREMENTS OF SNOWMELT MANUFACTURER FOR COMPLETE SNOWMELT SYSTEM
3. ENSURE TUBING IS SECURED FROM THE REACH OF JOINT CUTTING SAW BLADE AND CANNOT BE HARMED



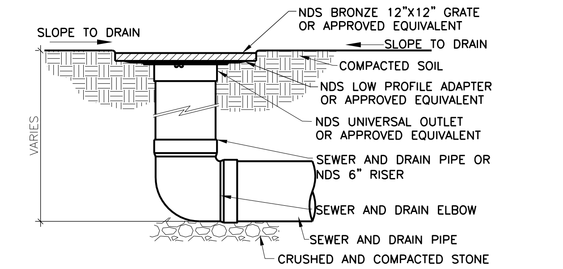
NOTE: PROVIDE CONTRACTION JOINTS AT 10' O.C. MAX. IN BOTH DIRECTIONS

8 C700 SNOWMELT CONCRETE PAVEMENT — NO SCALE



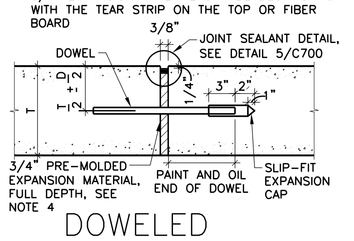
NOTES: 1. CONTRACTOR TO PROVIDE CERTIFIED DESIGN AND DETAILS FOR SEGMENTAL RETAINING WALL SYSTEM. SUBMIT TO OWNER AND ENGINEER FOR REVIEW.

9 C700 BLOCK RETAINING WALL SECTION — NO SCALE

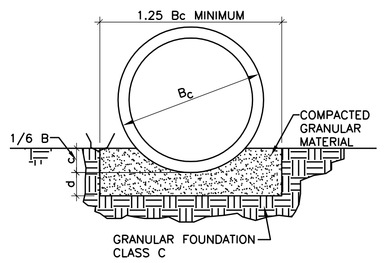


10 C700 12"X12" GRATE WITH ELBOW — NO SCALE

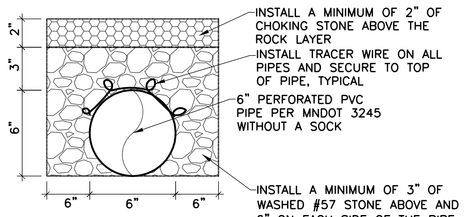
NOTES:
1. D=DOWEL DIAMETER, T=SLAB THICKNESS
2. DOWELS 3/4" DIAMETER, 16" LONG ON 12" CENTERS, TYPICAL
3. MAY SUBSTITUTE 3/8" DIAMOND PLATE DOWEL SYSTEM IN LIEU OF DOWEL.
4. 3/4" EXPANSION MATERIAL CAN BE DECK-O-FOAM WITH THE TEAR STRIP ON THE TOP OR FIBER BOARD



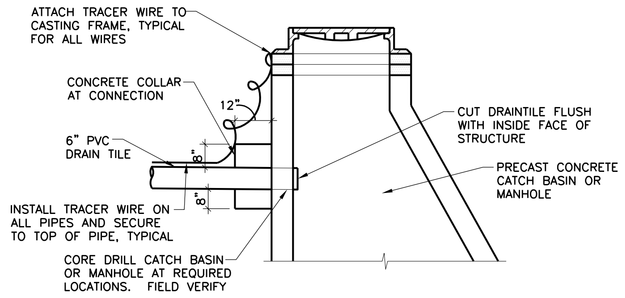
11 C700 DOWELED EXPANSION JOINT — NO SCALE



12 C700 CLASS C BEDDING — NO SCALE

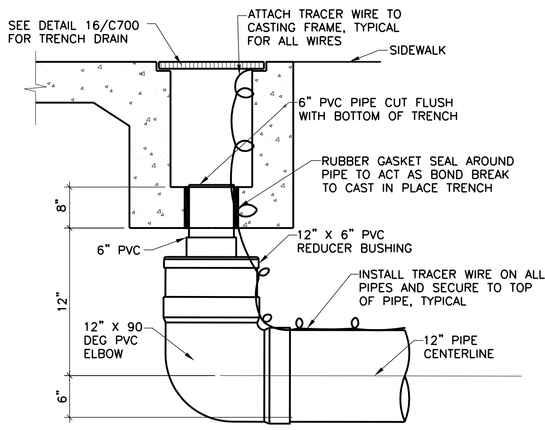


13 C700 DRAINTILE DETAIL — NO SCALE

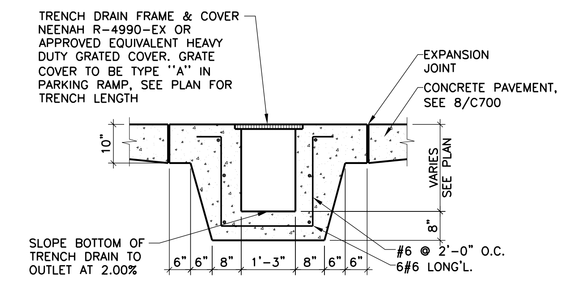


NOTE:
1. ALL STORM SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

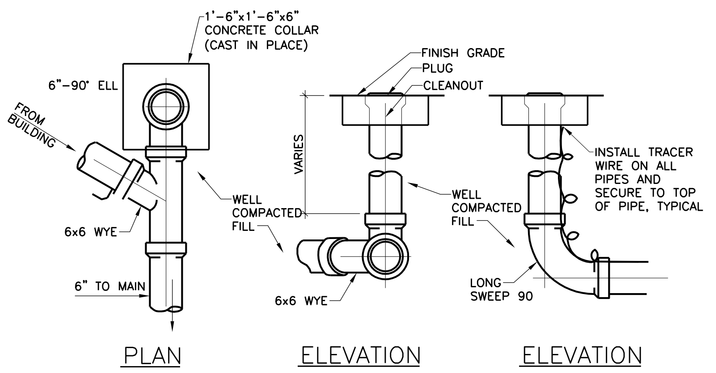
14 C700 DRAINTILE TO CB/MH CONNECTION — NO SCALE



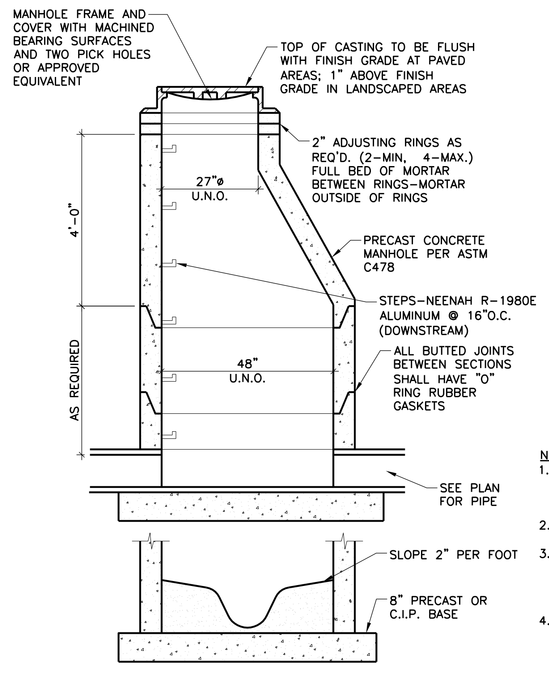
15 C700 TRENCH DRAIN OUTLET — NO SCALE



16 C700 TRENCH DRAIN — NO SCALE

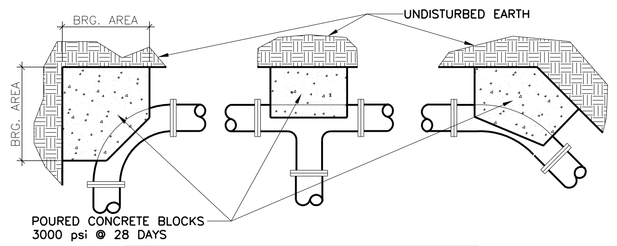


17 C700 DRAINTILE CLEANOUT — NO SCALE



NOTES:
1. MANHOLES 8' OR DEEPER - THE PRECAST SECTION IMMEDIATELY BELOW THE CONCRETE SECTION SHALL BE 1'-0" HIGH.
2. PROVIDE STEPS IN MANHOLES OVER 4-0" IN DEPTH.
3. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
4. PROVIDE SNAP-IN BOOT AT ALL SANITARY SEWER CONNECTIONS TO MANHOLES.

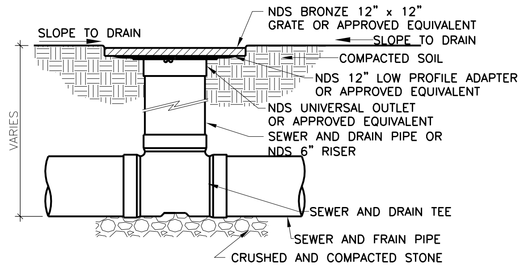
18 C700 STANDARD SEWER MANHOLE — NO SCALE



BEARING AREA OF BLOCK IN SQ. FT.			
FITTING SIZE	TEE & END	90° BEND	45° BEND
3"	0.6	0.9	0.5
4"	1.1	1.5	0.8
6"	2.4	3.4	1.9
8"	4.3	6.1	3.3
10"	6.7	9.5	5.2
12"	9.7	13.7	7.4

NOTE:
1. CONTRACTOR MAY PROVIDE "MEGALUG" JOINT RESTRAINT AS AN ALTERNATIVE TO CONCRETE THRUST BLOCKS. TIE MINIMUM 3 JOINTS EACH SIDE OF FITTING.

19 C700 TYPICAL THRUST BLOCK DETAIL — NO SCALE



20 C700 12"X12" GRATE WITH TEE — NO SCALE

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

BKV GROUP
PIERCE PINI & ASSOCIATES
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763.537.1311

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NUMBER DATE

Sandgrass Pointe
Brooklyn Park, MN

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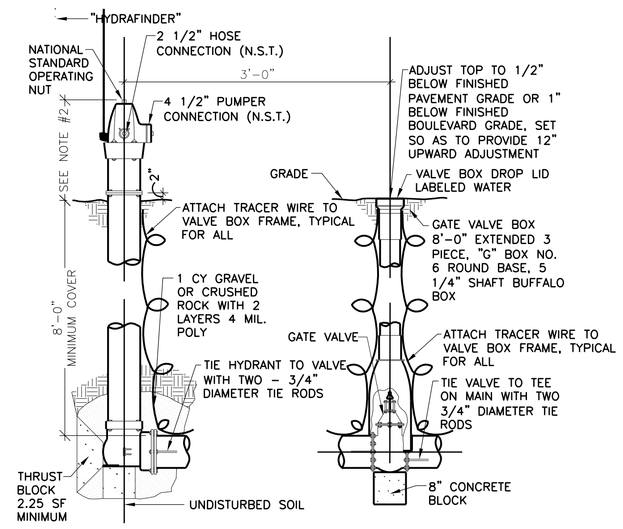
ISSUE/REVISION HISTORY

NO.	REVISIONS	DATE
1	Site Plan Review Application	07/05/24

No.	ISSUED FOR	DATE

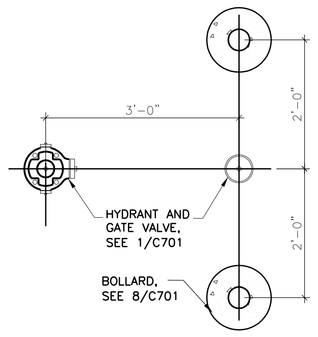
CIVIL DETAILS

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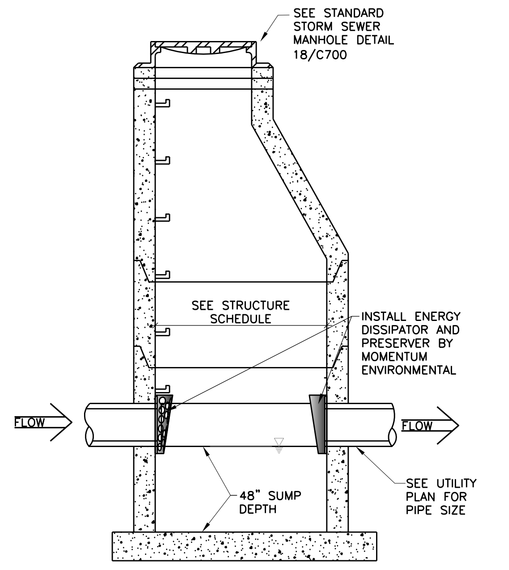


NOTES:
1. ALL FIRE HYDRANTS SHALL BE PAINTED RED AND HAVE WHIPS
2. TOP OF FIRE HYDRANT DESIGN ELEVATION SHALL BE 2.5" ABOVE FINISHED GRADE.
3. TOPS OF VALVE BOXES SHALL BE SET SO AS TO PROVIDE 12" UPWARD ADJUSTMENT.
4. COMPLY WITH UNIVERSITY OF MINNESOTA STANDARDS.
5. FIRE HYDRANTS CAPS TO BE CHAINED. PROVIDE PENTAGON NUT ON CAPS.

1 C701 FIRE HYDRANT AND GATE VALVE — NO SCALE

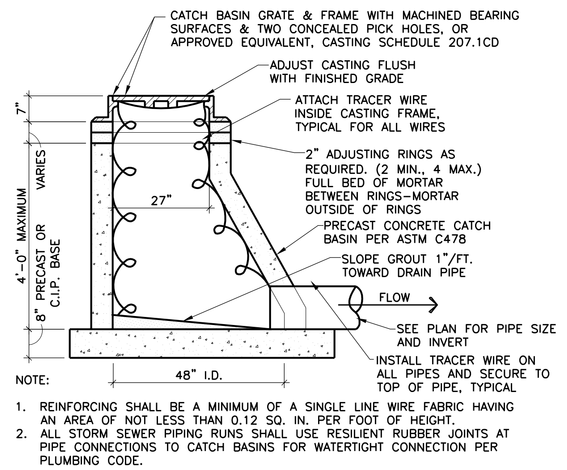


2 C701 FIRE HYDRANT AND BOLLARD PLAN — NO SCALE



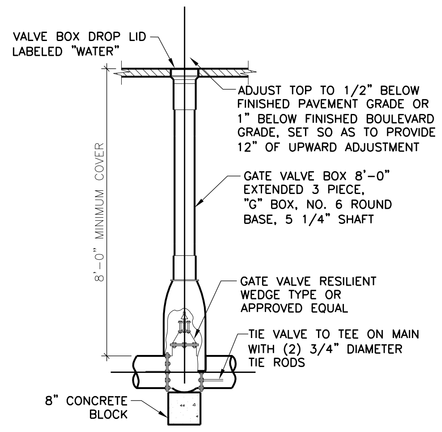
CROSS-SECTION VIEW

3 C701 MANHOLE WITH PRESERVER — NO SCALE

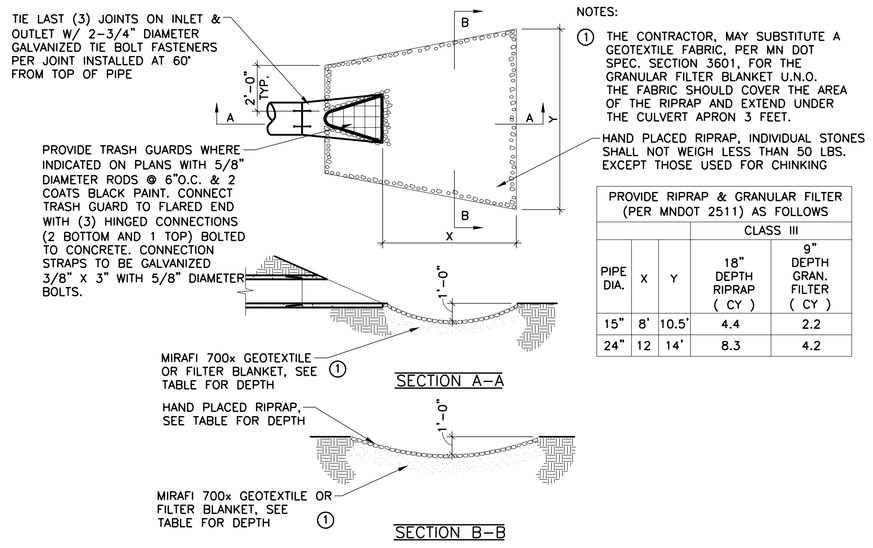


NOTE:
1. REINFORCING SHALL BE A MINIMUM OF A SINGLE LINE WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.
2. ALL STORM SEWER PIPING RUNS SHALL USE RESILIENT RUBBER JOINTS AT PIPE CONNECTIONS TO CATCH BASINS FOR WATERTIGHT CONNECTION PER PLUMBING CODE.

4 C701 SHALLOW CATCH BASIN — NO SCALE



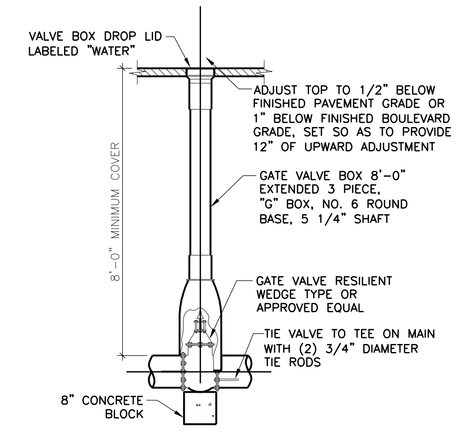
5 C701 GATE VALVE AND BOX — NO SCALE



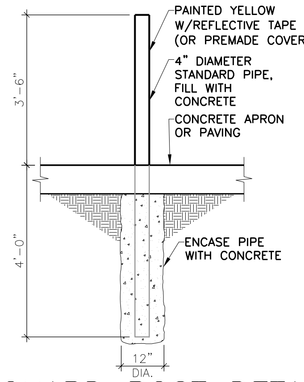
NOTES:
① THE CONTRACTOR, MAY SUBSTITUTE A GEOTEXTILE FABRIC, PER MN DOT SPEC. SECTION 3601, FOR THE GRANULAR FILTER BLANKET U.N.O. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FEET.

PROVIDE RIPRAP & GRANULAR FILTER (PER MNDOT 2511) AS FOLLOWS				
			CLASS III	
PIPE DIA.	X	Y	18" DEPTH RIPRAP (CY)	9" DEPTH GRAN. FILTER (CY)
15"	8'	10.5'	4.4	2.2
24"	12	14'	8.3	4.2

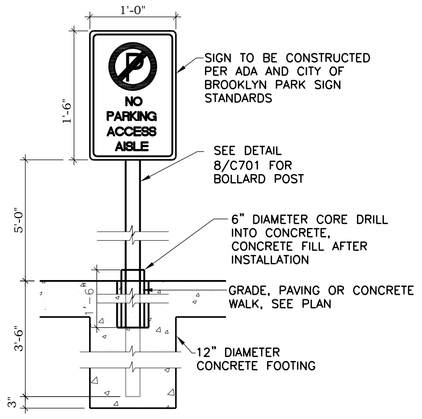
6 C701 RIPRAP AT RCP OUTLET — NO SCALE



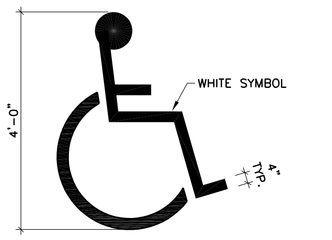
7 C701 GATE VALVE AND BOX — NO SCALE



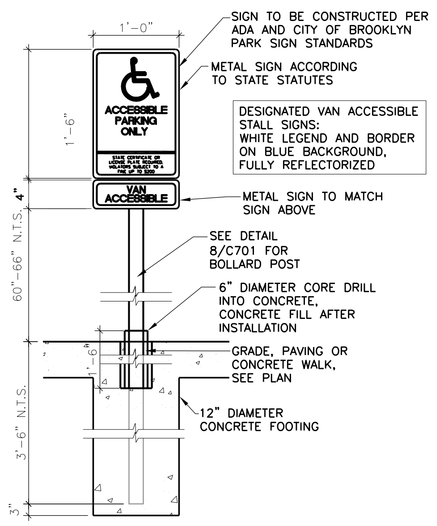
8 C701 GUARD POST DETAIL — NO SCALE



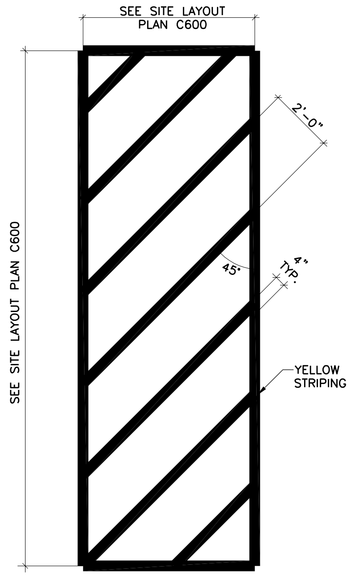
9 C701 ADA ACCESS AISLE SIGN — NO SCALE



10 C701 HC PARKING SYMBOL — NO SCALE



11 C701 ACCESSIBLE PARKING SIGN DETAIL — NO SCALE



12 C701 ACCESS AISLE STRIPING — NO SCALE

CRW architecture + design group
211 11th ave nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com

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9298 CENTRAL AVENUE NE
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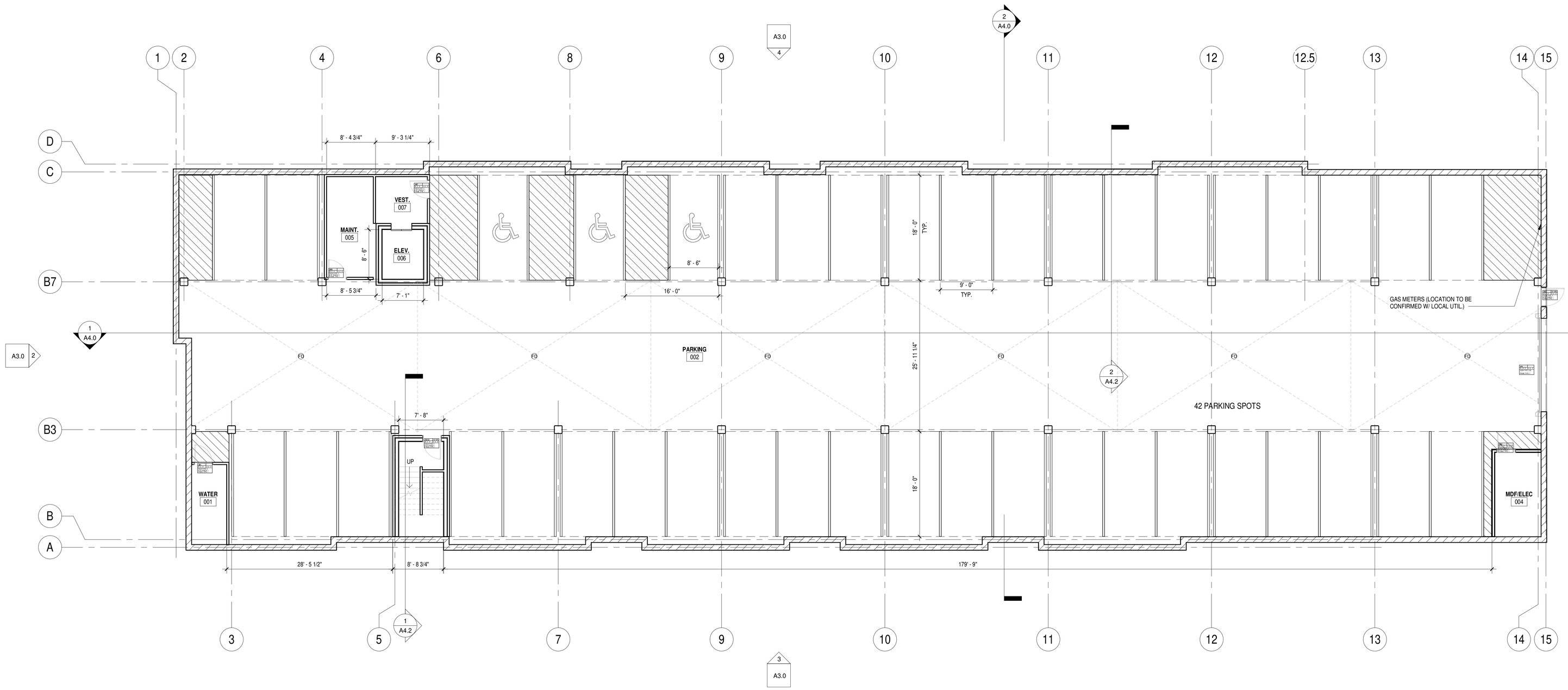
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KEYED PLAN NOTES:

1. RECESS MOUNT FIRE EXTINGUISHER PER MNBC TABLE 906.3(1) - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE PLAN SHEET A0.3. SEE SHEET G0.1 FOR MOUNTING HEIGHT
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4. MECH. AND/OR ELECT. EQUIPMENT - SEE MECH./ELECT. PLANS
5. CONC. STOOP - SEE CIVIL & STRUCTURAL PLANS
6. ELEV. BASIS OF DESIGN: SCHUMACHER 3300 MRL ELEVATORS - (1) 3500lbs 150 fpm RH - (1) @ 3500lbs 100 fpm LH
7. KNOX BOX LOCATION TO BE COORDINATED WITH FIRE MARSHALL
8. LINE OF CANOPY/ROOF/DECK ABOVE - SEE ELEVATIONS
9. WOOD HANDRAIL & METAL WALL BRACKETS - STAIN & VARNISH
10. LOCATION OF UTILITY METER SYSTEMS - SEE MECH./ ELECT. PLANS
11. 6" HIGH CONC. RAMP UP FROM GARAGE FLOOR
12. ACT CEILING IN THIS CORRIDOR / ROOM / AREA
13. FITNESS CENTER EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
14. COMMUNITY ROOM FURNITURE SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
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17. TENANT MAIL AND PARCEL BOX SYSTEM: BASIS OF DESIGN IS FLORENCE 4C SUITE: 4C16S-09, QTY: 4 = 36 TOTAL MAIL BOXES
18. THIS ENTRANCE/ EXIT TO BE ACCESSIBLE
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20. MAIN FLOOR DWELLING UNIT CONC. PATIO - SEE STRUCT. - SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE
21. SLOPED ROOF AREA AT FLOOR LEVEL BELOW
22. TYPICAL UNIT MAGIC-PAK ON REQ'D PLATFORM: 2x6 FRAMING W/ 3/4" PLYWOOD
23. WALL-MOUNT TV LOCATIONS. G.C. TO COORDINATE INSTALL OF REQUIRED ELECT. OUTLETS AND CABLE CONNECTIONS - TO BE CONCEALED BEHIND TELEVISIONS. PROVIDE BLOCKING
24. ATTIC ACCESS LOCATION - COORDINATE W/ TRUSS SPACING
25. ALUMINUM RAIL SYSTEM TO MEET ALL APPLICABLE CODES - TO BE ATTACHED TO SIDE WALLS AND WALL CAP BELOW
26. A TWO-WAY COMMUNICATION SYSTEM IN COMPLIANCE WITH 2020 MINNESOTA BUILDING CODE SECTIONS 1009.8.1 & 1009.8.2 SHALL BE INSTALLED AT THIS ELEVATOR LOBBY LOCATION.
27. PROVIDE SOUND INSULATION IN WALLS OF PUBLIC RESTROOMS
28. PROVIDE DATA AND ELECTRICAL OUTLETS IN THIS ROOM - COORDINATE W/ G.C. & ELECT. CONTRACTOR
29. SMOKE DETECTORS REQUIRED IN THIS ROOM. TO BE CONNECTED TO THE FIRE ALARM SYSTEM.
30. DIVIDING WALL/PRIVACY WALL - SEE STRUCT. PLANS
31. TERRACE PAVER SYSTEM - BASIS OF DESIGN: ARCHITECTURAL PAVER SYSTEM ON PEDESTAL SYSTEM
32. PRIMARY/OVERFLOW ROOF DRAIN SYSTEM UNDER PAVERS. RUN DRAIN PIPING INTO PIER BOX-OUT BELOW. G.C. TO COORDINATE CONNECTIONS TO STORM WATER OR ON-SITE DAYLIGHT DRAIN



1 A1.0 LEVEL P1 - FLOOR PLAN
1/8" = 1'-0"

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Suite 101
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55401
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PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL

PROGRESS SET

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2385.06

SHEET TITLE

BASEMENT LEVEL - APARTMENT BUILDING

SHEET NUMBER

A1.0

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7/5/2024 10:05:08 AM

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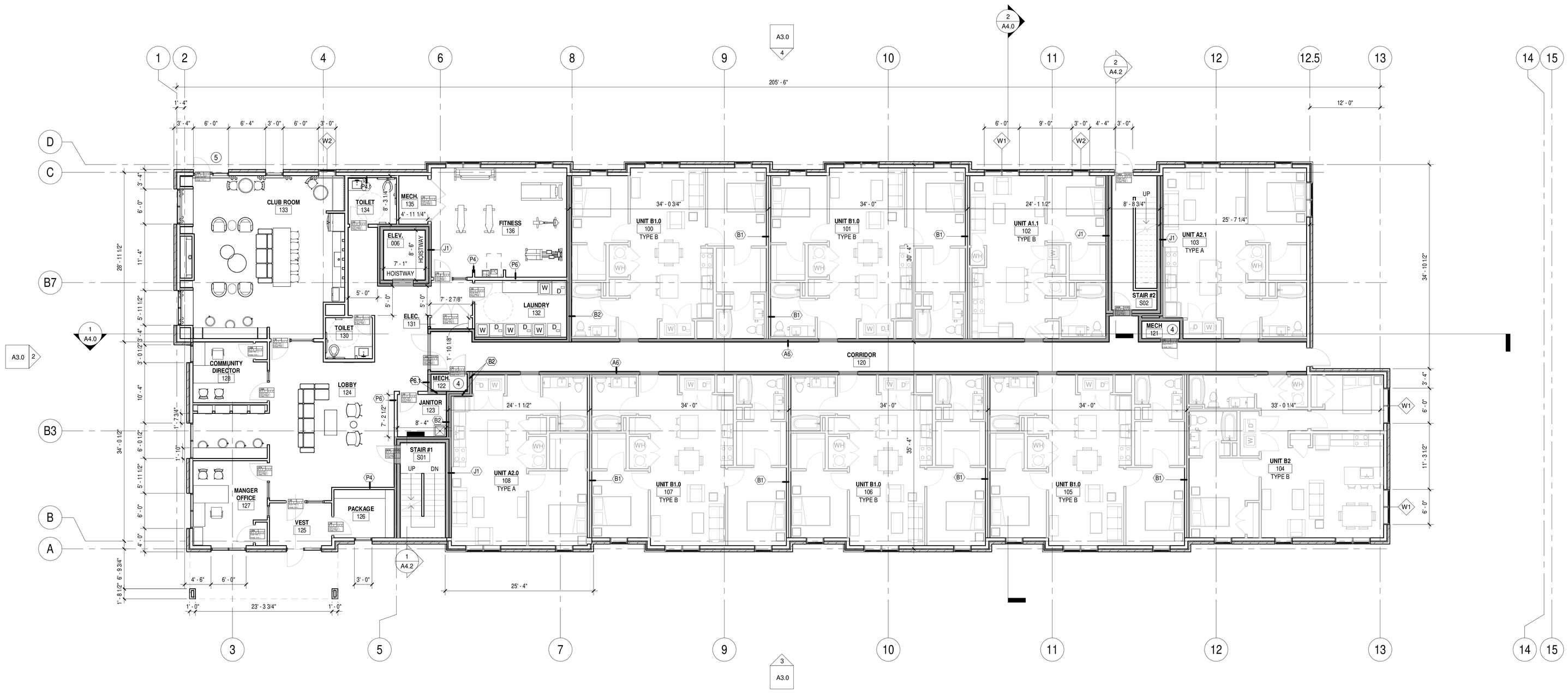
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22. TYPICAL UNIT MAGIC-PAK ON REQ'D PLATFORM: 2x6 FRAMING W/ 3/4" PLYWOOD
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24. ATTIC ACCESS LOCATION - COORDINATE W/ TRUSS SPACING
25. ALUMINUM RAIL SYSTEM TO MEET ALL APPLICABLE CODES - TO BE ATTACHED TO SIDE WALLS AND WALL CAP BELOW
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28. PROVIDE DATA AND ELECTRICAL OUTLETS IN THIS ROOM - COORDINATE W/ G.C. & ELECT. CONTRACTOR
29. SMOKE DETECTORS REQUIRED IN THIS ROOM. TO BE CONNECTED TO THE FIRE ALARM SYSTEM.
30. DIVIDING WALL/PRIVACY WALL - SEE STRUCT. PLANS
31. TERRACE PAVER SYSTEM - BASIS OF DESIGN: ARCHITECTURAL PAVER SYSTEM ON PEDESTAL SYSTEM
32. PRIMARY/OVERFLOW ROOF DRAIN SYSTEM UNDER PAVERS. RUN DRAIN PIPING INTO PIER BOX-OUT BELOW. G.C. TO COORDINATE CONNECTIONS TO STORM WATER OR ON-SITE DAYLIGHT DRAIN



1 A1.1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL

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SHEET TITLE

FIRST LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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B. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TAKEN TO EXTERIOR FACE OF SHEATHING UNLESS NOTED OTHERWISE.

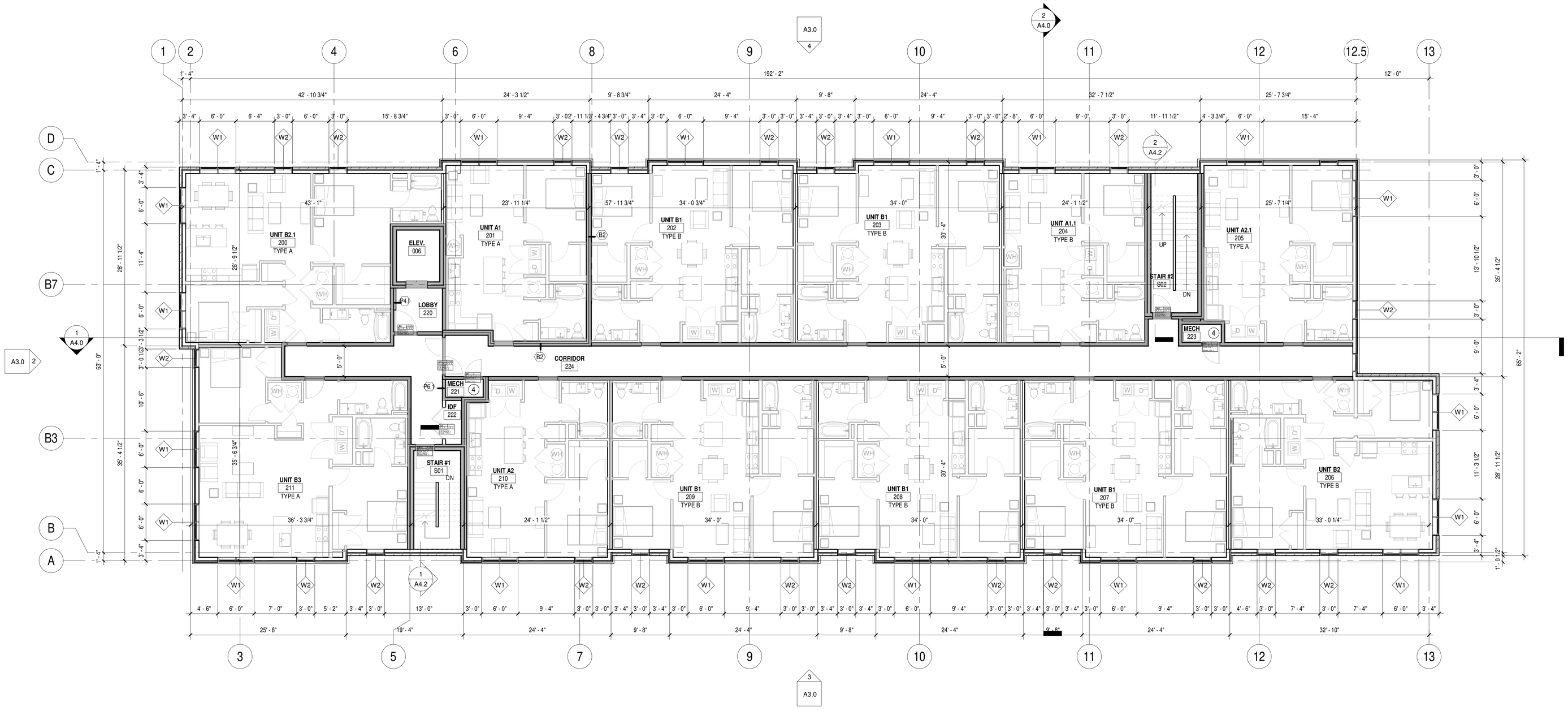
C. DIMENSIONS AT INTERIOR WOOD STUD WALLS ARE TAKEN TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.

D. DIMENSIONS AT EXTERIOR OPENINGS ARE TAKEN TO CENTERLINE OF OPENING, EXCEPT AT ALUMINUM ENTRY DOORS, WHICH ARE DIMENSIONED TO ROUGH OPENING (R.O.).

E. SEE TYPICAL UNIT/ENLARGED PLANS SHEET A1.5 THRU A1.6 FOR ADDITIONAL PLAN INFORMATION.

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5. CONC. STOOP - SEE CIVIL & STRUCTURAL PLANS
6. ELEV. BASIS OF DESIGN: SCHUMACHER 3300 MRL ELEVATORS - (1) 3500lbs 150 fpm RH - (1) @ 3500lbs 100 fpm LH
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9. WOOD HANDRAIL & METAL WALL BRACKETS - STAIN & VARNISH
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12. ACT CEILING IN THIS CORRIDOR / ROOM / AREA
13. FITNESS CENTER EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER
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PROJECT TITLE

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SECOND LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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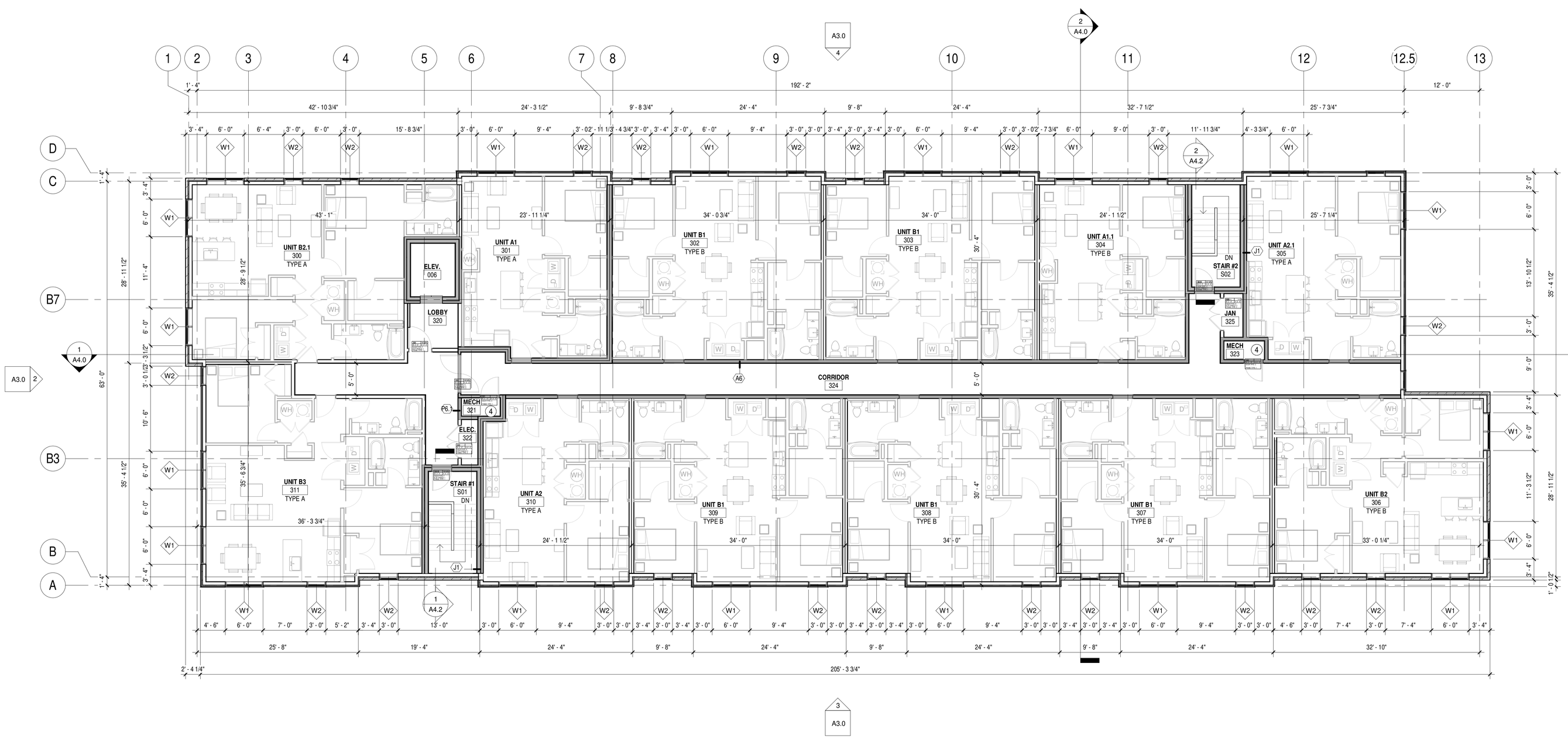
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2 A1.3 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

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SHEET TITLE

THIRD LEVEL PLAN - APARTMENT BUILDING

SHEET NUMBER

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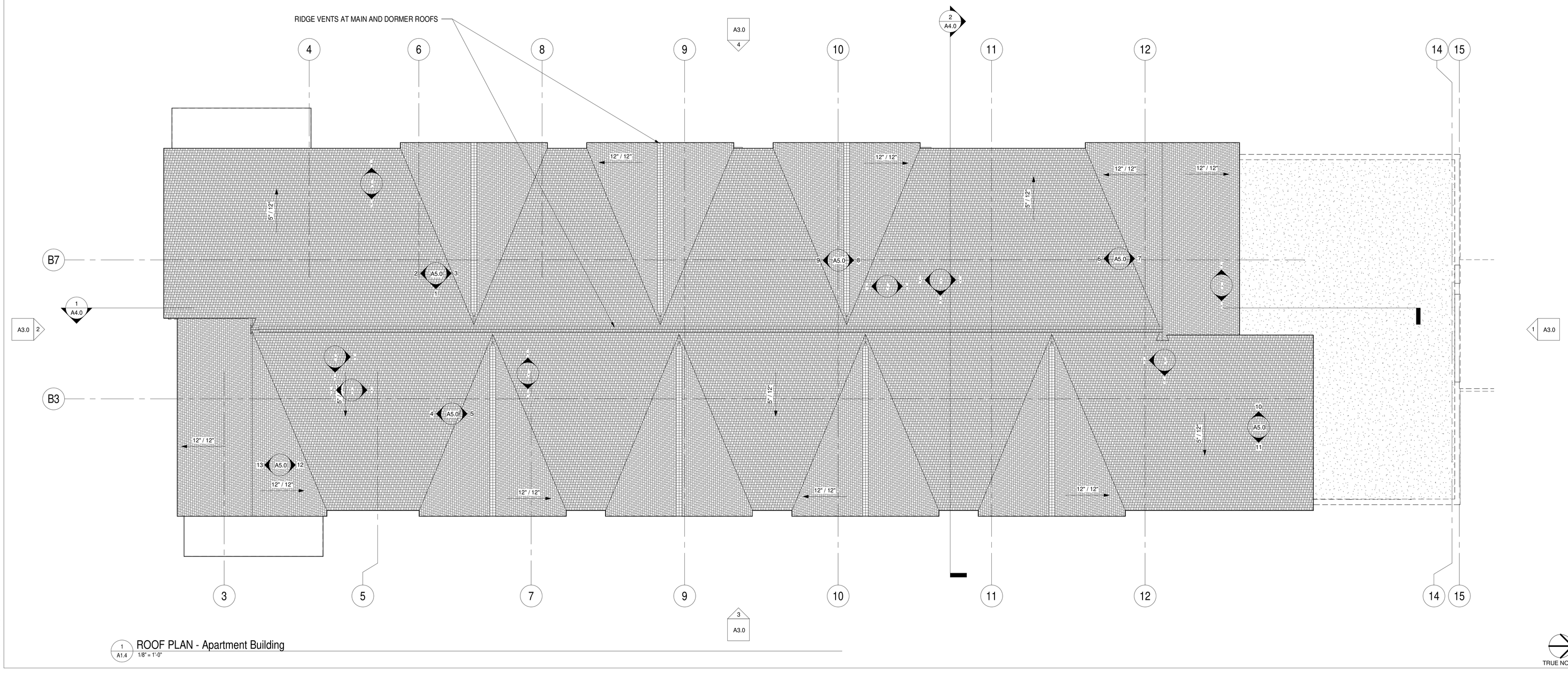
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1 A1.4 ROOF PLAN - Apartment Building
1/8" = 1'-0"

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SHEET TITLE

ROOF PLAN - APARTMENT BUILDING

SHEET NUMBER

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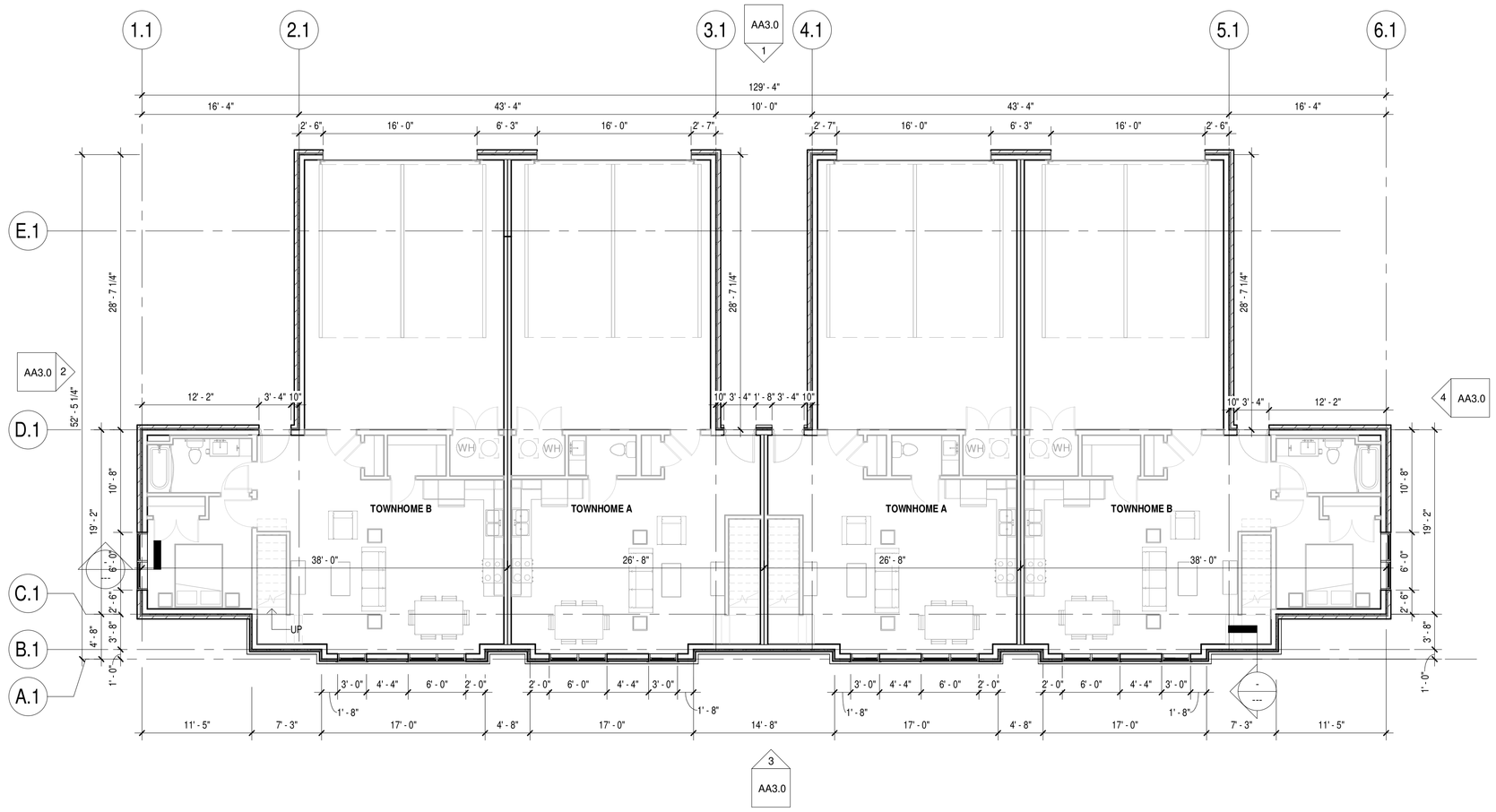
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TO BE REVIEWED, TYP ALL

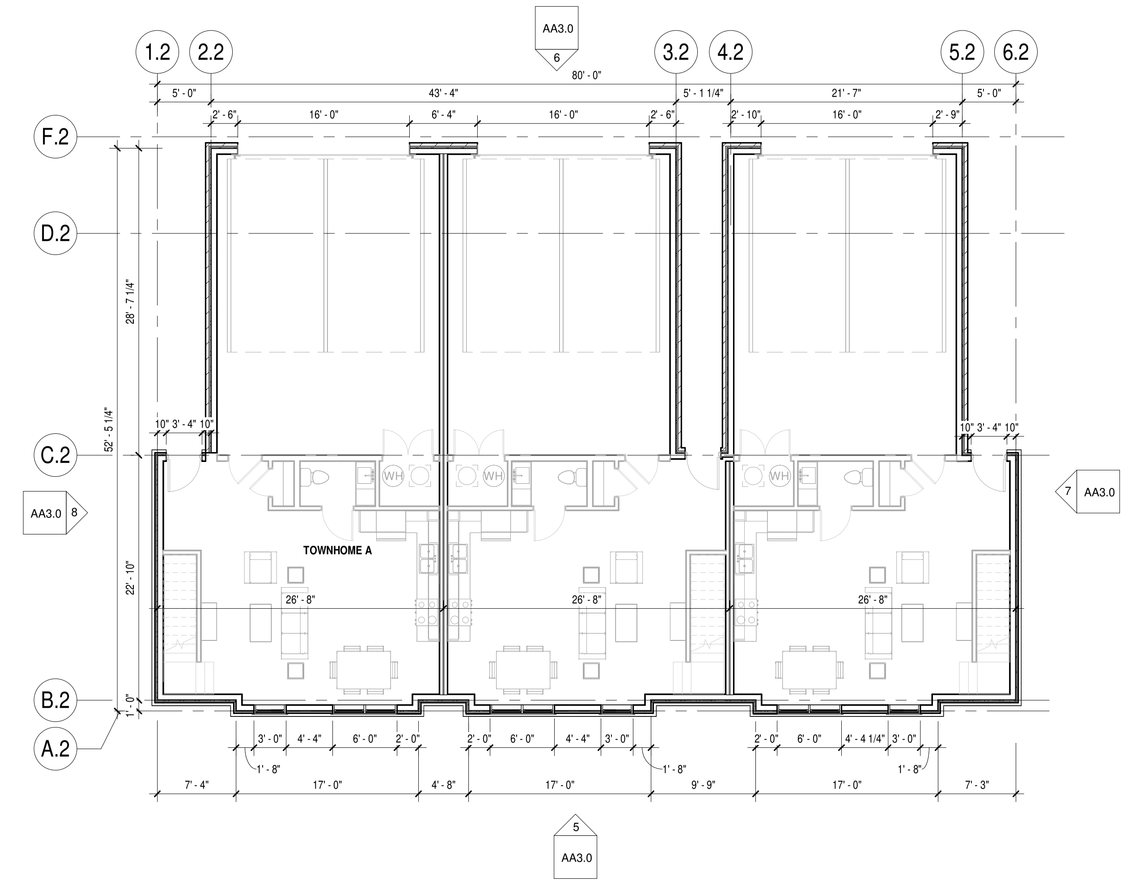
ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

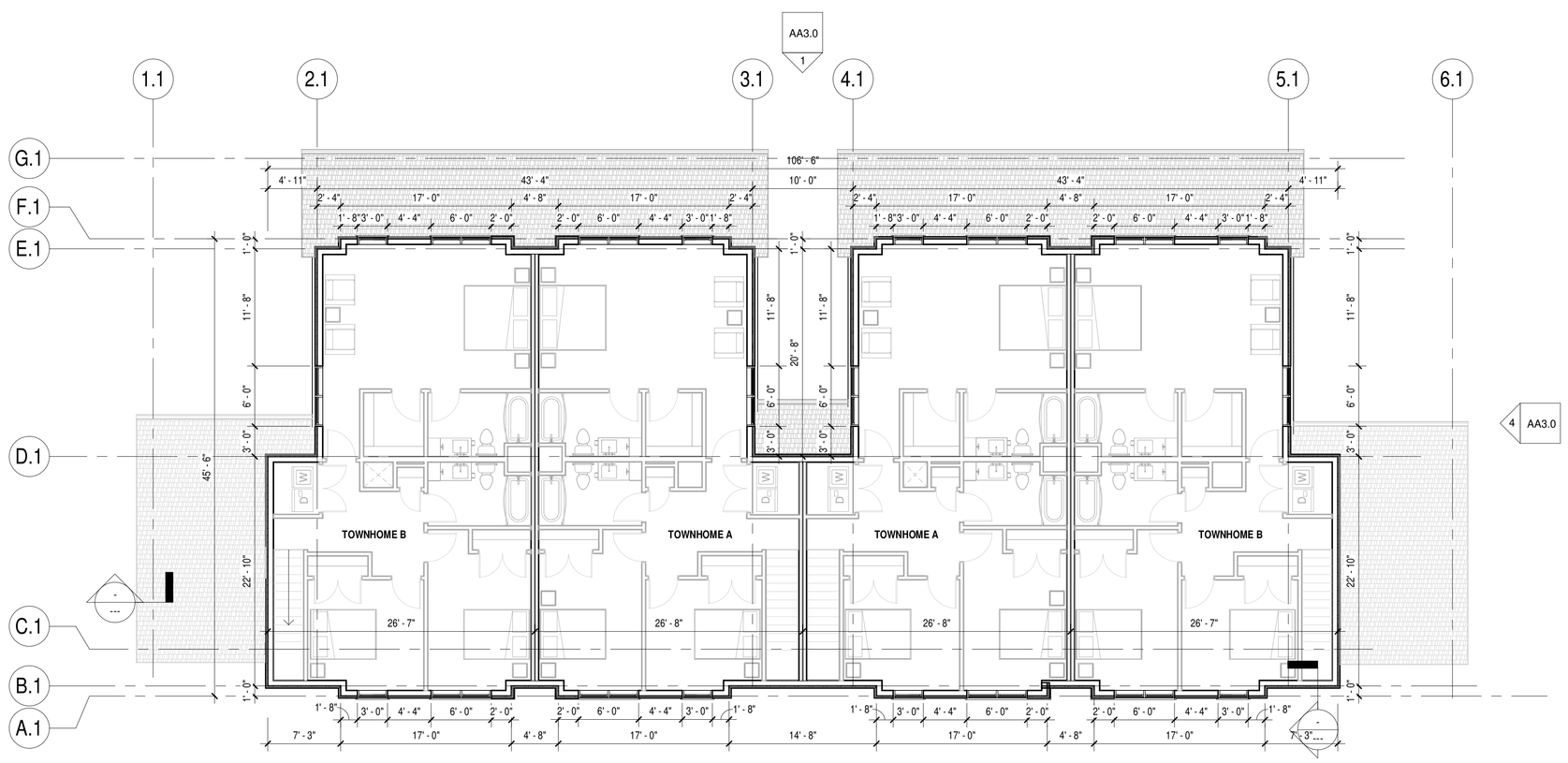
1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TAGS, DIMENSIONS, AND INFORMATION FOR AMENITY SPACES AND DWELLING UNITS.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO G140 SHEET FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "9W4". SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT WOOD STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.



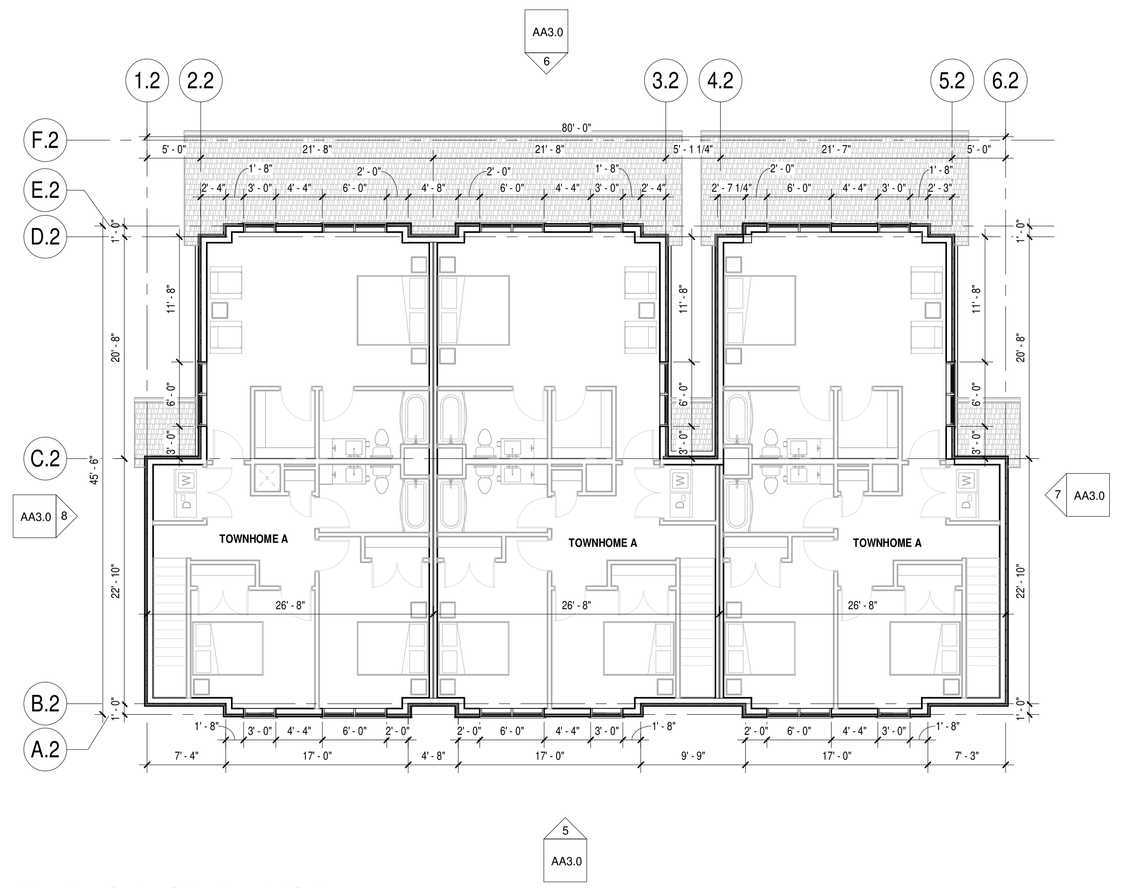
1 AA1.0 LEVEL 1 - TOWNHOME BUILDING 1
1/8" = 1'-0"



2 AA1.0 LEVEL 1 - TOWNHOME BUILDING 2
1/8" = 1'-0"



3 AA1.0 LEVEL 2 - TOWNHOME BUILDING 1
1/8" = 1'-0"



4 AA1.0 LEVEL 2 - TOWNHOME BUILDING 2
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PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL

PROGRESS SET

CERTIFICATION

NOT FOR CONSTRUCTION

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CHECKED BY	Checker
COMMISSION NUMBER	2385.06

SHEET TITLE

OVERALL FLOOR PLANS - TOWNHOME BUILDINGS 1 & 2

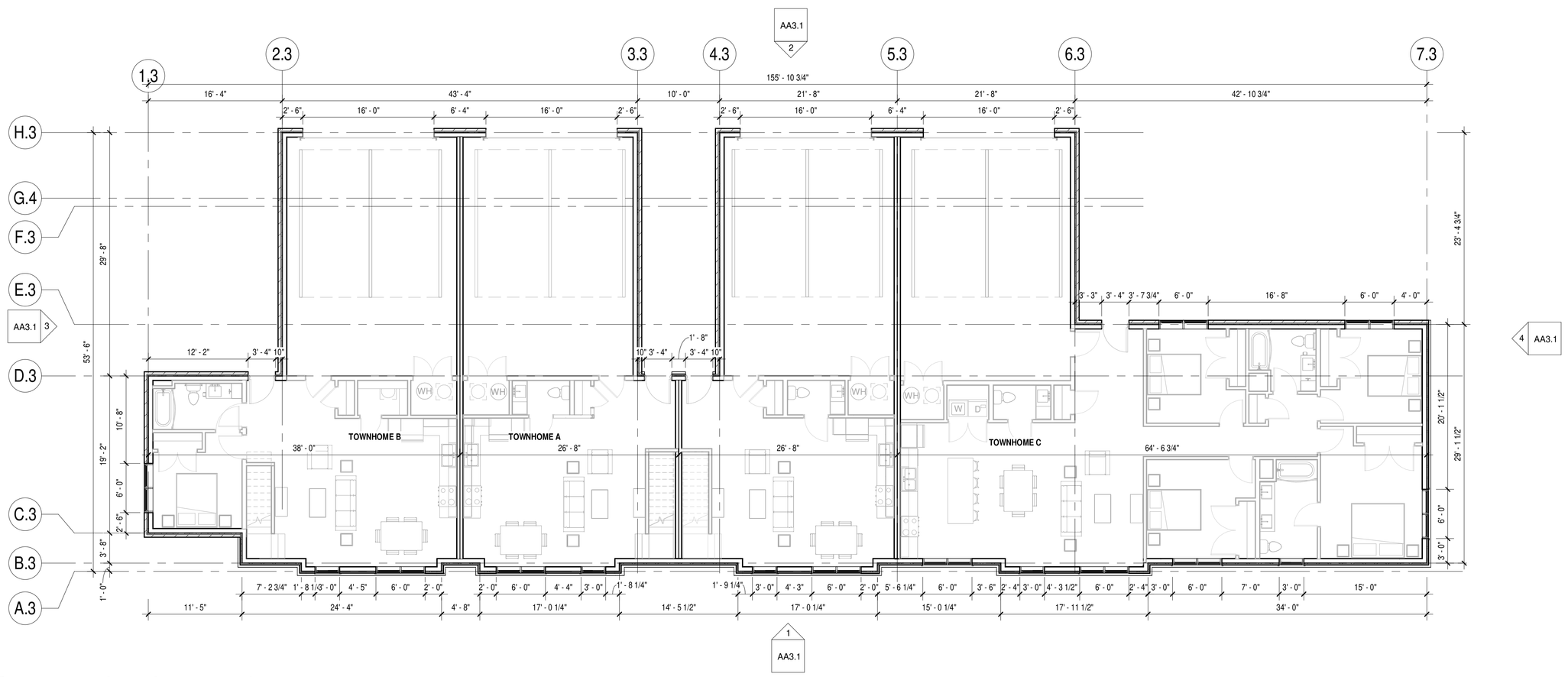
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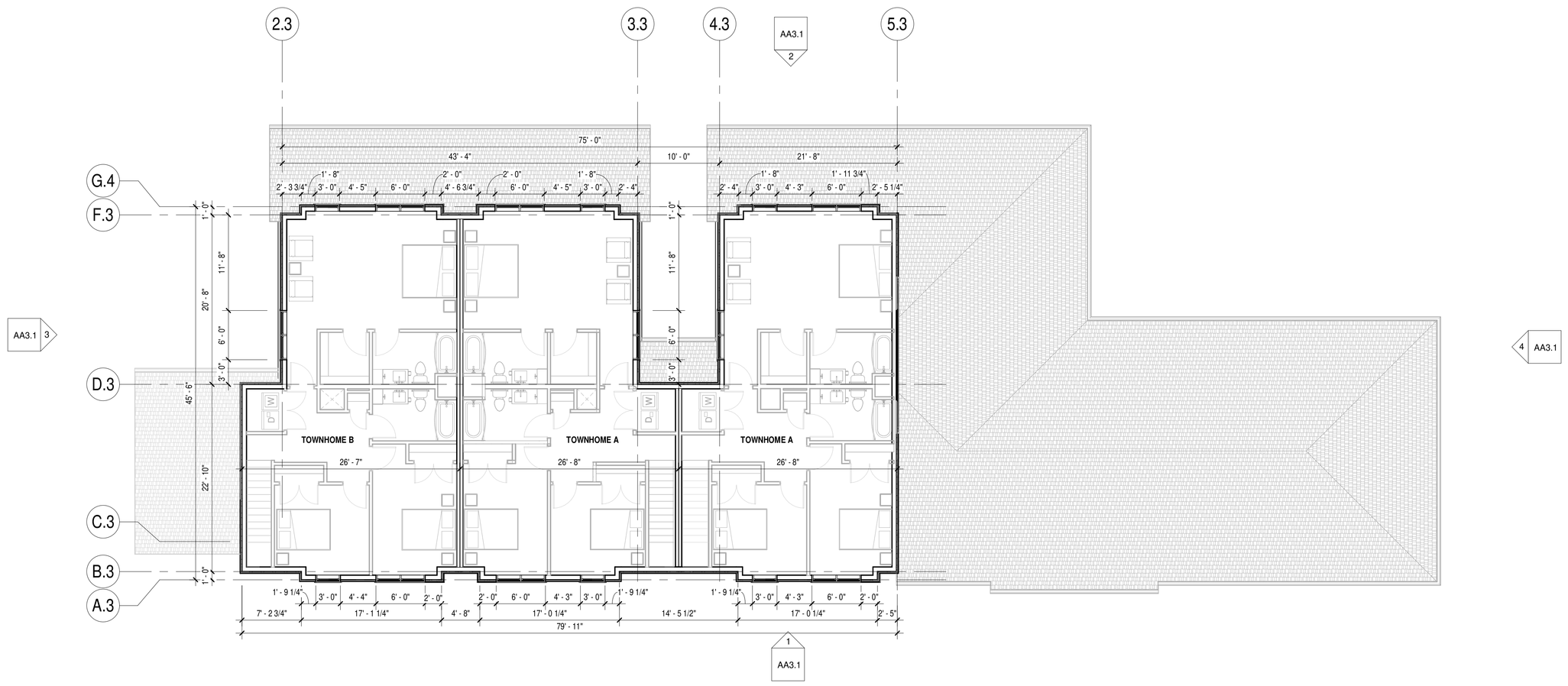
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TYPICAL PLAN NOTES:	KEYED PLAN NOTES:
**NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND ARE NOT SPECIFICALLY REFERENCED ALL NOTES NOT REFERENCED ON EVERY FLOOR PLAN A. DIMENSIONS AT ALL MASONRY WALLS ARE TAKEN TO NOMINAL FACE OF WALL UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR ADDITIONAL INTERIOR MASONRY DIMENSIONS. B. DIMENSIONS AT EXTERIOR WOOD STUD WALLS ARE TAKEN TO EXTERIOR FACE OF SHEATHING UNLESS NOTED OTHERWISE. C. DIMENSIONS AT INTERIOR WOOD STUD WALLS ARE TAKEN TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. D. DIMENSIONS AT EXTERIOR OPENINGS ARE TAKEN TO CENTERLINE OF OPENING, EXCEPT AT ALUMINUM ENTRY DOORS, WHICH ARE DIMENSIONED TO ROUGH OPENING (R.O.). E. SEE TYPICAL UNIT/ENLARGED PLANS SHEET A1.5 THRU A1.6 FOR ADDITIONAL PLAN INFORMATION.	(1) RECESS MOUNT FIRE EXTINGUISHER PER MNBC TABLE 906.3(1) - VERIFY FINAL LOCATION W/ LOCAL AUTHORITY HAVING JURISDICTION. G.C. TO PROVIDE RATED RECESS IN WALL OR PROVIDE RATED F.E. CABINET. VERIFY WALL RATINGS W/ CODE PLAN SHEET A0.3. SEE SHEET G0.1 FOR MOUNTING HEIGHT (2) JANITOR'S MOP SINK. SEE MECHANICAL PLANS. 48" HIGH FRP ON ADJACENT WALLS 48" MIN. FROM CORNER AND MOP HOOKS ABOVE (3) TYPICAL DWELLING UNIT DECK - SEE STRUCTURAL PLANS. DECKS ON FLOOR LEVELS TWO AND THREE W/ PREFINISHED ALUM. RAILING/GUARDRAIL SYSTEM SECURED TO DECK SURFACE AND SIDE WALLS - G.C. TO COORDINATE REQ'D BLOCKING. WOODEN DECKS SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. (4) MECH. AND/OR ELECT. EQUIPMENT - SEE MECH./ELECT. PLANS (5) CONC. STOOP - SEE CIVIL & STRUCTURAL PLANS (6) ELEV. BASIS OF DESIGN: SCHUMACHER 3300 MRL ELEVATORS - (1) 3500lbs 150 fpm RH - (1) @ 3500lbs 100 fpm LH (7) KNOX BOX LOCATION TO BE COORDINATED WITH FIRE MARSHALL (8) LINE OF CANOPY/ROOF/DECK ABOVE - SEE ELEVATIONS (9) WOOD HANDRAIL & METAL WALL BRACKETS - STAIN & VARNISH (10) LOCATION OF UTILITY METER SYSTEMS - SEE MECH./ ELECT. PLANS (11) 6" HIGH CONC. RAMP UP FROM GARAGE FLOOR (12) ACT CEILING IN THIS CORRIDOR / ROOM / AREA (13) FITNESS CENTER EQUIPMENT SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER (14) COMMUNITY ROOM FURNITURE SUPPLIED & INSTALLED BY OWNER - NOT IN THIS CONTRACT. FINAL QTY. & LAYOUT BY OWNER (15) 6" CONC. STEP DOWN INTO GARAGE - SEE STRUCT. PLANS & DETAILS (16) LINE OF GYP. BD. BULKHEAD/ SOFFIT ABOVE (17) TENANT MAIL AND PARCEL BOX SYSTEM: BASIS OF DESIGN IS FLORENCE 4C SUITE: 4C16S-09, QTY: 4 = 36 TOTAL MAIL BOXES (18) THIS ENTRANCE/ EXIT TO BE ACCESSIBLE (19) ADA ACCESSIBLE PLUMBING FIXTURES - SEE MECH. PLANS REFER TO A0.1 FOR TYP. CLEARANCES AND MOUNTING HEIGHTS (20) MAIN FLOOR DWELLING UNIT CONC. PATIO - SEE STRUCT. - SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE (21) SLOPED ROOF AREA AT FLOOR LEVEL BELOW (22) TYPICAL UNIT MAGIC-PAK ON REQ'D PLATFORM: 2x6 FRAMING W/ 3/4" PLYWOOD (23) WALL-MOUNT TV LOCATIONS. G.C. TO COORDINATE INSTALL OF REQUIRED ELECT. OUTLETS AND CABLE CONNECTIONS - TO BE CONCEALED BEHIND TELEVISIONS. PROVIDE BLOCKING (24) ATTIC ACCESS LOCATION - COORDINATE W/ TRUSS SPACING (25) ALUMINUM RAIL SYSTEM TO MEET ALL APPLICABLE CODES - TO BE ATTACHED TO SIDE WALLS AND WALL CAP BELOW (26) A TWO-WAY COMMUNICATION SYSTEM IN COMPLIANCE WITH 2020 MINNESOTA BUILDING CODE SECTIONS 1009.8.1 & 1009.8.2 SHALL BE INSTALLED AT THIS ELEVATOR LOBBY LOCATION. (27) PROVIDE SOUND INSULATION IN WALLS OF PUBLIC RESTROOMS (28) PROVIDE DATA AND ELECTRICAL OUTLETS IN THIS ROOM - COORDINATE W/ G.C. & ELECT. CONTRACTOR (29) SMOKE DETECTORS REQUIRED IN THIS ROOM. TO BE CONNECTED TO THE FIRE ALARM SYSTEM. (30) DIVIDING WALL/PRIVACY WALL - SEE STRUCT. PLANS (31) TERRACE PAVER SYSTEM - BASIS OF DESIGN: ARCHITECTURAL PAVER SYSTEM ON PEDESTAL SYSTEM (32) PRIMARY/OVERFLOW ROOF DRAIN SYSTEM UNDER PAVERS. RUN DRAIN PIPING INTO PIER BOX-OUT BELOW. G.C. TO COORDINATE CONNECTIONS TO STORM WATER OR ON-SITE DAYLIGHT DRAIN



1 AA1.1 LEVEL 1 - TOWNHOME BUILDING 3
1/8" = 1'-0"



2 AA1.1 LEVEL 2 - TOWNHOME BUILDING 3
1/8" = 1'-0"

TRUE NORTH

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ARCHITECTURAL KEYNOTES

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TAGS, DIMENSIONS, AND INFORMATION FOR AMENITY SPACES AND DWELLING UNITS.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO G140 SHEET FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "9W4". SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT WOOD STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.

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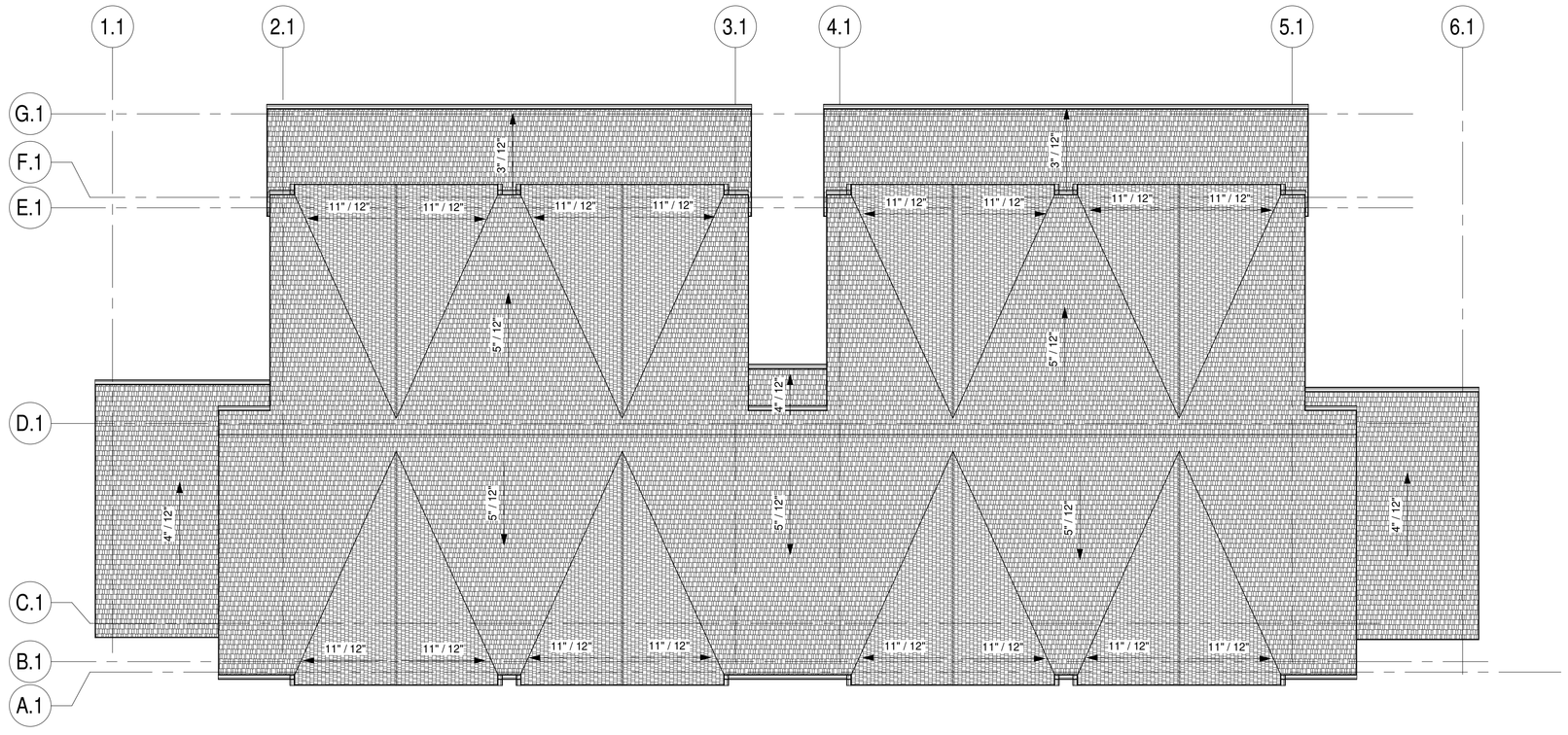
OVERALL FLOOR PLAN - TOWNHOME BUILDING 3

SHEET NUMBER

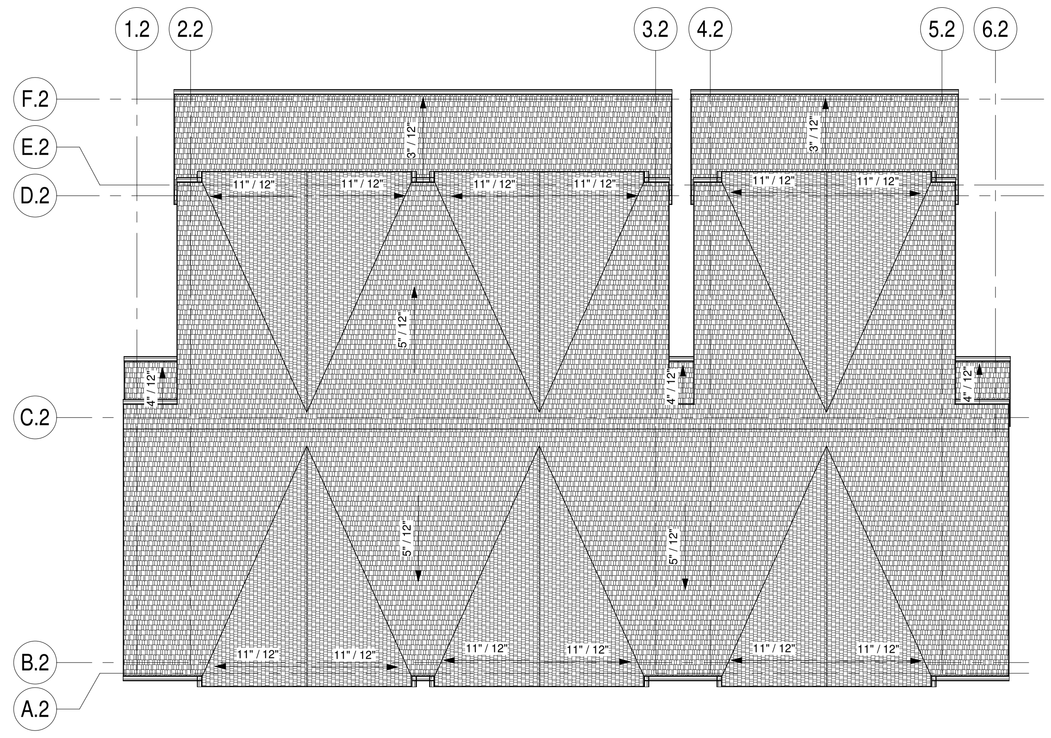
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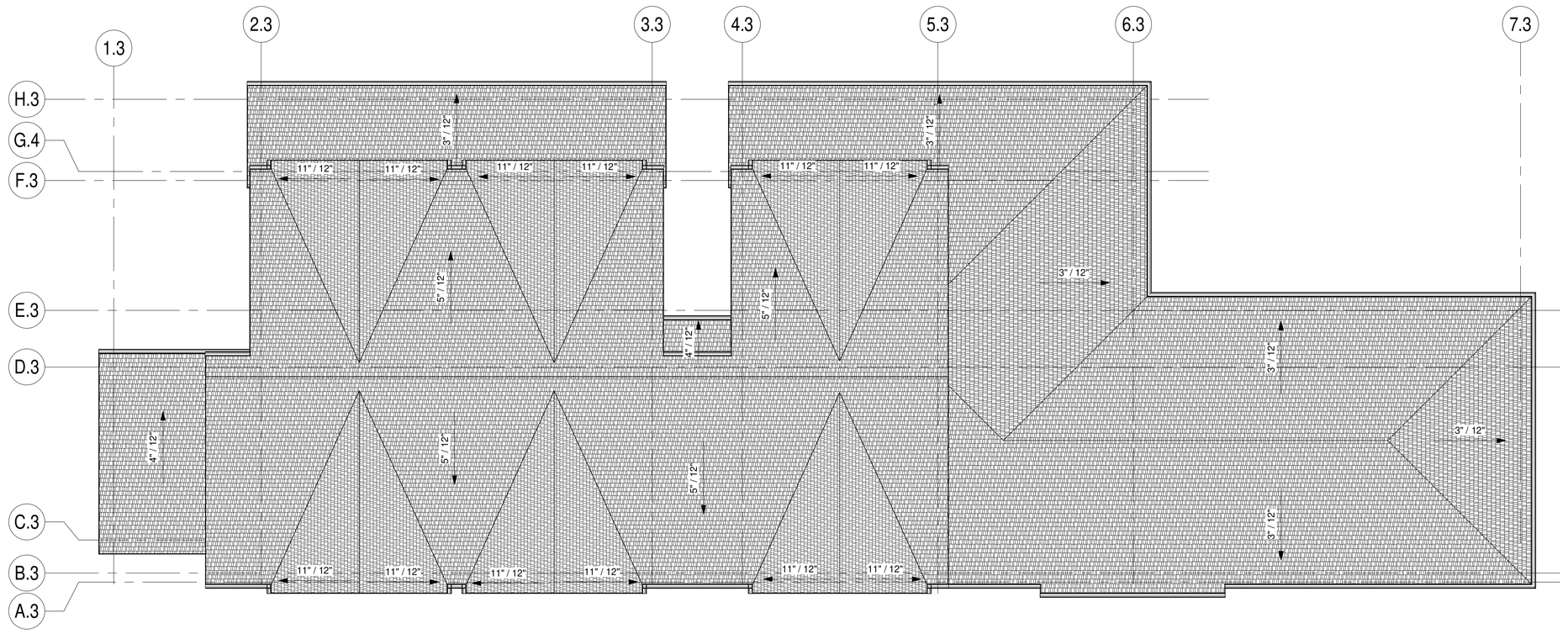
ROOF PLAN NOTES:



1 AA1.3 ROOF PLAN - TOWNHOME 1
1/8" = 1'-0"



2 AA1.3 ROOF PLAN - TOWNHOME 2
1/8" = 1'-0"



3 AA1.3 ROOF PLAN - TOWNHOME 3
1/8" = 1'-0"

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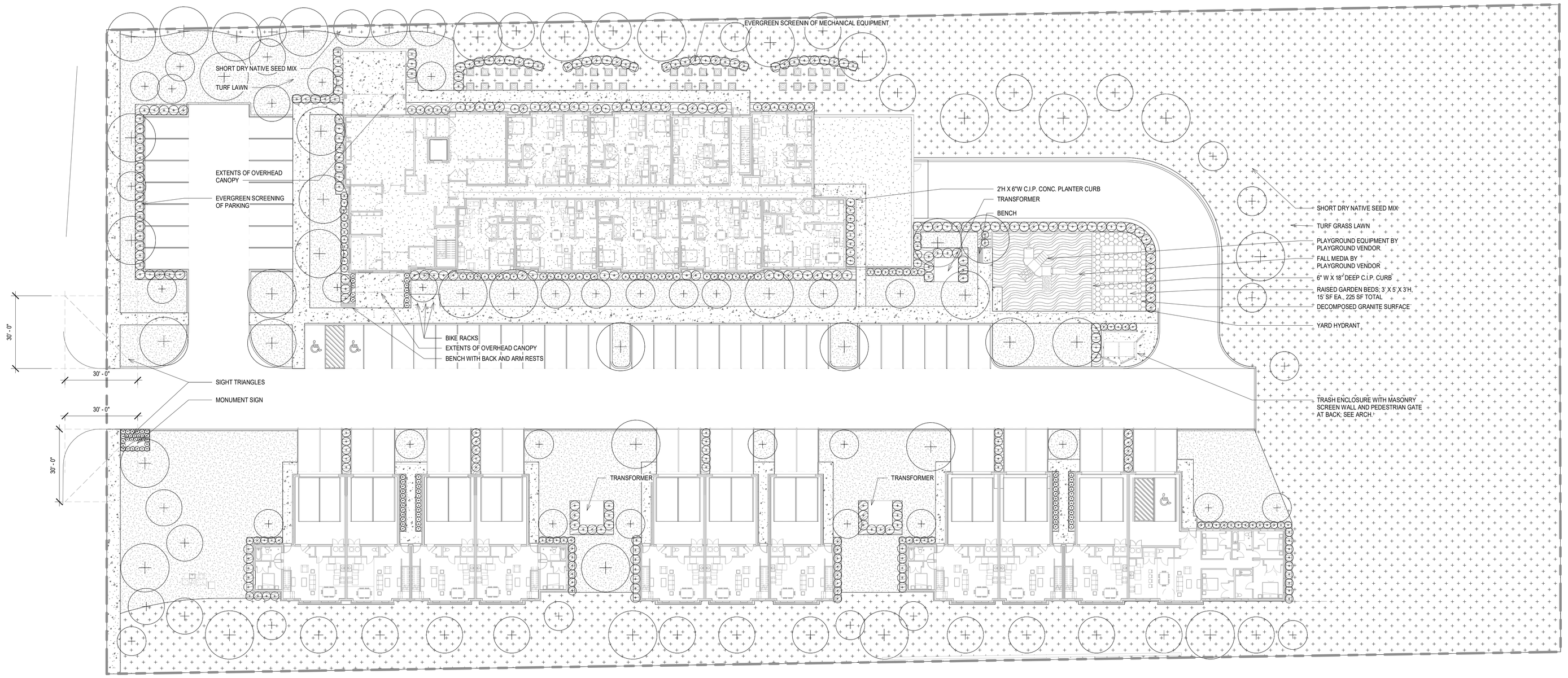
ROOF PLANS - TOWNHOME BUILDINGS

SHEET NUMBER

AA1.3

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1 LS-100 OVERALL SITE LANDSCAPE REFERENCE PLAN
1" = 20'-0"

0' 10' - 0" 20' - 0" 40' - 0" 80' - 0"

LANDSCAPE REQUIREMENTS:

- LOT AREA: 155,367 SF / 3.57 ACRES
- DWELLING UNITS: 44
- APARTMENT BUILDING GRADE LEVEL FOOTPRINT: 14,805 SF (33 D.U.)
- APARTMENT GROSS SF: 52,103 SF
- TOWNHOMES GRADE LEVEL FOOTPRINT: 14,765 SF(11 D.U.)
- TOWNHOMES GROSS SF: 26,640 SF
- TOTAL GRADE LEVEL FOOTPRINT: 29,570 SF
- TOTAL GROSS SF: 78,743 SF
- TOTAL SITE PERIMETER: 1,706 LF

OVERSTORY TREES REQUIRED (2" CAL.): 2 PER D.U. OR 1/1000 SF OF GRADE LEVEL FLOOR OR 1/40 LF OF PERIMETER
- 44 D.U. X 2 = 88 REQUIRED, (41 PROPOSED)
- 29,570 SF/ 1000 = 29.5 REQUIRED
- 1,706 LF / 40 = 42.65 REQUIRED

CONIFEROUS TREES REQUIRED (6' H): 30% MIN. OF REQUIRED OVERSTORY TREES
- 88 X .3 = 26.4 REQUIRED (27 PROPOSED)

ORNAMENTAL TREES REQUIRED (1.5" CAL.): 2 ORNAMENTALS CAN BE SUBBED FOR 1 OVERSTORY TREE UP TO 50% MAXIMUM
- (40 PROPOSED) EQUIVALENT OF OVERSTORY TREES = (20 PROPOSED EQUIVALENT)

TOTAL TREES PROPOSED 41 + 27 + 20 = 88 PROPOSED OVERSTORY TREE EQUIVALENT

SHRUBS REQUIRED: 1/300 GROSS SQUARE FEET OF BUILDING FOOTPRINT AREA OR 1/30 LINEAR FEET OF SITE PERIMETER
- 29,570 GSF / 300 = 98.6 REQUIRED (100 PROPOSED)
- 1,706 LF / 30 = 56.86 REQUIRED

GRAPHIC LEGEND:

CONCRETE: CAST IN PLACE PLAIN BROOM FINISH

TURFGRASS SOD; IRRIGATED

DECOMPOSED GRANITE

NATIVE SEED MIX; MN, POLLINATOR MIX ORY TO MESIC BY MINNESOTA NATIVE LANDSCAPES; INCLUDE PLUGS AT RATE SPECIFIED IN SPECS.

MASS PLANTING BED; MIN. 12" DEPTH PLANTING SOIL, MIN. 3" DEPTH SHREDDED HARDWOOD MULCH, DRIP IRRIGATION, STEEL EDGER EVERWHERE BEDS ABUT TURFGRASS OR NATIVE SEEDING AREAS

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. 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.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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CONSULTANTS

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WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
2	07-05-2024	SITE PLAN REVIEW

CERTIFICATION

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 Architect under the laws of the state of Minnesota

Brady Halferson
LA 41727 : 07-05-2024
License Number Date

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2385.06

SHEET TITLE

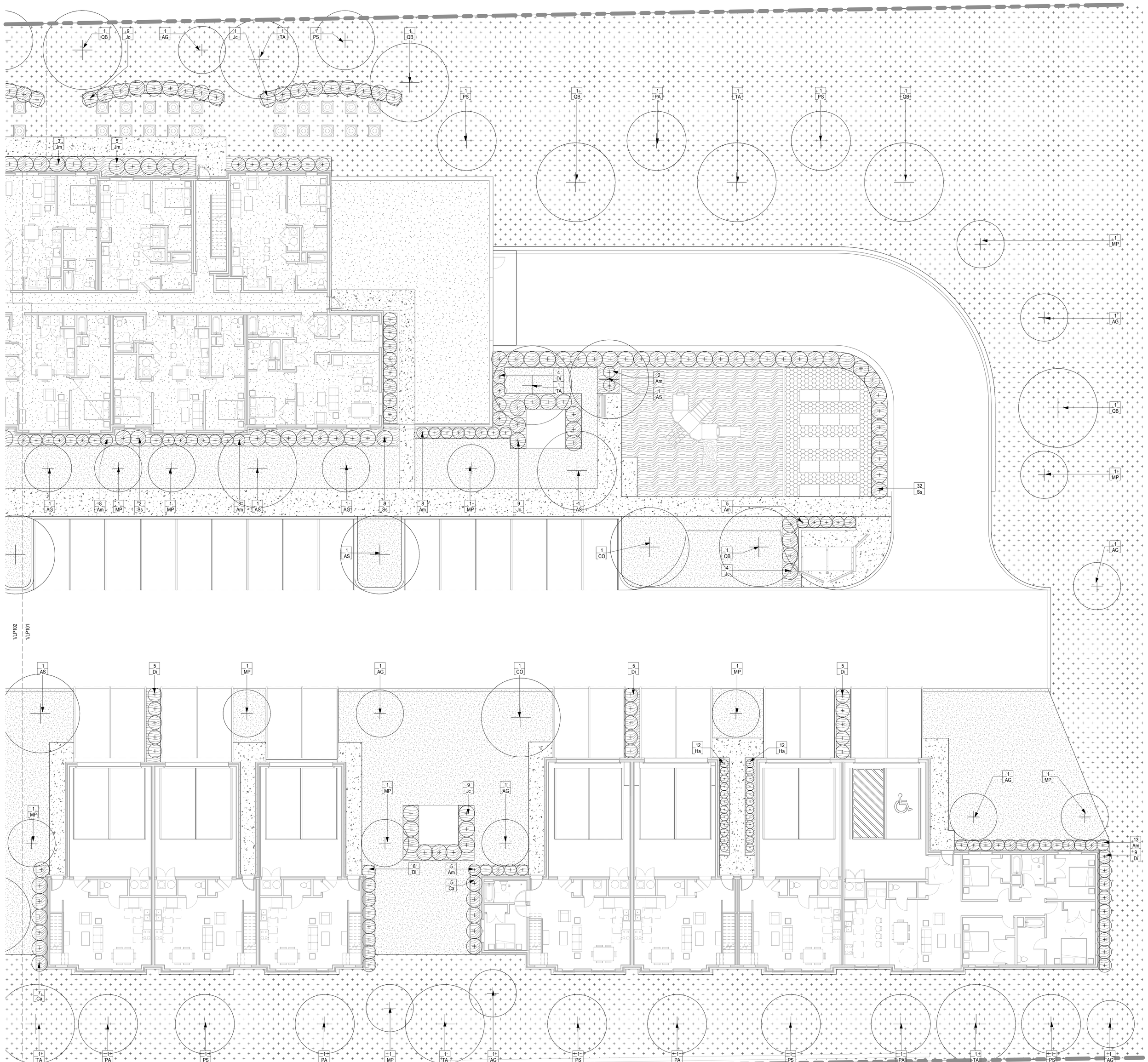
OVERALL LANDSCAPE SITE PLAN

SHEET NUMBER

LS-100

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7/2/2024 4:35:14 PM



1 LP-101 PLANTING PLAN NORTH
1" = 10'-0"

0' 5' - 0" 10' - 0" 20' - 0" 40' - 0"

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IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
PERENNIAL/GROUNDCOVERS/GRASSES					
48	Ha	AUGUST MOON HOSTA	Hosta 'August Moon'	#1 CONT.	
10	Hc	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1 CONT.	
30	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.	
DECIDUOUS SHRUBS					
86	Am	IROQUOIS BEAUTY BLACK CHOKEBERRY	Aronia melanocarpa 'Morton'	#5 CONT.	
46	Ca	RUBY SPICE CLETHRA	Clethra alnifolia 'Ruby Spice'	#5 CONT.	
80	Di	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5 CONT.	
47	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#5 CONT.	
DECIDUOUS OVERSTORY TREES					
10	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharinum 'Green Mountain'	2.5" CAL.	
10	CO	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL.	
11	QB	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	
10	TA	SENTRY LINDEN	Tilia americana 'McSentry'	2.5" CAL.	
DECIDUOUS ORNAMENTAL TREES					
20	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" B&B	
20	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1.5" CAL.	
CONIFEROUS TREES					
13	PA	NORWAY SPRUCE	Picea abies	6' B&B	
14	PS	WHITE PINE	Pinus strobus	6' B&B	
CONIFEROUS SHRUBS					
68	Jc	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' tall	
48	Jm	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.	

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Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

WODA COOPER SANDGRASS POINTE, BROOKLYN PARK, MN

ISSUE #	DATE	DESCRIPTION
2	07-05-2024	SITE PLAN REVIEW

CERTIFICATION

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 Architect under the laws of the state of Minnesota

Brady Halverson
LA 41727 07-05-2024
License Number Date

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2385.06

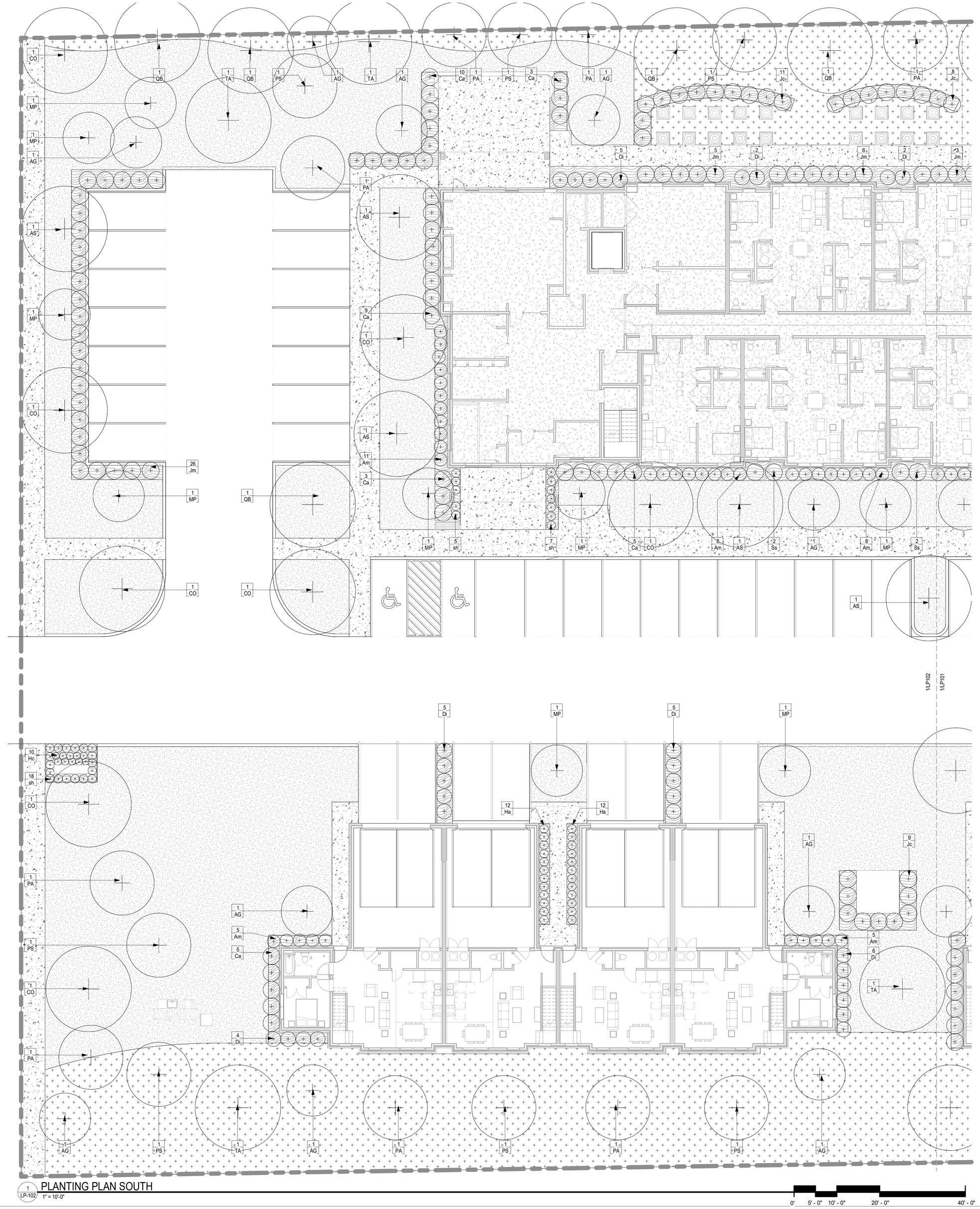
SHEET TITLE

PLANTING PLAN - NORTH

SHEET NUMBER

LP-101

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1 LP-102 PLANTING PLAN SOUTH
1" = 10'-0"

0' 5' - 0" 10' - 0" 20' - 0" 40' - 0"

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IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	COMMENTS
PERENNIALS/GROUNDCOVERS/GRASSES					
48	Ha	AUGUST MOON HOSTA	Hosta 'August Moon'	#1 CONT.	
10	Hc	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1 CONT.	
30	sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.	
DECIDUOUS SHRUBS					
86	Am	IROQUOIS BEAUTY BLACK CHOKEBERRY	Aronia melanocarpa 'Morton'	#5 CONT.	
46	Ca	RUBY SPICE CLETHRA	Clethra alnifolia 'Ruby Spice'	#5 CONT.	
80	Di	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5 CONT.	
47	Ss	SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem'(PP16,336)	#5 CONT.	
DECIDUOUS OVERSTORY TREES					
10	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharinum 'Green Mountain'	2.5" CAL.	
10	CO	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL.	
11	QB	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	
10	TA	SENTRY LINDEN	Tilia americana 'McSentry'	2.5" CAL.	
DECIDUOUS ORNAMENTAL TREES					
20	AG	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchir x grandiflora 'Autumn Brilliance'	2" B&B	
20	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1.5" CAL.	
CONIFEROUS TREES					
13	PA	NORWAY SPRUCE	Picea abies	6' B&B	
14	PS	WHITE PINE	Pinus strobus	6' B&B	
CONIFEROUS SHRUBS					
68	Jc	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' tall	
48	Jm	MANEY JUNIPER	Juniperus chinensis 'Maney'	#5 CONT.	

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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LA 41727 : 07-05-2024
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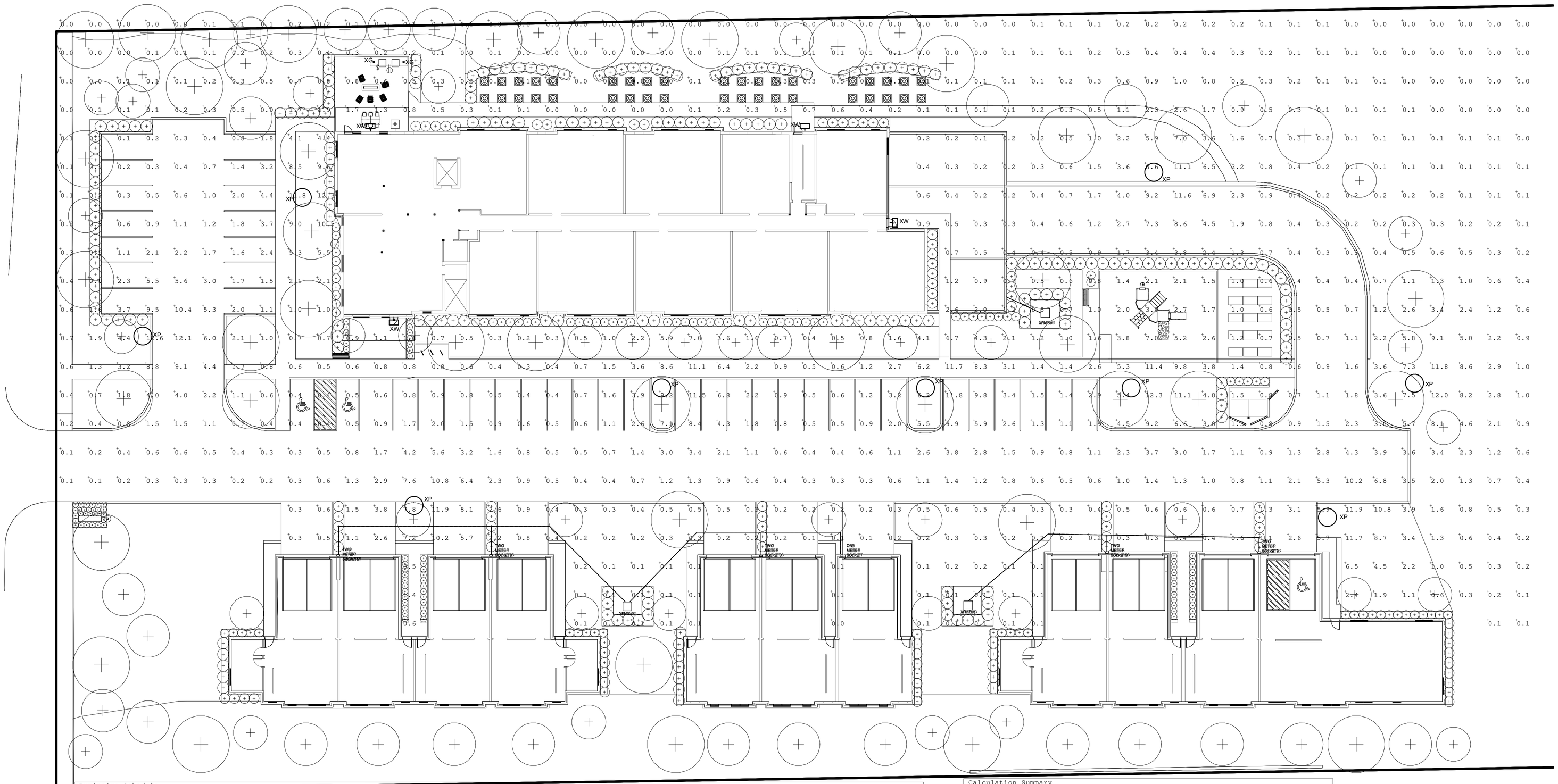
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PLANTING PLAN - SOUTH

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LP-102

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Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	XP-SL760-40L40T3-MDL016-SV2	Single	SL760-40L40T3-MDL016-SV2	XP	1.000	17631	175.7	1581.3
	4	WX-WDGE2 LED P0 40K 80CRI T3M	Single	WDGE2 LED P0 40K 80CRI T3M	XW	1.000	728	6.8946	27.578

Calculation Summary

Label	CalcType	Avg	Max	Min	DF Basis
CalcPts_Site	Illuminance	1.62	12.6	0.0	N.A.

1 / E015 ELECTRICAL SITE PHOTOMETRIC PLAN
1/16" = 1'-0"

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ISSUE #	DATE	DESCRIPTION
1	05/03/2024	DD SUBMITTAL
2	07/05/2024	SITE PLAN SUBMITTAL

CERTIFICATION

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

Chad Kurdi
42678 — License Number
07/05/2024 — Date

DRAWN BY	MAA
CHECKED BY	CSK
COMMISSION NUMBER	2385-06

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E015

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A.D.U.s

ACCESSORY DWELLING UNITS



CONTENTS

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03 HISTORY
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BACKGROUND



When presenting the Community Long-Range Improvement Commision (CLIC) plans to the Brooklyn Park City Council for 2024-2025, Mayor Hollis Winston made a request that we look into the pros and cons of ADU units.

DEFINITION

Accessory Dwelling Unit (ADU): A self-contained dwelling unit having its own kitchen and bathroom facilities, and which is designed as a second separate dwelling unit that is clearly incidental and subordinate to the principal use of a lot as a single-family detached residence. They are typically under 1,000 square feet.



HISTORY



1880s

Historic precedent for the modern day ADU is the “carriage house,” or “coach house.” Originally built for horse-drawn carriages, the structures associated with grander homes were frequently large enough to double as living quarters for workers and stable hands.



1920s

In response to housing shortages and economic needs, many surviving carriage houses were converted into rental homes. By becoming landlords, the owners gained income from their otherwise unused outbuildings.



1940s

With the rise of suburban single-family home developments following World War II, ADUs practically ceased to U.S. Residential zoning codes typically allowed only one home per lot, regardless of lot size. Garages occupied yard space that might otherwise have been available for ADUs.



1980s

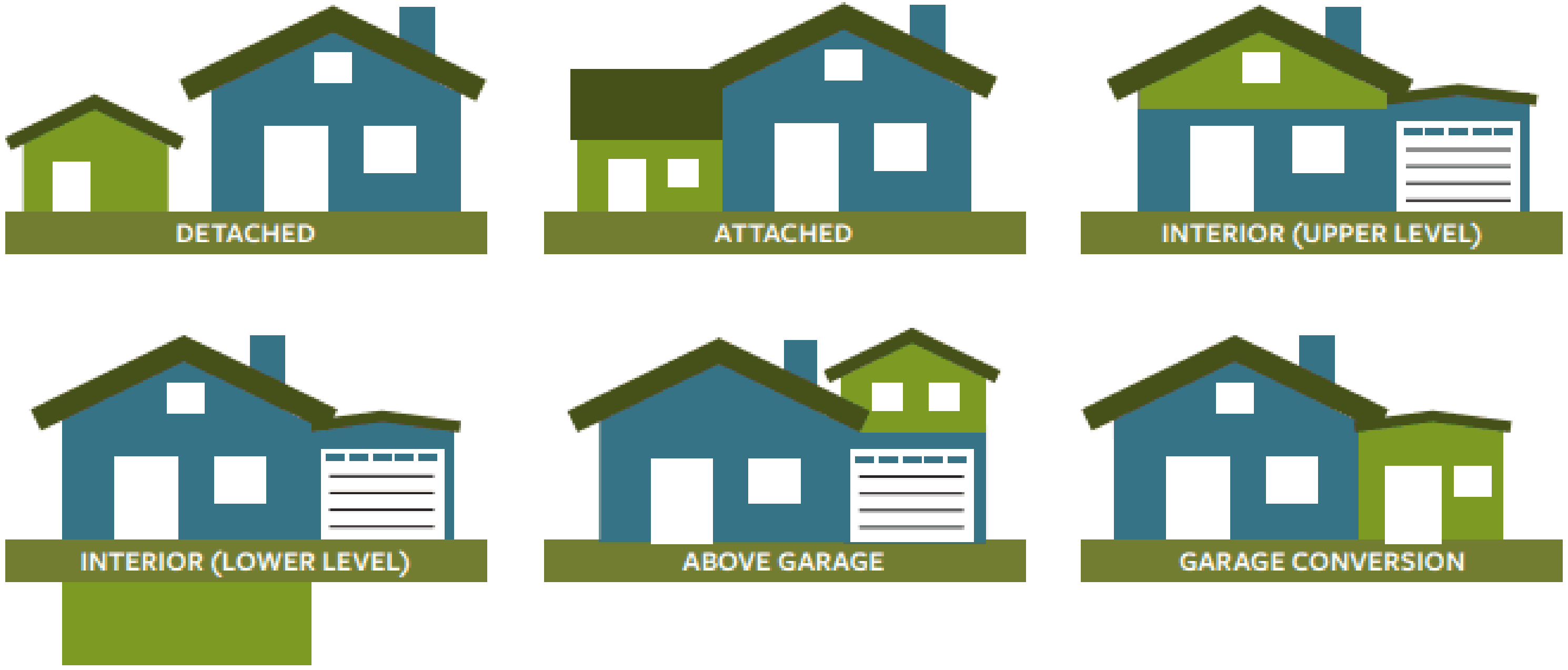
A wave of ADU laws were passed throughout the country. California banned localities from explicitly outlawing ADU development, but localities made the approval process difficult. Allowing them for the elderly was an easy way to get ADUs accepted, which led to concerns about fair housing.



2000

In response to a growing demand for ADU-supportive guidelines, AARP and the American Planning Association partnered to release an influential model state act and local code for ADUs.

TYPES OF ADUS



TYPES OF ADUS

Accessory dwelling units refer to a wide range of residences.

DETACHED	ATTACHED	INTERIOR (UPPER)	INTERIOR (LOWER)	ABOVE GARAGE	GARAGE CONVERSION
Think tiny house, granny pod, or backyard cottage. An ADU is built in the yard of an existing home and can be used as a rental mother-in-law suite, or guest house.	Depending on the structure of the home, this may be built as a one or two-story pop out from one side of the house, with it's own entrance	Create an upper apartment in an existing home. This is commonly done by finishing attic space. They feature an exterior entrance separate from that for the main house. .	Create a basement apartment by finishing a basement or adding features (like a kitchen) to a finished basement. They feature an exterior entrance separate from that for the main house.	Above-garage ADUs take advantage of the existing garage structure and build above it while keeping the garage space below.	A garage conversion turns a preexisting structure into a full-blown living space, but has the disadvantage of eliminating garage space.

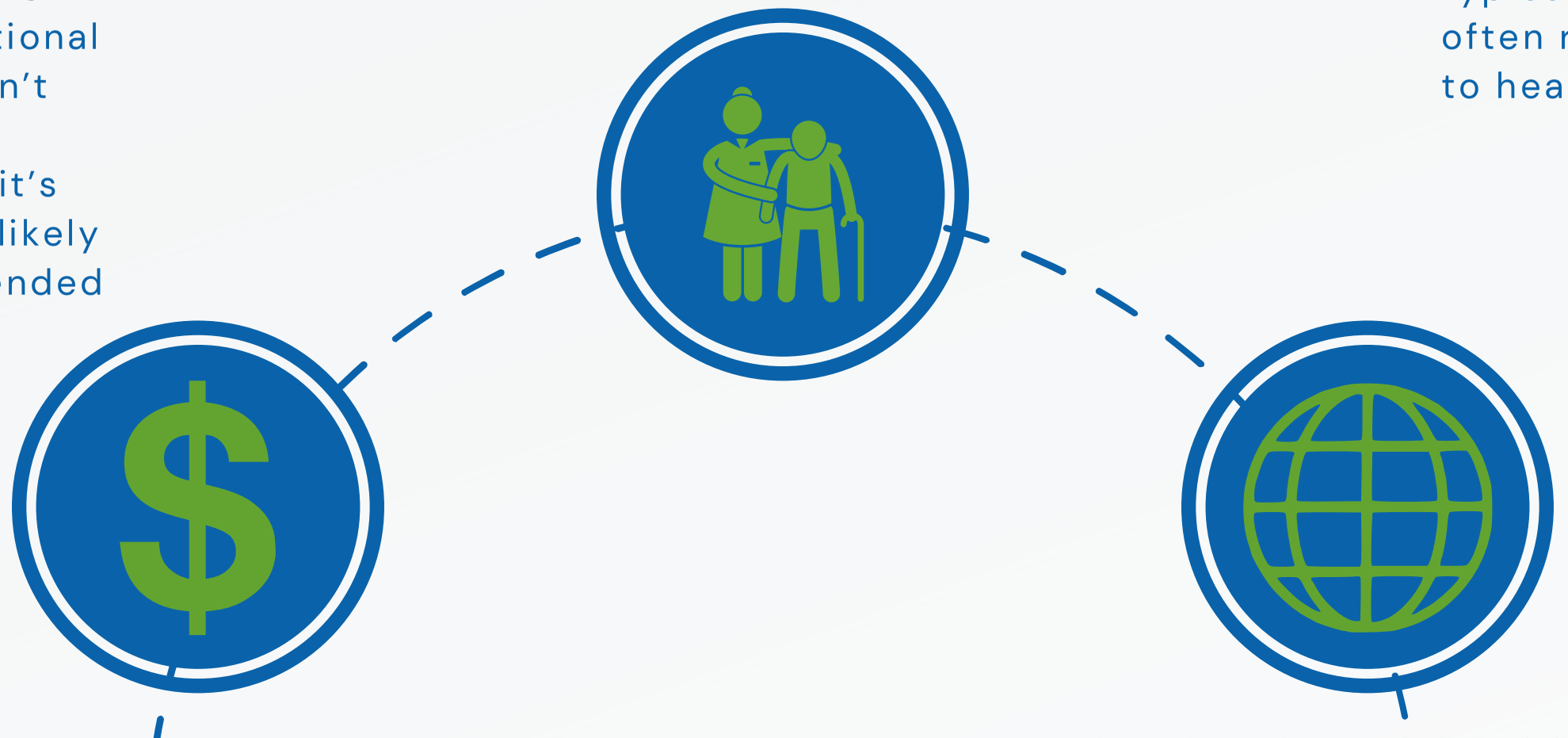
BENEFITS TO RESIDENTS

Affordable Housing

Not only are ADUs smaller and therefore more affordable to build; oftentimes, they can also be built in existing spaces like a garage or basement. They also eliminate the need to pay for additional land. Plus, owners don't need to install utility infrastructure, since it's already in place and likely just needs to be extended from the main house.

Convenience & Flexibility

ADUs provide family members with independent living while still living near each other. It can be a good option for college students or young adults to save money, or for older relatives to age in place with family support nearby.



Small Environmental Footprint

ADUs are small, so both building and living in one puts out a much smaller environmental footprint. The construction of an ADU requires fewer materials, typically, and living in one often requires less energy to heat and cool the unit.

BENEFITS TO RESIDENTS

Increased Property Value

A newly-built granny flat adds instant appeal and resale value to your home when you decide to sell, as it will increase the value of your property. Rental income is attractive to buyers who may not otherwise be able to afford a property, or who have an extended family living with them, Homes with ADUs appraise higher than those that do not, due to the cost of improvements and many other features.

Rental Income for Property Owners

ADUs may be used as either short-term or long-term rentals. A short-term vacation rental may bring in higher rates, assuming the area is strong in tourism, but requires more maintenance and upkeep. A long-term rental allows for a steadier stream of income all year long.



Tax Benefits

Homeowners can accumulate tax depreciation deductions on ADUs, even accelerating the depreciation to take advantage of tax benefits sooner. This is especially beneficial in the case of rentals or small business offices, as you will likely be able to deduce the costs of construction and maintenance.

BENEFITS TO THE CITY



One significant advantage of ADUs for cities is the increase in property value - potentially increasing revenue from building permits and additional taxes. The city could also implement charges for applications or require permits for having ADUs.

INCREASED REVENUE



ADUs can provide a space for extended families to live together, encouraging multigenerational homes. This can be especially beneficial for families with aging parents or adult children who may not be able to afford a separate residence. By allowing ADUs, cities can support families in staying together and provide a more affordable housing option.

MULTIGENERATIONAL LIVING



Because ADUs are generally smaller than other homes and leverage the existing resources of an existing house, they can be much more affordable than other housing options. The city could encourage individual homeowners to build and rent out accessory dwelling units (ADUs) to low-income households by offering subsidies.

AFFORDABLE HOUSING

BENEFITS TO THE CITY



Because ADUs are often occupied by family or friends of the property owner, they can provide an additional layer of security for the neighborhood. This can be especially appealing for homeowners who are concerned about their safety or the safety of their property

INCREASED SECURITY



In many of our very established neighborhoods with unique single-family, duplex and triplex homes, an owner might consider a tear down to construct a new building with more units. Allowing that property owner to add an ADU might be more cost-effective and satisfy neighbors.

PRESERVATION OF OLDER HOUSING



ADUs are increasingly recognized as a viable solution to the housing crisis, offering affordable, flexible housing options. Success stories from various regions highlight their potential to alleviate housing shortages and provide income opportunities for homeowners.

EASE HOUSING SHORTAGES

CONSIDERATIONS

ADUs can positively impact local communities by increasing housing stock and offering different types of housing to meet diverse needs. However, they can also lead to increased urban density, which may bring about changes in neighborhood dynamics, infrastructure demands, and property values.

ADUs can have a notable impact on the infrastructure of cities and communities. Construction of ADUs often places greater demand on utilities, transportation, and public services such as water, sewer systems, schools, and emergency services.

Will the city allow short-term rentals? If so, what implications may that have?

City resources will be required to research, develop plans, create zoning restrictions, laws, and ordinance, as well as the implementation.

There will be more permits and inspections to manage.

Potential parking issues need to be considered.

Will the city allow shipping containers, pre-fab or manufactured homes?

There will likely be more rental units that require some oversight by the city.

A system will need to be developed for property addresses for ADUs.

Multiple addresses on one lot may create confusion for emergency services and package delivery.

The creation of an ADU generally does not create a separate tax parcel

NATIONAL TRENDS



- Market trends for ADUs vary significantly by region, influenced by factors such as housing demand, land availability, and local regulations. **High-demand urban areas are seeing a surge** in ADU developments, with designs tailored to fit diverse urban settings.
- The rise of **remote work** is influencing ADU design, with a **growing emphasis on multipurpose spaces** that accommodate home offices. This trend reflects the changing nature of work and home life in the digital age.
- **The ADU rental market is expanding**, offering property owners a source of passive income while providing renters with affordable housing options. Trends indicate a growing demand for ADU rentals, impacting local housing markets.
- The ADU rental market is expanding, offering property owners a source of passive income while providing renters with affordable housing options. **Trends indicate a growing demand for ADU rentals, impacting local housing markets.**
- **In California**, between 2019 and 2022, the **number of ADUs permitted grew 88%.** Constructed ADUs follow the same general trend, rising from 5,852 in 2019 to 17,460 by 2022 (an almost 200% increase).
- Fannie Mae and Freddie Mac recently updated **lending guidelines to expand ADU financing,** too.

LOCAL TRENDS

- 31 metro cities allow ADUs.
- ADUs are increasingly allowed in the Twin Cities, but infrequently built.
- Residents find cost and regulations to be prohibitive.
- Eagan legalized ADUs in 2014 and has 3.
- Richfield legalized ADUs in 2017 and has fewer than 10.
- Minneapolis has about 232 units, representing fewer than 1% of the eligible properties. There continues to be a decline with 13 being built in 2022.
- In St. Paul, 20 ADUs have been built, total.
- On average in the Twin Cities it costs about $250,000 to build an ADU.



LOCAL TRENDS

- Burnsville has seen success with ADUs.
- Burnsville is one of the few cities without a short-term rental ban.
- They have a disproportionate share of detached ADUs used as short-term rentals near the city's larger lakes.





- Edina recently joined 24 suburban cities that already permit ADUs on single-family residential lots.
- The city gets multiple inquiries for ADUs every week.
- 72% of respondents of a city survey said they would support an ADU ordinance.

- ADU must be attached to a garage or to the primary residential structure. Standalone units are not allowed.
- A minimum of three off-street parking spaces are required to add an ADU.
- Richfield's interest-free Transformation Home Loan program added an ADU financing pilot last year. It offers eligible homeowners up to $25,000 or 15% of total project costs.



MN METRO CITIES THAT ALLOW ADUS

Anoka County	Dakota County	Hennepin County	Ramsey County	Washington Cty
Blaine	Apple Valley	Bloomington	Blaine	Stillwater
Fridley	Burnsville	Crystal	Mounds View	White Bear Lake
	Eagan	Edina	Roseville	
	Farmington	Golden Valley	Shoreview	
	Hastings	Hopkins	St. Paul	
	Inver Grove Heights	Long lake	White Bear Lake	
	Lakeville	Minneapolis		
	Northfield	Minnetonka		
		Orono		
		Plymouth		
		Richfield		
		St. Louis Park		
		Wayzata		

NEARBY CITIES

Each city has the following:

- size restrictions based on the size of the primary house and yard (generally the ADU can't be larger than 35-50% of primary dwelling)
- only allow ADUs on lots that contain a detached SFH
- only allow ADUs in certain zoning districts
- allow 1 ADU per lot
- most require that owner must live on site

BLAINE

Legalized
2021
Number of ADUs
0
Parking
1/bedroom

CRYSTAL

Legalized
2017
Number of ADUs
XX
Parking
1 + 2 (home)

Address
Unit B

FRIDLEY

Legalized
2022
Number of ADUs
XX
Parking
XX

Min. size
250 sq ft

GOLDEN VALLEY

Legalized
2022
Number of ADUs:
XX
Parking
1 additional off-street

PLYMOUTH

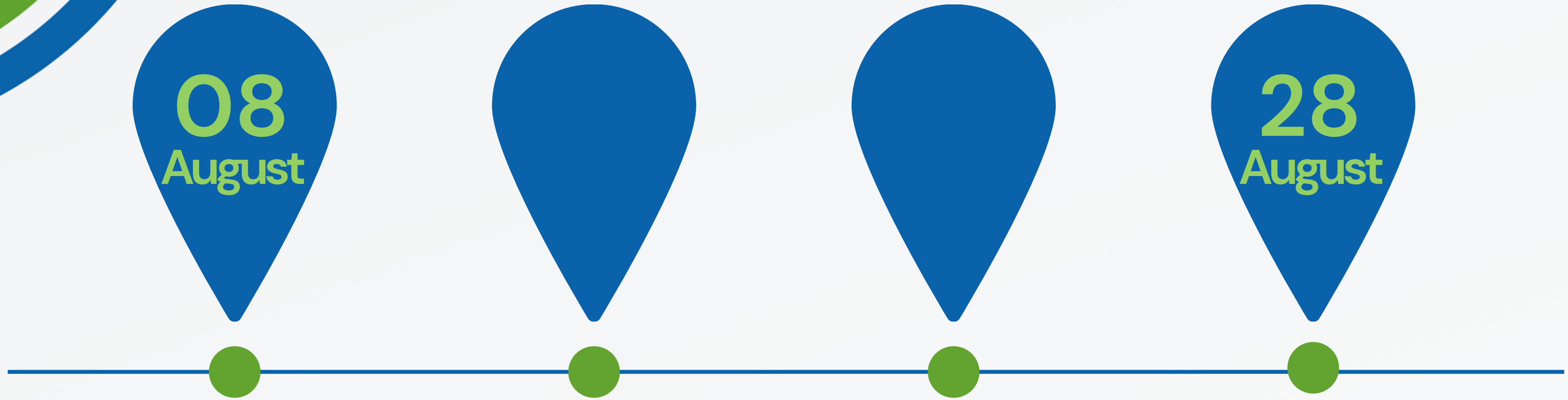
Legalized
4/2024
Number of ADUs
0
Parking
1 spot
Conversion (JADU) does not require additional spot

CONCLUSION

ADUs have NOT gained widespread popularity due to numerous restrictions, requirements, and high costs. By making them easier and more affordable, they could become more widely accepted and appreciated.



NEXT STEPS



PRESENT TO CLIC & PLANNING DEPARTMENT

PLANNING DEPARTMENT PRESENTS TO PLANNING COMMISSION

QUESTIONS?