Monday, April 28, 2025 Brooklyn Park Council Chambers
6:00 p.m. *(Following the Board of Appeal and Equalization Meeting)* 5200 85th Avenue North

REGULAR CITY COUNCIL MEETING – AGENDA #17

Si usted necesita esta información en español: 763-424-8000. Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj. If you need this information in another language or alternative format, email access@brooklynpark.org or call 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

I. ORGANIZATIONAL BUSINESS

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

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for the public to address the Council on items which are not on the agenda. Public Comment will be limited to 15 minutes *(if no one is in attendance for Public Comment, the regular meeting may begin*), and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Individuals should limit their comments to three minutes. Council Members will not enter into a dialogue with residents. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for hearing the residents for informational purposes only.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Council Member.)

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

- **3B.1** Interview Applicants for Commissions
  - **A.** COMMISSION VOTING FORM
- **3B.2** Human Rights Commission Annual Report and 2025 Work Plan
  - **A.** WORK PLAN
- **3B.3** Presentation of Police Department Community Awards Community Award Presentation
- **3B.4** Hennepin County Commissioner Jeff Lunde Update on 1st District

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT (All items listed under Consent, unless removed from Consent in agenda item 3A, shall be approved by one council motion.) Consent Agenda consists of items delegated to city management or a commission but requires council action by State law, City Charter or city code. These items must conform to a council approved policy, plan, capital improvement project, ordinance or contract. In addition, meeting minutes shall be included.

- **4.1** Authorize the Acceptance of First Quarter Donations/Gifts
  - **A.** RESOLUTION
- **4.2** Development Bond and Escrow Releases
- **4.3** Chapter 103 Ordinance Amendment – MN State Plumbing Code
  - **A.** ORDINANCE
- **4.4** Set a Public Hearing on May 12, 2025, to Consider the Issuance of an Off-Sale Intoxicating Liquor License for Savans LLC, doing business as Brooklyn Liquors, Located at 6256 Boone Avenue North
  - **A.** PUBLIC HEARING NOTICE
- **4.5** Set a Public Hearing on May 12, 2025, to Solicit Testimony and Consider the Issuance of a Currency Exchange License for El Hornito LLC dba El Hornito Supermercado/Servicios Located at 7982 Brooklyn Boulevard
  - **A.** PUBLIC HEARING NOTICE
- **4.6** Accept an AKC Reunite Grant
  - **A.** RESOLUTION
  - **B.** FINANICAL ANLYSIS/BUDGET AMENDMENT

4.7 Authorize the City Manager to Enter into a Contract with Upper Midwest Athletic Construction per the Sourcewell Cooperative Purchasing Program
- **A.** RESOLUTION
- **B.** UPPER MIDWEST ATHLETIC CONSTRUCTION PROPOSAL

4.8 Set Public Hearing Date for May 26, 2025, to Consider the Recommendation of the Brooklyn Park Charter Commission to Amend Chapter 2, Section 2.06 and Chapter 4, Section 4.03 of the Home Rule City Charter
- **A.** PUBLIC HEARING NOTICE

4.9 NorthPark Business Center Northwest Corner Mixed Use Application
- **A.** RESOLUTION PRELIMINARY PLAT
- **B.** RESOLUTION FINAL PLAT
- **C.** RESOLUTION RIGHT-OF-WAY VARIANCE
- **D.** RESOLUTION CUL-DE-SAC VARIANCE
- **E.** LOCATION MAP
- **F.** PLANNING COMMISSION MINUTES
- **G.** PRELMINARY PLAT
- **H.** FINAL PLAT
- **I.** PLAN SET

4.10 Brooklyn Park Fire Station Number 2 Application by CNH Architects for Site Plan Review at 8600 Zane Ave N
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** MINUTES
- **D.** PLAN SET

4.11 610 Junction Building 4 Application for a Preliminary and Final Plat, and Site Plan Review
- **A.** RESOLUTION – PRELIMINARY PLAT
- **B.** RESOLUTION – FINAL PLAT
- **C.** RESOLUTION – SITE PLAN
- **D.** LOCATION MAP
- **E.** PLANNING COMMISSION MINUTES
- **F.** PRELMINARY PLAT
- **G.** FINAL PLAT
- **H.** PLAN SET

4.12 NW Area Watermain Crossings Community Project Funding Resolution of Support
- **A.** RESOLUTION
- **B.** LOCATION MAP

4.13 Consider Authorizing the City Manager to Execute the Acquisition of EDA Property Located at PID 1611921220094 and Subsequent Sale to Adam Schiesl for $2,000.00
- **A.** RESOLUTION
- **B.** APPRAISAL
- **C.** SITE LOCATION MAP

4.14 Approval of Minutes
- **A.** REGULAR CITY COUNCIL MEETING MINUTES, FEBRUARY 24, 2025
- **B.** REGULAR CITY COUNCIL MEETING MINUTES, MARCH 10, 2025
- **C.** BOARD OF APPEALS AND EQUALIZATION MEETING MINUTES, APRIL 14, 2025
- **D.** REGULAR CITY COUNCIL MEETING MINUTES, APRIL 14, 2025

The following items relate to the City Council's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the City Clerk. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the council table for action.)

5. PUBLIC HEARINGS
None.

6. LAND USE ACTIONS
None.

7. GENERAL ACTION ITEMS
None.

III. DISCUSSION – These items will be discussion items but the City Council may act upon them during the course of the meeting.

8. DISCUSSION ITEMS

8.1 Beautify Brooklyn Park Update

A. EARTH DAY LITTER PICK-UP APPRECIATION

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. ADJOURNMENT

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from city staff and appointed commissions, and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.1	**Meeting Date:**	April 28, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Katrina Dosher, Program Assistant
Attachments:	1	**Presented By:**	Mayor Hollies Winston
Item:	Interview Applicants for Commissions		

City Manager's Proposed Action:

Interview applicants to fill current and upcoming openings on commissions.

Overview:

The City has an opening on the Budget Advisory Commission. The appointment will fill an opening due to resignations. Voting sheets are attached.

Budget Advisory Commission – One opening

West District (1) – replacing Terri Merril (balance of a term, expires April 1, 2027)

At the end of the meeting, please pass your voting forms to Mayor Winston with your choices indicated. He will tally the votes. The appointment will be made during the May 12, 2025 Council meeting.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.1A COMMISSION VOTING FORM

COUNCIL MEMBER: _____
(Name)

VACANCIES: 1
District # of openings:
West District 1

Listed as 1st Choice

Name of applicant	Residing District	Confirmed Attendance
Pone, Eric	West	Yes

One appointment needs to be made:

West (1) – replacing Terri Merril, expires April 1, 2027

COUNCIL MEMBER CHOICE: _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.2	**Meeting Date:**	April 28, 2024
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A	**Prepared By:**	Marcellus Davis Racial Equity Diversity, Inclusion Manager (REDI)
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Andre Perez Maikkula Commissioner
Item:	Human Rights Commission Annual Report and 2025 Work Plan		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ACCEPT THE HUMAN RIGHTS COMMISSION 2025 WORK PLAN.

Overview:

Human Rights Commission Commissioner, Andre Perez-Maikkula, will present the 2024 Human Rights Commission Annual Report and the 2025 Work Plan.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.2A WORK PLAN

Workplan | Insert Name of Commission Here

Mar. 2025 - Feb. 2026

Time frame	Project or Task(s)	*BP2025*	Purpose (see next page for info)	Outcome (fill in after completed)
Jan-Dec	**Goal 1: Enhancing Marketing & Awareness**	☒1 ☐2 ☐3 ☒4 ☐5 ☒6	☒**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	
Jan-Dec	**Goal 2: Strengthening Learning and Development Opportunities 2.1 Develop a comprehensive training curriculum covering human rights laws, advocacy strategies, and cultural competency. 2.2 Foster stronger partnerships and collaboration with Human Right Commissions statewide to address human rights issues effectively.**	☒1 ☐2 ☐3 ☐4 ☒5 ☒6	☒**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	
Jan-Dec	**Goal 3: Accountability and Community Response 3.2 Advocate for the adoption of inclusive policies and practices within city government to promote diversity, equity, and inclusion.**	☒1 ☐2 ☐3 ☒4 ☒5 ☒6	☒**Report/Comment** ☒**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	
Jan-Dec	**Goal 4: Collaboration and Partnerships w/ City Government/Council**	☒1 ☐2 ☐3 ☒4 ☒5 ☒6	☒**Report/Comment** ☒**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	
		☐1 ☐2 ☐3 ☐4 ☐5 ☐6	☐**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	
		☐1 ☐2 ☐3 ☐4 ☐5 ☐6	☐**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☐*Commission* ☐*Council* ☐*City Manager*	

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

Workplan Projects: What's the purpose?

Mar. 2025 - Feb. 2026

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

Report/Comment

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

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

Recommend

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

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

Act

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

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

Brooklyn Park 2025 Community Goals

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

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

United Community

A united and welcoming community, strengthened by our diversity.

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

Beautiful Places

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

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

Thriving Economy

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

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

Healthy and Safe People

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

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

Increased Equity

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

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

Effective, Engaging Government

Effective and engaging government recognized as a leader.

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

Brooklyn Park
Unique. United. Undiscovered.

Goals adopted by City Council February 27, 2017

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.3	**Meeting Date:**	April 28, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Police
Resolution:	N/A	**Prepared By:**	Stephanie Heiberger, Administrative Assistant
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Chief Mark Bruley
Item:	Presentation of Police Department Community Awards		

City Manager's Proposed Action:

Police Department Community Awards recognizing Kate Janka and Tiffany Adams.

Overview:

Those who live in, work in, and spend time in the City of Brooklyn Park play essential roles in helping the Police Department address crime and livability in the community. For a number of years, the Police Department has recognized these community members in award ceremonies.

The purpose of this agenda item is to publicly recognize Kate Janka and Tiffany Adams for their actions on June 11, 2024.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.4	**Meeting Date:**	April 28, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Jay Stroebel, City Manager
Attachments:	N/A	**Presented By:**	Hennepin County Commissioner Jeff Lunde
Item:	Hennepin County Commissioner Jeff Lunde Update on 1st District		

City Manager's Proposed Action:

Hennepin County Commissioner Jeff Lunde will provide an update.

Overview:

Hennepin County Commissioner Jeff Lunde will give an update of the accomplishments and activities taking place in the 1st District.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Finance
Resolution:	X	**Prepared By:**	Cheryl Keene; Finance Assistant 1
Ordinance:	N/A		
Attachments:	1	**Presented By:**	LaTonia Green, Finance Director
Item:	Authorize the Acceptance of First Quarter Donations/Gifts		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ AUTHORIZING STAFF TO ACCEPT GIFTS OF REAL AND PERSONAL PROPERTY PURSUANT TO MINNESOTA STATUES, SECTION 465.03.

Overview:

Minnesota Statute 465.03 allows for the acceptance of donations and gifts by resolution of the City Council. Gifts with a value of $15,000 or less can be included in a report to Council.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A RESOLUTION

RESOLUTION #2025-

RESOLUTION AUTHORIZING STAFF TO ACCEPT GIFTS OF REAL AND PERSONAL PROPERTY PURSUANT TO MINNESOTA STATUES, SECTION 465.03

WHEREAS, the City of Brooklyn Park is generally authorized to accept donations of real and personal property pursuant to Minnesota Statute, Section 465.03; and

WHEREAS, the following entities have offered to contribute gifts/donations as set forth below to the city:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that staff be authorized to accept the donations.

2025 Donations - 1st Quarter

Qt	Date	Name of Recipient Department	Name of Entity Making Donation	Description of Donation	Total $ Value
1st	Jan-25	**Police**	Luther Brookdale Chrysler Dodge Jeep Ram	Check to PD youth/outreach activities	$ 8,000
1st	2/5/2025	**Recreation & Parks**	Collette Guyot-Hempel	Pizza Donation	$ 250
1st	3/5/2025	**Recreation & Parks**	Collette Guyot-Hempel in recognition of the MN Chill Foundation and Elevation Foundation	Pizza Donation	$ 300
1st	3/5/2025	**Recreation & Parks**	Roger Ramsey	Pizza Donation	$ 50
1st	**Oct-24**	**Police** *	Vested Interest	K9 ballistic vest (**Not previously reported in 2024**)	$ 2,000
1st	**Dec-24**	**Police** *	Wellness USA	Sauna (**Not previously reported in 2024**)	$ 10,000
1st	3/21/2025	**Police**	Guardian Fleet Safety	Check to PD shoot team	$ 2,000
				Total	**$ 14,600.00**

**** These two items were not reported by the department in 2024 (when they were received)***

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A	**Prepared By:**	Asma Jihad, Planning Program Assistant
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Paul Mogush, Planning Director
Item:	Development Bond and Escrow Releases		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($50,000.00), AND TO FULLY RELEASE THE DEVELOPER'S ESCROW ($22,878.34) FOR SATISFACTORY COMPLETION OF THE DEV 20103 KURITA.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($110,000.00), AND TO FULLY RELEASE THE DEVELOPER'S ESCROW ($45,197.07) FOR SATISFACTORY COMPLETION OF THE DEV 21101 NORTHPARK V & VI.

MOTION _____, SECOND _____, TO FULLY RELEASE THE LANDSCAPE ESCROW ($4,000.00), FOR SATISFACTORY COMPLETION OF LANDSCAPING AT 10332 MAJOR DR N.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPER'S ESCROW ($2,000.00) FOR SATISFACTORY COMPLETION OF THE DEV 25101 JC RIDER.

Overview:

City Code requires performance bonds and developer's escrows be established as part of the development process. As projects progress, staff works with developers on the release of financial securities. For many large projects the City requires performance bonding as well as escrows be filed with the City. The performance bonds are established at the time of site plan review. City Staff feels it is appropriate to release either the full or a portion of the performance bonds and developer's escrows included in this release request at this time.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	SECOND READING	**Prepared By:**	Jason Klema, Building Official
Attachments:	1	**Presented By:**	Jason Newby, Inspections & Environmental Health Manager
Item:	Chapter 103 Ordinance Amendment – MN State Plumbing Code		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT ON SECOND READING, ORDINANCE #2025-_____ AMENDING CHAPTER 103 OF THE BROOKLYN PARK CITY CODE PERTAINING TO ADOPTION OF THE MINNESOTA STATE PLUMBING CODE AND PLUMBING STANDARDS

Overview:

The first reading of this ordinance amendment was approved on April 14, 2025.

The City of Brooklyn Park currently performs plumbing plan review and inspections for public and commercial buildings and review of state buildings through a special delegation agreement with Minnesota Department of Labor and Industry (DOLI).

A review of the city's existing ordinance has revealed that it does not contain the necessary language required by the state under Minnesota Statute 326B.43 to conduct plumbing plan reviews and inspections for public and commercial buildings. A code amendment has been drafted and included for City Council consideration.

Primary Issues/Alternatives to Consider:

- Approve the ordinance as presented
- Amend and approve the ordinance
- Make no changes to the ordinance

Budgetary/Fiscal Issues: N/A

Attachments:

4.3A ORDINANCE

ORDINANCE #2025-

ORDINANCE AMENDING CHAPTER 103 OF THE BROOKLYN PARK CITY CODE PERTAINING TO ADOPTION OF THE MINNESOTA STATE PLUMBING CODE AND PLUMBING STANDARDS

Underlined text is proposed for insertion

The City of Brooklyn Park Does Ordain:

Section 1. Chapter 103 of the Brooklyn Park City Code is amended to add the following provisions:

PLUMBING STANDARDS

§ 103.10 PLUMBING CODE.

The Minnesota State Plumbing Code ("MSPC"), latest revision, as published by the International Association of Plumbing and Mechanical Officials and published by the Office of the Revisor of Statutes as Minnesota Rules, Chapter 4714, is hereby adopted by reference. The Minnesota State Plumbing Code is hereby fully incorporated in this section.

§ 103.11 REVIEW OF PLUMBING PLANS.

(A) *Review*. Plumbing plans and specifications for any plumbing infrastructure proposed for installation in the City must be submitted to the City for review and must be approved by the City prior to implementation.

(B) *Exceptions*. This requirement does not apply to the following types of projects, which will be forwarded to the State for review:

(1) State-licensed facilities as defined in Minnesota Statute 326B.103, Subd. 13;

(2) Public buildings as defined in Minnesota Statute 326B.103, Subd. 11; and

(3) Projects of a special nature for which additional review is requested by either the City or the State.

§ 103.12 PLUMBING INSPECTIONS AND CODE ENFORCEMENT.

(A) *Inspections*. The City is authorized to perform plumbing inspections as required by the Minnesota State Plumbing Code.

(B) *Enforcement.* The City is authorized to enforce the Minnesota State Plumbing Code in its entirety, except that the City shall not revoke, suspend, or place restrictions on any plumbing license issued by the State.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	April 28, 2024
Agenda Section:	Consent	**Originating Department:**	Rental and Business Licensing Division
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	1	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Set a Public Hearing on May 12, 2025, to Consider the Issuance of an Off-Sale Intoxicating Liquor License for Savans LLC, doing business as Brooklyn Liquors, Located at 6256 Boone Avenue North		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO SET A PUBLIC HEARING ON MAY 12, 2025, TO CONSIDER THE ISSUANCE OF AN OFF-SALE INTOXICATING LIQUOR LICENSE FOR SAVANS LLC, DOING BUSINESS AS BROOKLYN LIQUORS, LOCATED AT 6256 BOONE AVENUE NORTH.

Overview:

This is a new Liquor License due to a change in ownership of Brooklyn Liquors. The previous owner held an off-sale intoxicating Liquor License at this location so this new license will not add to the total number of off-sale licenses in the city.

Pursuant to state statute, the business must comply with state laws, local laws, and procedures. To comply with state laws, a public hearing must be held prior to City Council approval of the license required. The results of the inspections and investigations will be available at the public hearing on May 12, 2025.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.4A PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING
CITY OF BROOKLYN PARK, MINNESOTA

NOTICE IS HEREBY GIVEN that the Brooklyn Park City Council will hold a public hearing in the City Hall Council Chambers, 5200 85th Avenue North, on Monday, May 12, 2025, at 6:00 p.m. or soon thereafter to consider the issuance of an Off-Sale Intoxicating Liquor License for Savans LLC, doing business as Brooklyn Liquors, located at 6256 Boone Avenue North.

All persons desiring to be heard are invited to attend. Written comments will be received by the Licensing Division prior to the hearing.

Devin Montero
City Clerk

Published in the Brooklyn Park Sun Post on May 1, 2025.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	1	**Presented By:**	Keith Jullie, Rental and Business Licensing Manger
Item:	Set a Public Hearing on May 12, 2025, to Solicit Testimony and Consider the Issuance of a Currency Exchange License for El Hornito LLC dba El Hornito Supermercado/Servicios Located at 7982 Brooklyn Boulevard		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO SET A PUBLIC HEARING ON MAY 12, 2025, TO SOLICIT TESTIMONY AND CONSIDER THE ISSUANCE OF A CURRENCY EXCHANGE LICENSE FOR EL HORNITO LLC DBA EL HORNITO SUPERMERCADO/SERVICIOS LOCATED AT 7982 BROOKLYN BOULEVARD

Overview:

In April 1992, the Governor signed a law requiring the City to conduct a public hearing and to publish a notice regarding the hearing for applications and renewals for currency exchange licenses.

The Commissioner of Commerce issues the license. The application or renewal cannot be approved by the Commissioner without the concurrence of the governing body of the local unit of government.

The Commissioner is required to have the applicant submit to a background investigation by the BCA (Bureau of Criminal Apprehension). As part of the background investigation, the BCA will conduct criminal history checks of Minnesota records and is authorized to exchange fingerprints with the FBI for the purpose of a criminal background check of the national files. The City is in the process of reviewing this application and the reports will be available at the public hearing.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.5A PUBLIC HEARING NOTICE

NOTICE
CITY OF BROOKLYN PARK
5200 85TH AVENUE NORTH

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE Brooklyn Park City Council will hold a public hearing in the City Hall Council Chambers, 5200 85th Avenue North, on Monday, May 12, 2025, to consider the issuance of a Currency Exchange license to El Hornito LLC. dba El Hornito Supermercado/Servicios Located at 7982 Brooklyn Blvd.

All persons desiring to be heard are invited to attend. Written comments will be received by the Licensing Division prior to the hearing.

Devin Montero
City Clerk

To be published in the Brooklyn Park Sun Post on May 1 , 2025

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Police
Resolution:	X	**Prepared By:**	Stephanie Heiberger, Police Tina Amell, Finance
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Shane DuPaul, Deputy Chief
Item:	Accept an AKC Reunite Grant		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO ACCEPT AN AKC REUNITE GRANT AND AMEND THE 2025 GRANT FUND FOR THE PURCHASE OF A POLICE CANINE.

Overview:

The Police Department applied for and received a grant from AKC Reunite. This award provides $7,500 toward the purchase of a tracking/evidence recovery canine. Within the 2025 CEP, the police department had planned for the addition of one canine. This award offsets some of that cost. The balance of the CEP would be used to achieve the $2,500 matching requirement of the award.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

Amend the grant fund budget as follows as shown in attachment 4.6B

Attachments:

4.6A RESOLUTION
4.6B FINANICAL ANLYSIS/BUDGET AMENDMENT

RESOLUTION #2025-

TO ACCEPT AN AKC REUNITE GRANT AND AMEND THE 2025 GRANT FUND FOR THE PURCHASE OF A POLICE CANINE

WHEREAS, the police department applied for a grant from the AKC Reunite organization for funding for the purchase of a tracking and evidence recovery canine; and

WHEREAS, the grant award was in the amount of $7,500; and

WHEREAS, the grant award requires a $2,500 match that will come from the city's Capital Equipment Plan; and

WHEREAS, the 2025 grant fund will need to be amended for this grant; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to accept an AKC Reunite Grant and amend the 2025 grant fund for the purchase of a police canine.

City of Brooklyn Park Financial Analysis

Brooklyn Park
Unique. United. Undiscovered.

City Council Meeting Date: 4/28/2025

RFCA Title: AKC Reunite Grant

Agenda Section/Number: 4.6

Fiscal Analysis/Explanation for Budget Amendment:

The Police Department applied for and received an AKC Reunite grant, providing $7500.00 toward the purchase of a police K9.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
203	Other Grants	AKC Reunite Grant	$ -	$ 7,500.00	$ 7,500.00
704	Transfers In	Reducing E.R by Grant	$ 1,035,000.00	$ 7,500.00	$ 1,042,500.00
704	Use of Fund Balance	Reducing E.R by Grant	$ 3,733,398.00	$ (7,500.00)	$ 3,725,898.00
		Total	$ 4,768,398.00	$ 7,500.00	$ 4,775,898.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
203	Transfers Outs	Police K9	$ -	$ 7,500.00	$ 7,500.00
			$ -	$ -	$ -
		Total	$ -	$ 7,500.00	$ 7,500.00

Changes to the PROJECT Budget (*Only complete this section if this is a CIP/CEP/Grant*)

Financing Changes

Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
GROAKC25 - CEP7120	E.R. - Equipment Replaceme	Police K9	$ 3,733,398.00	$ 745.00	$ 3,734,143.00
GROAKC25 - CEP7120	G.R. - Grants	AKC Reunite Grant	$ -	$ -	$ -
		Total	$ 3,733,398.00	$ 745.00	$ 3,734,143.00

Spending Changes

Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
GROAKC25 - CEP7120	Capital Equipment	Police K9	$ 12,000.00	$ (745.00)	$ 11,255.00
					$ -
		Total	$ 12,000.00	$ (745.00)	$ 11,255.00

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Operations & Maintenance
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Greg Hoag, Acting Director of Operations & Maintenance
Attachments:	2	**Presented By:**	Greg Hoag
Item:	Authorize the City Manager to Enter into a Contract with Upper Midwest Athletic Construction per the Sourcewell Cooperative Purchasing Program in a Total Amount Not to Exceed $133,568 for the Improvements to Bass Creek Park Tennis Court		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH UPPER MIDWEST ATHLETIC CONSTRUCTION PER THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM IN A TOTAL AMOUNT NOT TO EXCEED $133,568 FOR THE IMPROVEMENTS TO BASS CREEK PARK TENNIS COURT.

Overview:
The tennis court improvements at Bass Creek Park is part of the 2025-2029 Capital Improvement Plan (CIP) and 2025 Budget and has been included in previous CIP's. This project is part of the continued rehabilitation of existing park facilities throughout the city. These courts have reached the end of their useful life and are in need of rehabilitation.

Staff has determined that all the necessary components to construct the Tennis Court improvements at Bass Creek Park are available through the Sourcewell cooperative purchasing program for total of $133,568 from Upper Midwest Athletic Construction. This work will include new asphalt, concrete maintenance curb replacement, color coat surfacing and a new post and net system.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

- Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law Minn. Stat. § 471.59 to participating agencies.
- The total tennis court Improvements project budget identified in the 2025-2029 Capital Improvement Plan (CIP) is $150,000.
- This project is over $50,000 so it does include prevailing wage.
- Operations & Maintenance and Recreation & Parks Staff recommend this project to be approved.

Attachments:

4.7A RESOLUTION
4.7B UPPER MIDWEST ATHLETIC CONSTRUCTION PROPOSAL

RESOLUTION #2025-

RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH UPPER MIDWEST ATHLETIC CONSTRUCTION PER THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM IN A TOTAL AMOUNT NOT TO EXCEED $133,568 FOR THE IMPROVEMENTS TO BASS CREEK PARK TENNIS COURT

WHEREAS, the tennis court improvements at Bass Creek Park is part of the 2025-2029 Capital Improvement Plan (CIP) and 2025 budget and has been included in previous CIP's.; and

WHEREAS, city staff have secured pricing from Upper Midwest Athletic Construction in the amount of $133,568 on the Sourcewell cooperative purchasing agreement for the project; and

WHEREAS, Sourcewell is authorized to establish competitively awarded cooperative purchasing contracts on behalf of itself and its participating agencies. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law Minn. Stat. § 471.59 to participating agencies.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to authorize the City Manager to enter into a contract with Upper Midwest Athletic Construction per the Sourcewell Cooperative Purchasing Program in a total amount not to exceed $133,568 for the improvements to Bass Creek Park tennis court.

Serving Minnesota, Wisconsin, Iowa, Nebraska, North Dakota, and South Dakota

3017 161st Ave NW, Andover, MN 55304
763-753-1127 – Phone
763-753-3619 – Fax
eric@umathleticconstruction.com

MN Contractors No. IR722325
IA Contractors No. C090307

April 17, 2025

City of Brooklyn Park
5200 85th Ave N
Brooklyn Park, MN 55443

Re: Bass Creek Park Tennis Court Reconstruction – 1,440SY

We propose the following:

Bituminous Pavement

1. Open chain link fence as needed to gain access into each set of courts
2. Remove tennis net posts and tie downs include concrete foundations – dispose of off site
3. Reclaim existing bituminous pavement to an approx. depth of 5”-7” and export excess materials off site
4. Tolerance and compact existing aggregate base material
5. Pave 1.5” SPNWB230B compacted thickness bituminous base course
6. Pave 1.5” SPWEA240B compacted thickness virgin bituminous wear course
7. Place topsoil and seed at access points from parking lot
8. Reinstall chain link fence where opened to gain access at each set of courts

Tennis Net Posts and Tie Down Anchors

1. Furnish and install two (2) new sets of DTP-37 tennis net posts, TN36 tennis nets and 1-5/8” center tie downs
    a. **Color to be selected by owner**
    b. 4000PSI concrete net posts 18”x60” and tie downs 12”x36”

Tennis Court Color Coat System

1. Saw cut expansion joints 1.25” and fill with elastomeric crack filler under tennis net line and between courts
2. Fill birdbaths using crack patch binder level with bituminous surface with multiple applications and grind smooth
3. Apply two coats of sand filled **NuSurf** acrylic resurfacer
    a. 8-10 lbs. silica sand added per gallon of concentrate material
    b. Coverage: .05-.07 gallons per square yard per coat
4. Apply two coats of sand filled **ColorFlex** acrylic paint
        i. **Color to be selected by owner from standard color chart**
        ii. **Additional colors are available upon request**
    a. 6 lbs. silica sand added per gallon of concentrate material
    b. Coverage: .05 gallons per square yard per coat
5. Reline per USTA standards **Total $97,404**

Alternate 1 – Concrete Maintenance Curb Replacement – South Fence ONLY

1. Remove chain link fence fabric, rails and fittings – dispose of off site
    a. Terminal posts, line posts and gates to remain
2. Remove and dispose of existing south concrete maintenance curb
3. Tolerance and compact aggregate base materials
4. Form and pour matching width to existing curb
    a. 4” thick concrete curb centered on fence posts
    b. 4,000PSI exterior concrete mix design
    c. 2 EA - #4 grade 60 rebar ran continuous and doweled into east / west curb
    d. Expansion joints at each fence post and centered between

Sourcewell Formerly NJPA
Awarded Contract
Contract # 060518-AST

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Serving Minnesota, Wisconsin, Iowa, Nebraska, North Dakota, and South Dakota

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763-753-1127 – Phone
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MN Contractors No. IR722325
IA Contractors No. C090307

April 17, 2025

City of Brooklyn Park
5200 85th Ave N
Brooklyn Park, MN 55443

Re: Bass Creek Park Tennis Court Reconstruction – 1,440SY

Continued from page 1

5. Install new chain link fence
    a. 1-5/8" SS40 galvanized top, middle and bottom rail
    b. 10' H 2" 9GA KK fence fabric
    c. All hardware and fittings to be hot dipped galvanized
6. Place black dirt and seed along south end of courts to disturbed areas while installing curb and fence

Alt 2 Total $36,164

Notes:
All above is furnished and installed complete
Includes prevailing wages
100% performance and payment bonds can be added for 1.5%
Laykold® flexible acrylic materials are included
Mobilizations included as required for scope to take place at same time
28-day cure time for new bituminous to color coat
Work to be completed during 2025 construction season
Does not include subgrade corrections, removals other than items noted, concrete ribbon curb cracking, street or parking lot patching, structure adjustments, permits, irrigation or private utility repair, watering, night or weekend work, street sweeping, traffic control or flagging
1-year material and workmanship warranty
Pricing is subject to change if prices increase due to Tariffs prior to contract
Sourcewell contract 031622-AST. Please initial to utilize Cooperative Purchasing agreement _____

Thank you,

Eric Hicks
Upper Midwest Athletic Construction, Inc.

Sourcewell Formerly NJPA
Awarded Contract
Contract # 060518-AST

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	1	**Presented By:**	Dennis Secara, Charter Commission Chair
Item:	Set Public Hearing Date for May 26, 2025, to Consider the Recommendation of the Brooklyn Park Charter Commission to Amend Chapter 2, Section 2.06 and Chapter 4, Section 4.03 of the Home Rule City Charter		

City Manager's Proposed Action:

MOTION _____, SECOND _____ SET PUBLIC HEARING DATE FOR MAY 26, 2025, TO CONSIDER THE RECOMMENDATION OF THE BROOKLYN PARK CHARTER COMMISSION TO AMEND CHAPTER 2, SECTION 2.06 AND CHAPTER 4, SECTION 4.03, OF THE HOME RULE CITY CHARTER.

The effect of this motion will be to set the public hearing to discuss changes to the City Charter. The proposed ordinances must be published in the official newspaper two weeks before the public hearings can be held.

Overview:

At the April 7 Council Work Session, Charter Commission Chair Secara and Vice Chair Bor provided the Council with an overview of past special election vacancy lengths and introduced proposed amendments related to vacancy lengths and special primary elections.

One amendment would modify the timeline for declaring a vacancy and calling a special election. Under the current city charter, the council has 45 days to call a special election after declaring a vacancy. The proposed change would allow the council to declare a vacancy and call for the special election during the same meeting, streamlining the process.

Another proposed amendment addresses special primary elections. It would allow a candidate who receives more than 50% of the vote in the primary to be declared the winner, eliminating the need for a subsequent special election. This change could result in cost savings. If no candidate receives over 50% of the vote, the top two candidates would advance to a special election.

The Council reached a consensus to move forward with the proposed amendments.

At its April 9 meeting, the Charter Commission reviewed the Council presentation and discussed the feedback received. The Commissioners voted unanimously to submit the proposed ordinance amendments to Sections 2.06 and 4.03 to the council for consideration.

Primary Issues/Alternatives to Consider:

The following is a routine timetable:

April 28	Council set the public hearing
May 8	Public Hearing Notice and text of proposed ordinance is published
May 26	Public hearing and First Reading of Ordinance Held
June 9	Second Reading of Ordinance Held

June 19 Ordinance Published in Newspaper
September 16 Ordinance becomes effective (90 days after passage and publication)

Publication must be the exact language the Council will vote on.

Budgetary/Fiscal Issues: N/A

Attachments:

4.8A PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE
CITY OF BROOKLYN PARK

NOTICE IS HEREBY GIVEN that the Brooklyn Park City Council will hold a public hearing in the City Hall Council Chambers, 5200 - 85th Avenue North, Brooklyn Park, MN on Monday, May 26, 2026, at 6:00 p.m. or as soon thereafter as possible.

The purpose of the public hearing will be to consider recommendations of the Brooklyn Park Charter Commission to amend Chapter 2, Section 2.06 and Chapter 4, Section 4.03 of the Home Rule City Charter as follows:

ORDINANCE #2025-

AN ORDINANCE AMENDING CHAPTER 2, SECTION 2.06 AND CHAPTER 4, SECTION 4.03 OF THE HOME RULE CITY CHARTER

~~Text with strikeouts is proposed for deletion~~.
Text with underline is proposed for insertion.

The City of Brooklyn Park does ordain:

Section 1. Chapter 2, Section 2.06 of the City Charter is amended to read as follows:

SECTION 2.06 COUNCIL VACANCIES

If any of the foregoing is determined to have happened, the Council shall, by resolution at the next regular or special Council meeting declare a vacancy on the Council to exist and call for a special election if one is required. Declaration date of vacancy shall be the date of the Council meeting at which the resolution is adopted. Vacancies must be publicly declared by resolution, posted at City Hall, and with notification to be given by any other practical means.

If 365 days or more remain in the term, the Council must upon declaring a vacancy, ~~within 45 days of the declaration date~~ order a special municipal election to fill the vacancy for the balance of the unexpired term. The Council shall set times for candidates to file for such office, however, filings may close no sooner than 7 days after the election is ordered. If a special primary election is required by Section 4.03 of this Charter, the special election must be held no more than 120 days after the election is ordered. If a special primary election is not required, the special election must be held no more than 75 days after the election is ordered. Except as provided in this section of the City Charter, all of the provisions of the Minnesota election law are applicable to the election as far as practicable.

Section 2. Chapter 4, Section 4.03 of the City Charter is amended to read as follows:

SECTION 4.03 PRIMARY MUNICIPAL ELECTIONS

The Council shall, whenever there are more than two candidates filing for any city-wide office or for resident Council member of any district, provide through ordinance or resolution for a primary election to be held city wide or in any particular district, and such primary election shall be held on a date not less than 25 days prior to the special or general election. At least l5 days notice shall be given by the Clerk of the time and places of holding such election, and of the officers to be elected, by posting a notice thereof in at least one public place in each district where the election is held, and by publishing a notice thereof on the city website and at least once in the official newspaper of the city. Uncontrollable circumstances causing failure to give such notice shall not invalidate such election. This section does not apply to any special election held in 2022 to fill the vacancy in the office of council member for the East District.

If a primary election is required in connection with a special municipal election needed to fill a vacancy in the office of Council member or Mayor pursuant to Section 2.06, a candidate who receives more than 50% of the votes cast at the primary election shall be declared the winner. If no candidate receives more than 50% of the votes cast at the primary election, the two candidates receiving the most votes shall advance to a special municipal election pursuant to Section 2.06 and the applicable provisions of Minnesota election law.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XXXX		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	9	**Presented By:**	Paul Mogush, Planning Director
Item:	NorthPark Business Center Northwest Corner Mixed Use Application for a Preliminary Plat, Final Plat, and Variances		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2025-___ TO APPROVE A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE INTERSECTION OF 109TH AVE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS AND THREE OUTLOTS.

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2025-___ TO APPROVE A FINAL PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE INTERSECTION OF 109TH AVENUE NORTH AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS AND THREE OUTLOTS.

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2025-___ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR REDUCED RIGHT-OF-WAY WIDTH OF 50-FEET, A DEVIATION OF 10-FEET FROM THE REQUIRED 60-FEET FOR LOCAL STREETS AT THE INTERSECTION OF 109TH AVENUE NORTH AND HWY 169.

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION 2025-___ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR REDUCED CUL-DE-SAC RADIUS OF 48-FEET, A DEVIATION OF 12-FEET FROM THE REQUIRED 60-FEET, AT THE INTERSECTION OF 109TH AVENUE NORTH AND HWY 169.

Overview:

Planning Commission:

Planning Commission heard this request at the April 9, 2025 Regular Meeting, at which a public hearing was held. Two members of the public were present to speak on this item. The first member of the public requested information on the use of the proposed lots. The second member of the public requested information about use of the proposed lots and traffic management. The Planning Commission voted unanimously in favor of recommendation of this application (7-0).

Summary:

Kimley-Horn and Associates, Inc. on behalf of the property owner, Scannell Properties, is requesting preliminary and final plat approval to subdivide the existing NorthPark Business Center Ninth Addition into two lots and three outlots. The two proposed lots are Lot 1, Block 1 and Lot 1, Block 2.

The preliminary and final plat also proposes two new public roads: Zealand Ave and 108th Court. Zealand Ave is proposed to be a 50-foot right-of-way connecting 109th Ave N to Xylon Ave North. 108th Court would be a 50-

foot right-of-way with a 48-foot radius cul-de-sac off of proposed Zealand Ave. The public road construction is proposed to include sidewalks, landscaping, and utilities including electric power, water, sanitary sewer, gas, and telephone.

NorthPark Business Center is a 227-acre business park that was first approved in 2015 with a Planned Development overlay, development plan, and preliminary plat. The 2015 development plan envisioned the northwest corner of the NorthPark Business Center having three large parcels to accommodate two large industrial buildings and one small retail building. The applicant is now seeking to replat the northwest corner to accommodate a mix of commercial development.

The updated alternative urban areawide review (AUAR) for the NorthPark Business Center was approved in 2024. The preliminary and final plats submitted by the applicant to support retail development are consistent with the updated AUAR.

Planning and Zoning Information		
	Current	**Proposed**
Land Use Plan	Business Park, Development/Redevelopment	Business Park, Development/Redevelopment
Zoning	Business Park/Planned Development Overlay	Business Park/ Planned Development Overlay
Site Area	32.60 Acres	
Neighborhood	Future Neighborhood 4	
Conforms to	Land Use Plan – Yes Zoning Code – Yes	
Public Notice	Legal notice was published in the Sun Post, 51 Notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Future Neighborhood 4 neighborhood.	
60-Day 120-Day	April 8, 2025 June 7, 2025 (120-day notice sent on March 3, 2025)	

Land Use/Zoning and Overlay:

The future land use for the properties, as guided by the 2040 Comprehensive Plan is Employment. The site is zoned Business Park (BP) as are adjacent NorthPark properties to the east and south. The property to the west across Highway 169 is in the Urban Reserve District. North of the subject properties across 109th Ave is the City of Champlin where properties are zoned Industrial District/PUD (I-1/PUD) and Single Family Residential District (R-1).

Preliminary and Final Plat:

The preliminary and final plats meet requirements in City Code Chapter 151 and Chapter 152. The proposed lots meet the minimum lot area and lot width (Figure 152.608.1).

On February 13, 2025 the preliminary and final plats were submitted to Hennepin County Transportation and the Minnesota Department of Transportation (MNDOT) for plat review. Hennepin County Transportation did not have any comments upon review. MNDOT has not yet provided comments for this proposal.

Prior to final plat approvals, all comments made by Hennepin County and the Minnesota Department of Transportation 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. Upon review of the final plat and title commitment the City Attorney has provided a plat opinion letter. Additional conditions of approval are required based on the plat opinion letter. These must be met prior to plat recordation.

Access:

Proposed Lot 1, Block 2 will have access to Zealand Ave and 108th Court. Proposed Lot 1, Block 1 will have access to 108th Court.

Public Right-of-Way Dedication:

This applicant proposes 1.60 acres of public right-of-way dedication for Zealand Ave and 108th Court.

Stormwater Management:

Proposed drainage basins will be connected to the existing NorthPark Business Center stormwater infrastructure.

Variance: 50-Foot Right-of-Way

A 50-foot right-of-way width for Zealand Ave and 108th Court is proposed. The applicant submitted a variance request for reduced right-of-way widths for Zealand Ave and 108th Court from 60-feet to 50-feet. The variance request for the right-of-way width would require a deviation from City Code Chapter 151, Section 151.056(A) to exceed the minimum right-of-way width of 60-feet for local streets.

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties (§ 462.357, subd. 6). The findings of fact are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case*:

Applicant Submission: The applicant states that the land planned to be a commercial node is situated between 109th Ave and Xylon Ave. For safety and transportation planning purposes, Xylon Ave is meant to be the main North-South connector from 109th Ave to 101st Ave. Reducing the right-of-way and road surface width for the proposed corridors between Xylon Ave and 109th Ave for this new development will help with traffic calming and aim to discourage cut-through traffic. Additionally, a ¾ access has been proposed and is slated to be implemented in the future expansion project of 109th Ave in order to further deter cut-through traffic for those traveling from Xylon Ave towards State Highway 169 to the West. The proposed variance is practical.

Staff response: The 50-foot right-of-way width on Zealand Ave and 108th Court would have traffic calming effects and direct traffic to Xylon Ave. The variance request is reasonable and supported by the City Engineer.

The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case*:

Applicant Submission: The applicant states that reducing the right-of-way width will provide a more compact road section, which will contribute to traffic calming throughout the development.

Staff response: Zealand Ave and 108th Court would provide access to the NorthPark Business Center and would be positioned near the intersection of Highway 169 and 109th Ave N. The Cities of Champlin and Brooklyn Park will be reconstructing 109th Ave and will be constructing a ¾ access from Zealand onto 109th Ave N to discourage cut-through traffic and direct traffic to Xylon Ave N. The proposed 50-foot right-of-way is reasonable to manage traffic and is supported by the City Engineer.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case*:

Applicant Submission: The applicant states that the proposed variance will not alter the essential characteristics of the neighborhood. The future uses within the proposed commercial mixed-use lots will be permitted or conditional uses within the Business Park zoning district. The reduced right-of-way width will aid in making the proposed road corridors feel more compact than a typical commercial development roadway section, providing a slower and safer experience for pedestrians and motorists alike.

Staff response: The 50-foot right-of-way does not alter the essential characteristics of the neighborhood, would provide access to future development while reducing impervious surface coverage, and is supported by the City Engineer.

The required findings of §150.08 have been addressed and Staff recommends approval of the 50-foot right-of-way variance request.

Variance: 48-foot Radius Cul-De-Sac

A 48-foot radius cul-de-sac for 108th Court is proposed. The applicant submitted a variance request for a reduced cul-de-sac radius for 108th Court from 60-feet to 48-feet. The variance request for the cul-de-sac radius would require a deviation of 12-feet from City Code Chapter 151, Section 151.056(H) to exceed the minimum cul-de-sac radius.

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties (§ 462.357, subd. 6). The findings of fact are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case*:

Applicant Submission: The applicant states that the proposed 48’ radius cul-de-sac layout meets Minnesota State Fire Code and City of Brooklyn Park Fire Department standards for fire apparatus vehicle circulation. In addition to following State Fire Code and City Fire Department standards for the cul-de-sac width, “No Parking” signage will be posted on both sides of the proposed roadway corridors to ensure proper emergency vehicle access within the new development area. This proposed variance is practical.

Staff response: The 48-foot radius for the cul-de-sac on 108th Court meets the standards for Minnesota State Fire Code Dead End Fire Apparatus Access Road Turnaround. The variance request is reasonable and supported by the City Engineer and Fire Marshal.

The second factor is that the landowner’s problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the

particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case*:

Applicant Submission: The applicant states that reducing the right-of-way width will provide a more compact road section while allowing for proper emergency vehicle circulation per the City of Brooklyn Park Fire Department and State Fire code standards.

Staff response: Access to the northwest corner of the NorthPark Business Park is limited due to prohibited access on Hwy 169 and limited access on 109th Ave N. These restrictions necessitate a cul-de-sac which reduces the amount of developable area. This circumstance is unique to the northwest corner of the NorthPark Business Park.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case*:

Applicant Submission: The applicant states that the proposed variance will not alter the essential characteristics of the neighborhood. The reduced cul-de-sac radius and right-of-way width will contribute to decreased roadway area and increased utilization of the developable area in the remaining portion of the NorthPark Development while maintaining proper emergency vehicle access to the future lots.

Staff response: The 48-foot radius cul-de-sac at 108th Court does not alter the essential characteristics of the neighborhood, would provide access to future development while reducing impervious surface coverage, and is supported by the City Engineer and Fire Marshal.

The required findings of §150.08 have been addressed and Staff recommends approval of the 48-foot radius cul-de-sac variance request.

Staff Recommendation:

Staff recommends approval of the preliminary and final plat with the conditions listed in the attached resolution.

Staff recommends approval of the two variances with the conditions listed in the attached resolutions.

Alternatives to Consider:

1. Approve the Preliminary and Final Plat and variances as proposed.
2. Approve the Preliminary and Final Plat and variances with modifications.
3. Deny the Preliminary and Final Plat and variances based on certain findings.

Budgetary/Fiscal Issues:

$28,061.25 in park dedication fees for Block 1, Lot 1 and $49,770.00 in park dedication fees for Block 2, Lot 1 will be required with the final plat approval.

Attachments:

4.9A RESOLUTION PRELIMINARY PLAT
4.9B RESOLUTION FINAL PLAT
4.9C RESOLUTION RIGHT-OF-WAY VARIANCE
4.9D RESOLUTION CUL-DE-SAC VARIANCE

4.9E LOCATION MAP
4.9F PLANNING COMMISSION MINUTES
4.9G PRELMINARY PLAT
4.9H FINAL PLAT
4.9I PLAN SET

RESOLUTION #2025-

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE INTERSECTION OF 109TH AVE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS AND THREE OUTLOTS.

Planning Commission File #25-103

WHEREAS, the plat of "NORTHPARK BUSINESS CENTER TENTH ADDITION" has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #25-103 "NORTHPARK BUSINESS CENTER TENTH ADDITION" shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
5. All comments provided by the Minnesota Department of Transportation must be addressed prior to recordation of the final plat with Hennepin County.
6. Any development must conform with the approved development plan.
7. A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$1,143,800.00**, a cash bond in the amount of **$60,200.00**, and a developer's escrow in the amount of **$36,100.00** 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.
8. $28,061.25 in park dedication fees for Block 1, Lot 1 and $49,770.00 in park dedication fees for Block 2, Lot 1 will be required with the final plat prior to receiving a permit.
9. City Council approval of variances reducing the right-of-way width of Zealand Ave and 108th Court to 50-feet and cul-de-sac radius to 48-feet for 108th Court prior to recordation of the final plat with Hennepin County.

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 sub divider 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 #2025-

RESOLUTION TO APPROVE A FINAL PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE INTERSECTION OF 109TH AVENUE NORTH AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS AND THREE OUTLOTS.

Planning Commission File #25-103

WHEREAS, the plat of "NORTHPARK BUSINESS CENTER TENTH ADDITION" has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #25-103 "NORTHPARK BUSINESS CENTER TENTH ADDITION" shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
5. All comments provided by the Minnesota Department of Transportation must be addressed prior to recordation of the final plat with Hennepin County.
6. Any development must conform with the approved development plan.
7. A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$1,143,800.00**, a cash bond in the amount of **$60,200.00**, and a developer's escrow in the amount of **$36,100.00** 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.
8. $28,061.25 in park dedication fees for Block 1, Lot 1 and $49,770.00 in park dedication fees for Block 2, Lot 1 will be required with the final plat prior to receiving a permit.
9. City Council approval of variances reducing the right-of-way width of Zealand Ave and 108th Court to 50-feet and cul-de-sac radius to 48-feet for 108th Court prior to recordation of the final plat with Hennepin County.

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 sub divider 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 #2025-

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR REDUCED RIGHT-OF-WAY WIDTH OF 50-FEET, A DEVIATION OF 10-FEET FROM THE REQUIRED 60-FEET FOR LOCAL STREETS AT THE INTERSECTION OF 109TH AVENUE NORTH AND HWY 169.

Planning Commission File #25-103

WHEREAS, Kimley-Horn and Associates, Inc., on behalf of Scannell Properties, has made application for a Variance under the provisions of Chapter 151 of the City Code at the intersection of 109th Avenue North and Hwy 169 and legally described as:

See Exhibit A

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the variance request for the right-of-way width would require a deviation from City Code Chapter 151, Section 151.056(A) to exceed the minimum right-of-way width for local streets; and

WHEREAS, the Planning Commission held a public hearing on April 9, 2025; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties”, as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

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

WHEREAS, the Planning Commission has reviewed the variance request for reduced right-of-way width from 60-feet to 50-feet, and finds the request:

1. Is not in conflict with the purposes and intent of the ordinance and comprehensive plan.
2. The reduced right-of-way width is reasonable to support the future businesses and emergency vehicles.
3. Consistent with City of Brooklyn Park intent to manage traffic and direct traffic to Xylon Avenue N.
4. The approval of this application would not alter the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA that:

The application to issue a variance for the construction of two local roads with reduced right-of-way widths of 50-feet would require a deviation from City Code Chapter 151, Section 151.056(A) to exceed the minimum right-of-way width for local streets, is hereby approved.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.

EXHIBIT A

OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, HENNEPIN COUNTY, MINNESOTA.

RESOLUTION #2025-

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR REDUCED CUL-DE-SAC RADIUS OF 48-FEET, A DEVIATION OF 12-FEET FROM THE REQUIRED 60-FEET, AT THE INTERSECTION OF 109TH AVENUE NORTH AND HWY 169.

Planning Commission File #25-103

WHEREAS, Kimley-Horn and Associates, Inc., on behalf of Scannell Properties, has made application for a Variance under the provisions of Chapter 151 of the City Code at the intersection of 109th Avenue North and Hwy 169 and legally described as:

See Exhibit A

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the variance request for the cul-de-sac radius would require a deviation from City Code Chapter 151, Section 151.056(H) to exceed the minimum cul-de-sac radius; and

WHEREAS, the Planning Commission held a public hearing on April 9, 2025; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties”, as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

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

WHEREAS, the Planning Commission has reviewed the variance request for reduced cul-de-sac radius from 60-feet to 48-feet, and finds the request:

1. Is not in conflict with the purposes and intent of the ordinance and comprehensive plan.
2. The reduced right-of-way width is reasonable to support the future businesses and emergency vehicles.
3. Access to the northwest corner of the NorthPark Business Park is unique due to prohibited access on Hwy 169 and limited access on 109th Ave N necessitate a cul-de-sac and reduces the amount of developable area.
4. The approval of this application would not alter the character of the neighborhood.

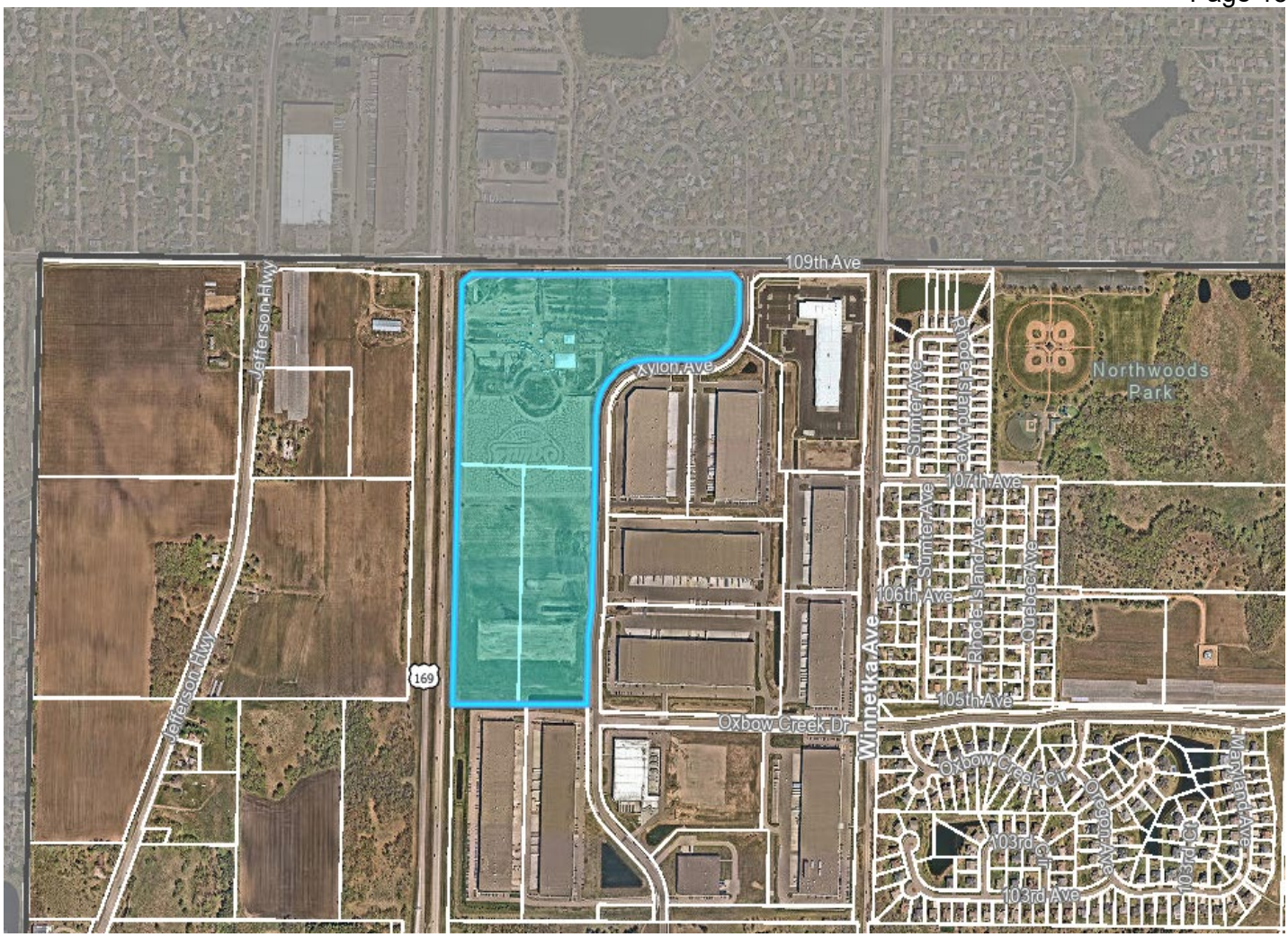
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA that:

The application to issue a variance for the construction of one cul-de-sac with a reduce radius of 48-feet would require a deviation from City Code Chapter 151, Section 151.056(H) to exceed the minimum radius, is hereby approved.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.

EXHIBIT A

OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, HENNEPIN COUNTY, MINNESOTA.



Two Variances and Preliminary/Final Plat
Case #25-103 – NorthPark Northwest Center
Area of Request (August 2023 Air Photo)
8001 109th Ave N

Brooklyn Park



UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – April 9, 2025

I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:01 PM.

Those present were: Commissioners Cavin, Borer, Fraser, Korosso, Udomah, Turner and Wako; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, Program Assistant Asma Jihad, and Fire Chief Shawn Conway.

Those arrived late: None

Those not present were: Commissioner Arah and Commissioner Gaye-Bai, and City Council Liaison McGarvey (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION CAVIN, SECOND FRASER, TO APPROVE THE APRIL 9, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – March 12, 2025 Regular Meeting
4.2 Minutes – March 17, 2025, Joint City Council/Planning Commission

MOTION TURNER, SECOND KOROSSO TO APPROVE THE APRIL 9, 2025, CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #25-103, NorthPark Northwest Corner (Scannell Properties) – Preliminary Plat and Two Variances

Senior Planner Donovan introduced the application for preliminary plat and two variances for the NorthPark Business Center. She provided information on the property location, subject property, and adjacent property uses and zoning. She noted that this is the last area of the NorthPark Business Center to be developed. She provided information on the proposed subdivision, road construction, and preliminary plat details. She presented information on the requested variance for a 50-foot right-of-way for Zealand Avenue and 108th Court as well as supporting findings of

fact supporting the variance request. She stated that the second variance request is for a reduced radius for the cul-de-sac on 108th Court and reviewed the related findings of fact supporting the request. Staff recommend approval of the preliminary plat and variances with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

Margaret School, 8225 109th Place N in Champlin, stated that her backyard is across the street from the subject property and asked what will be constructed on the property.

Bonnie O'Brien, 8203 109th Place N in Champlin, also wondered which businesses will be in this location, as the cul-de-sac is small. She also asked for clarification on the statement that the planned design for Zealand would be to calm traffic and deter cut-through traffic. She asked if Zealand would be a right-in/right-out as she believed that would increase traffic on Xylon.

Commission Chair Cavin closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Senior Planner Donovan stated that this application is for preliminary plat and variances, not site plan, however, there is an application for a carwash at the corner of TH 169 and 109th in this area. She noted that is a conditional use that would come forward as a planning case in the future. She provided more details on the planned design for the roads and the path that traffic would be able to follow in that area. She stated that no other applications have been received for the remainder of the property at this time. She commented that the radius of the reduced cul-de-sac would still support the turning around of a fire vehicle.

Commissioner Borer commented on the size of the proposed cul-de-sac and asked how it would be able to handle multiple emergency vehicles.

Fire Chief Conway appreciated the question. He provided information on the necessary turning radius of the fire emergency vehicles. He stated that in the case that there is more than one emergency vehicle, they park them on one side of the road to provide additional space for maneuvering. He stated that this cul-de-sac would support the turning radius of their largest truck.

Senior Planner Donovan commented that both sides of the streets would be posted as no parking as well.

Commission Chair Cavin asked about the zoning of the property.

Senior Planner Donovan replied that the property is zoned Business Park.

MOTION UDOMAH, SECOND KOROSSO TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE CORNER OF 109TH AVENUE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND WAKO TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 50-FOOT PUBLIC RIGHT-OF-WAY

FOR ZEALAND AVENUE AND 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND TURNER TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 48-FOOT RADIUS CUL-DE-SAC ON 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

5.2 Planning Case #25-105, BP Fire Station No. 2 (CNH Architect on behalf of the City of Brooklyn Park Fire Department) – Site Plan at 8500 and 8600 Zane Avenue

Senior Planner McDermott introduced the application for a site plan review for the Brooklyn Park Fire Station No. 2, which is more commonly known as the Central Fire Station. She provided information on the property location, subject properties, adjacent property uses, and zoning. She reviewed details of the proposed site plan and recommended approval with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if the stormwater from this lot draining to Zane would be acceptable.

Senior Planner McDermott explained that the drainage does not go onto Zane and instead goes into the creek on the south side of the residential area.

Brook Jacobson, architect for the project, stated that they have been working with the City engineers and explained that the drainage would go into the pond and then tie into the existing system that runs parallel to the street.

Commission Chair Cavin asked if fire trucks are washed after an event to remove contaminants and how that material is prevented from running into the pond.

Ms. Jacobson explained that the trucks are washed into the building, which captures that water in that system, which is designed to manage that material.

Commission Chair Cavin asked if sustainability has been considered for this building.

Ms. Jacobson replied that they are looking at a few elements, noting that the roof will be made solar-ready and there are other elements within the building, such as efficient appliances and LED lighting.

Commission Chair Cavin asked the type of roof that would be used.

Ms. Jacobson provided details on what is being considered.

Commission Chair Cavin asked if this would be a commercial kitchen.

Ms. Jacobson replied that the kitchen would include high-end residential appliances and would not be designed as a commercial kitchen.

Commissioner Udomah asked the number of fire trucks that would be housed in this location.

Fire Chief Conway replied that the fire station is being built not just as a standalone but to have the ability to house crews from two stations in this one. He stated that there would be between five and seven emergency apparatuses able to be stored in this location.

Commissioner Wako commented that there is an indication that there is a way to get to 85th and asked the path that would be used to access that roadway.

Fire Chief Conway explained that this fire station project would enhance the west campus development. He explained the path that traffic could follow to access and move through the site as well as the changes in access that would occur as part of the project.

Commissioner Wako asked if Head Start has been consulted and whether their operations would be impacted.

Fire Chief Conway confirmed that he has had conversations with the staff and director, and they have been part of the planning and understand the changes to access and traffic flow that will be made. He commented that the changes will be positive for that team as well.

Commission Chair Cavin referenced the firefighter health features that are mentioned in the report and asked if health care services will be available at the facility in a clinic setting.

Fire Chief Conway replied that it would not be a clinic setting. He stated that the current fire stations were not designed to incorporate people living at the facility like they are now, and therefore do not include health and wellness elements, and provided more information on those details.

Commissioner Turner asked for details on the electric and gas service for the building, as she only noticed mention of sewer and water utilities.

Ms. Jacobson replied that they building will use a mix of gas and electric use for the building.

MOTION WAKO, SECOND FRASER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

FURTHER DISCUSSION: COMMISSIONER WAKO COMMENTED THAT THIS WILL BE A GREAT PROJECT FOR THE CITY AND THANKED FIRE CHIEF CONWAY FOR THE GREAT SERVICE THAT HIS DEPARTMENT PROVIDES. HE ACKNOWLEDGED THAT THIS IS AN OVERDUE PROJECT THAT IS NEEDED.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 28, 2025.

5.3 Planning Case #25-106, 610 Junction Building 4 – Preliminary Plat and Site Plan

Senior Planner Donovan introduced the application for a preliminary plat and site plan application for 610 Junction Building 4. She stated that the applicant proposes one building and one newly created lot. She provided details on the site location, subject property, and adjacent uses and zoning. She presented details of the proposed site plan and recommended approval of the preliminary plat and site plan with the condition noted in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for clarification on the elevation and drainage. He asked if there is a tenant or whether this is being constructed as speculative.

Senior Planner Donovan provided clarification on the proposed drainage plans. She noted that the building is being built as speculative.

Commission Chair Cavin commented that this would seem to block the signage of the existing tenants and asked if there was any input.

Senior Planner Donovan replied that she could follow up on that.

Commissioner Udomah asked the estimated timeline to place a tenant in the building.

Scott Clancy, representing the applicant, stated that the client is in negotiations with several tenants and a better timeline will soon be available for that and provided to City staff.

Commission Chair Cavin stated that he did not see a landscaping plan included to meet the landscaping requirements.

Senior Planner Donovan replied that the applicant did provide a landscaping plan that met all open space and landscaping requirements.

Commission Chair Cavin recognized the proximity to the highway and asked if a pylon or monument sign would be planned.

Senior Planner Donovan replied that pylon signs are not allowed.

Mr. Clancy stated that his client owns the other three lots within the 610 Junction. He stated that there is no additional signage planned at this time.

Commission Chair Cavin asked if MnDOT has been consulted and agrees with the setback lines.

Senior Planner Donovan replied that the preliminary plat was sent to MnDOT and Hennepin County. She stated that Hennepin County had no comments and MnDOT has not replied, but noted that the preliminary plat does meet all setback requirements.

Commissioner Wako asked for details on the anticipated level of traffic.

Senior Planner Donovan replied that the transportation engineer has reviewed the site plan and had no concerns. She described the path that traffic would flow into and through the site.

Commissioner Turner asked if there are any plans to remove the gas tank on the site and whether there are any plans to increase sustainability.

Mr. Clancy replied that the gas tank is being removed. He stated that there will be gas brought in for unit heaters, but the majority of the building would use electric. He noted that the tenants, once agreed upon, would work with the City on sustainability. He stated that the building would be constructed to be solar-ready.

Commission Chair Cavin asked for details on the type of roof that would be used.

Mr. Clancy provided those details.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF PRELIMINARY PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

6. OTHER BUSINESS

6.1 Approval of Updated Bylaw Language

Planning Director Mogush stated that at the last meeting, the Commission reviewed the bylaws and provided direction to staff to make some updates to increase clarity. He stated that when completing that review, he noticed additional language that should be updated. He presented the proposed changes to the bylaws.

Commissioner Fraser stated that she likes the revised language and agreed that it is clearer.

Commission Chair Cavin asked if a Commissioner could attend virtually and count towards the quorum.

Planning Director Mogush confirmed that is correct and noted the requirements for posting and access to the public for those attending virtually.

Commissioner Wako asked if the young members, if appointed, would have the same voting rights as the other members.

Planning Director Mogush confirmed that the young adult members would have full voting rights. He stated that the language that provides those details is within the City Ordinance that created those positions. He stated that, unfortunately, the City has not had much interest in the young adult positions up to this point.

Commissioner Korosso asked if there would be an option for Commissioners to participate virtually.

Planning Director Mogush confirmed that is an option and noted that those requirements are found within the open meeting details. He stated that if a member of the Commission is interested in participating virtually, they can contact staff for more details on the requirements and process.

MOTION CAVIN, SECOND UDOMAH, TO APPROVE THE UPDATED BYLAW LANGUAGE AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Planning Director Mogush provided a brief update on land use and planning actions of the City Council.

8. Commission comments

Commission Chair Cavin referenced a previous discussion of the Commission to potentially change the start time of the meeting from 7:00 p.m. to 6:00 p.m. and asked for an update.

Planning Director Mogush stated that there are a few members of the Commission who could not make a 6:00 p.m. start time and, therefore, staff is not proposing to change the time of the meeting.

Commissioner Udomah noted a segment of concrete sidewalk on Zane that was replaced with asphalt trail and asked for an update.

Planning Director Mogush replied that sidewalk was replaced with a multi-use trail, which is wider to accommodate multi-modal pedestrian traffic.

Commissioner Udomah asked when the rest of that neighborhood area would receive a sidewalk.

Planning Director Mogush stated that the City has been implementing its bike and trail plan, recognizing that they are still working to accomplish those goals.

Commissioner Udomah recognized that it is spring and asked if the City will be doing anything to encourage residents to clean up after themselves.

Planning Director Mogush recognized the visibility of the litter around the community and commented that there is an effort by the City Council to address that issue.

Commissioner Fraser congratulated the City, noting the recent groundbreaking for the teen center, and looks forward to the opening.

9. Staff Comments

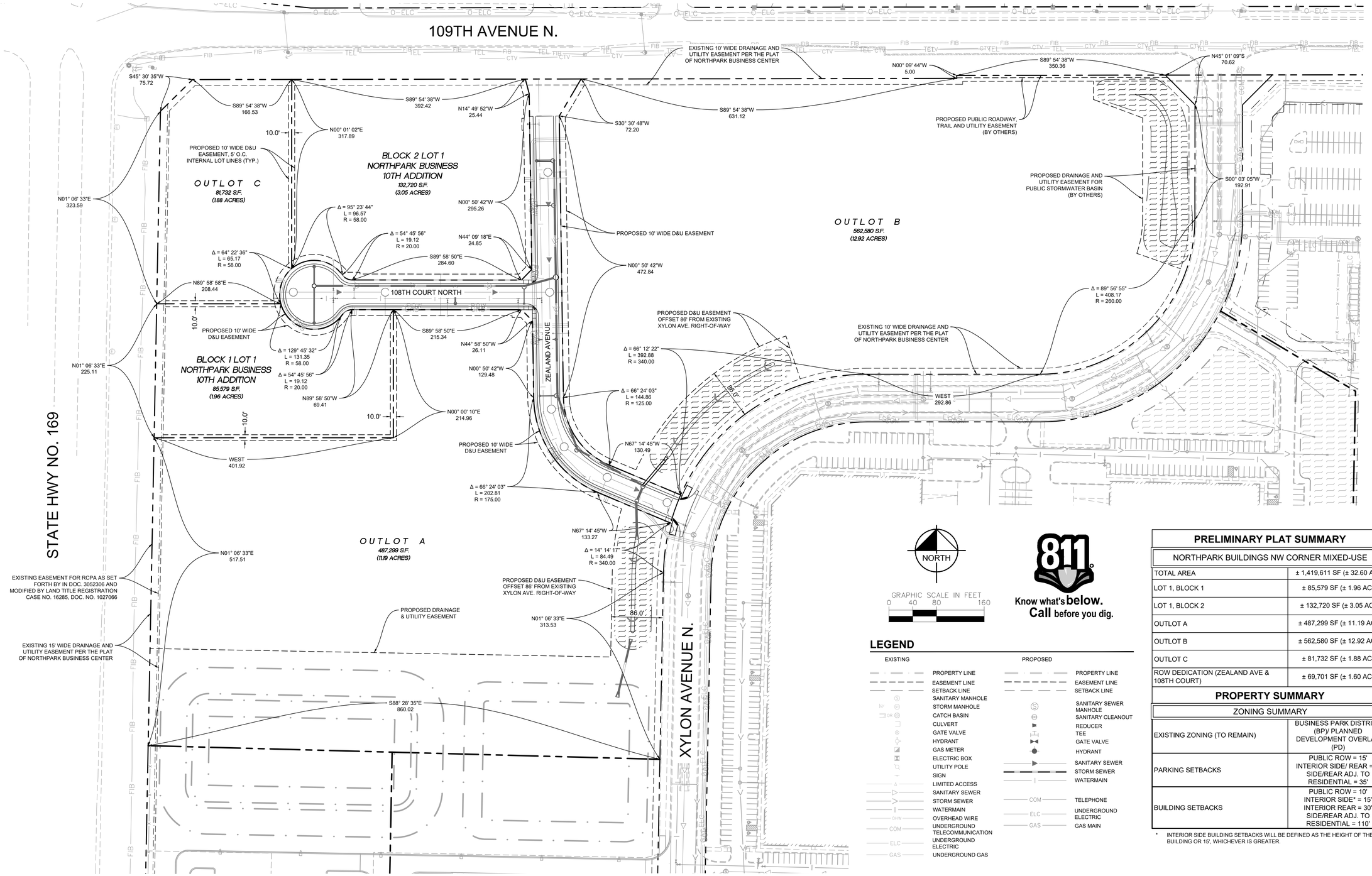
Planning Director Mogush stated that the Commission will not hold an April worksession and instead there will be a development tour with the City Council and Planning Commission. He provided details on the next step of the Northwest Area Plan, which is a public open house on May 7th. There is a survey on the City website related to the Metro Blue Line extension, hoping to gain feedback from residents and businesses on the topic of anti-displacement.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:11 PM.

Respectfully submitted,

Paul Mogush
Planning Director



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
SANITARY MANHOLE	SANITARY SEWER MANHOLE
STORM MANHOLE	SANITARY CLEANOUT
CATCH BASIN	REDUCER
CULVERT	TEE
GATE VALVE	GATE VALVE
HYDRANT	HYDRANT
GAS METER	SANITARY SEWER
ELECTRIC BOX	STORM SEWER
UTILITY POLE	WATERMAIN
SIGN	
LIMITED ACCESS	
SANITARY SEWER	
STORM SEWER	
WATERMAIN	
OVERHEAD WIRE	
UNDERGROUND TELECOMMUNICATION	TELEPHONE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND GAS	GAS MAIN

PRELIMINARY PLAT SUMMARY

NORTHPARK BUILDINGS NW CORNER MIXED-USE	
TOTAL AREA	± 1,419,611 SF (± 32.60 AC)
LOT 1, BLOCK 1	± 85,579 SF (± 1.96 AC)
LOT 1, BLOCK 2	± 132,720 SF (± 3.05 AC)
OUTLOT A	± 487,299 SF (± 11.19 AC)
OUTLOT B	± 562,580 SF (± 12.92 AC)
OUTLOT C	± 81,732 SF (± 1.88 AC)
ROW DEDICATION (ZEALAND AVE & 108TH COURT)	± 69,701 SF (± 1.60 AC)

PROPERTY SUMMARY

ZONING SUMMARY	
EXISTING ZONING (TO REMAIN)	BUSINESS PARK DISTRICT (BP)/ PLANNED DEVELOPMENT OVERLAY (PD)
PARKING SETBACKS	PUBLIC ROW = 15' INTERIOR SIDE/ REAR = 5' SIDE/REAR ADJ. TO RESIDENTIAL = 35'
BUILDING SETBACKS	PUBLIC ROW = 10' INTERIOR SIDE* = 15' INTERIOR REAR = 30' SIDE/REAR ADJ. TO RESIDENTIAL = 110'

* INTERIOR SIDE BUILDING SETBACKS WILL BE DEFINED AS THE HEIGHT OF THE BUILDING OR 15', WHICHEVER IS GREATER.

No.	REVISIONS	DATE	BY
1	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
3	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

PRELIMINARY PLAT EXHIBIT

NORTHPARK NW CORNER MIXED-USE

PREPARED FOR SCANNELL PROPERTIES

BROOKLYN PARK MN

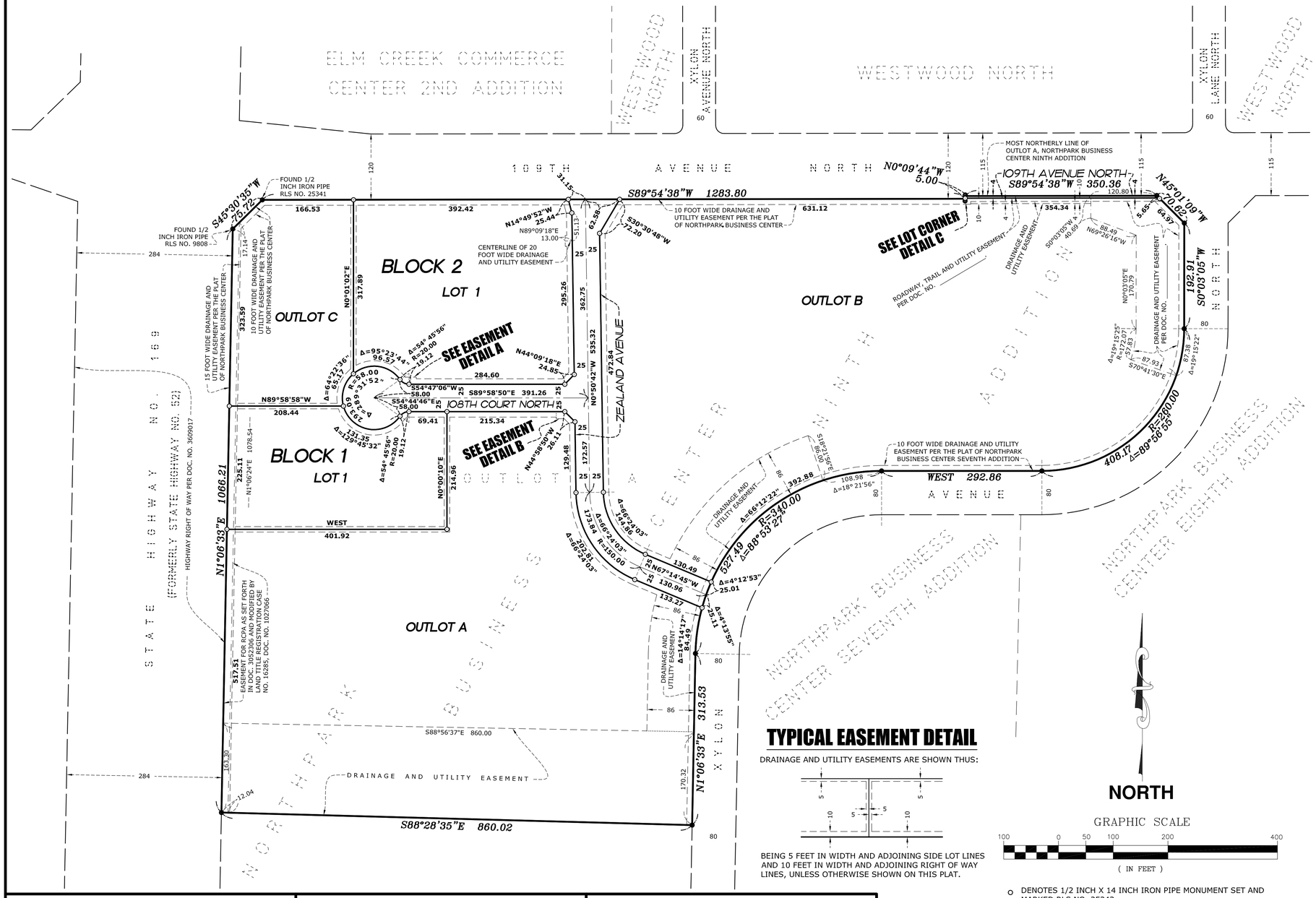
SHEET NUMBER
P100

K:\TWC_LDE\VScannell\brooklyn park - buildings v and iv\3 Design\CAD\plansheets\northwest corner\C0-COVER SHEET.dwg April 17, 2025 - 12:10pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY COPY
AS OF 04-17-2025

NORTHPARK BUSINESS CENTER TENTH ADDITION

R.T. DOC. NO. _____



TYPICAL EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

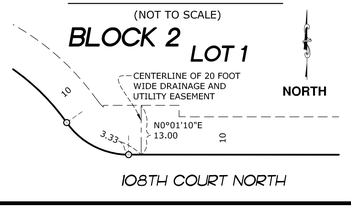
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

- O DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET AND MARKED RLS NO. 25343.
- ● DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 25343, UNLESS OTHERWISE SHOWN.

FOR THE PURPOSE OF THIS PLAT THE MOST NORTHERLY LINE OF OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, IS ASSUMED TO BEAR SOUTH 89 DEGREES 54 MINUTES 38 SECONDS WEST.

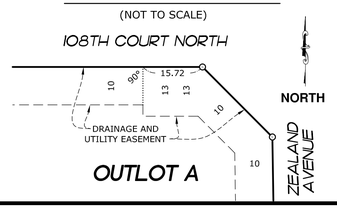
EASEMENT DETAIL A

(NOT TO SCALE)



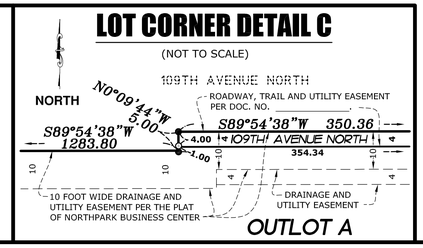
EASEMENT DETAIL B

(NOT TO SCALE)



LOT CORNER DETAIL C

(NOT TO SCALE)



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

KNOW ALL PERSONS BY THESE PRESENTS: That Scannell Properties #377, LLC, an Indiana limited liability company, owner of the following described property:

OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as NORTHPARK BUSINESS CENTER TENTH ADDITION and does hereby dedicate to the public for public use the public ways and easements for drainage and utility purposes as created by this plat.

In witness whereof said Scannell Properties #377, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: SCANNELL PROPERTIES #377, LLC

_____
Marc Pfleging, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ___, by Marc Pfleging, as Manager of Scannell Properties #377, LLC, an Indiana limited liability company, on behalf of the company.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, _____
My Commission Expires _____

I James E. Napier do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 ___.

_____
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ___, by James E. Napier.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of NORTHPARK BUSINESS CENTER TENTH ADDITION was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota at a regular meeting thereof held this _____ day of _____, 20 ___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

_____ Mayor

_____ Manager

COUNTY AUDITOR, HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in 20 ___ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20 ___.

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20 ___.

Chris F. Mavis, County Surveyor by _____

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of NORTHPARK BUSINESS CENTER TENTH ADDITION was filed in this office this _____ day of _____, 20 ____, at _____ o'clock ___.M.

Amber Bougie, Registrar of Titles by _____ Deputy

SITE DEVELOPMENT PLANS
FOR
NORTHPARK NW CORNER MIXED-USE

SECTION 6, TOWNSHIP 119N, RANGE 21W
BROOKLYN PARK, HENNEPIN COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: PATRICIA D. SIEH, P.E.
11995 SINGLETREE LANE, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE (612) 315-1272

OWNER / DEVELOPER
SCANNELL PROPERTIES
294 GROVE LANE, SUITE 140
WAYZATA, MN 55391
TELEPHONE: (651) 214-4255
CONTACT: MICHAEL CONZEMIUS

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE: (612) 315-1272
CONTACT: RYAN HYLLESTED, P.L.A.

SURVEYOR
E.G. RUD & SONS, INC.
6776 LAKE DRIVE #110
LINO LAKES, MN 55014
TELEPHONE: (651) 361-8225
CONTACT: JASON RUD, P.L.S.

GEOTECHNICAL ENGINEER
AMERICAN ENGINEERING TESTING, INC.
550 CLEVELAND AVENUE N
ST. PAUL, MN 55114
TELEPHONE: (651) 789-4657
CONTACT: RYAN SCHMIDT, P.E.



VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CIVIL & LANDSCAPE PLANSHEET LIST

SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO & PHASE 1 EROSION CONTROL PLAN
C201	DEMO & PHASE 1 EROSION CONTROL PLAN ENLARGEMENT
C202	DEMO & PHASE 1 EROSION CONTROL PLAN ENLARGEMENT
C203	DEMO & PHASE 1 EROSION CONTROL PLAN ENLARGEMENT
C300	PHASE 2 EROSION CONTROL PLAN
C301	PHASE 2 EROSION CONTROL PLAN ENLARGEMENT
C302	PHASE 2 EROSION CONTROL PLAN ENLARGEMENT
C303	PHASE 2 EROSION CONTROL PLAN ENLARGEMENT
C400	OVERALL BUSINESS PARK SITE PLAN
C401	NORTHWEST CORNER OVERALL SITE PLAN
C500	GRADING PLAN
C501	GRADING PLAN ENLARGEMENT
C502	GRADING PLAN ENLARGEMENT
C503	GRADING PLAN ENLARGEMENT
C504	STORM SEWER PLAN
C505	STORM SEWER PLAN ENLARGEMENT
C506	STORM SEWER PLAN ENLARGEMENT
C507	STORM SEWER PLAN ENLARGEMENT
C600	UTILITY PLAN
C601	UTILITY PLAN ENLARGEMENT
C602	UTILITY PLAN ENLARGEMENT
C603	UTILITY PLAN ENLARGEMENT
C700	CIVIL DETAILS
C701	CIVIL DETAILS
C702	CIVIL DETAILS
C703	CIVIL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE ENLARGEMENT

PUBLIC ROADWAY PLANSHEET LIST

SHEET NO.	SHEET TITLE
C800	TYPICAL SECTIONS
C801	DRAINAGE AND STORM SEWER PLAN & PROFILE
C802	DRAINAGE AND STORM SEWER PLAN & PROFILE
C803	DRAINAGE AND STORM SEWER PLAN & PROFILE
C804	DRAINAGE AND STORM SEWER PLAN & PROFILE
C805	WATER AND SANITARY SEWER PLAN & PROFILE
C806	WATER AND SANITARY SEWER PLAN & PROFILE
C807	WATER AND SANITARY SEWER PLAN & PROFILE
C808	WATER AND SANITARY SEWER PLAN & PROFILE
C809	SIGNING AND STRIPING NOTES & DETAILS
C810	STRIPING AND SIGNAGE PLAN
C811	STRIPING AND SIGNAGE PLAN
C812	STRIPING AND SIGNAGE PLAN
C813	SIGNING AND STRIPING PLAN

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

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

Kimley»Horn
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11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

COVER SHEET

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C000

K:\TWC_LDEV\Scannell\brooklyn park - buildings v and iv\3 Design\CAD\plansheets\northwest corner\C0-COVER SHEET.dwg April 18, 2025 - 10:43am
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GENERAL CONSTRUCTION NOTES

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

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: E.G. RUD & SONS, INC.
   ADDRESS: 6776 LAKE DRIVE #110, LINO LAKES, MN 55014
   PHONE: 651-361-8225
   DATED: 01/07/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: AMERICAN ENGINEERING TESTING, INC.
   ADDRESS: 550 CLEVELAND AVENUE NORTH, ST PAUL, MN 55114
   PHONE: 651-789-4657
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

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

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY
1	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
3	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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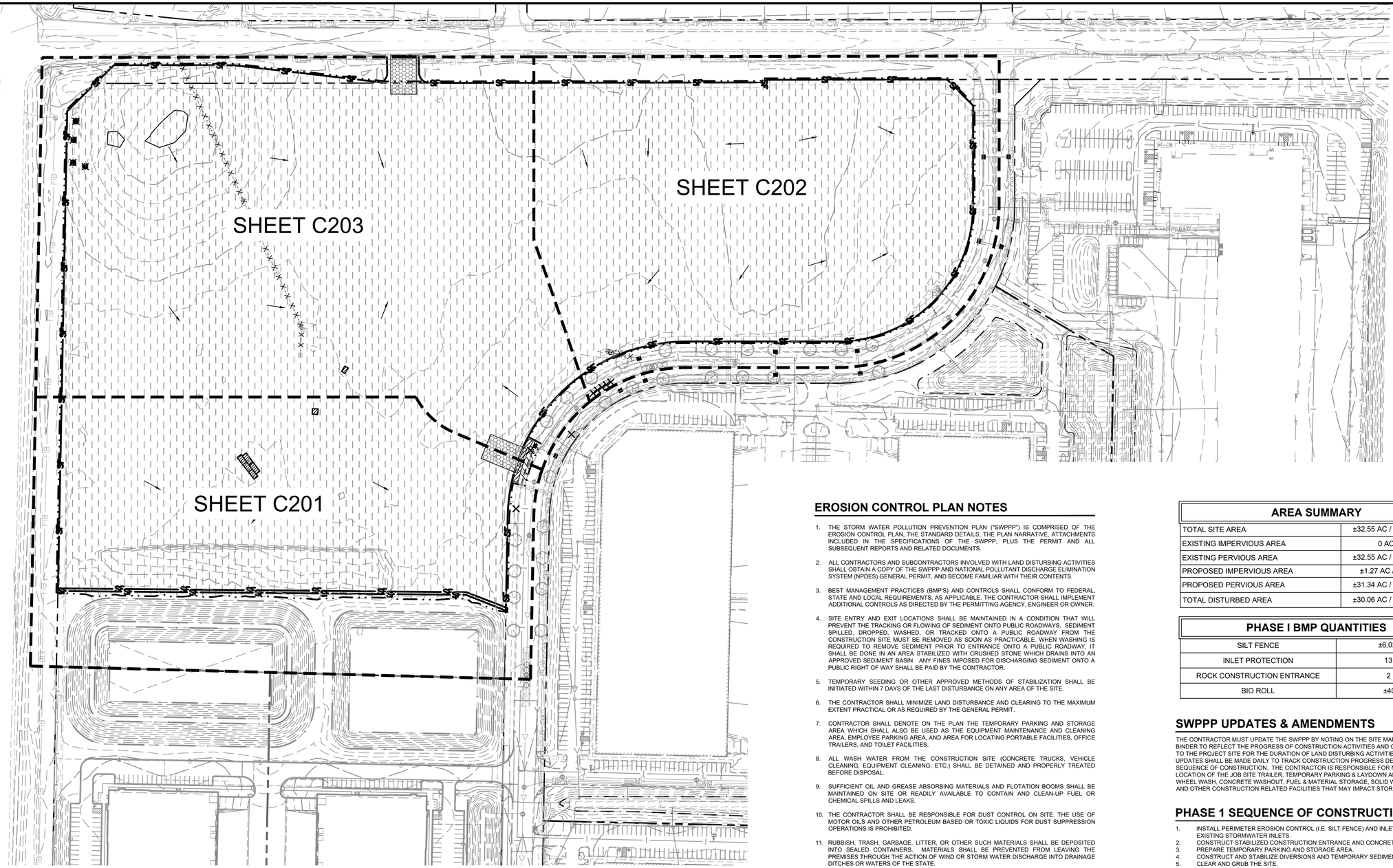
KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

GENERAL NOTES

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C100

K:\TWC_LDE\Scannell\brooklyn park -



EROSION CONTROL PLAN NOTES

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

AREA SUMMARY	
TOTAL SITE AREA	±32.55 AC / ±1,419,890 SF
EXISTING IMPERVIOUS AREA	0 AC / 0 SF
EXISTING PERVIOUS AREA	±32.55 AC / ±1,419,890 SF
PROPOSED IMPERVIOUS AREA	±1.27 AC / ±55,205 SF
PROPOSED PERVIOUS AREA	±31.34 AC / ±1,365,067 SF
TOTAL DISTURBED AREA	±30.06 AC / ±1,309,234 SF

PHASE I BMP QUANTITIES	
SILT FENCE	±6,020 LF
INLET PROTECTION	13 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±40 LF

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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KHA PROJECT 160846041
DATE 4/17/2025
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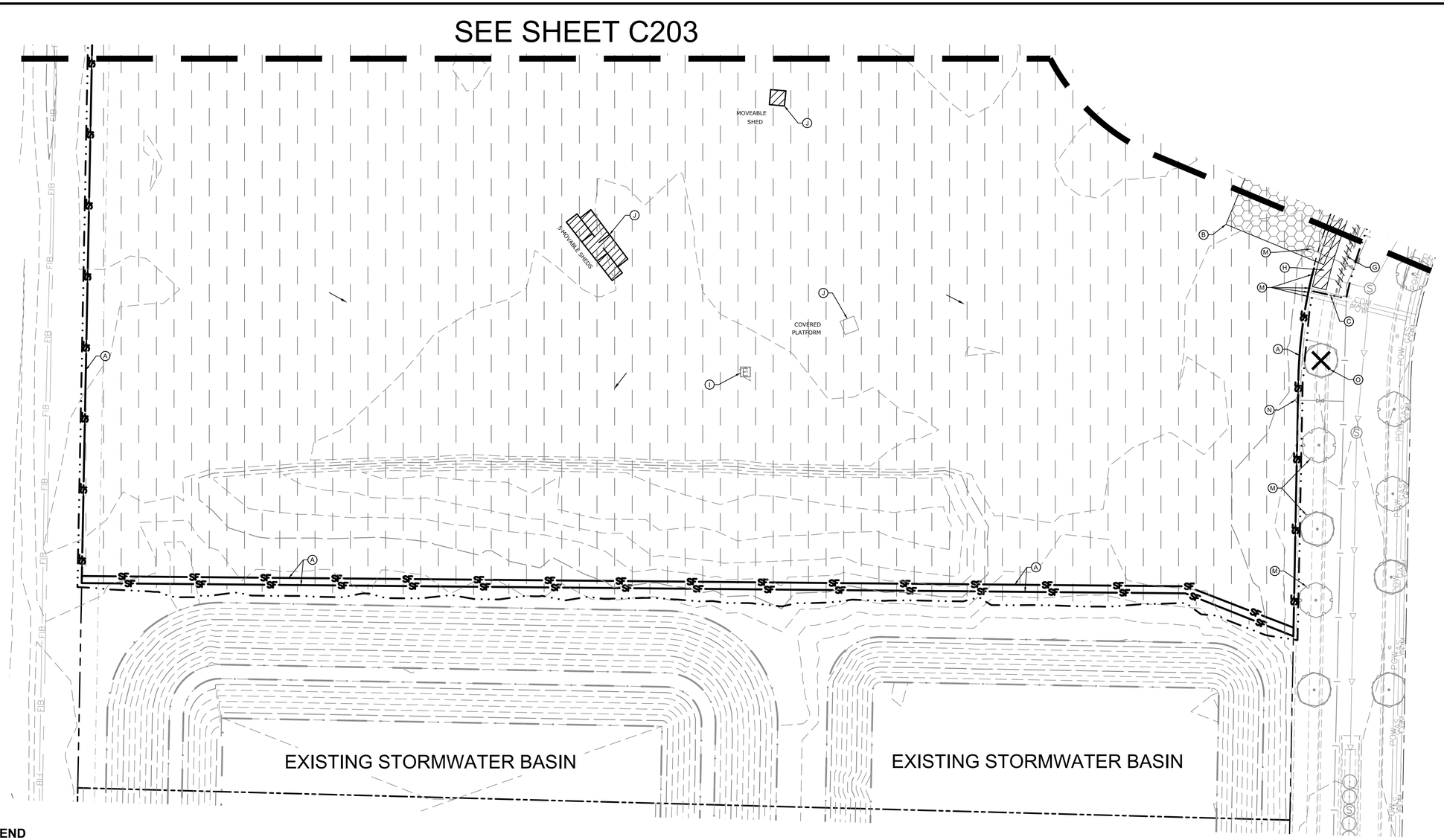
DEMO & PHASE 1 EROSION CONTROL PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C200

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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- REMOVE BITUMINOUS SURFACE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE UTILITY STRUCTURE / TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING POST INDICATOR VALVE
- EXISTING WELL
- EXISTING AUTOMATIC SPRINKLER
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- EXISTING CABLE BOX
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

KEYNOTE LEGEND

- (A) SILT FENCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) BIO-ROLL
- (D) INLET PROTECTION
- (E) REMOVE EXISTING FLARED END SECTION
- (F) REMOVE EXISTING FIRE HYDRANT AND LEAD
- (G) REMOVE EXISTING CURB AND GUTTER
- (H) REMOVE EXISTING BITUMINOUS TRAIL
- (I) REMOVE EXISTING OVERHEAD ELECTRICAL LINE / UTILITY POLE / STRUCTURE - COORDINATE WITH UTILITY PROVIDER
- (J) REMOVE EXISTING TEMPORARY STRUCTURE
- (K) REMOVE EXISTING STORM SEWER PIPE
- (L) REMOVE EXISTING TREES / SHRUBS
- (M) PROTECT EXISTING TREE
- (N) PROTECT EXISTING UTILITY LINE / STRUCTURE
- (O) REMOVE AND RE-PLANT EXISTING TREE (SEE LANDSCAPE PLAN FOR RELOCATION INFORMATION)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PHASE 1 BMP QUANTITIES	
SILT FENCE	±6,020 LF
INLET PROTECTION	13 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±40 LF

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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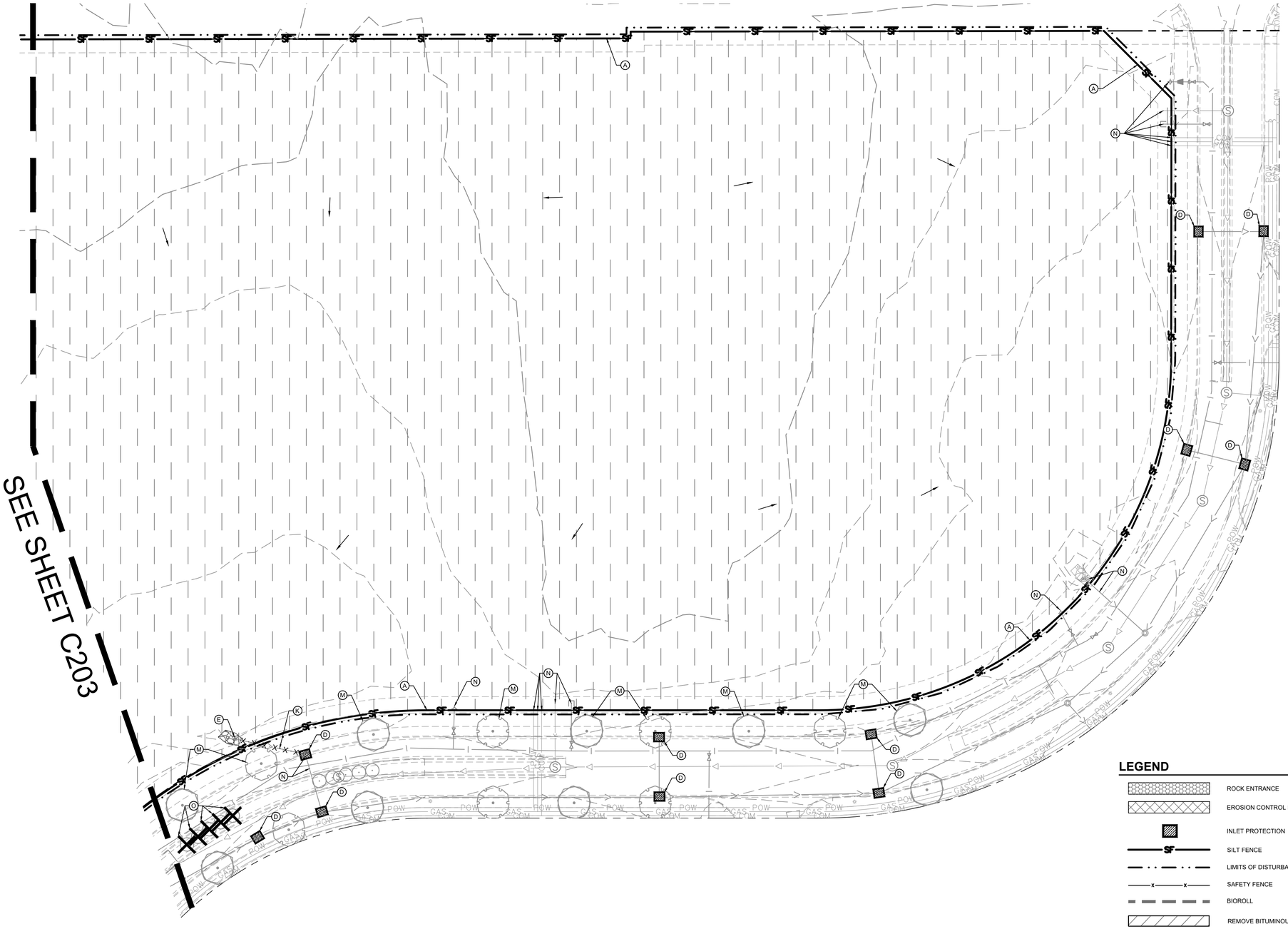
DEMO & PHASE 1 EROSION CONTROL PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE

PREPARED FOR SCANNELL PROPERTIES

BROOKLYN PARK MN

SHEET NUMBER
C201



Know what's **below.**
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PHASE 1 BMP QUANTITIES	
SILT FENCE	±6,020 LF
INLET PROTECTION	13 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±40 LF

KEYNOTE LEGEND

- (A) SILT FENCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) BIO-ROLL
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- (O) REMOVE AND RE-PLANT EXISTING TREE (SEE LANDSCAPE PLAN FOR RELOCATION INFORMATION)

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- REMOVE BITUMINOUS SURFACE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE UTILITY STRUCTURE / TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- FILL & ABANDON UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
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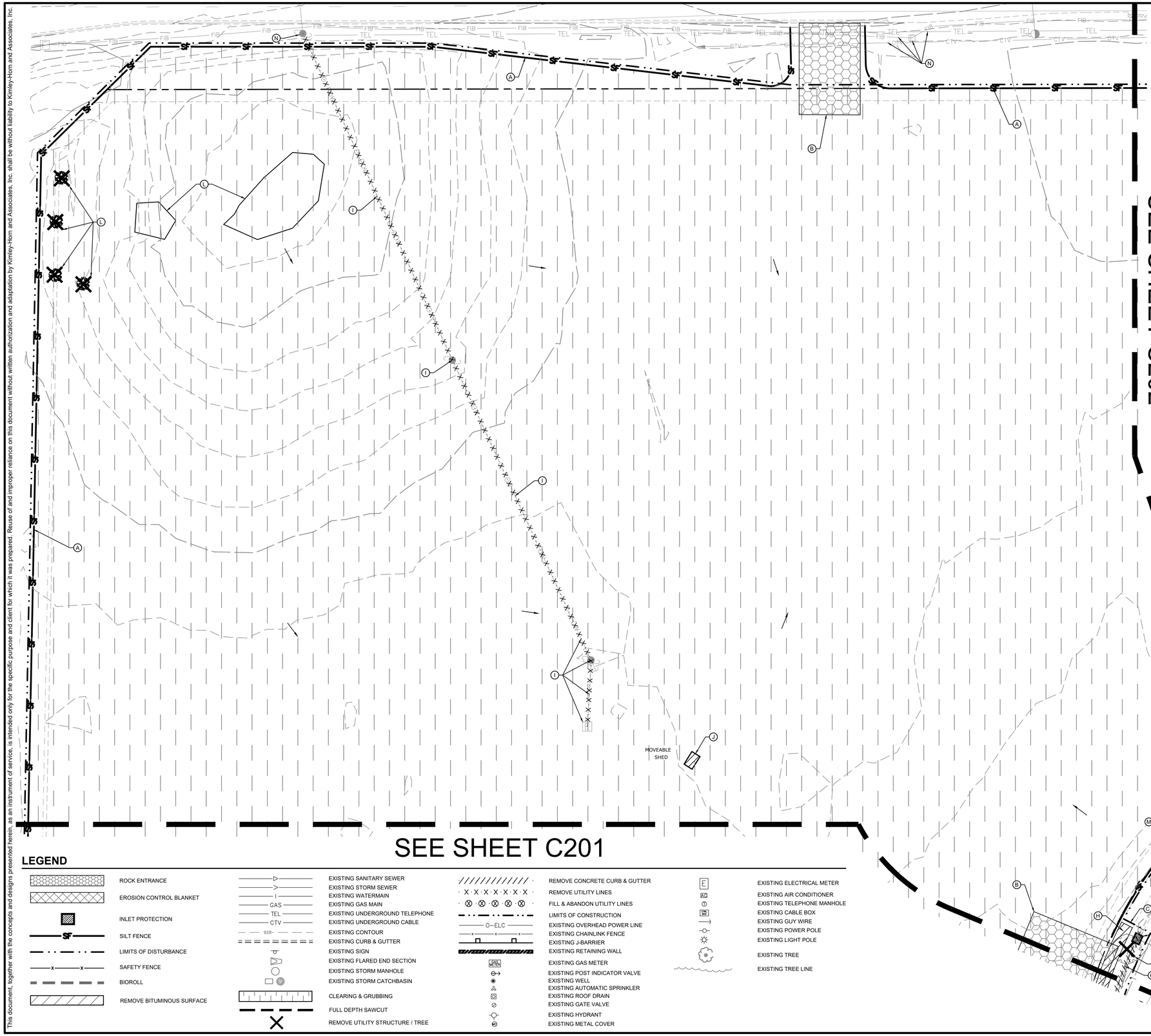
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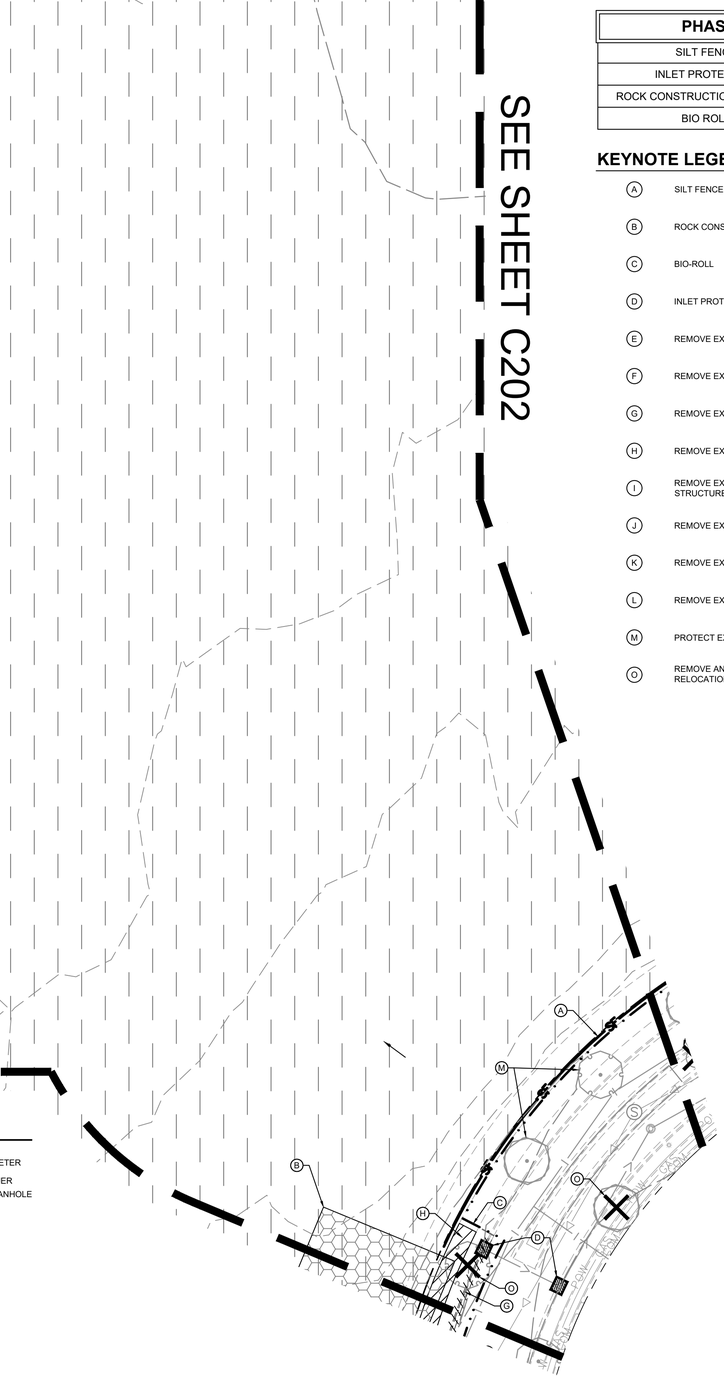
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DATE	4/11/2025
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	PDS

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C202

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SILT FENCE	±6,020 LF
INLET PROTECTION	13 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
BIO ROLL	±40 LF

KEYNOTE LEGEND

- (A) SILT FENCE
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- EROSION CONTROL BLANKET
- INLET PROTECTION
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- LIMITS OF DISTURBANCE
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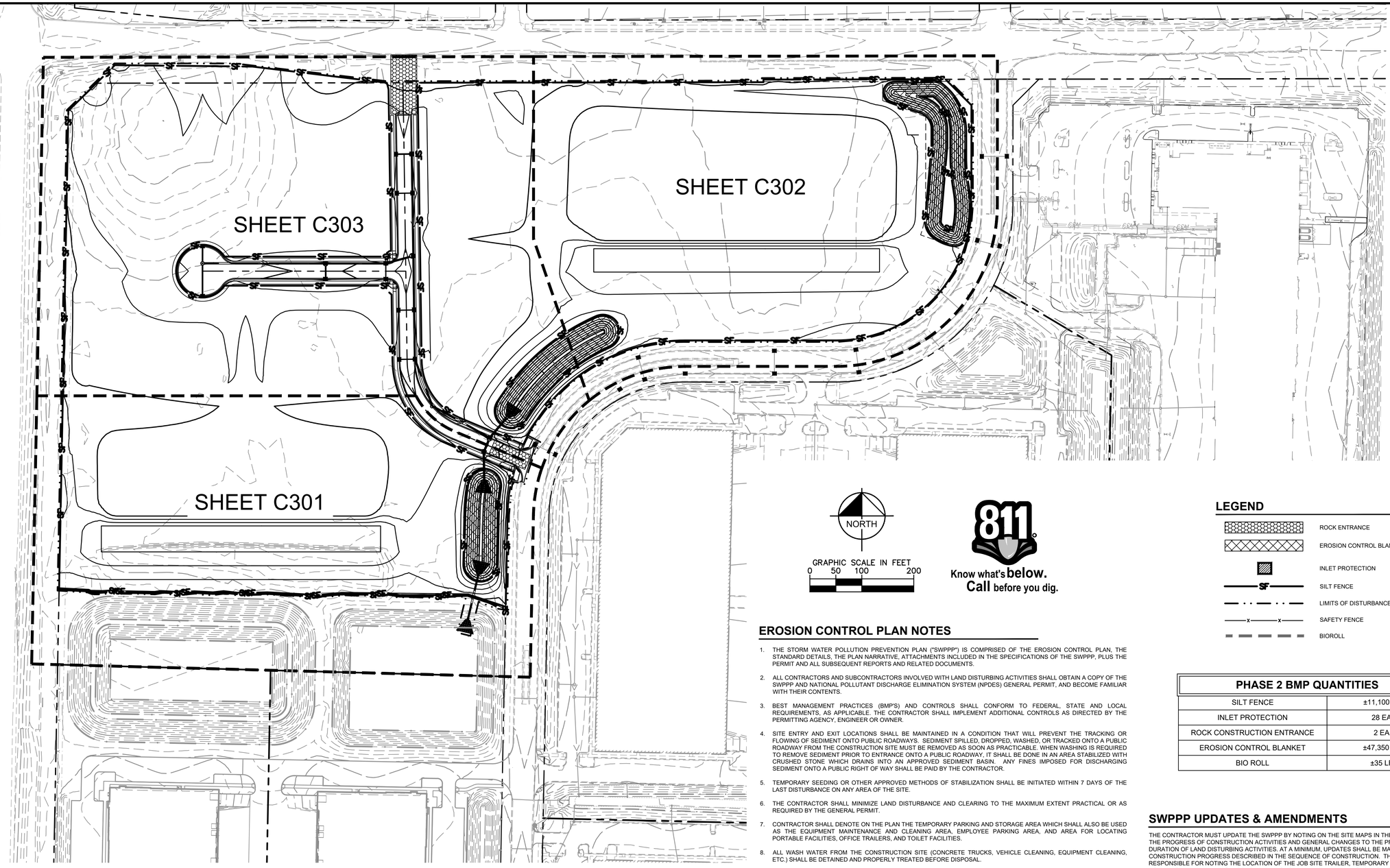
KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

DEMO & PHASE 1 EROSION CONTROL PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C203

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- x — x — SAFETY FENCE
- BIOROLL

NOTE: REFERENCE LANDSCAPE PLANSHEETS FOR FINAL SURFACE TREATMENT AND GROUND STABILIZATION FOR GRADED AREAS

EROSION CONTROL PLAN NOTES

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

PHASE 2 BMP QUANTITIES	
SILT FENCE	±11,100 LF
INLET PROTECTION	28 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	±47,350 SF
BIO ROLL	±35 LF

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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PHASE 2 EROSION CONTROL PLAN

NORTHPARK NW CORNER MIXED-USE

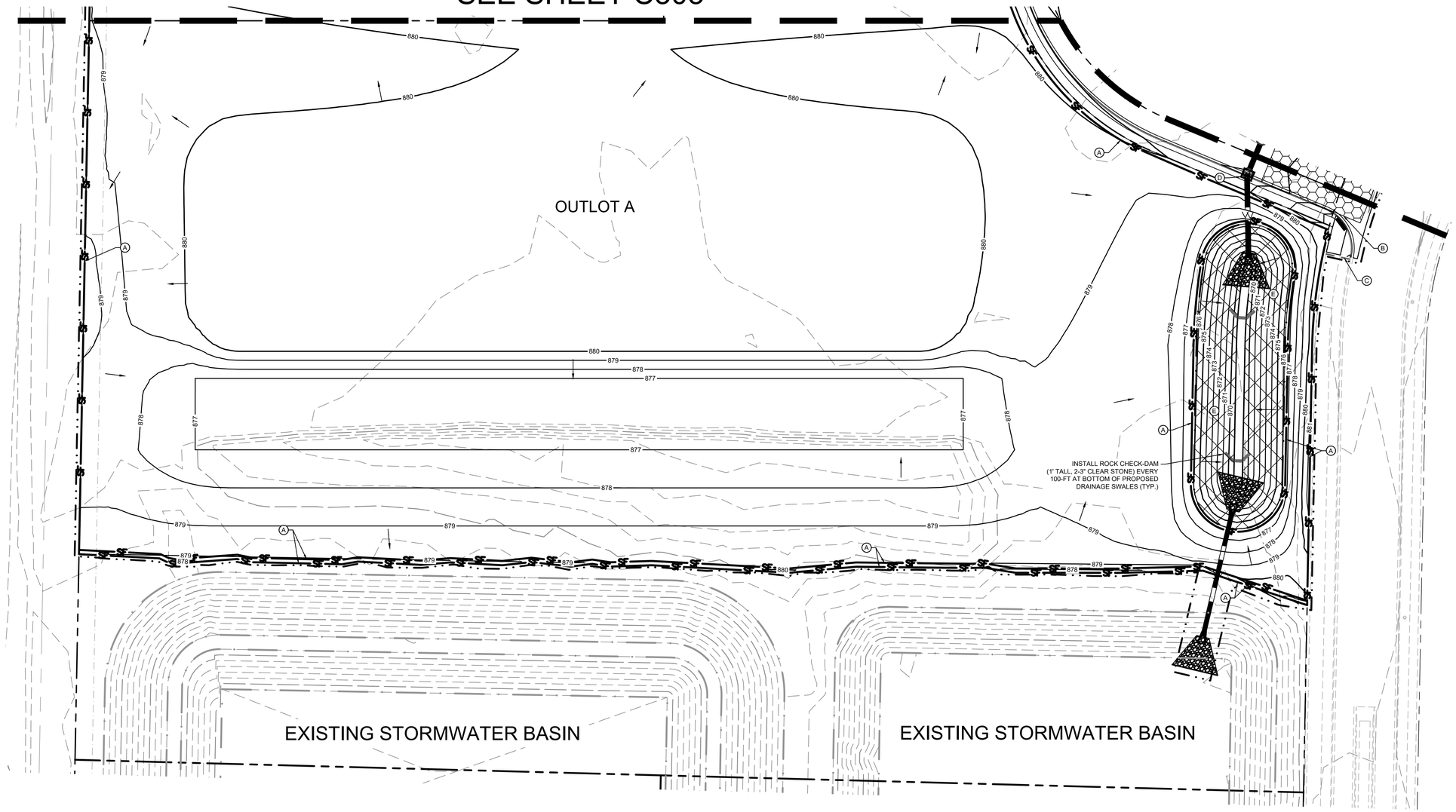
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SCANNELL PROPERTIES

BROOKLYN PARK MN

SHEET NUMBER
C300

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NORTH

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0 20 40 80

811
Know what's **below.**
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PHASE 2 BMP QUANTITIES	
SILT FENCE	±11,100 LF
INLET PROTECTION	31 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	±47,350 SF
BIO ROLL	±35 LF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- x — x — SAFETY FENCE
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KEYNOTE LEGEND

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NOTE: REFERENCE LANDSCAPE PLANSHEETS FOR FINAL SURFACE TREATMENT AND GROUND STABILIZATION FOR GRADED AREAS

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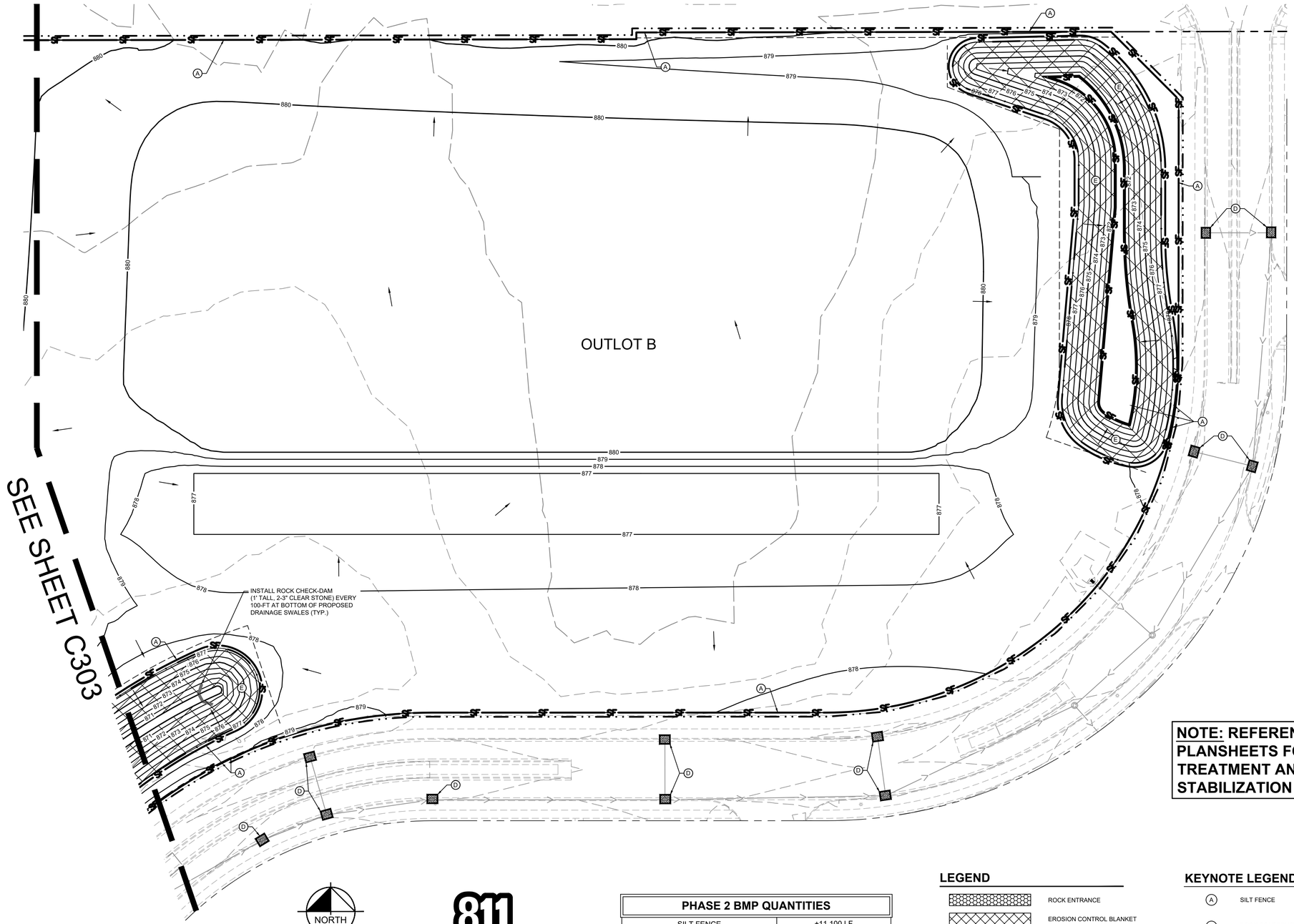
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PHASE 2 EROSION CONTROL PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C300



NOTE: REFERENCE LANDSCAPE PLANSHEETS FOR FINAL SURFACE TREATMENT AND GROUND STABILIZATION FOR GRADED AREAS

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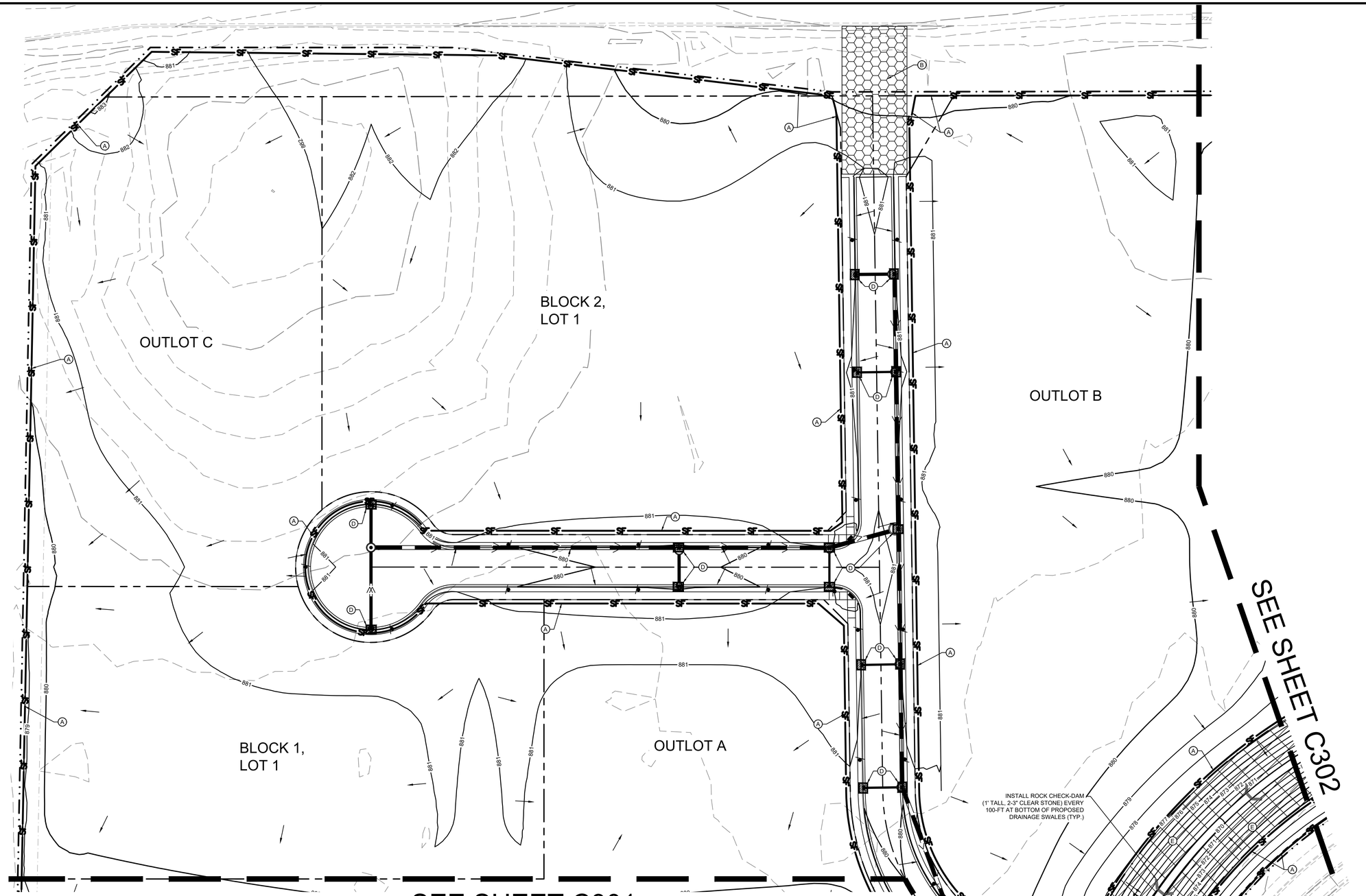
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DATE 4/11/2025
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PHASE 2 EROSION CONTROL PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C302

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NORTH

GRAPHIC SCALE IN FEET
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811
Know what's **below.**
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NOTE: REFERENCE LANDSCAPE PLANSHEETS FOR FINAL SURFACE TREATMENT AND GROUND STABILIZATION FOR GRADED AREAS

PHASE 2 BMP QUANTITIES	
SILT FENCE	±11,100 LF
INLET PROTECTION	31 EA
ROCK CONSTRUCTION ENTRANCE	2 EA
EROSION CONTROL BLANKET	±47,350 SF
BIO ROLL	±35 LF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- x — x — SAFETY FENCE
- BIOROLL

KEYNOTE LEGEND

- (A) SILT FENCE
- (B) ROCK CONSTRUCTION ENTRANCE
- (C) BIO-ROLL
- (D) INLET PROTECTION
- (E) EROSION CONTROL BLANKET

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3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
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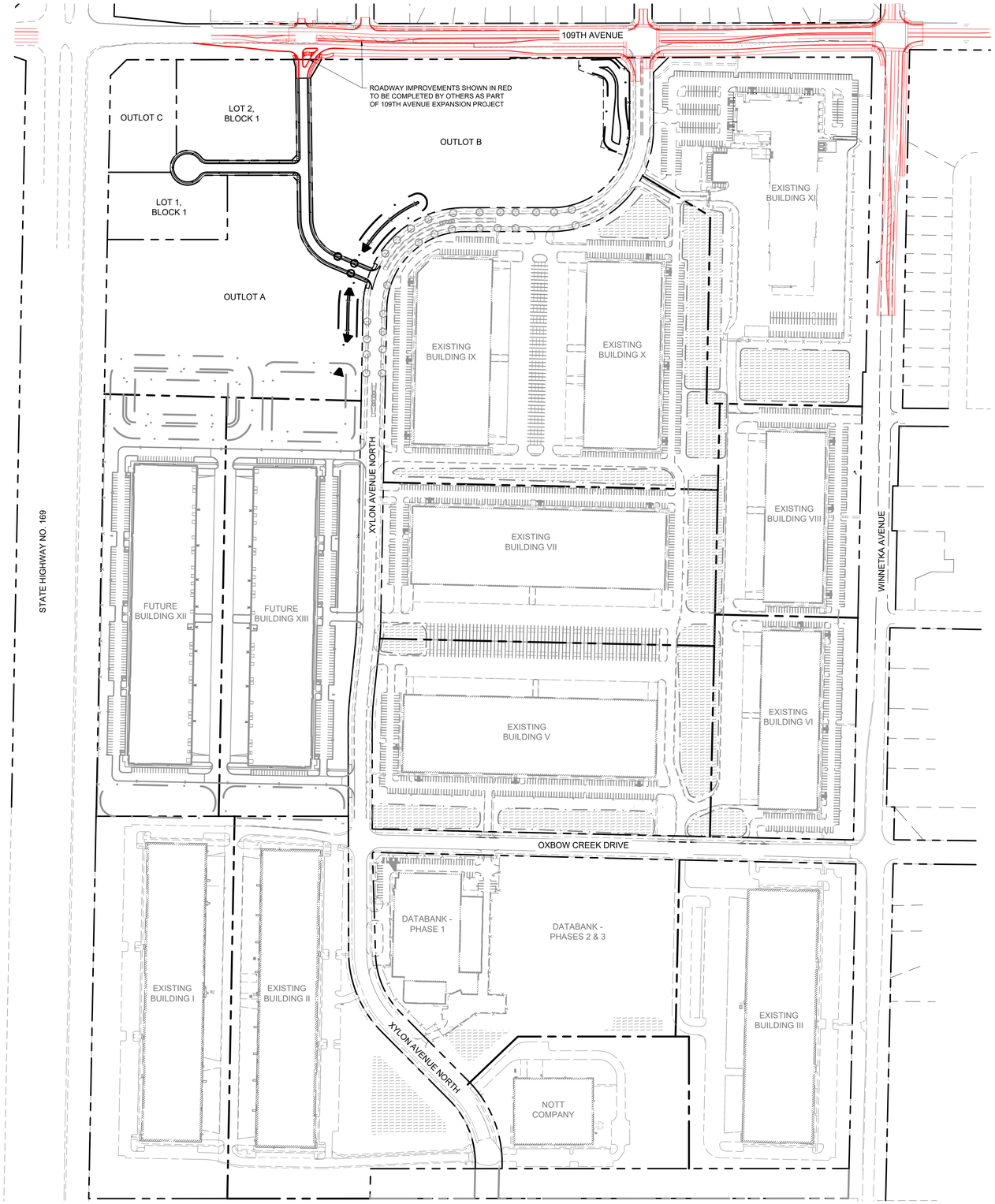
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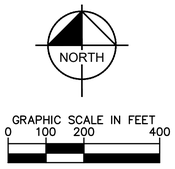
PHASE 2 EROSION CONTROL PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

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BUILDING NAME	PARCEL	TOTAL AREA	INITIAL IMPERVIOUS	TOTAL FUTURE IMPERVIOUS	IMPERVIOUS COVERAGE
NORTH PARK I	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER	13.63 AC	10.61 AC	10.61 AC	77.84%
		593,723 SF	462,172 SF	462,172 SF	
NORTHPARK II	LOT 2, BLOCK 2, NORTHPARK BUSINESS CENTER	15.23 AC	8.12 AC	8.12 AC	53.32%
		663,419 SF	353,707 SF	353,707 SF	
NOTT COMPANY	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER SECOND	6.73 AC	2.87 AC	4.98 AC	74.00%
		293,159 SF	125,017 SF	216,929 SF	
NORTHPARK III	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER THIRD	13.42 AC	10.18 AC	10.18 AC	75.86%
		584,575 SF	443,441 SF	443,441 SF	
DATABANK PHASE 1-3	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER FOURTH	14.41 AC	4.17 AC	11.50 AC	79.81%
		627,700 SF	181,645 SF	500,940 SF	
NORTHPARK V	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER FIFTH	16.60 AC	0.00 AC	11.18 AC	67.35%
		723,096 SF	0 SF	487,001 SF	
NORTHPARK VI	LOT 2, BLOCK 1, NORTHPARK BUSINESS CENTER FIFTH	8.19 AC	0.00 AC	6.11 AC	74.60%
		356,756 SF	0 SF	266,152 SF	
NORTHPARK VII	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER SIXTH	13.44 AC	0.00 AC	10.88 AC	80.95%
		585,446 SF	0 SF	473,933 SF	
NORTHPARK VIII	LOT 3, BLOCK 1, NORTHPARK BUSINESS CENTER SEVENTH	7.75 AC	0.00 AC	6.25 AC	80.65%
		337,590 SF	0 SF	272,250 SF	
NORTHPARK IX	LOT 1, BLOCK 1, NORTHPARK BUSINESS CENTER SEVENTH	9.54 AC	0.00 AC	7.50 AC	78.62%
		415,562 SF	0 SF	326,700 SF	
NORTHPARK X	LOT 3, BLOCK 1, NORTHPARK BUSINESS CENTER SEVENTH	12.47 AC	0 AC	8.50 AC	68.16%
		543,193 SF	0 SF	370,260 SF	
NORTHPARK XI	LOT 4 & 5, BLOCK 1, NORTHPARK BUSINESS CENTER SEVENTH	16.33 AC	0.00 AC	9.61 AC	58.85%
		711,512 SF	0 SF	418,612 SF	
NORTHPARK XII & XIII	LOT 1, BLOCK 1 NORTHPARK BUSINESS CENTER EIGHTH	27.46 AC	0 AC	18.65 AC	67.92%
		1,196,158 SF	0 SF	812,394 SF	
NORTHWEST CORNER OUTLOT A	OUTLOT A NORTHPARK BUSINESS CENTER NINTH	11.19 AC	0 AC	7.31 AC**	65.35%**
		487,299 SF	0 SF	318,449 SF**	
NORTHWEST CORNER OUTLOT B	OUTLOT B NORTHPARK BUSINESS CENTER NINTH	12.92 AC	0 AC	8.44 AC**	65.35%**
		562,580 SF	0 SF	367,646 SF**	
NORTHWEST CORNER OUTLOT C	OUTLOT C NORTHPARK BUSINESS CENTER NINTH	1.88 AC	0 AC	1.23 AC**	65.35%**
		81,732 SF	0 SF	53,411 SF**	
NORTHWEST CORNER BLOCK 1, LOT 1	BLOCK 1, LOT 1 NORTHPARK BUSINESS CENTER NINTH	1.96 AC	0 AC	1.28 AC**	65.35%**
		85,579 SF	0 SF	55,926 SF**	
NORTHWEST CORNER BLOCK 2, LOT 1	BLOCK 2, LOT 1 NORTHPARK BUSINESS CENTER NINTH	3.05 AC	0 AC	1.99 AC**	65.35%**
		132,720 SF	0 SF	86,732 SF**	
NET TOTAL NORTHPARK AREA		206.19 AC*	35.95 AC	124.07 AC***	69.99%***

* EXCLUDES DEDICATED RIGHTS-OF-WAY THROUGHOUT THE DEVELOPMENT
** AVERAGE MAXIMUM IMPERVIOUS COVERAGE FOR FULLY DEVELOPED CONDITION OF REMAINING UNDEVELOPED LOTS
*** MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE FOR FULLY DEVELOPED BUSINESS PARK

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OVERALL BUSINESS PARK SITE PLAN

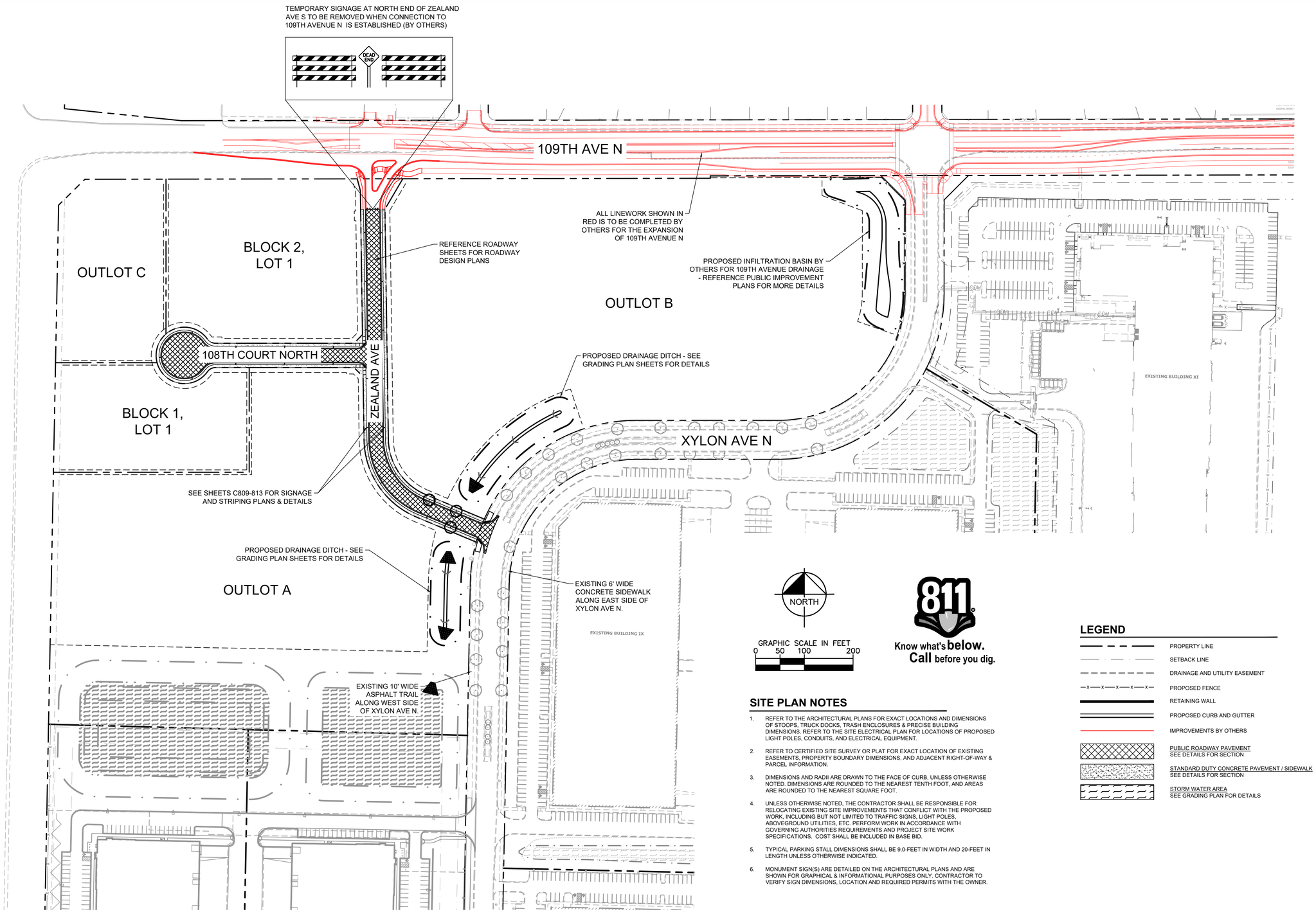
NORTHPARK NW CORNER MIXED-USE

PREPARED FOR SCANNELL PROPERTIES

BROOKLYN PARK, MN

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- IMPROVEMENTS BY OTHERS
- PUBLIC ROADWAY PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- STORM WATER AREA — SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

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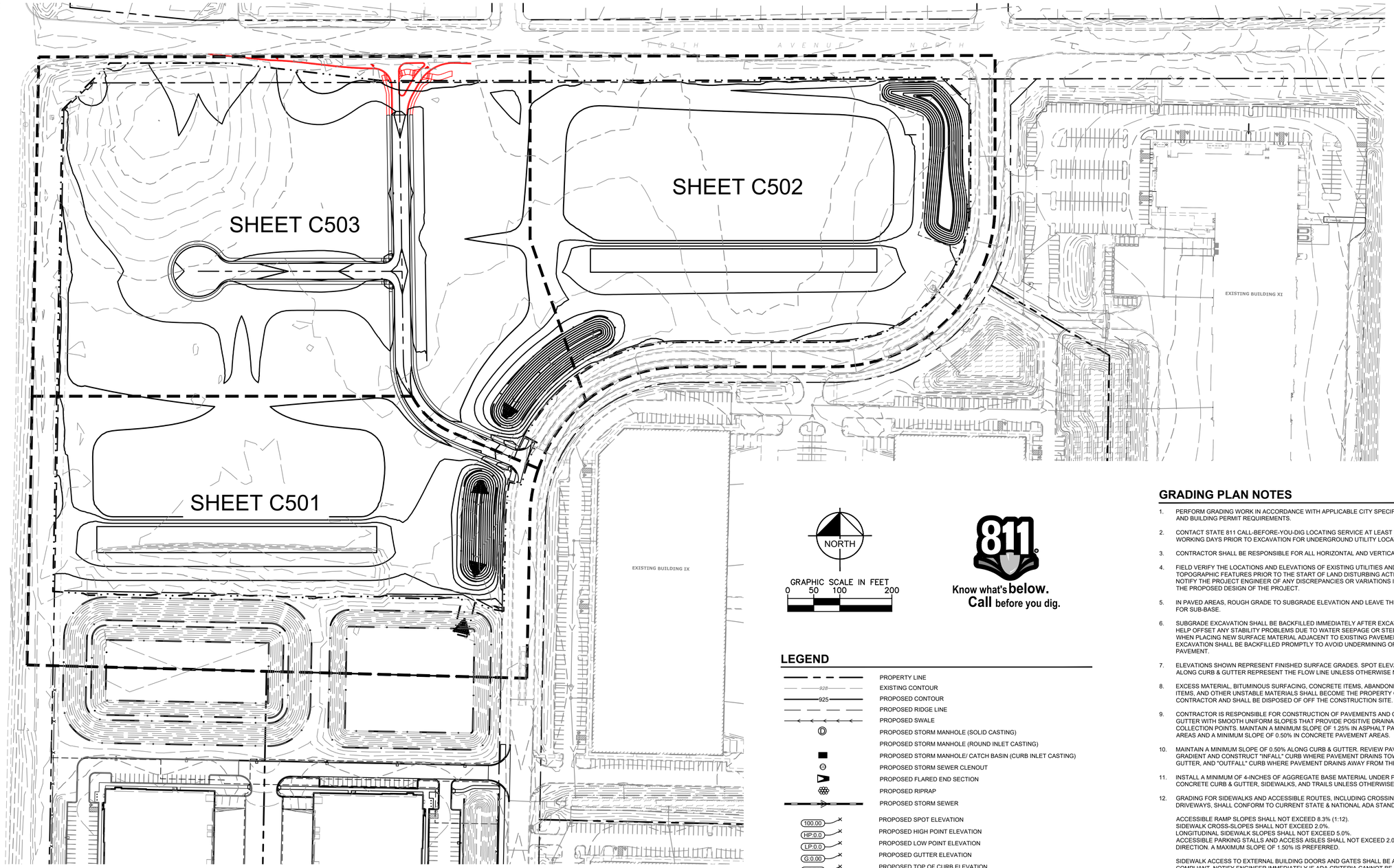
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NORTHWEST CORNER OVERALL SITE PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

811
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LEGEND

- PROPERTY LINE
- 928 EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 / BW:0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED GRADE BETWEEN POINTS

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

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GRADING PLAN

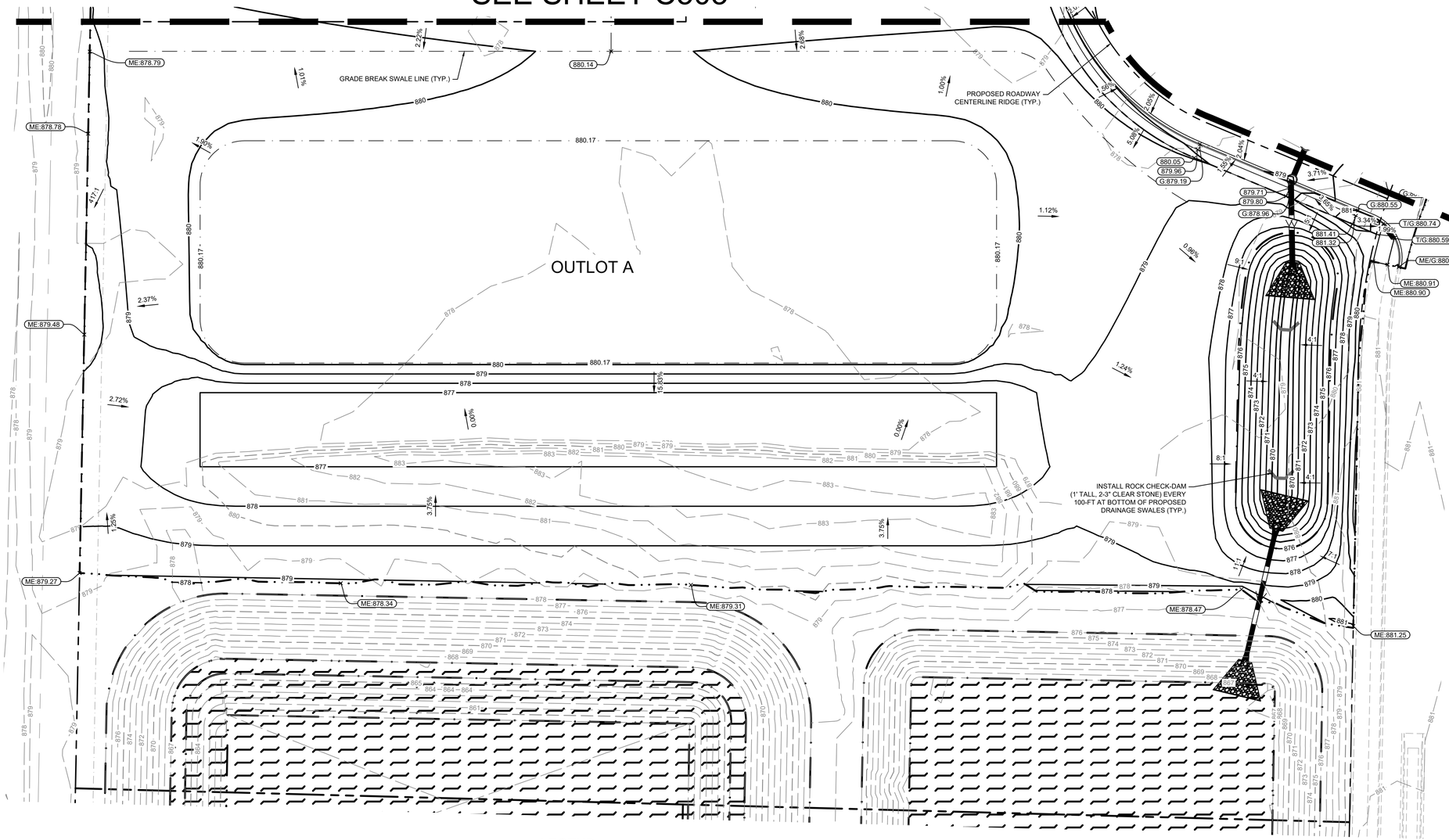
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NOTE: SEE SHEET C800 FOR TYPICAL ROADWAY SECTION DETAIL

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 — PROPOSED SPOT ELEVATION
- HP:0.0 — PROPOSED HIGH POINT ELEVATION
- LP:0.0 — PROPOSED LOW POINT ELEVATION
- G:0.00 — PROPOSED GUTTER ELEVATION
- T:0.00 — PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 — PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 — MATCH EXISTING ELEVATION
- EOF:0.0 — PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 / BW:0.0 — PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% — PROPOSED DRAINAGE DIRECTION
- 0.00% — PROPOSED GRADE BETWEEN POINTS

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0 20 40 80

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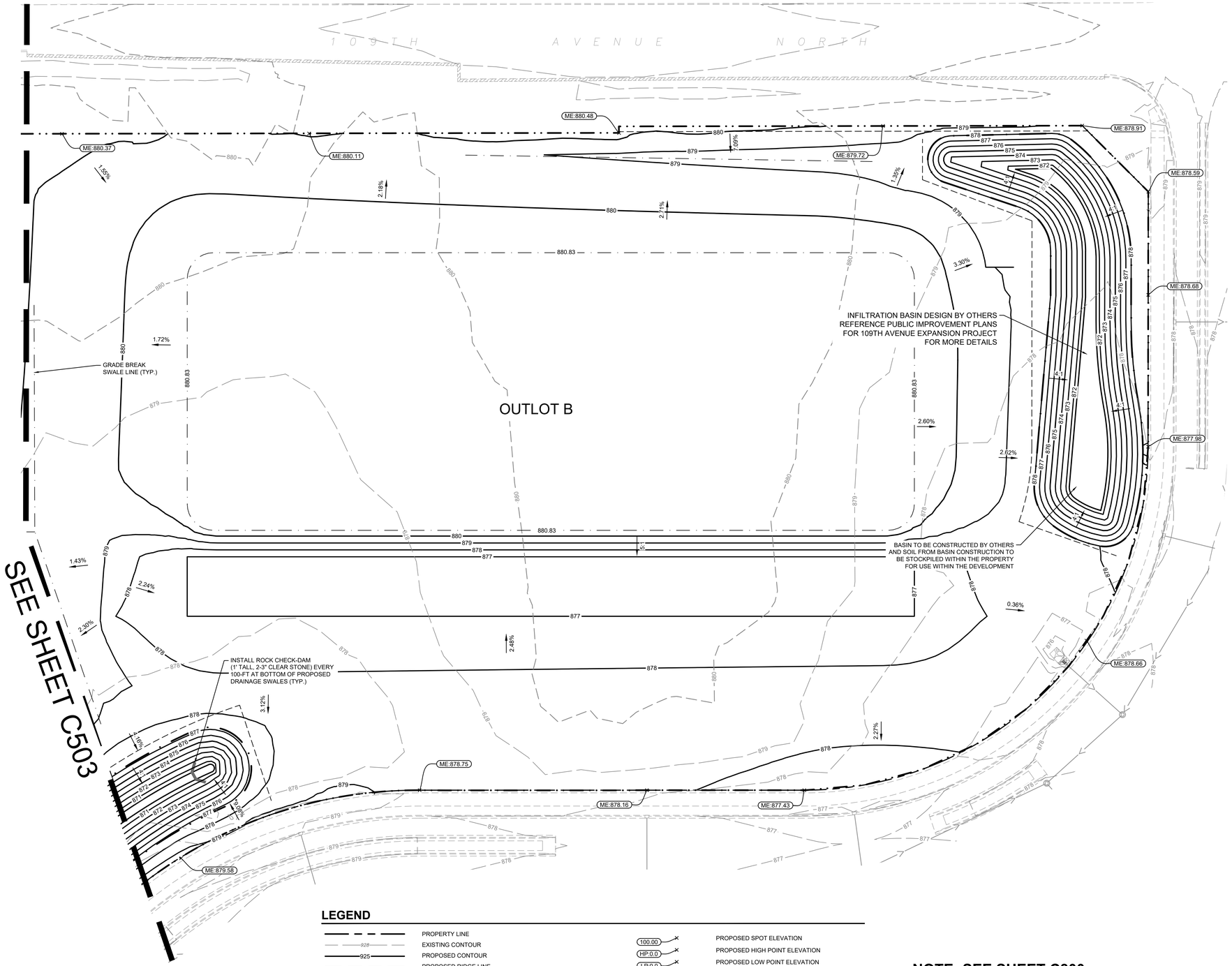
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GRADING PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C501



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- IMPROVEMENTS BY OTHERS

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GRADING PLAN ENLARGEMENT

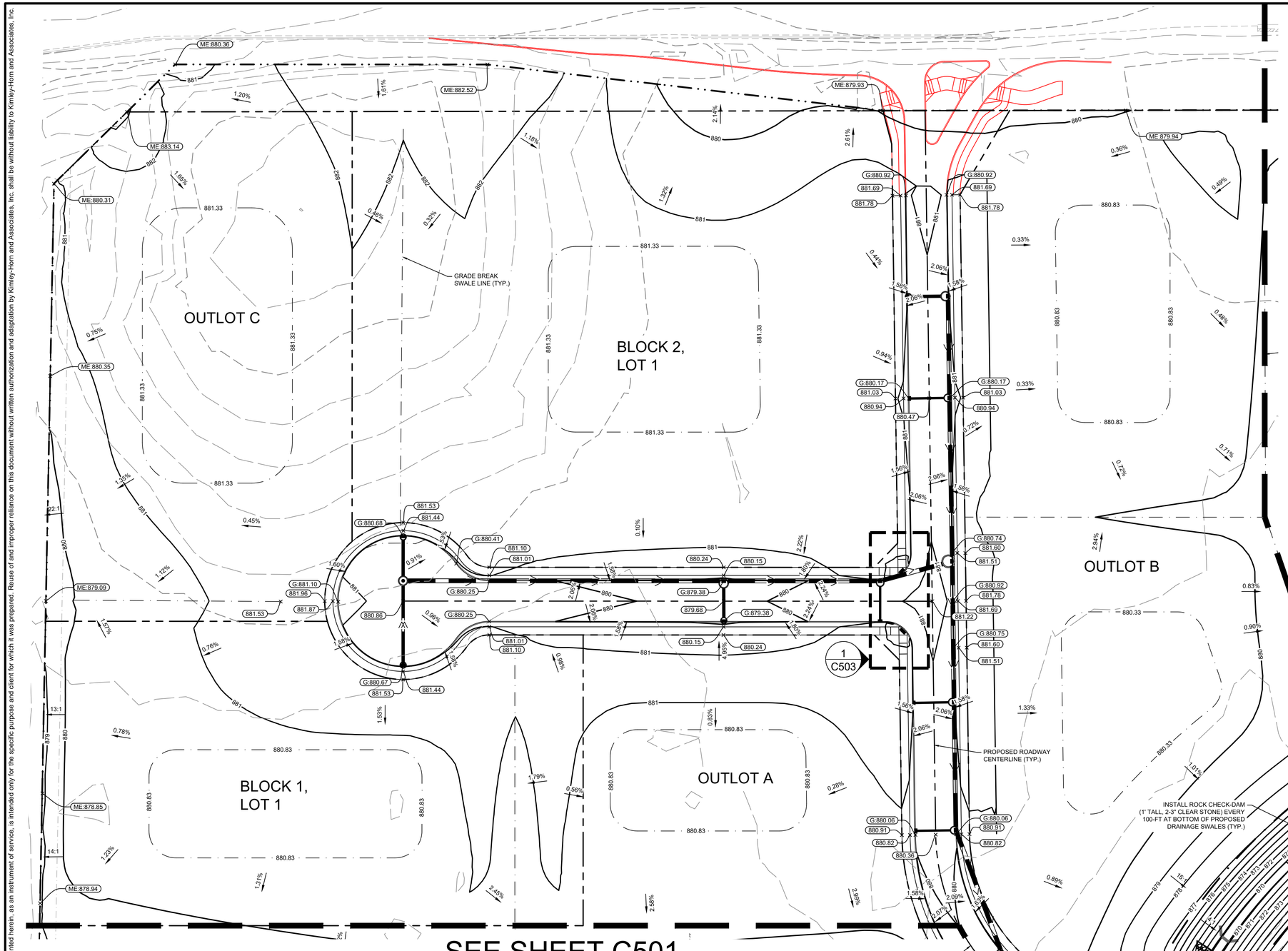
NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

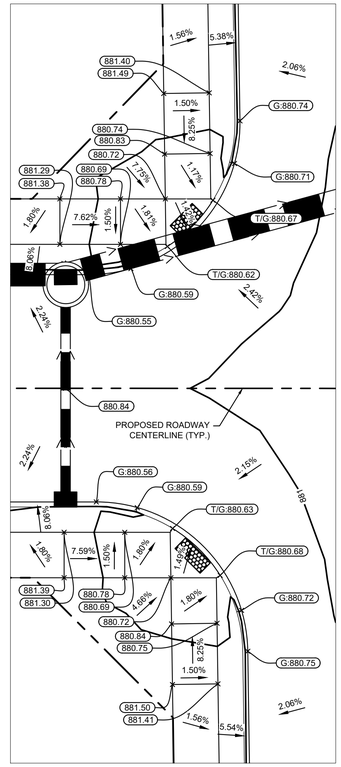
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1 **108TH COURT PEDESTRIAN RAMPS**
1" = 10'

NOTE: SEE SHEET C800 FOR TYPICAL ROADWAY SECTION DETAIL

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED GRADE BETWEEN POINTS
- IMPROVEMENTS BY OTHERS

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

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

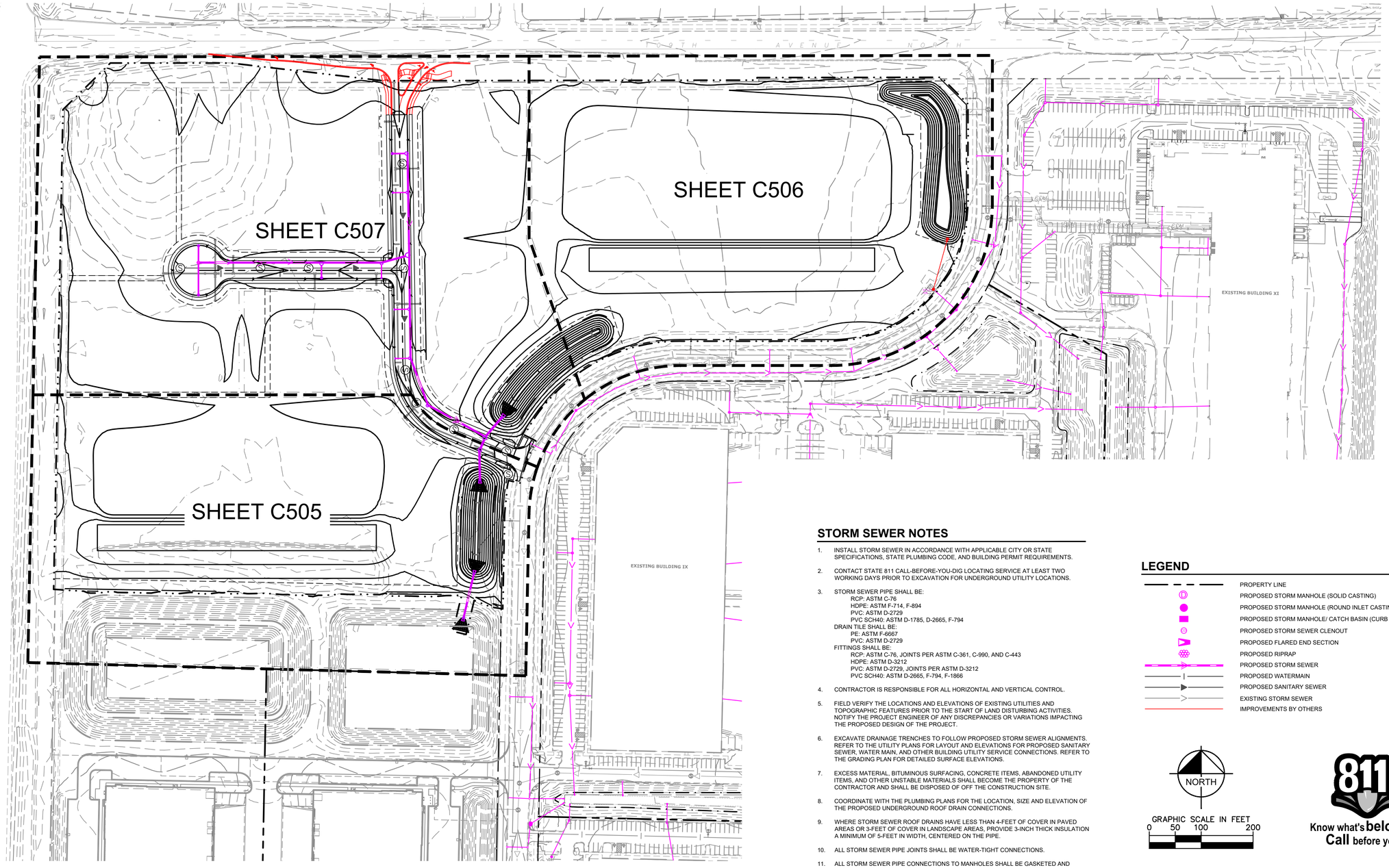
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GRADING PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C503



STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- IMPROVEMENTS BY OTHERS

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

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3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
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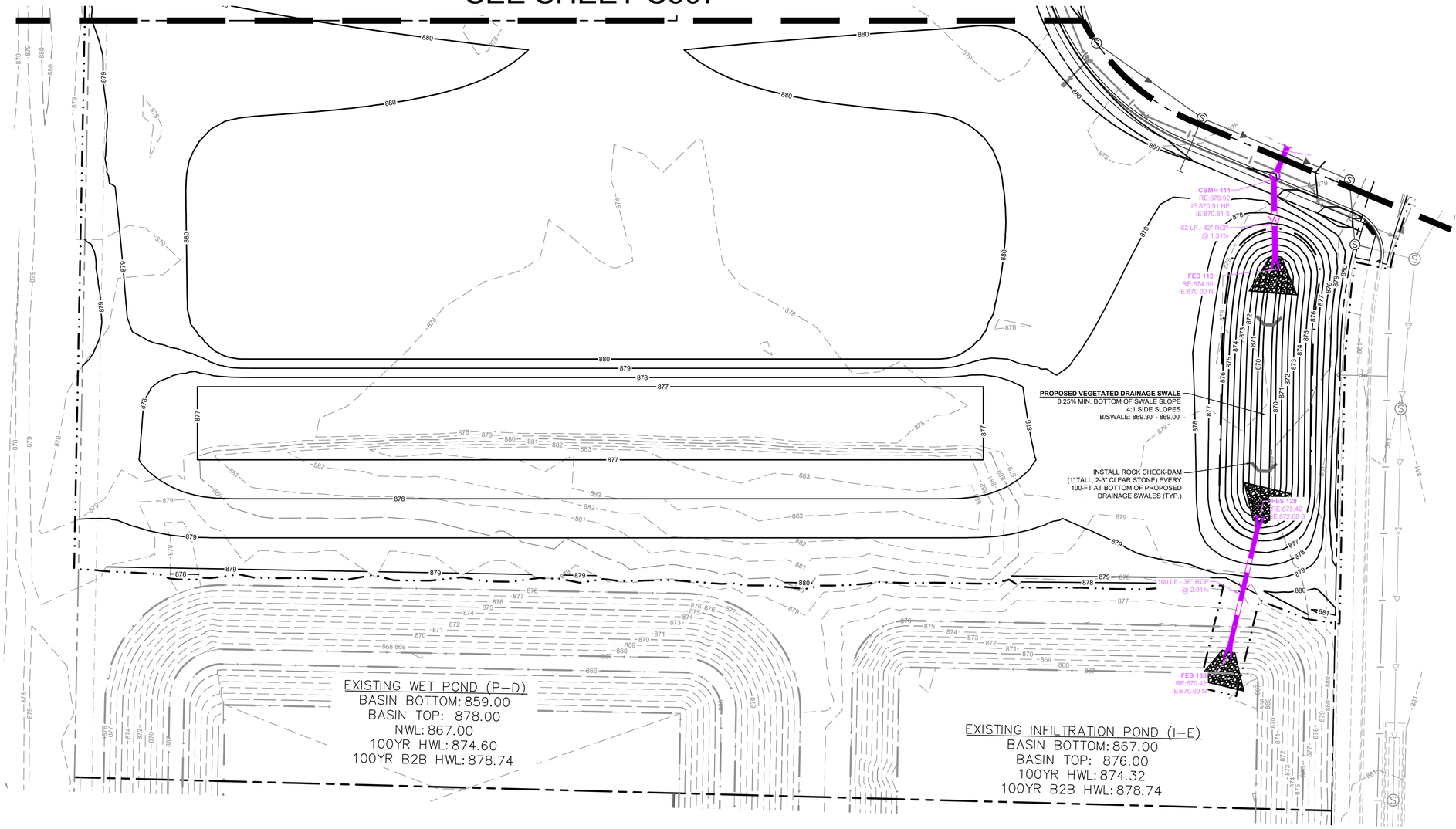
STORM SEWER PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C504

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SEE SHEET C507



LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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STORM SEWER PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C505

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SEE SHEET C507

PROPOSED PUBLIC INFILTRATION BASIN
TO BE CONSTRUCTED WITH THE 109TH AVENUE EXPANSION PROJECT, SOIL FROM BASIN EXCAVATION TO BE STOCKPILED WITHIN THE PROPERTY FOR USE ELSEWHERE ON THE NORTHPARK DEVELOPMENT

FUTURE DRAINAGE CONVEYANCE IMPROVEMENTS FROM PUBLIC INFILTRATION BASIN (BY OTHERS)

INSTALL ROCK CHECK-DAM (1' TALL, 2-3' CLEAR STONE) EVERY 100-FT AT BOTTOM OF PROPOSED DRAINAGE SWALES (TYP.)

PROPOSED VEGETATED DRAINAGE SWALE
0.25% MIN. BOTTOM OF SWALE SLOPE
4:1 SIDE SLOPES
B/SWALE: 870.34' - 869.73'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811
Know what's **below.**
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LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
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- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
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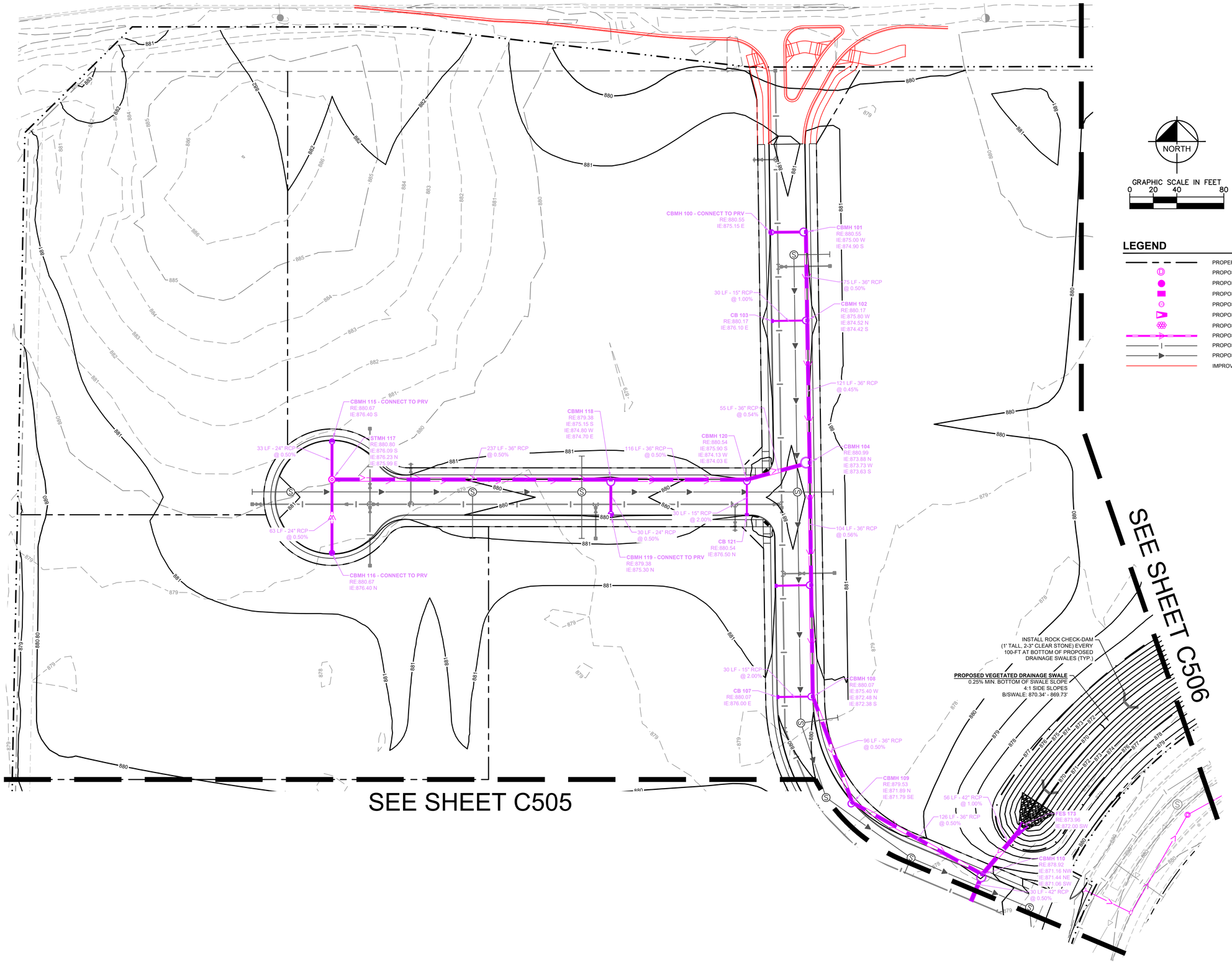
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STORM SEWER PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK, MN

SHEET NUMBER
C506

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811
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- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
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- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- IMPROVEMENTS BY OTHERS

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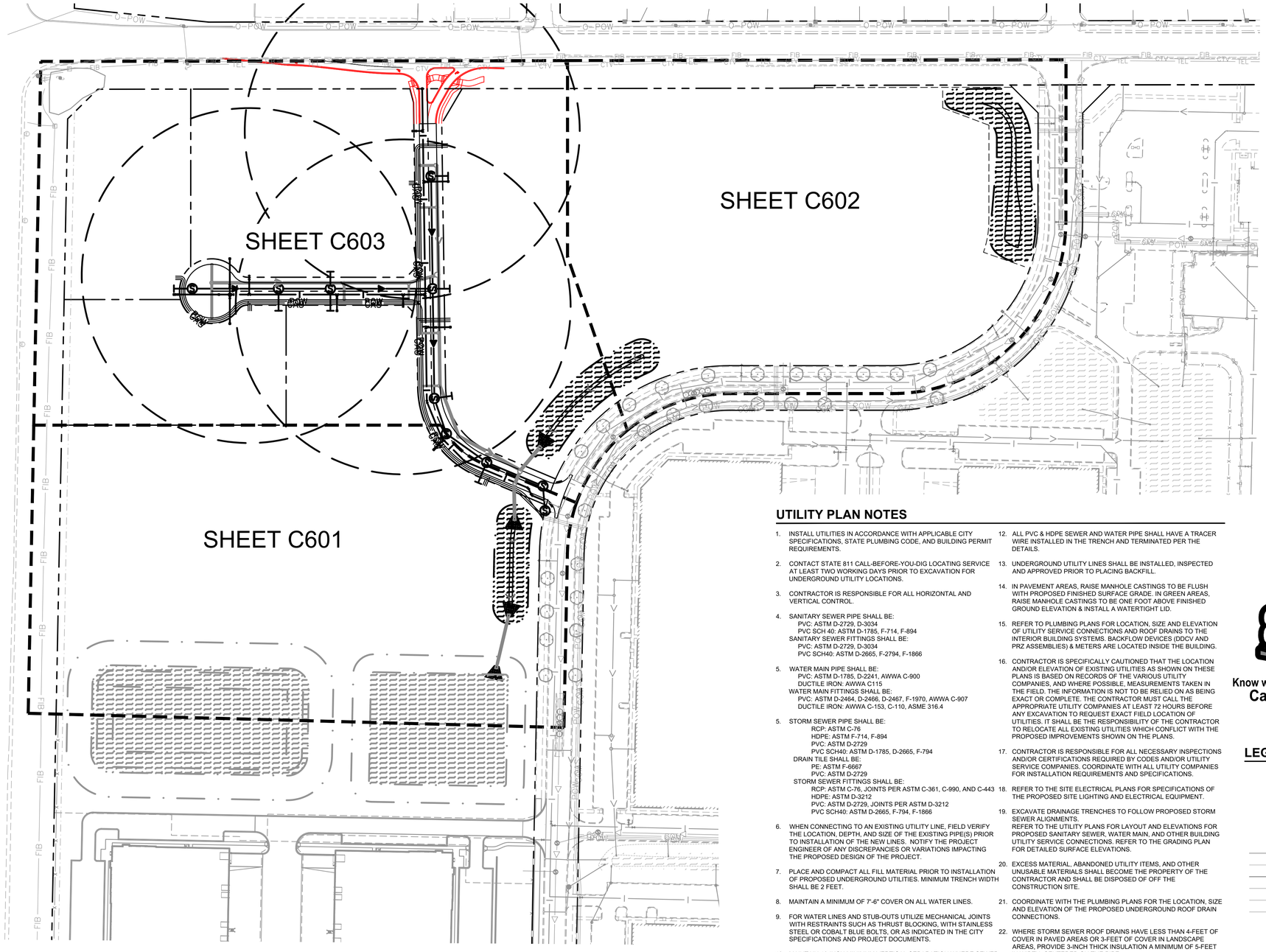
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STORM SEWER PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C507



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE); PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
    REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

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

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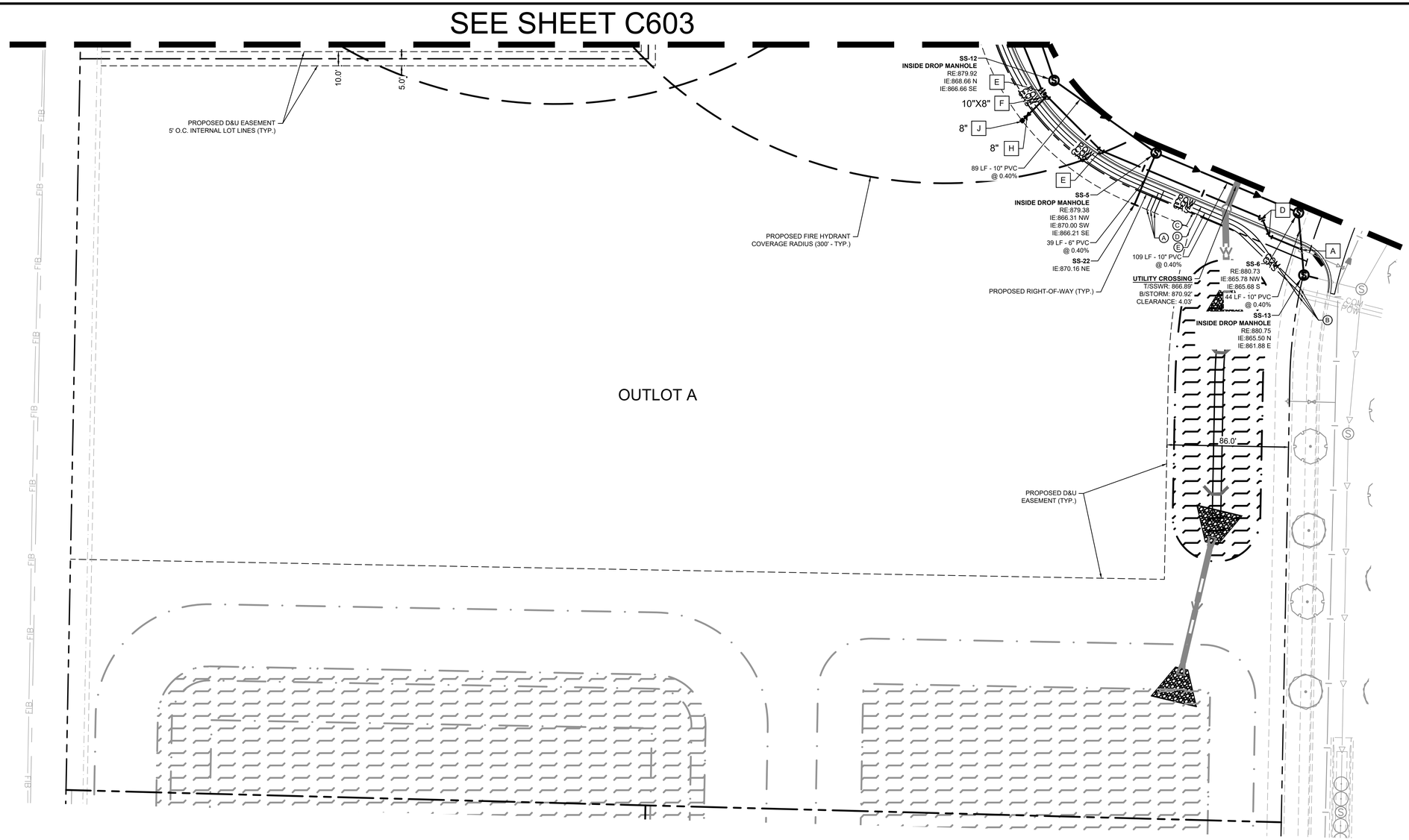
UTILITY PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C600

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's **below.**
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LEGEND

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

WATERMAIN KEYNOTE LEGEND

A	CONNECT TO EXISTING STUB
B	6" DOMESTIC WATER SERVICE W/GATE VALVE
C	8" FIRE SERVICE W/GATE VALVE
D	45-DEGREE BEND
E	22.5-DEGREE BEND
F	TEE
G	PROPOSED FIRE HYDRANT
H	GATE VALVE
I	REDUCER
J	WATER SERVICE STUB FOR FUTURE DEVELOPMENT

FRANCHISE UTILITY KEYNOTE LEGEND

A	FRANCHISE UTILITY STUBS FOR FUTURE DEVELOPMENT
B	CONNECT TO EXISTING UTILITY STUB
C	PROPOSED UNDERGROUND GAS LINE - COORDINATE WITH UTILITY PROVIDER
D	PROPOSED UNDERGROUND POWER LINE - COORDINATE WITH UTILITY PROVIDER
E	PROPOSED UNDERGROUND COMMUNICATIONS LINE - COORDINATE WITH UTILITY PROVIDER
F	PROPOSED LIGHT POLE - BY OTHERS

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

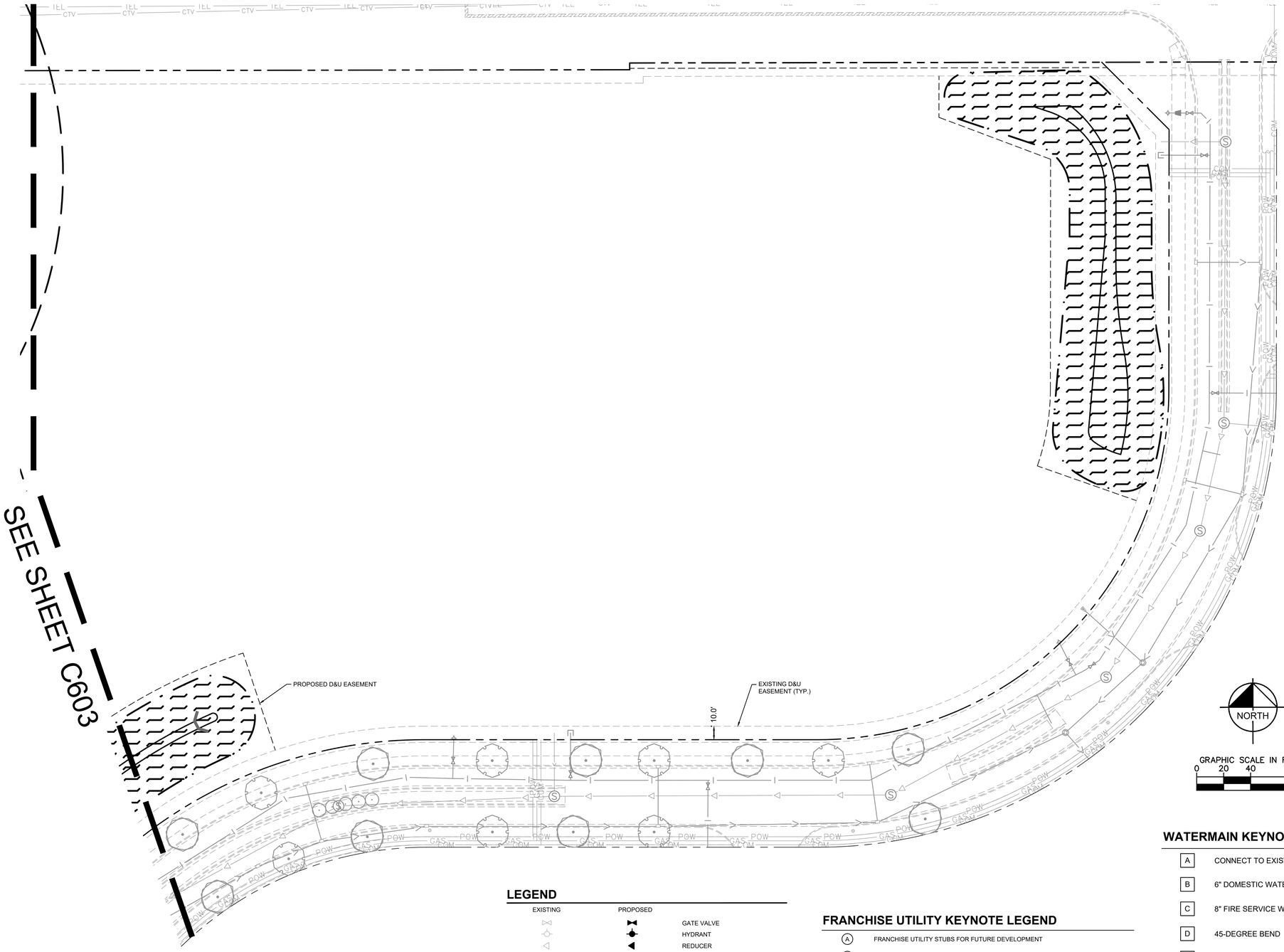
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DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

UTILITY PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C601



LEGEND

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

FRANCHISE UTILITY KEYNOTE LEGEND

A	FRANCHISE UTILITY STUBS FOR FUTURE DEVELOPMENT
B	CONNECT TO EXISTING UTILITY STUB
C	PROPOSED UNDERGROUND GAS LINE - COORDINATE WITH UTILITY PROVIDER
D	PROPOSED UNDERGROUND POWER LINE - COORDINATE WITH UTILITY PROVIDER
E	PROPOSED UNDERGROUND COMMUNICATIONS LINE - COORDINATE WITH UTILITY PROVIDER
F	PROPOSED LIGHT POLE - BY OTHERS

WATERMAIN KEYNOTE LEGEND

A	CONNECT TO EXISTING STUB WITH GATE VALVE
B	6" DOMESTIC WATER SERVICE W/GATE VALVE
C	8" FIRE SERVICE W/GATE VALVE
D	45-DEGREE BEND
E	90-DEGREE BEND
F	TEE
G	PROPOSED FIRE HYDRANT
H	GATE VALVE
I	REDUCER
J	RELOCATED HYDRANT ASSEMBLY

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

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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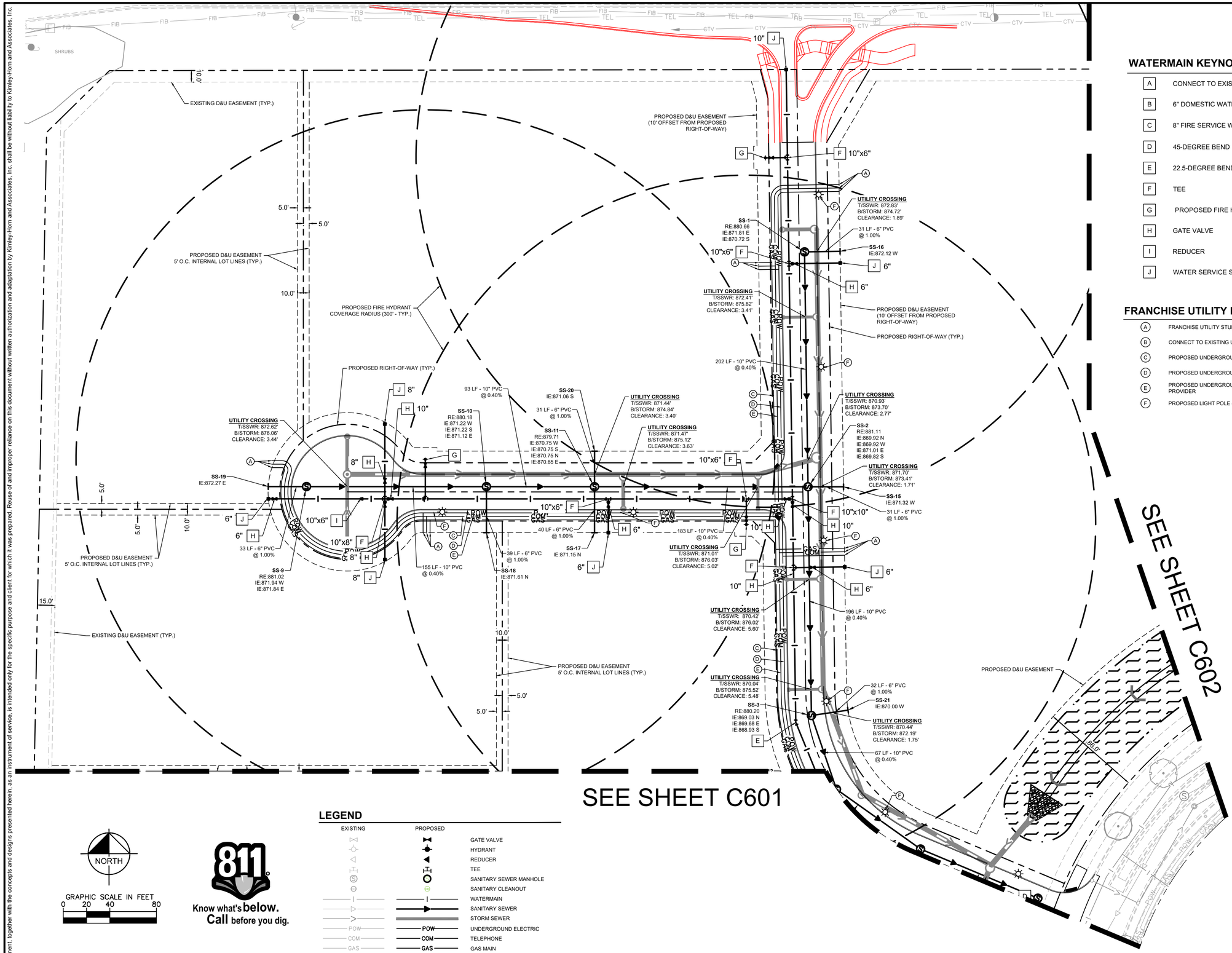
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DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
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UTILITY PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C602

K:\TWC_LDEV\Scannell\brooklyn park - buildings v and iv\3 Design\CAD\plansheets\northwest corner\C4-UTILITY PLAN.dwg April 18, 2025 - 10:52am
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WATERMAIN KEYNOTE LEGEND

A	CONNECT TO EXISTING STUB
B	6" DOMESTIC WATER SERVICE W/GATE VALVE
C	8" FIRE SERVICE W/GATE VALVE
D	45-DEGREE BEND
E	22.5-DEGREE BEND
F	TEE
G	PROPOSED FIRE HYDRANT ASSEMBLY W / 6" GATE VALVE
H	GATE VALVE
I	REDUCER
J	WATER SERVICE STUB FOR FUTURE DEVELOPMENT

FRANCHISE UTILITY KEYNOTE LEGEND

A	FRANCHISE UTILITY STUBS FOR FUTURE DEVELOPMENT
B	CONNECT TO EXISTING UTILITY STUB
C	PROPOSED UNDERGROUND GAS LINE - COORDINATE WITH UTILITY PROVIDER
D	PROPOSED UNDERGROUND POWER LINE - COORDINATE WITH UTILITY PROVIDER
E	PROPOSED UNDERGROUND COMMUNICATIONS LINE - COORDINATE WITH UTILITY PROVIDER
F	PROPOSED LIGHT POLE - BY OTHERS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

LEGEND

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

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
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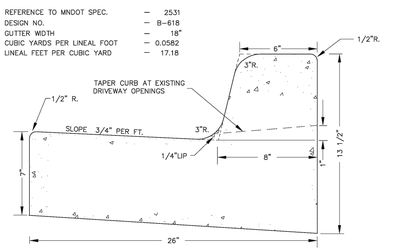
KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
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DRAWN BY CPH
CHECKED BY PDS

UTILITY PLAN ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

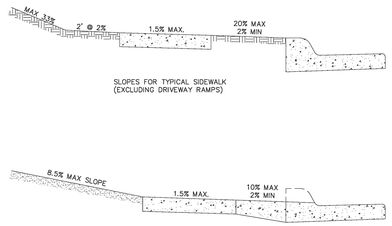
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NOT TO SCALE
4–96

B-618 CONCRETE CURB AND GUTTER
DETAIL DRAWING ST-2
CITY OF BROOKLYN PARK



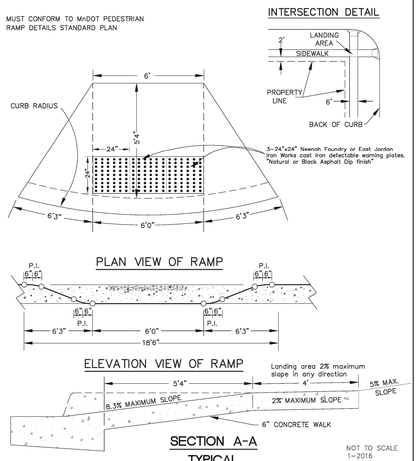
NOTES:
INSTALL ADA COMPLIANT PEDESTRIAN RAMPS WHERE SIDEWALK INTERSECTS STREETS AND COMMERCIAL INDUSTRIAL DRIVEWAYS.

NOT TO SCALE
1–2016

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

The curb and curb transition on the ramp will be paid for as linear feet of concrete curb and gutter. The ramp area will be paid for at the Contract unit price bid for 6" sidewalk. The truncated domes will be paid separately at the Contract unit price bid.

MUST CONFORM TO MnDOT PEDESTRIAN RAMP DETAILS STANDARD PLAN

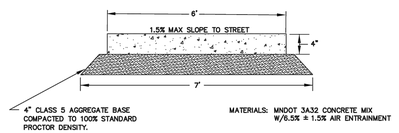


SECTION A-A
TYPICAL

NOT TO SCALE
1–2016
1–2017

A.D.A. PEDESTRIAN CURB RAMP
DETAIL DRAWING ST-9
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" 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

W14-2
2024 Edition



A	B	C	D	E	F	G	H	J	K	L	M
24	0.375	0.625	5 D	3	0.75	4.25	4.028	4.028	11.556	11.555	1.5
30	0.5	0.75	6 D	4	1	5	4.834	4.834	13.867	13.867	1.875
36	0.625	0.875	7 D	5	1.125	5.875	5.640	5.639	16.178	16.178	2.25
48	0.75	1.25	10 D	6	1.5	8.5	8.057	8.056	23.112	23.111	3

COLORS: LEGEND, BORDER – BLACK
BACKGROUND – YELLOW (RETROREFLECTIVE) OR FLUORESCENT YELLOW-GREEN (RETROREFLECTIVE)

3-190

R8-3
2024 Edition

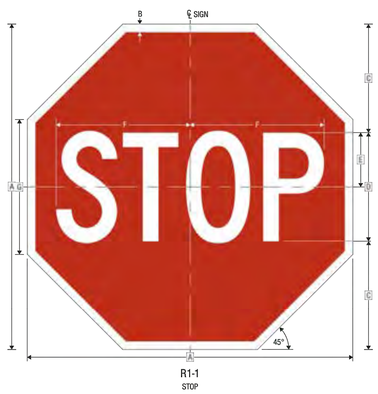


A	B	C	D	E	F	G	H	J	K
12	0.375	0.375	1.125	1.875	6 E(m)	1.875	2.988	1	1.5
24	0.375	0.625	1.5	4.5	12 E(m)	3.75	5.976	2	1.5
30	0.5	0.75	1.875	5.625	15 E(m)	4.708	7.450	2.5	1.875
36	0.625	0.875	2.25	6.75	18 E(m)	5.625	8.964	3	2.25
48	0.75	1.25	3	9	24 E(m)	7.5	11.952	4	3

COLORS: LEGEND – RED (RETROREFLECTIVE)
BACKGROUND – WHITE (RETROREFLECTIVE)
SYMBOL, BORDER – BLACK

2-256

R1-1
2024 Edition



* Reduce Spacing 40%.

A	B	C	D	E	F	G
18	0.375	6	6 C*	3	7.401	7.456
30	0.75	10	10 C*	5	12.335	12.426
36	0.875	12	12 C*	6	14.802	14.912
48	1.25	16	16 C*	8	19.736	19.882

COLORS: LEGEND, BORDER – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

2-1

W4-4P
2024 Edition



A	B	C	D	E	F	G	H
24	12	0.375	0.375	2.875	2.25 C	1.75	7.765
36	18	0.375	0.5	4	3.5 C	3	12.079
48	24	0.625	0.625	5.75	4.5 C	3.5	15.531

J	K	L	M	N	P	Q	R
1.625	0.122	9.511	6.122	2.127	2.330	5.920	1.5
2.5	0.203	14.782	9.524	3.309	3.624	9.209	1.5
3.25	0.243	19.024	12.245	4.254	4.659	11.840	1.875

COLORS: LEGEND, BORDER – BLACK
BACKGROUND – YELLOW (RETROREFLECTIVE)

3-44

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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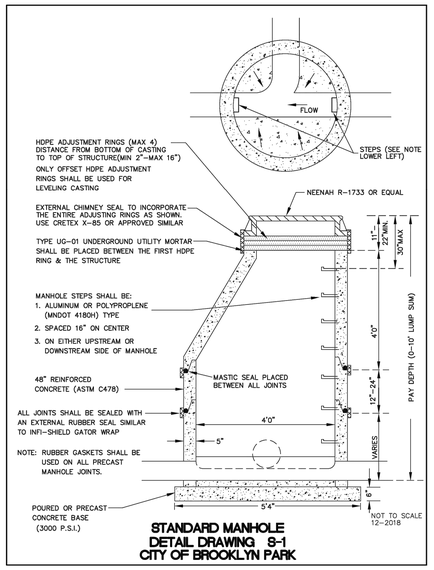
KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

CIVIL DETAILS

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

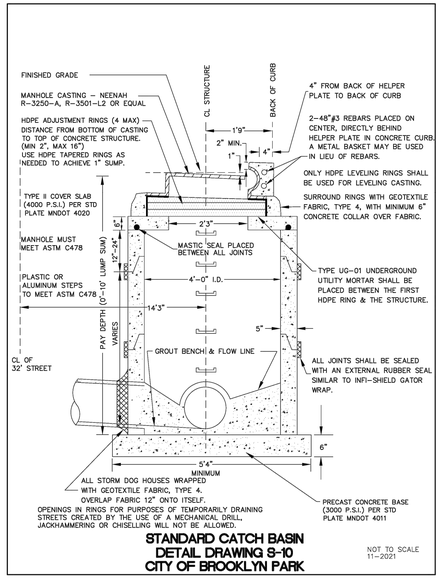
SHEET NUMBER
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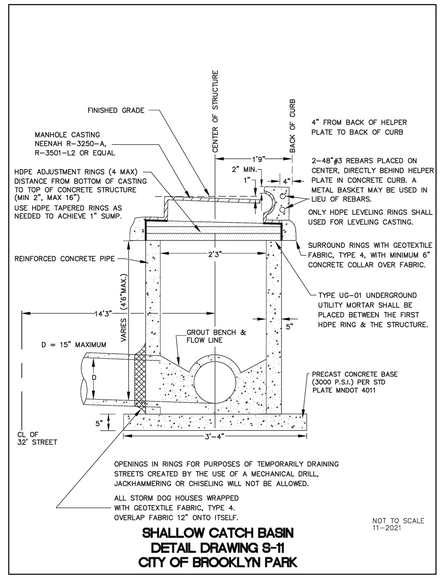
NOT TO SCALE
12-2018

STANDARD MANHOLE
DETAIL DRAWING S-1
CITY OF BROOKLYN PARK



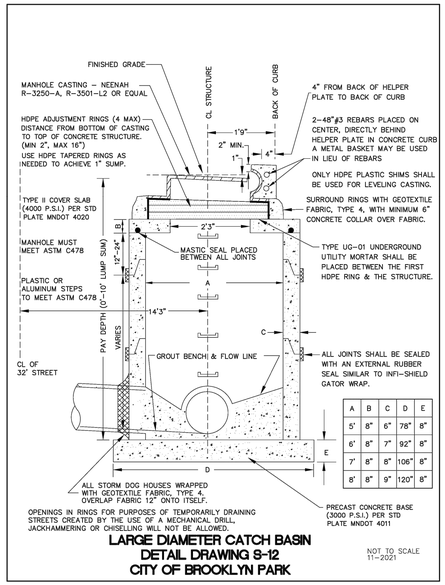
NOT TO SCALE
11-2021

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



NOT TO SCALE
11-2021

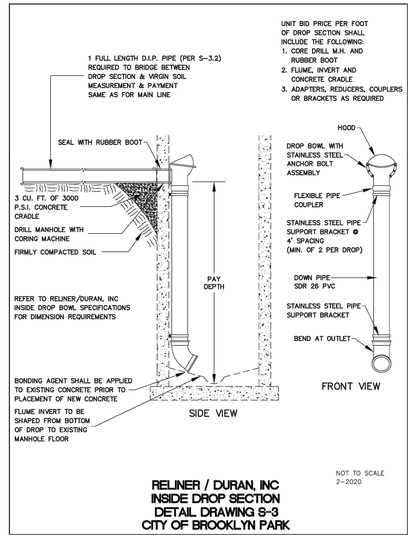
SHALLOW CATCH BASIN
DETAIL DRAWING S-11
CITY OF BROOKLYN PARK



A	B	C	D	E
5'	8"	6"	78"	8"
6'	8"	7"	92"	8"
7'	8"	8"	106"	8"
8'	8"	9"	120"	8"

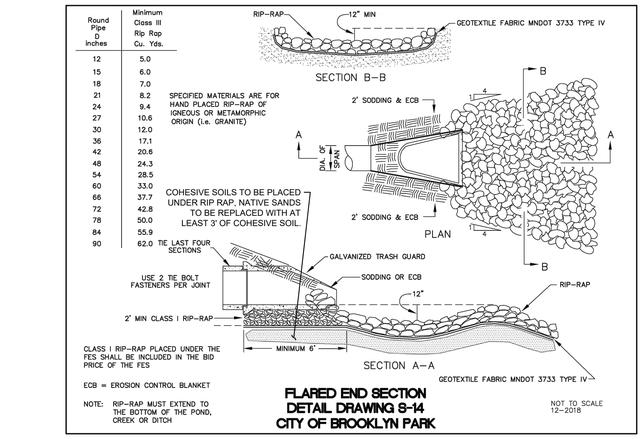
NOT TO SCALE
11-2021

LARGE DIAMETER CATCH BASIN
DETAIL DRAWING S-12
CITY OF BROOKLYN PARK



NOT TO SCALE
2-2020

RELINER / DURAN, INC
INSIDE DROP SECTION
DETAIL DRAWING S-3
CITY OF BROOKLYN PARK

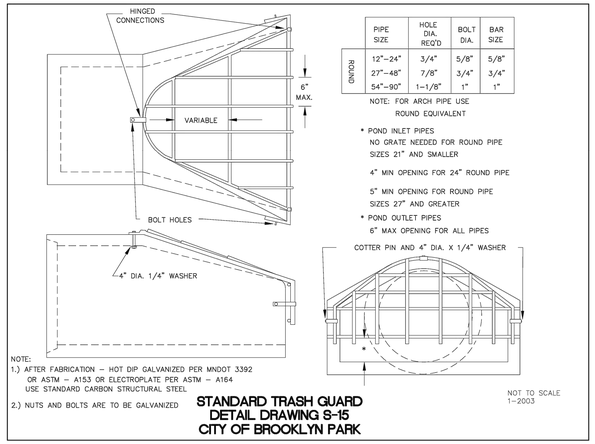


Round Pipe D Inches	Minimum Class III Rip Rap Cu. Yds.
12	5.0
15	6.0
18	7.0
21	8.2
24	9.4
27	10.6
30	12.0
36	17.1
42	20.6
48	24.3
54	28.5
60	33.0
66	37.7
72	42.8
78	50.0
84	55.9
90	62.0

NOT TO SCALE
12-2018

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

*ALL FLARED END SECTIONS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED AND APPROVED BY ENGINEER



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

NOT TO SCALE
1-2003

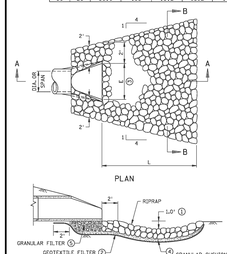
STANDARD TRASH GUARD
DETAIL DRAWING S-15
CITY OF BROOKLYN PARK

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.2	19.6	0.3	4.4	22.4	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.2	1.0	12.3
27	12	31.4	0.6	6.9	35.4	0.9	9.8	39.5	1.2	13.2
30	14	37.4	0.8	8.3	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.0	72.0	2.9	29.6

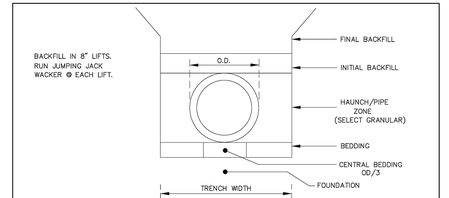
TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
32	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
38	12	29.5	0.5	5.7	33.8	0.7	8.5	38.4	0.9	11.3
44	14	35.3	0.6	7.1	41.0	0.9	10.2	47.0	1.2	14.0
45	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.3	1.3	13.2	66.2	1.9	19.8	70.7	2.5	26.4



NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS. PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
(1) FOR PIPES GREATER THAN OR EQUAL TO 30", USE LS+.
(2) GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER AND CUSHION.
(3) DIMENSIONS FOR GRANULAR STANDARD PLATES 3100 AND 3101.
(4) GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC 2511. THE CUSHION LAYER IS INCIDENTAL.
(5) GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.0" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
STATE DESIGN ENGINEER	RIPRAP AT RCP OUTLETS	3100 3101 3733 2511	3133D



1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED WITH SUITABLE FOUNDATION MATERIAL TO MEET THE REQUIREMENTS OF NOTE 6 BELOW.
3. BEDDING: BEDDING THICKNESS SHALL BE MINIMUM OF 4" FOR PIPE DIAMETERS THROUGH 24 INCHES. BEDDING THICKNESS SHALL BE 6" FOR DIAMETERS LARGER THAN 24 INCHES. THE CENTRAL BEDDING SHALL BE EQUAL TO ONE-THIRD THE PIPE OUTSIDE DIAMETER AND SHOULD BE LOOSELY PLACED WHILE THE REMAINDER SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
4. HAUNCHING: THIS MATERIAL IS PLACED ON TOP OF THE BEDDING ELEVATION TO THE TOP OF PIPE. THE HAUNCH/PIPE ZONE MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
5. INITIAL BACKFILL: INITIAL BACKFILL IS FROM THE TOP OF THE HAUNCH/PIPE ZONE ELEVATION TO 6 TO 12 INCHES ABOVE THE TOP OF THE PIPE. FOR NON-TRAFFIC AREAS, INITIAL BACKFILL MAY BE ANY WELL GRADED MATERIAL PLACED TO PROTECT THE PIPE FROM FINAL BACKFILL OPERATIONS. FOR TRAFFIC AREAS, INITIAL BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW UNLESS ROADWAY EMBANKMENT REQUIREMENTS SUPERCEDE.
6. FOUNDATION, BEDDING, HAUNCHING AND INITIAL BACKFILL: MATERIAL SHALL MEET MNDOT 3149.2D GRANULAR BACKFILL MODIFIED TO 100% PASSING THE 1" SIEVE OR MATERIAL MEETING ASTM D2321 CLASS I OR II, AS APPROVED BY THE ENGINEER. COMPACTION EFFORTS SHALL BE IN UNIFORM LIFTS OF 8" OR LESS. COMPACTION LEVELS OF 95% STANDARD PROCTOR DENSITY AND MOISTURE CONTENTS IN THE RANGE OF -3% TO +3% TO WITHIN OPTIMUM.
7. FINAL BACKFILL: FOR TRAFFIC APPLICATIONS, FINAL BACKFILL MATERIAL AND COMPACTION EFFORTS SHALL BE CONSISTANT WITH THE ENGINEER'S PARAMETERS FOR THE SUB GRADE OF THE PAVEMENT CROSS-SECTION. FOR NON-TRAFFIC APPLICATIONS FINAL BACKFILL MAY BE ANY MATERIAL.
8. ADDITIONAL REQUIREMENTS: ANY ADDITIONAL CONSIDERATIONS AS REQUIRED BY THE ENGINEER AND THE STRUCTURAL DESIGN OF THE SYSTEM SHALL GOVERN OVER THE MINIMUMS SET FORTH HERE AND SHALL BE INCLUDED IN THE BID PRICE OF THE PIPE.

HDPE STORM SEWER
DETAIL DRAWING S-16
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2018

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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KHA PROJECT	160846041
DATE	4/11/2025
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	PDS

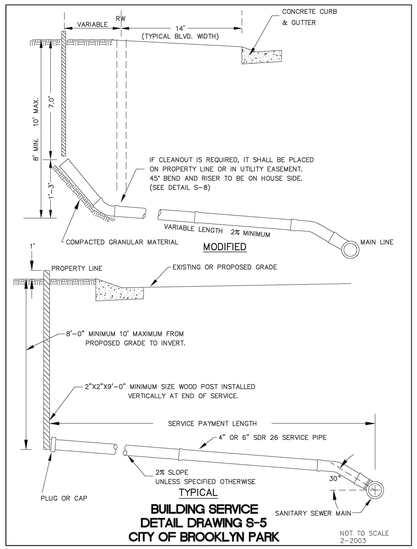
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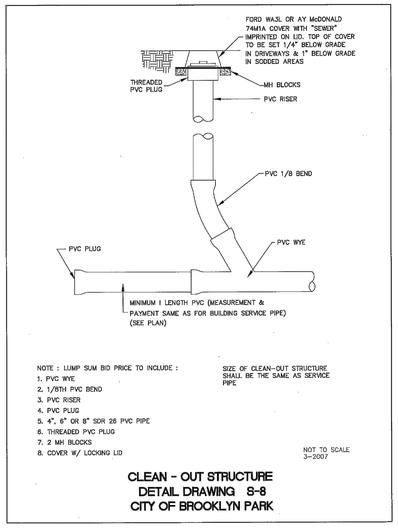
NORTHPARK NW
CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK, MN

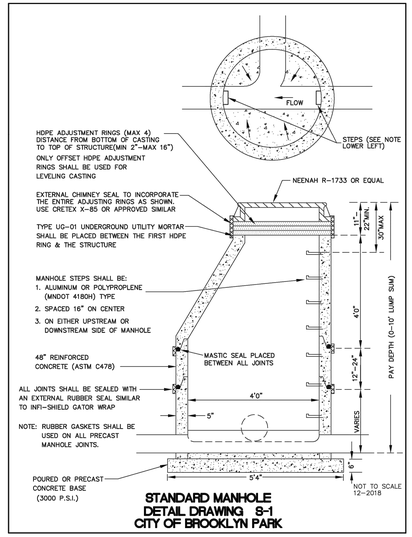
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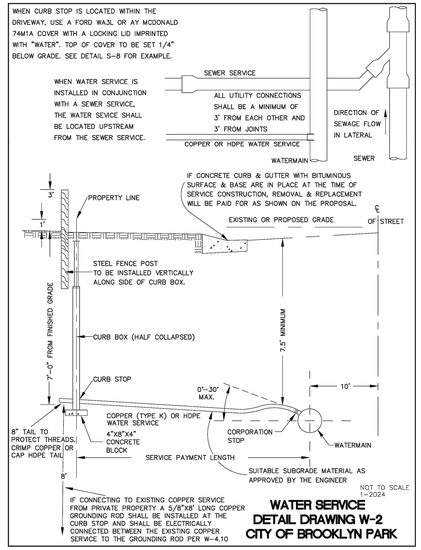
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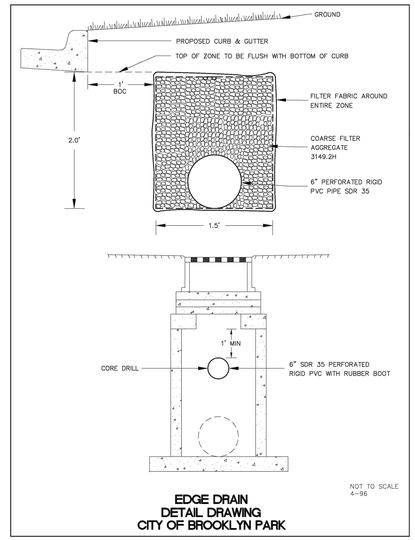
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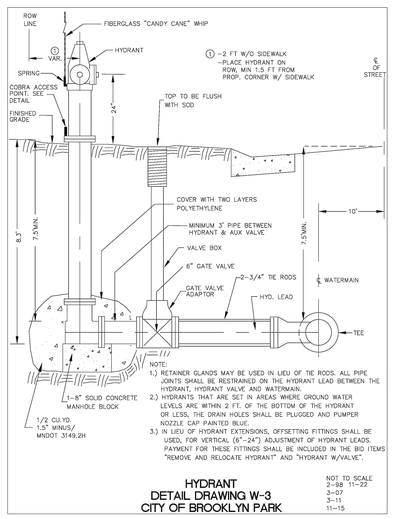


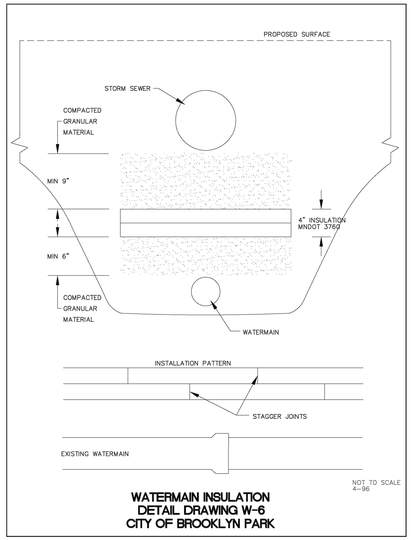


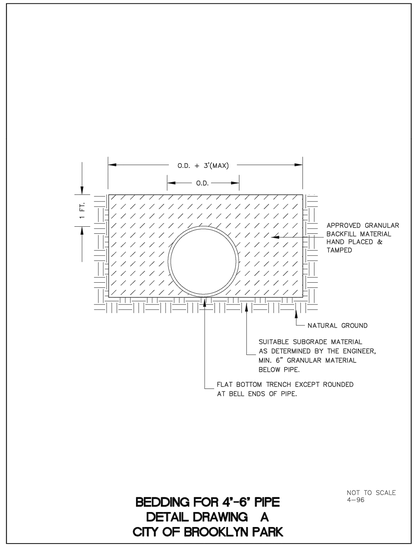


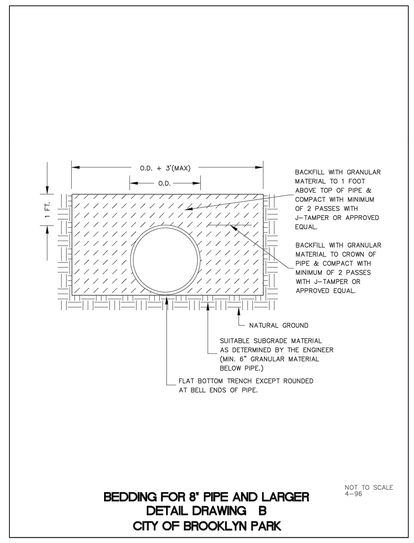


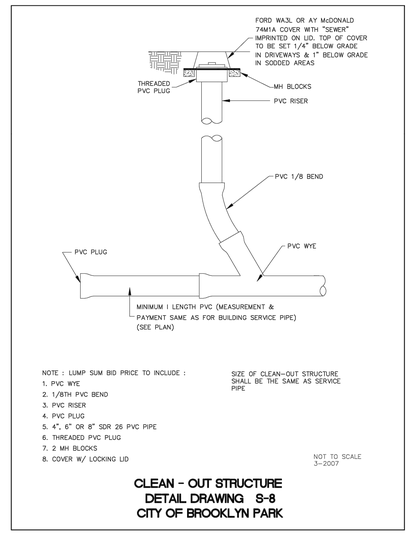


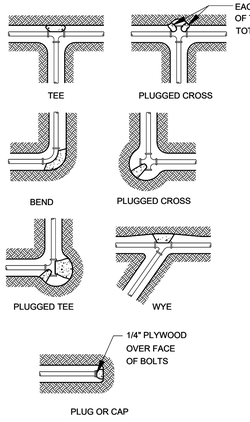










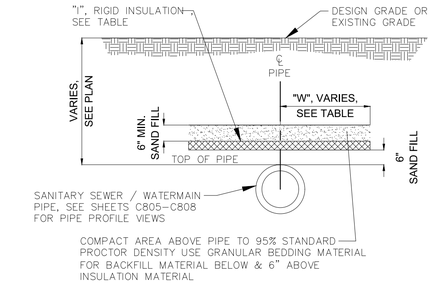


NOMINAL FITTING SIZE, INCHES	TEE, WYE, PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND
			A^1	A^2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5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

NOTE: ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
BEARING AREA=(TEST PRESSURE/150)x(2000/SOIL BEARING STRESS)x(TABLE VALUE)

NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED ABOVE, ADJUST IF NECESSARY TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN IN THIS STANDARD DETAIL .

WATERMAIN THRUST BLOCKING



"D" DEPTH TO TOP OF PIPE	"W" WIDTH OF INSULATION PERPENDICULAR TO PIPE	"I" THICKNESS OF INSULATION REQUIRED
2 FT TO 3 FT	11 Ft	8 IN
3 FT TO 4 FT	9 Ft	6 IN
4 FT TO 5 FT	8 Ft	6 IN
5 FT TO 6 FT	5 Ft	4 IN
6 FT TO 8 FT	4 Ft	2 IN
OVER 8 FT	0 Ft	0 IN

WATERMAIN/SANITARY SEWER PIPE INSULATION

No.	DATE	BY
3	4/18/2025	CPH
2	3/28/2025	CPH
1	2/21/2025	CPH

REVISIONS

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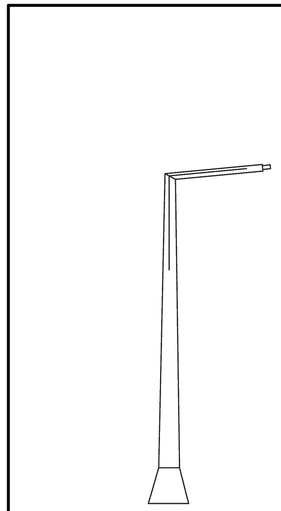
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DATE 4/17/2025
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DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

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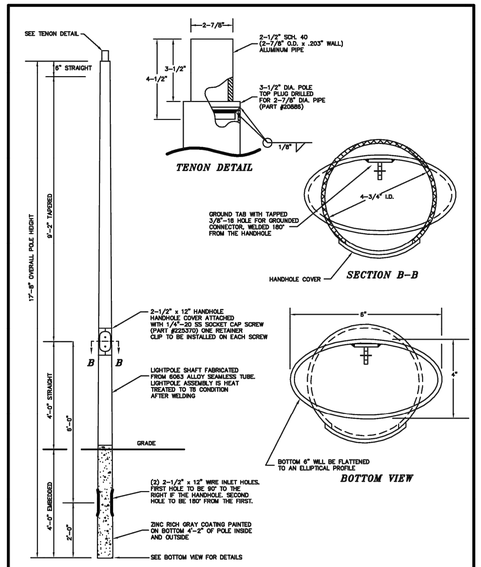
NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C702



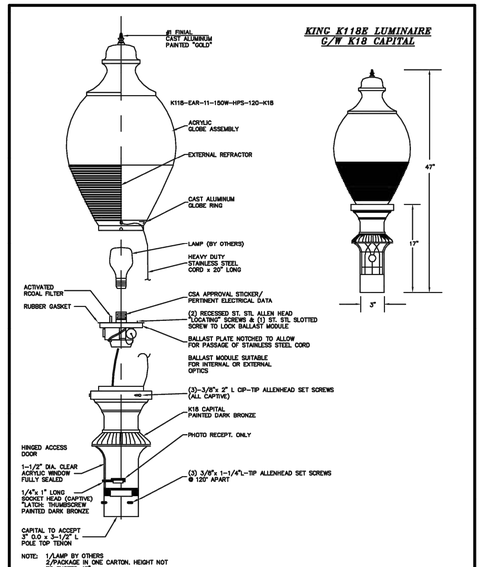
NOT TO SCALE
4-96

TYPICAL LIGHTING STANDARD
DETAIL DRAWING
CITY OF BROOKLYN PARK



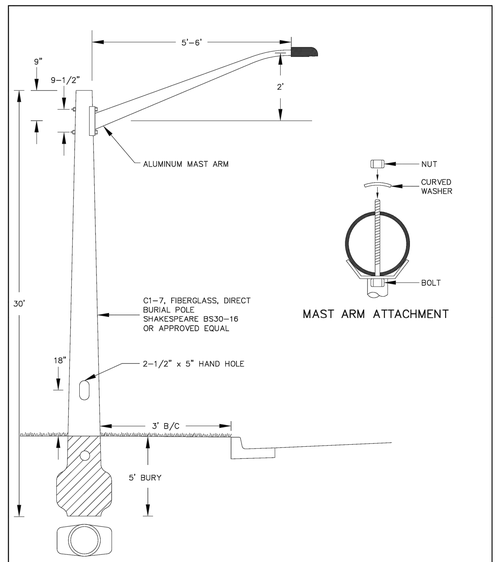
TYPICAL LIGHT POLE STANDARD
DETAIL DRAWING
CITY OF BROOKLYN PARK

NOT TO SCALE
9-02



TYPICAL LIGHTING STANDARD
DETAIL DRAWING
CITY OF BROOKLYN PARK

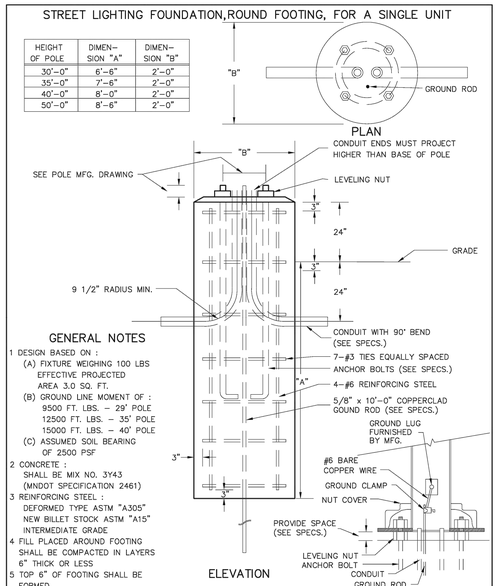
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TYPICAL STREET LIGHT POLE W/MAST ARM
DETAIL DRAWING SL-2.10
CITY OF BROOKLYN PARK

STREET LIGHTING FOUNDATION,ROUND FOOTING, FOR A SINGLE UNIT

HEIGHT OF POLE	DIMEN-SION "A"	DIMEN-SION "B"
30'-0"	6'-6"	2'-0"
35'-0"	7'-6"	2'-0"
40'-0"	8'-0"	2'-0"
50'-0"	8'-6"	2'-0"



GENERAL NOTES

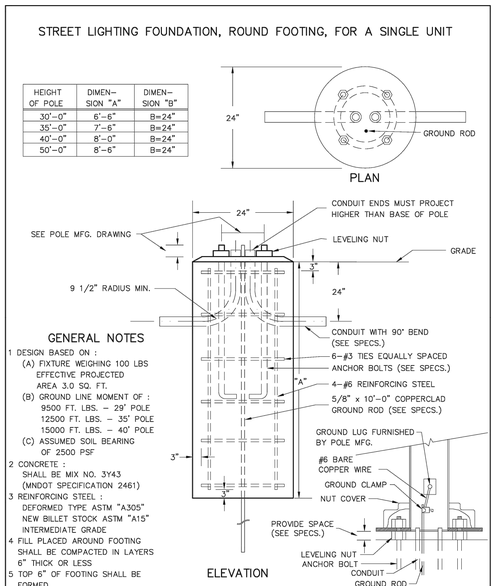
1 DESIGN BASED ON :
(A) FIXTURE WEIGHING 100 LBS EFFECTIVE PROJECTED AREA 3.0 SQ. FT.
(B) GROUND LINE MOMENT OF :
9500 FT. LBS. – 29' POLE
12500 FT. LBS. – 35' POLE
15000 FT. LBS. – 40' POLE
(C) ASSUMED SOIL BEARING OF 2500 PSF
2 CONCRETE : SHALL BE MIX NO. 3Y43 (MNDOT SPECIFICATION 2461)
3 REINFORCING STEEL : DEFORMED TYPE ASTM "A305" NEW BILLET STOCK ASTM "A15" INTERMEDIATE GRADE
4 FILL PLACED AROUND FOOTING SHALL BE COMPACTED IN LAYERS 6" THICK OR LESS
5 TOP 6" OF FOOTING SHALL BE FORMED

STREET LIGHT FOUNDATION
DETAIL DRAWING
CITY OF BROOKLYN PARK

NOT TO SCALE
4-96

STREET LIGHTING FOUNDATION, ROUND FOOTING, FOR A SINGLE UNIT

HEIGHT OF POLE	DIMEN-SION "A"	DIMEN-SION "B"
30'-0"	6'-6"	B=24"
35'-0"	7'-6"	B=24"
40'-0"	8'-0"	B=24"
50'-0"	8'-6"	B=24"



GENERAL NOTES

1 DESIGN BASED ON :
(A) FIXTURE WEIGHING 100 LBS EFFECTIVE PROJECTED AREA 3.0 SQ. FT.
(B) GROUND LINE MOMENT OF :
9500 FT. LBS. – 29' POLE
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STREET LIGHT FOUNDATION
DETAIL DRAWING
CITY OF BROOKLYN PARK

NOT TO SCALE
4-96

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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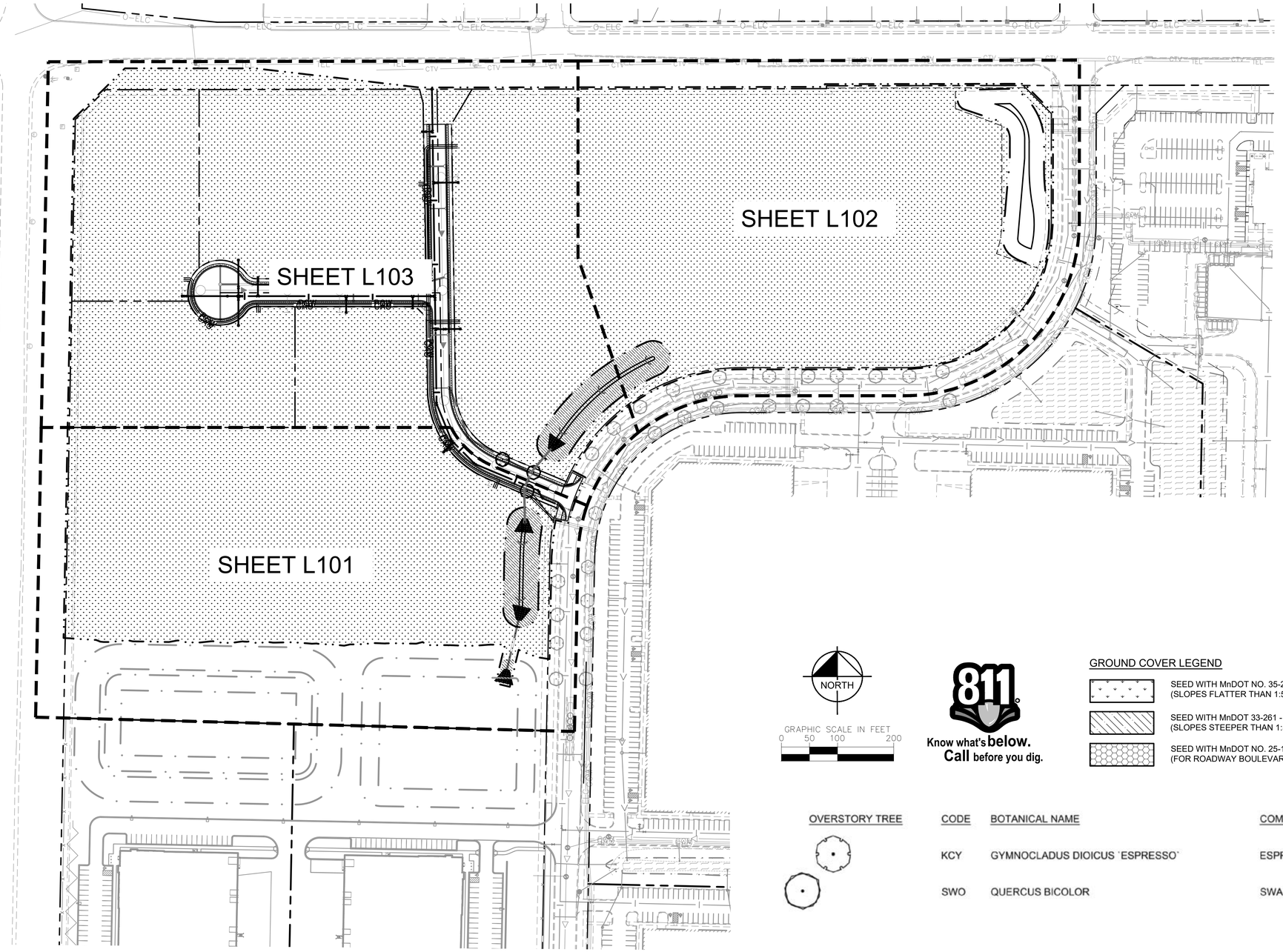
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DATE	4/11/2025
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	PDS

CIVIL DETAILS

NORTHPARK NW
CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C703

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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

GROUND COVER LEGEND

- SEED WITH MnDOT NO. 35-221 (SLOPES FLATTER THAN 1:5)
- SEED WITH MnDOT 33-261 - STORMWATER SOUTH & WEST SEED MIX (SLOPES STEEPER THAN 1:5)
- SEED WITH MnDOT NO. 25-131 (FOR ROADWAY BOULEVARDS)

OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME
	KCY	GYMNOCLADUS DIOICUS `ESPRESSO`	ESPRESSO KENTUCKY COFFEETREE
	SWO	QUERCUS BICOLOR	SWAMP WHITE OAK

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

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KHA PROJECT 160846041
DATE 4/17/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY RAH

LANDSCAPE PLAN

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

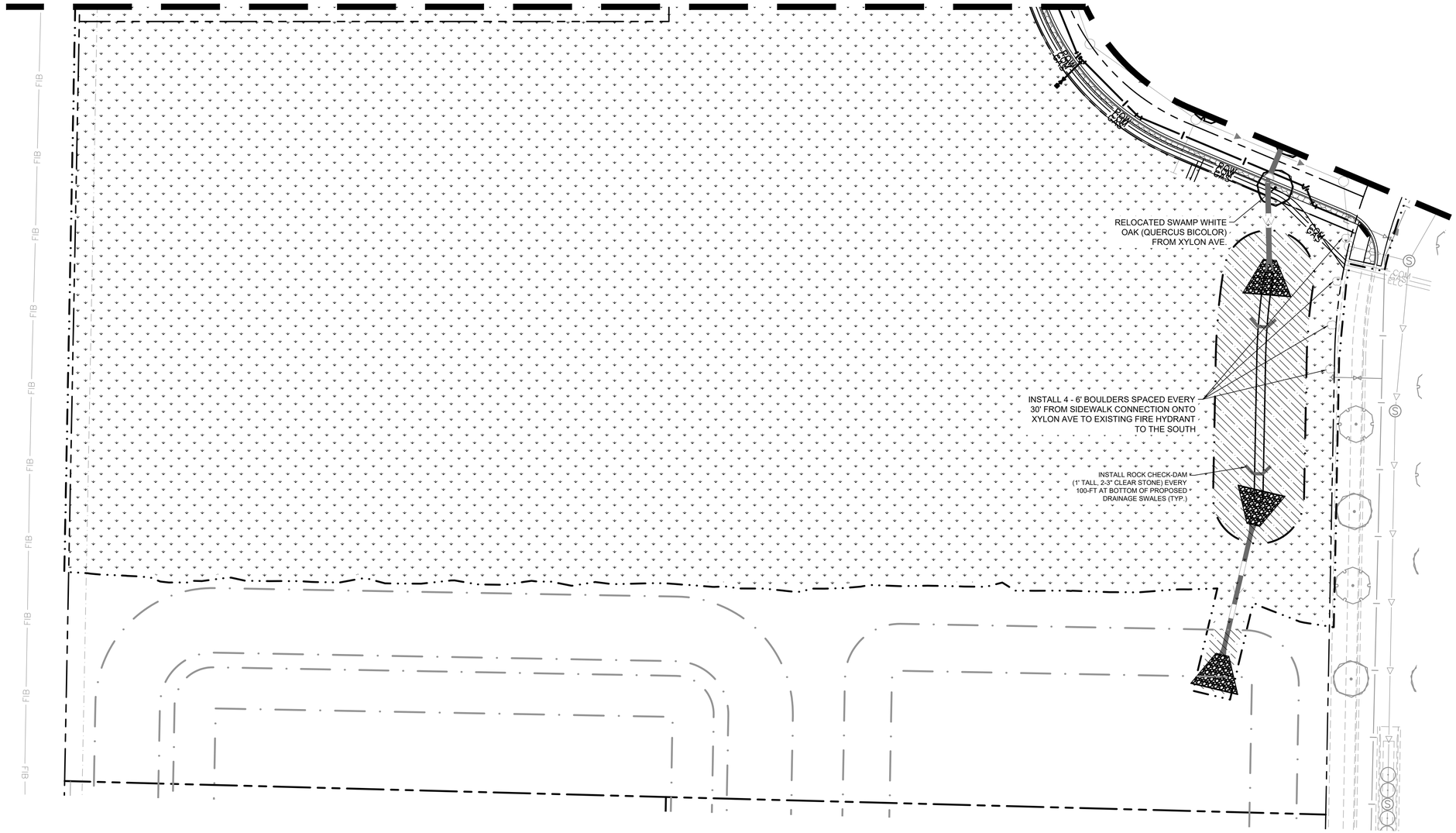
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SEE SHEET L103



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GROUND COVER LEGEND

- SEED WITH MnDOT NO. 35-221 (SLOPES FLATTER THAN 1:5)
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OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME
	KCY	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
	SWO	QUERCUS BICOLOR	SWAMP WHITE OAK

No.	REVISIONS	DATE	BY
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH

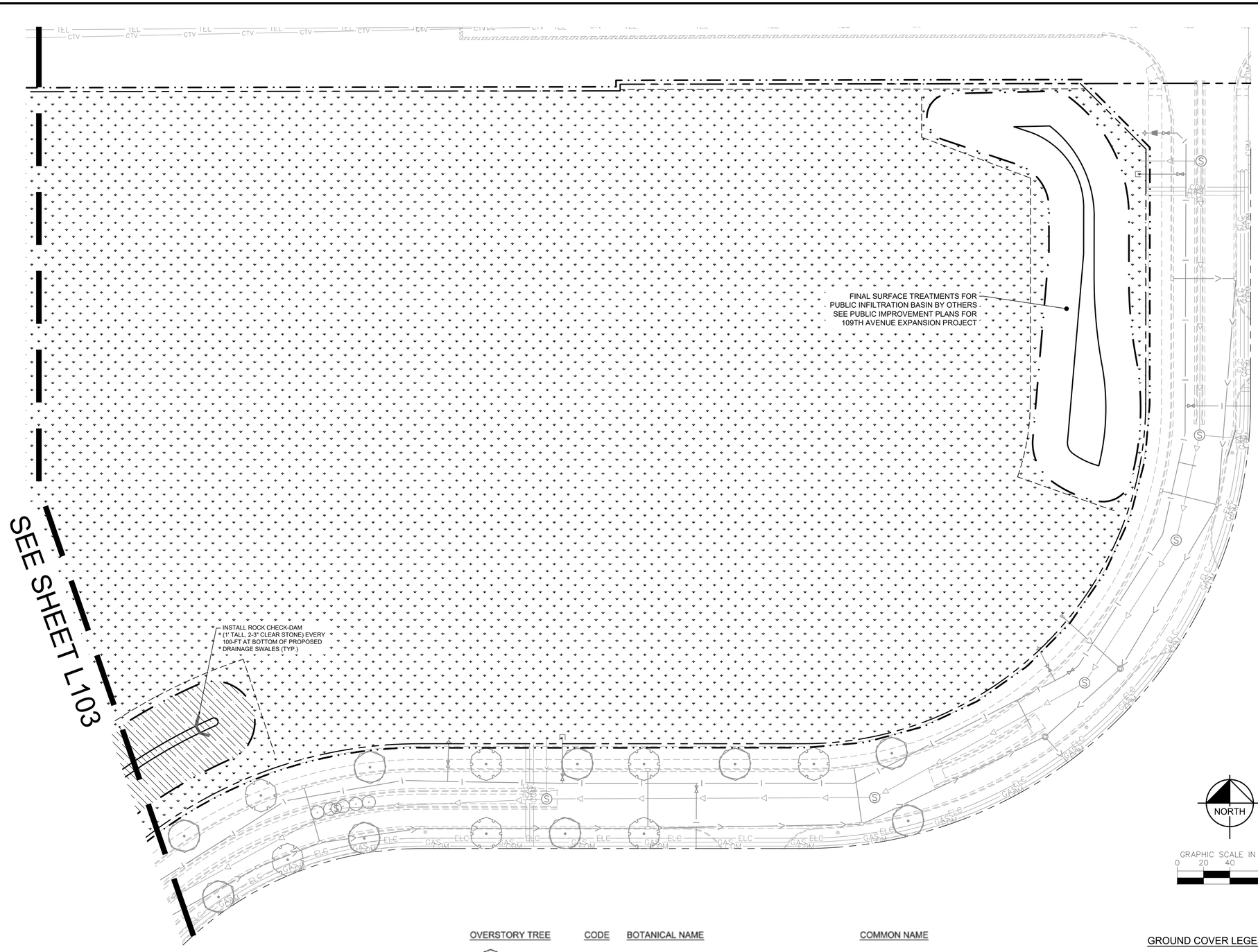
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY RAH

LANDSCAPE ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
L101



OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME
	KCY	GYMNOCLADUS DIOICUS `ESPRESSO`	ESPRESSO KENTUCKY COFFEETREE
	SWO	QUERCUS BICOLOR	SWAMP WHITE OAK

GROUND COVER LEGEND

- SEED WITH MnDOT NO. 35-221 (SLOPES FLATTER THAN 1:5)
- SEED WITH MnDOT 33-261 - STORMWATER SOUTH & WEST SEED MIX (SLOPES STEEPER THAN 1:5)
- SEED WITH MnDOT NO. 25-131 (FOR ROADWAY BOULEVARDS)

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

No.	REVISIONS	DATE	BY
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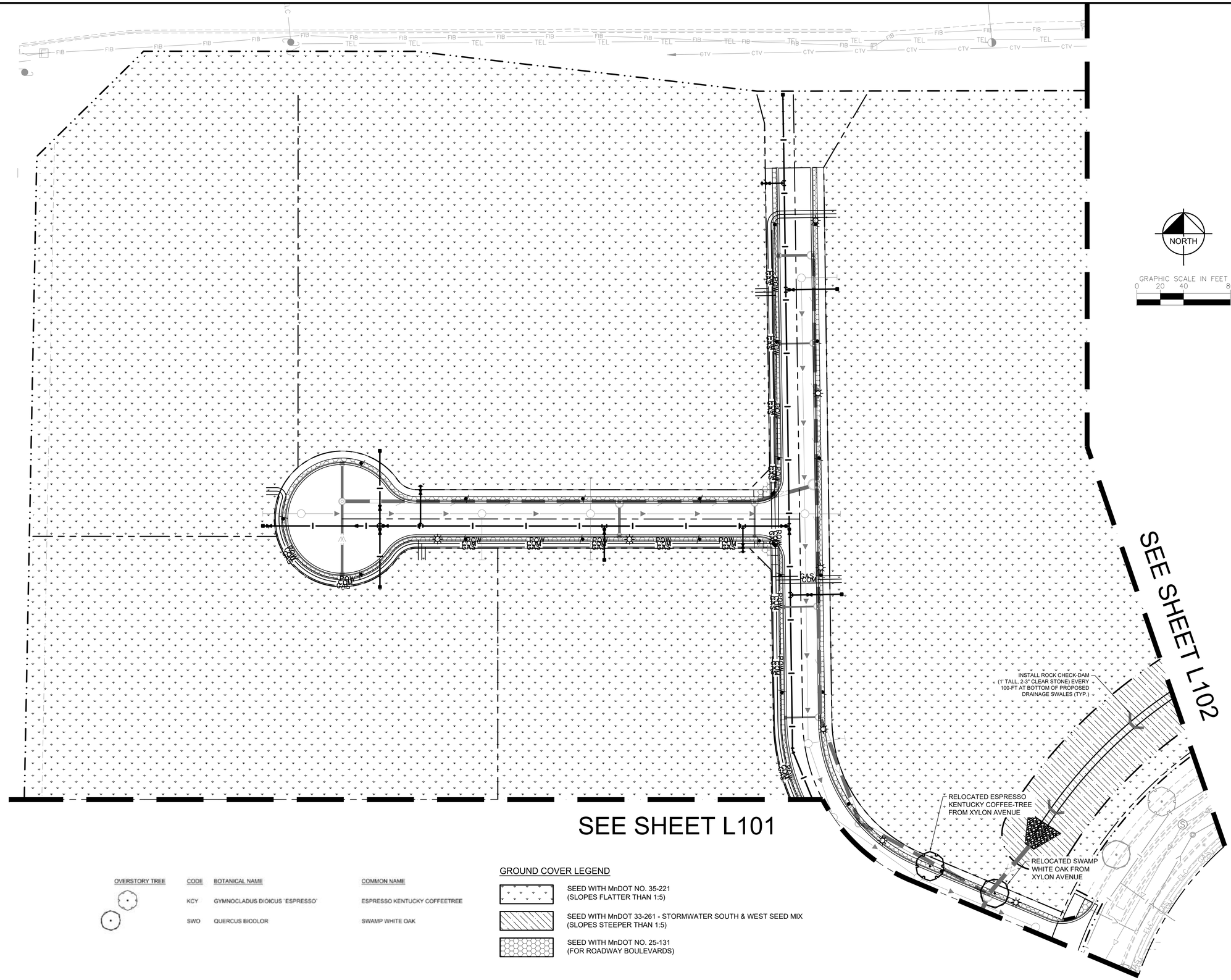
NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
L102

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- SEED WITH MnDOT NO. 25-131 (FOR ROADWAY BOULEVARDS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

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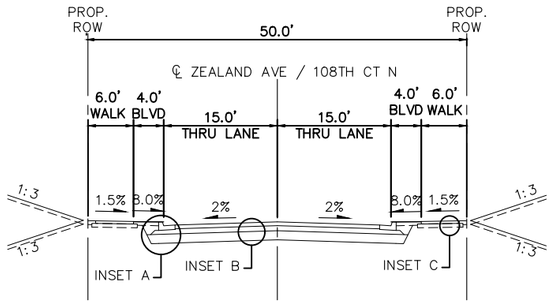
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DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

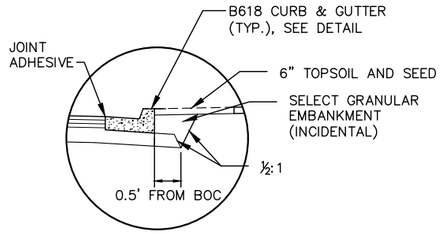
LANDSCAPE ENLARGEMENT

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

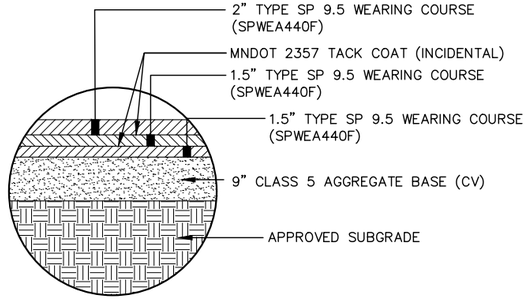
SHEET NUMBER
L103



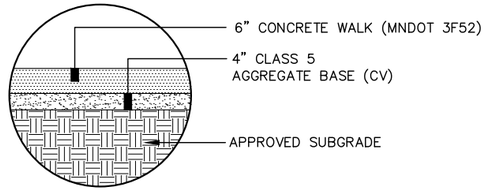
ZEALAND AVENUE & 108TH COURT NORTH
STA. 2+12.79 TO 5+59.79
STA. 10+66.24 TO 18+34.66



INSET A



INSET B: BITUMINOUS ROADWAY



INSET C: CONCRETE WALK

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DATE	4/11/2025
SCALE	AS SHOWN
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DRAWN BY	RCH
CHECKED BY	MAK

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

TYPICAL SECTIONS

SHEET NUMBER
C800

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SPECIFIC NOTES

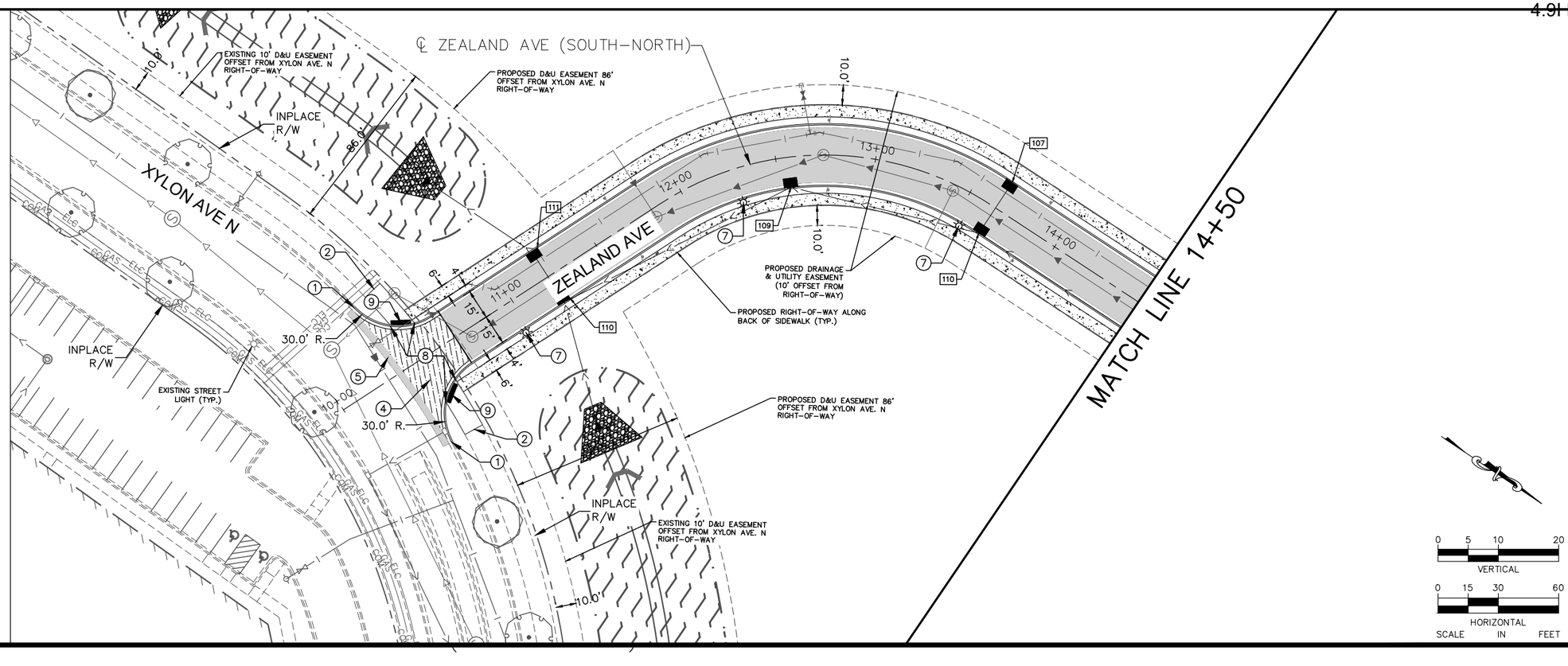
1. MATCH EXISTING CURB
2. MATCH EXISTING TRAIL
3. CURB TAPER
4. COMMERCIAL DRIVEWAY ENTRANCE SEE CITY STANDARD DETAIL ST-8
5. SAWCUT BITUMINOUS PAVEMENT
6. PEDESTRIAN CURB RAMP
7. PROPOSED STREET LIGHT
8. FLUSH CURB
9. DETECTABLE WARNING FIELD

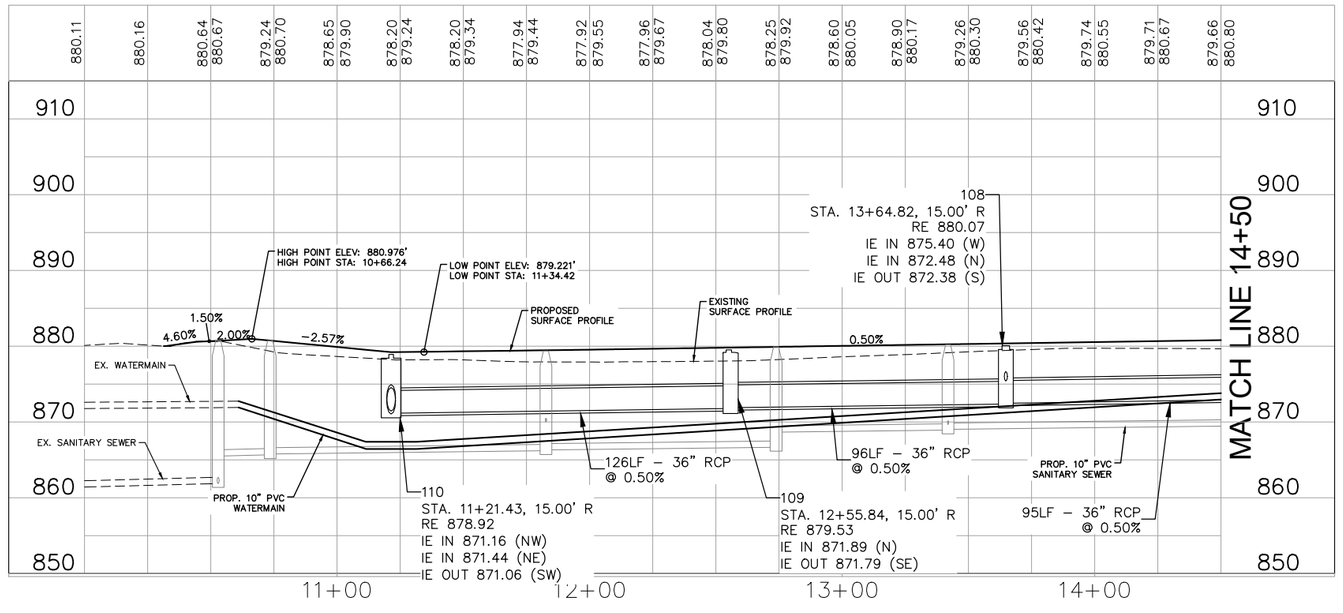
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SEE SHEETS C809 – C812 FOR SIGNAGE AND STRIPING PLANS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE B618 UNLESS OTHERWISE NOTED
3. STRUCTURE LOCATIONS ARE TO CENTER OF CASTING FOR MH AND FACE OF CURB FOR CB AND MHCB
4. SAW CUTTING EXISTING CONCRETE AND BITUMINOUS EDGES TO PROVIDE BUTT-JOINTS.





LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PAVEMENT DRIVEWAY
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED FULL DEPTH SAWCUT
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATERMAIN
- GAS — PROPOSED UG GAS LINE
- COM — PROPOSED UG FIBER OPTIC LINE
- ELC — PROPOSED UG ELECTRICAL LINE

0 5 10 20
VERTICAL
0 15 30 60
HORIZONTAL
SCALE IN FEET

No.	REVISIONS	DATE	BY
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY MAK
DRAWN BY RCH
CHECKED BY MAK

DRAINAGE AND STORM SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C801

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SPECIFIC NOTES

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2. MATCH EXISTING TRAIL
3. CURB TAPER
4. COMMERCIAL DRIVEWAY ENTRANCE SEE CITY STANDARD DETAIL ST-8
5. SAWCUT BITUMINOUS PAVEMENT
6. PEDESTRIAN CURB RAMP
7. PROPOSED STREET LIGHT
8. FLUSH CURB
9. DETECTABLE WARNING FIELD

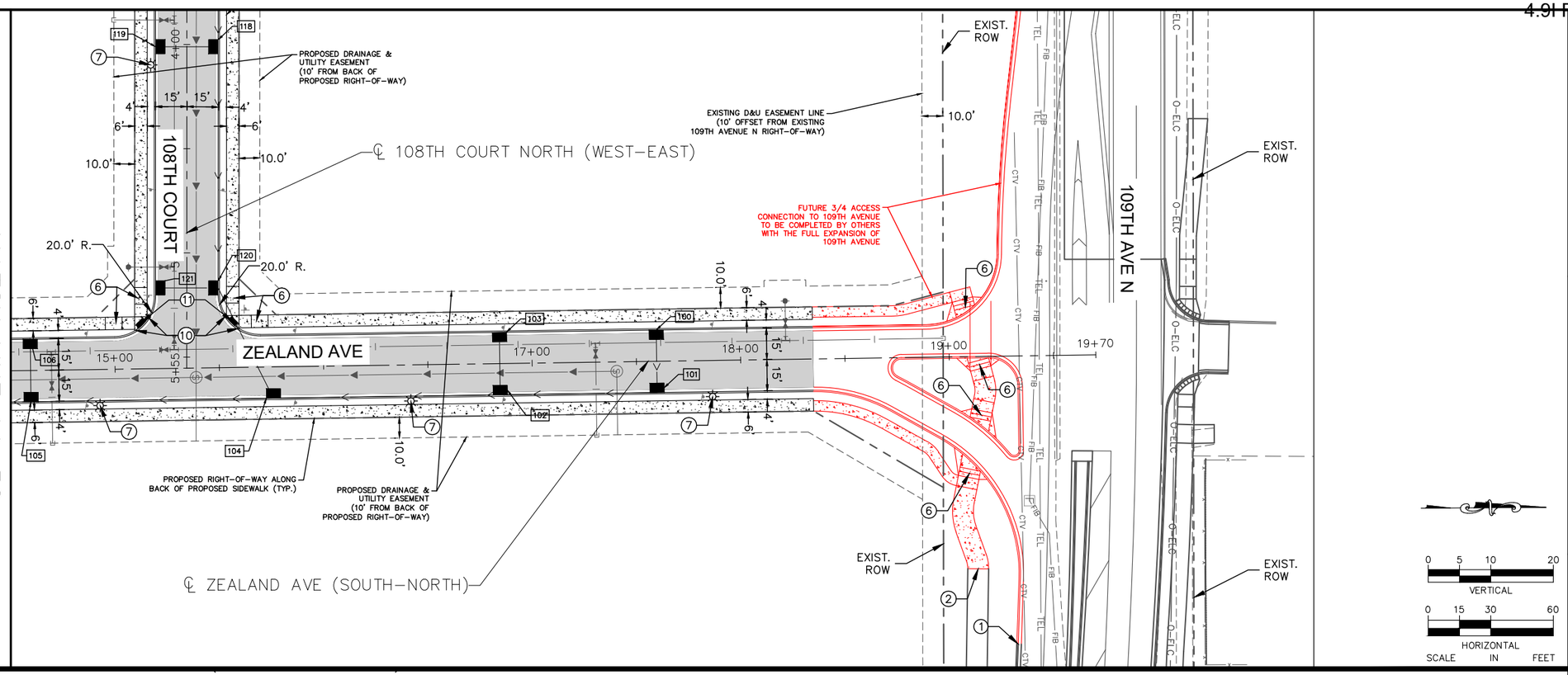
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SEE SHEETS C809 – C812 FOR SIGNAGE AND STRIPING PLANS

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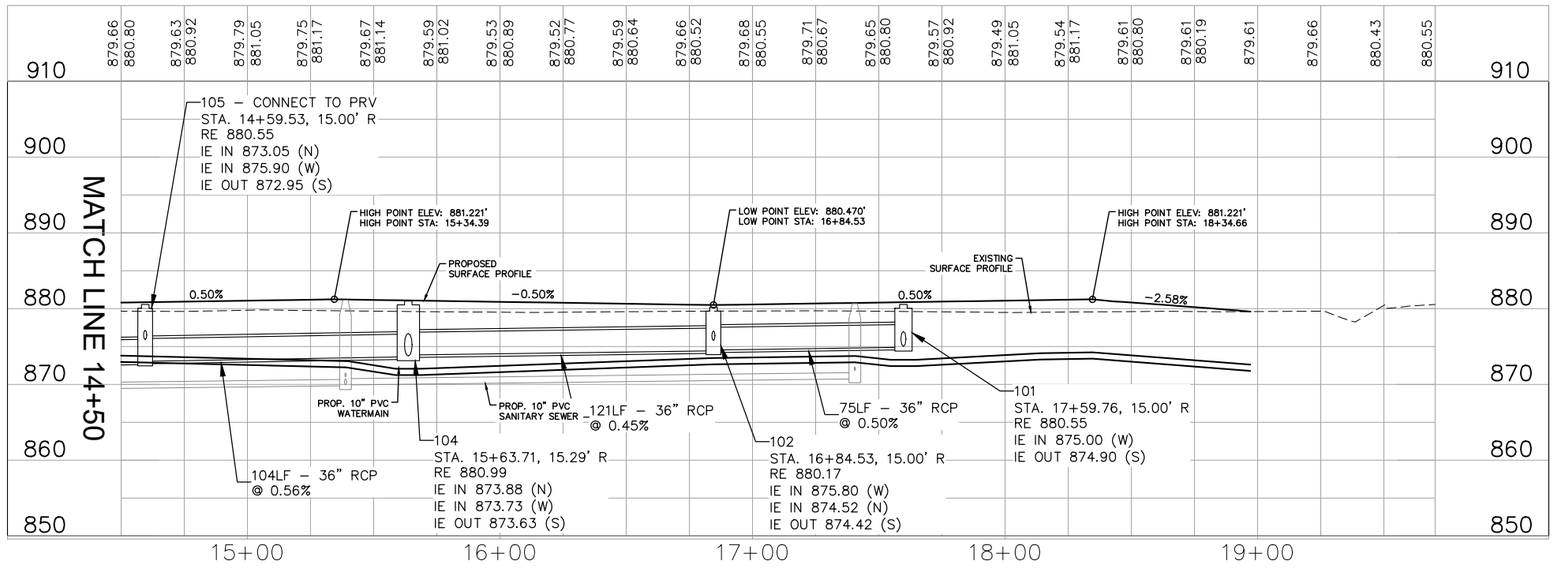
MATCH LINE 14+50



0 5 10 20
VERTICAL
0 15 30 60
HORIZONTAL
SCALE IN FEET

LEGEND

- PROPOSED PAVEMENT
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- PROPOSED PAVEMENT DRIVEWAY
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY MAK
DRAWN BY RCH
CHECKED BY MAK

DRAINAGE AND STORM SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C802

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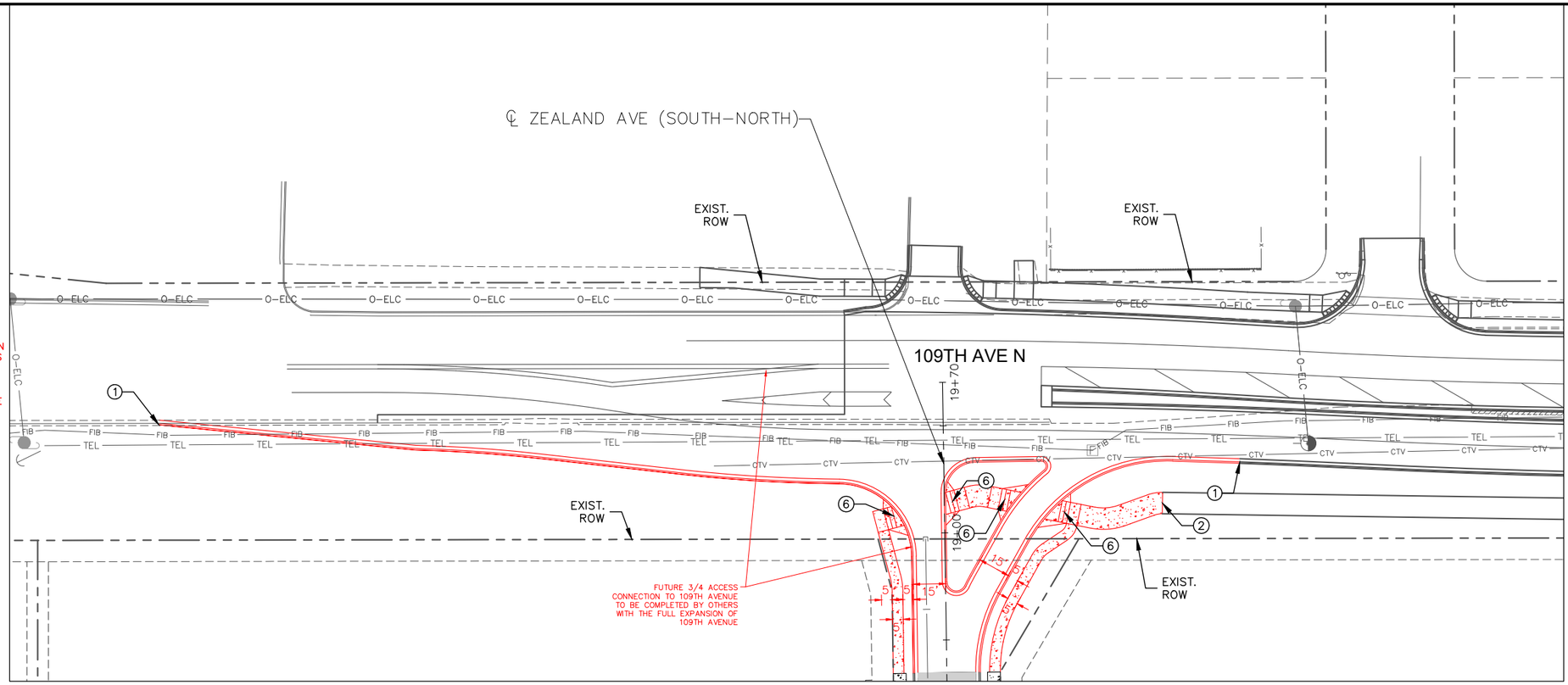
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- PROPOSED CONCRETE WALK
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- PROPOSED PAVEMENT DRIVEWAY
- PROPOSED CONCRETE CURB & GUTTER
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
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DRAWN BY RCH
CHECKED BY MAK

DRAINAGE AND STORM SEWER PLAN & PROFILE

NORTHPARK NW
CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C803

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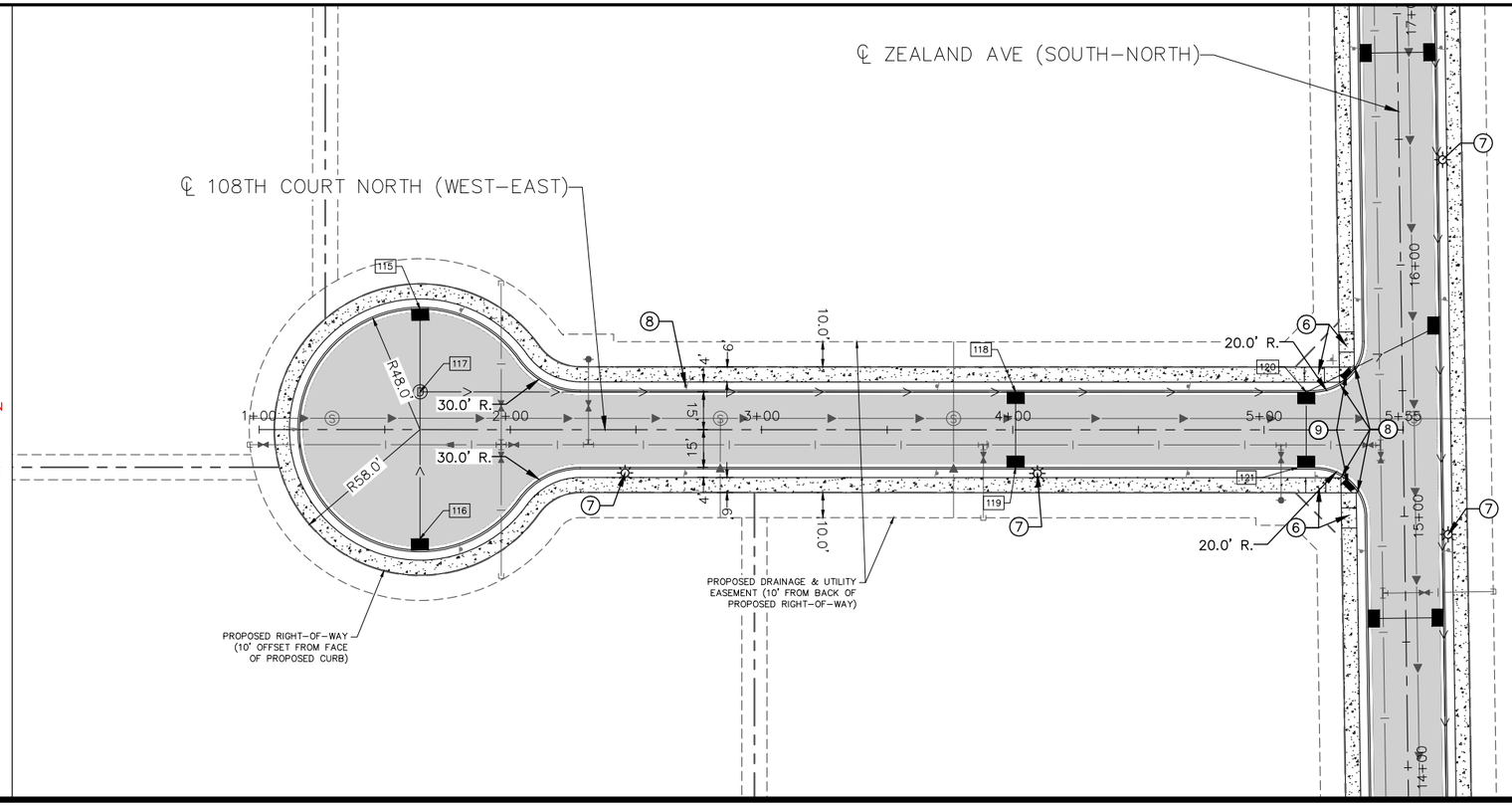
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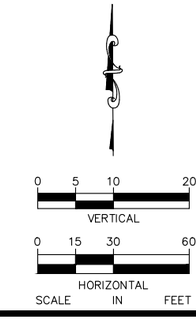
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SEE SHEETS C809 – C812 FOR SIGNAGE AND STRIPING PLANS

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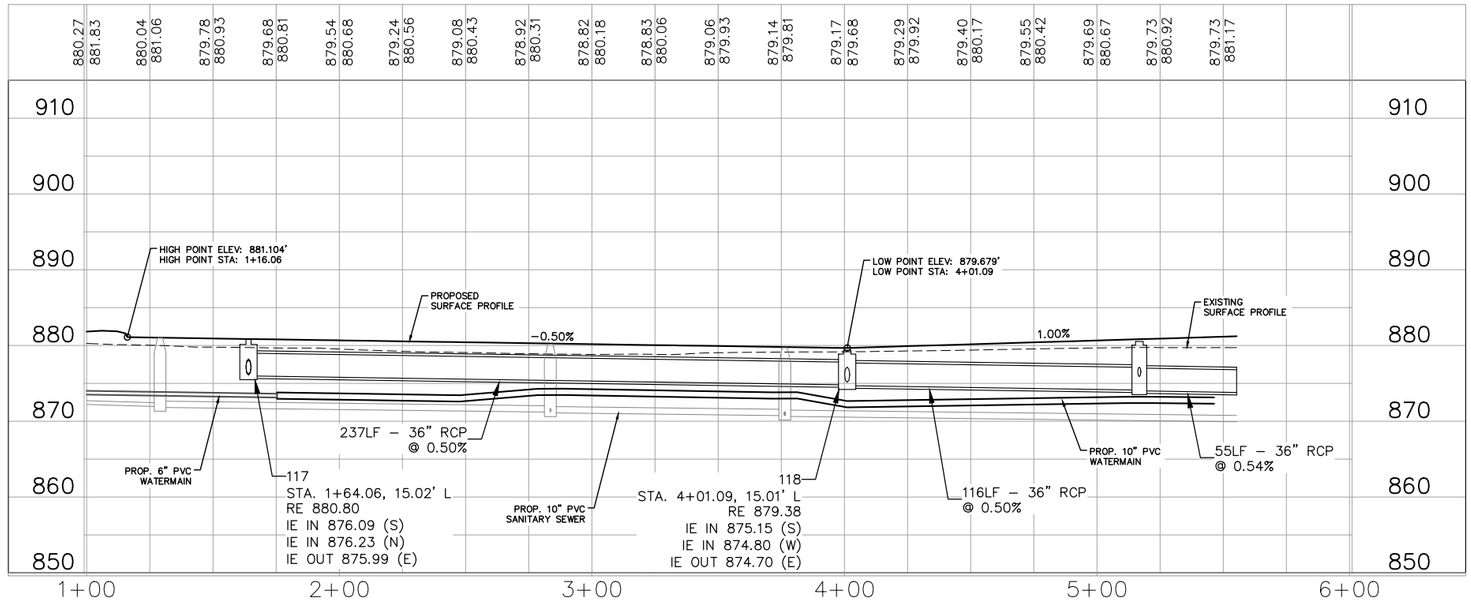
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LEGEND

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- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE DRIVEWAY
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY MAK
DRAWN BY RCH
CHECKED BY MAK

DRAINAGE AND STORM SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C804

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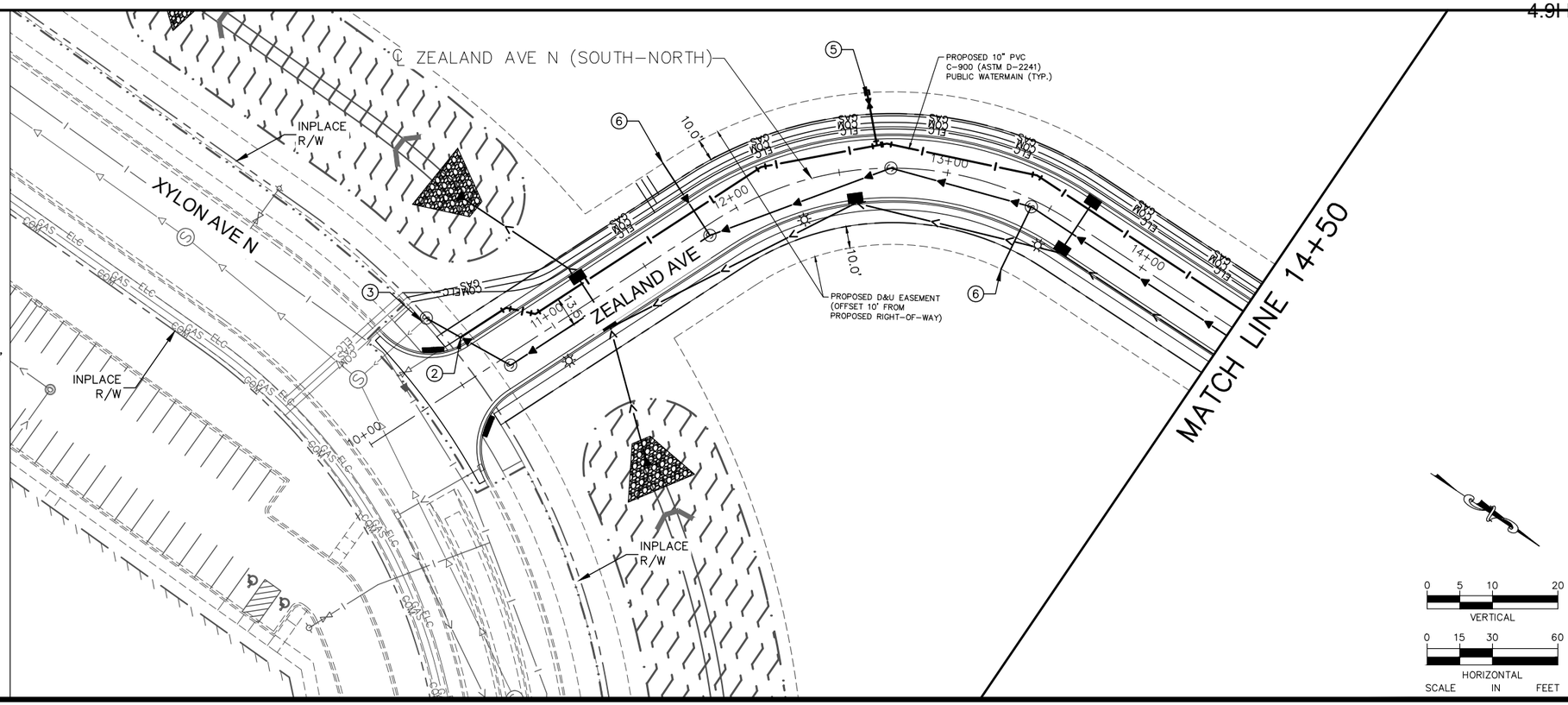
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED FULL DEPTH SAWCUT
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATERMAIN

SPECIFIC NOTES

1. INSTALL HYDRANT
2. CONNECT TO EXISTING WATERMAIN
3. CONNECT TO EXISTING SANITARY SEWER
4. GATE VALVE & BOX
5. WATER MAIN SERVICE STUB
6. SANITARY SEWER SERVICE STUB

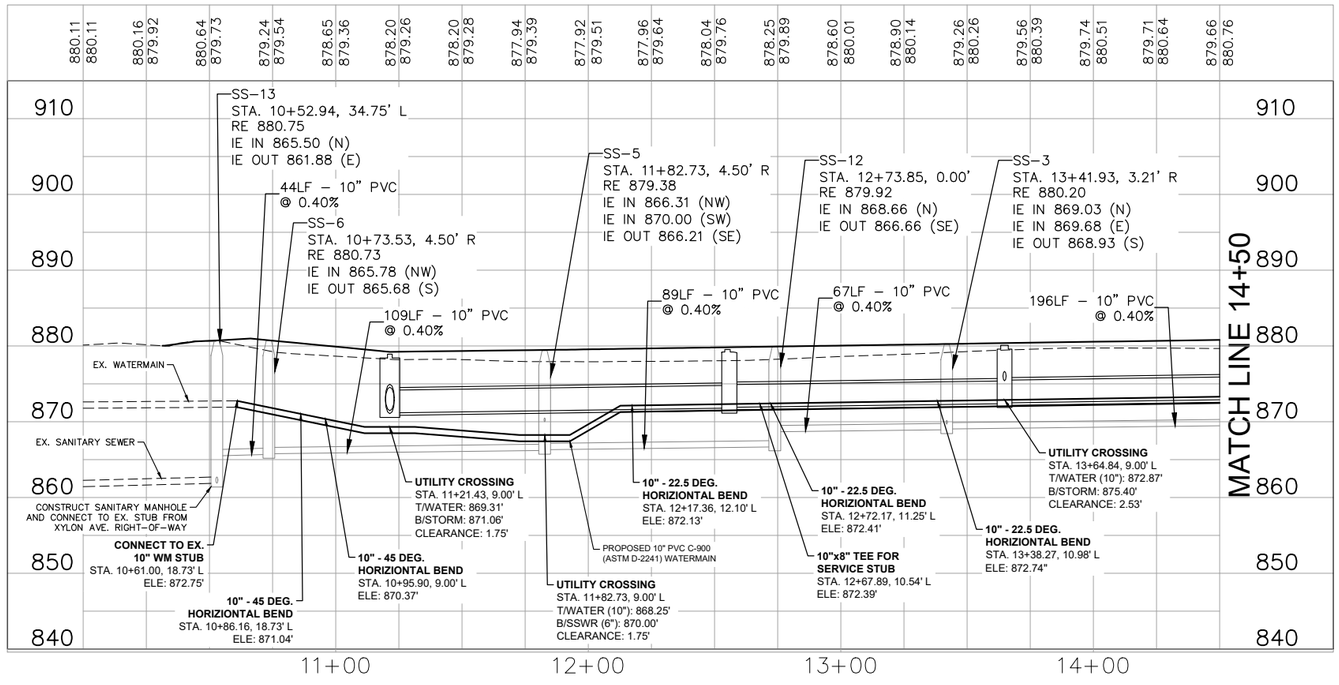
NOTES:
ALL WATERMAIN ELEVATIONS SHOWN IN PROFILE VIEWS ARE FOR THE TOP OF PIPE UNLESS OTHERWISE SPECIFIED.

MAINTAIN A MINIMUM OF 7.5' COVER FOR THE ENTIRE PROPOSED LENGTH OF WATERMAIN, INSULATION REQUIRED FOR ANY DEPTHS LESS THAN 7.5' AS SHOWN IN PROFILE VIEWS



UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   10" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   10" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
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5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
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7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

WATER AND SANITARY SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C805

K:\TWC_LDEV\Scannell\BROOKLYN PARK - BUILDINGS V AND IV\3 Design\CAD\PlanSheets\Northwest Corner\ZEALAND NORTH\ZEALAND NORTH-UTL.dwg April 18, 2025 - 11:04am
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LEGEND

- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED FULL DEPTH SAWCUT
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATERMAIN

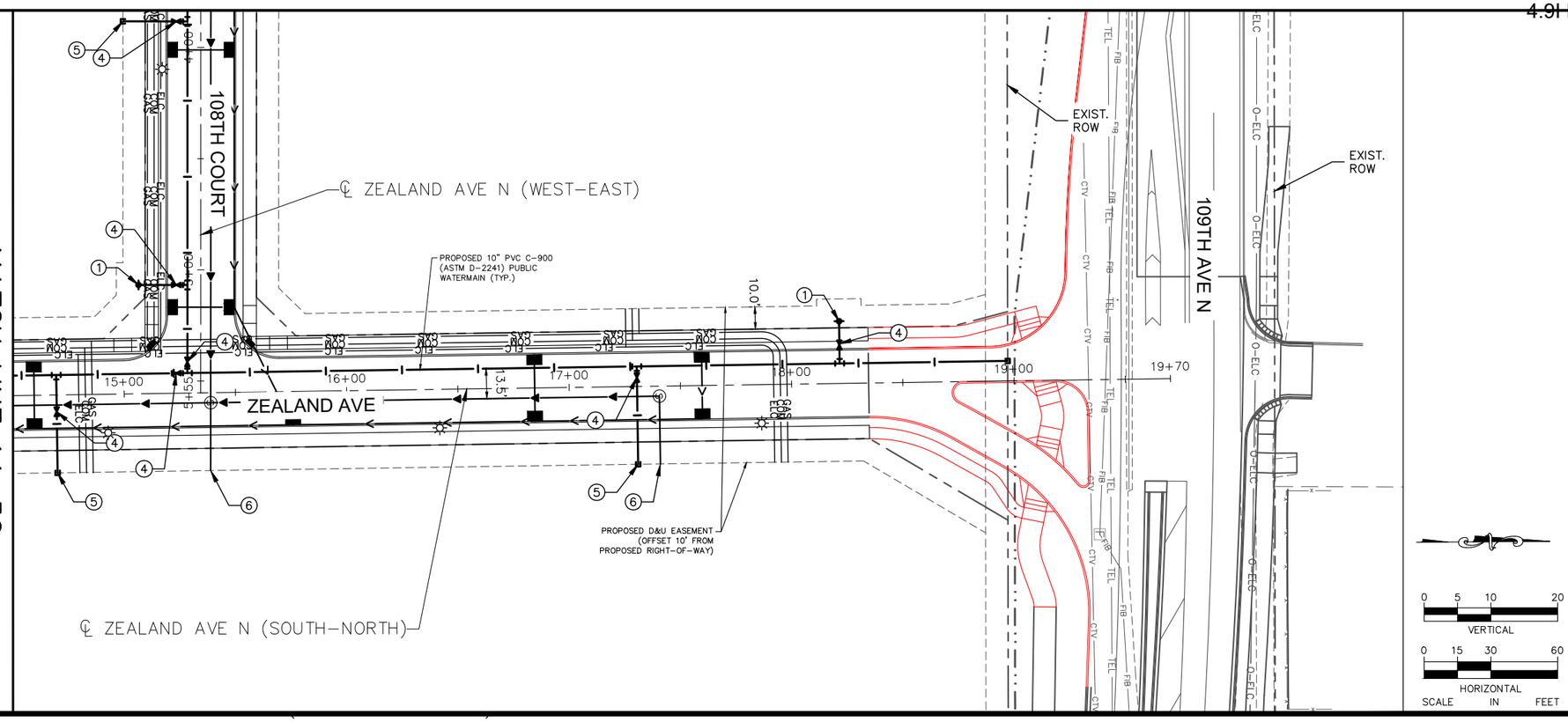
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3. CONNECT TO EXISTING SANITARY SEWER
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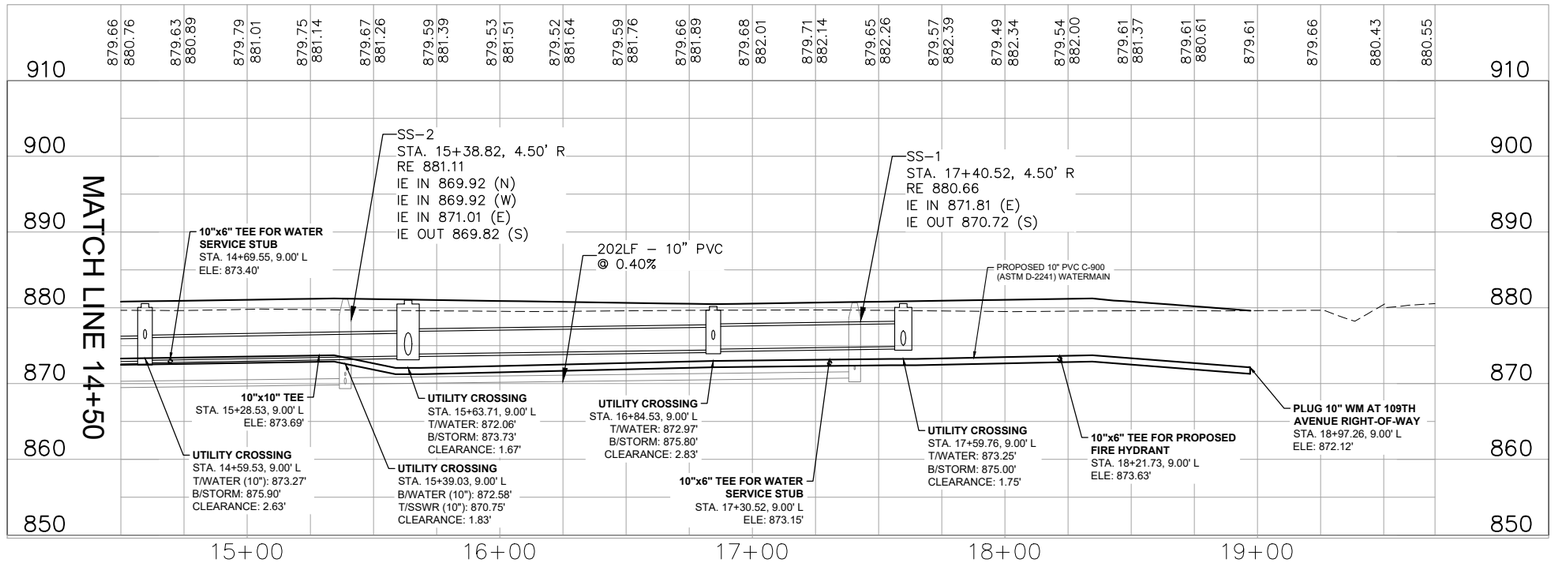
MATCH LINE 14+50



0 5 10 20
VERTICAL
0 15 30 60
HORIZONTAL
SCALE IN FEET

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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

WATER AND SANITARY SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C806

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LEGEND

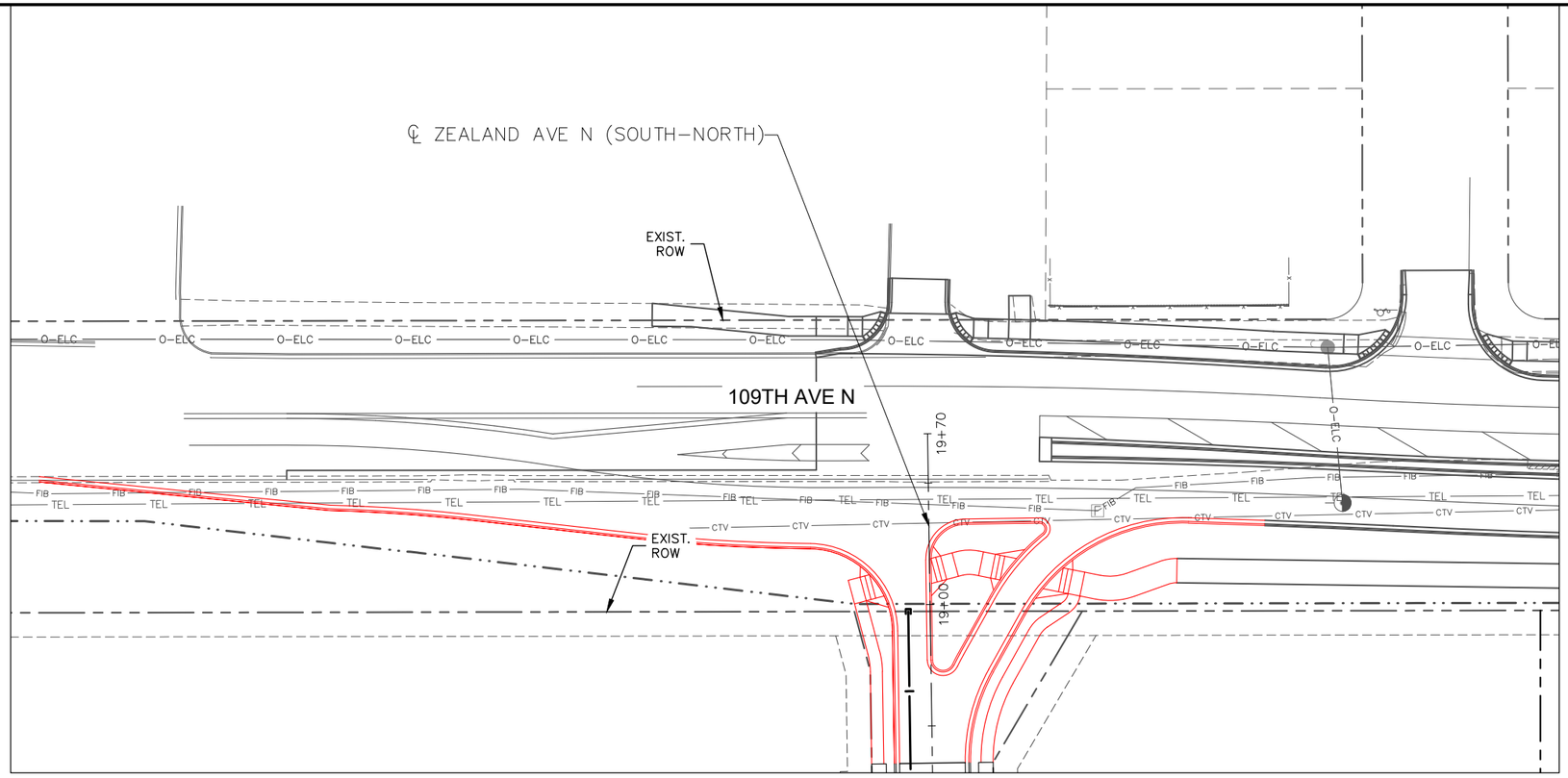
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- (D) PROPOSED STORM SEWER STRUCTURE
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- (S) PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED WATERMAIN

SPECIFIC NOTES

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KHA PROJECT 160846041
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WATER AND SANITARY SEWER PLAN & PROFILE

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C807

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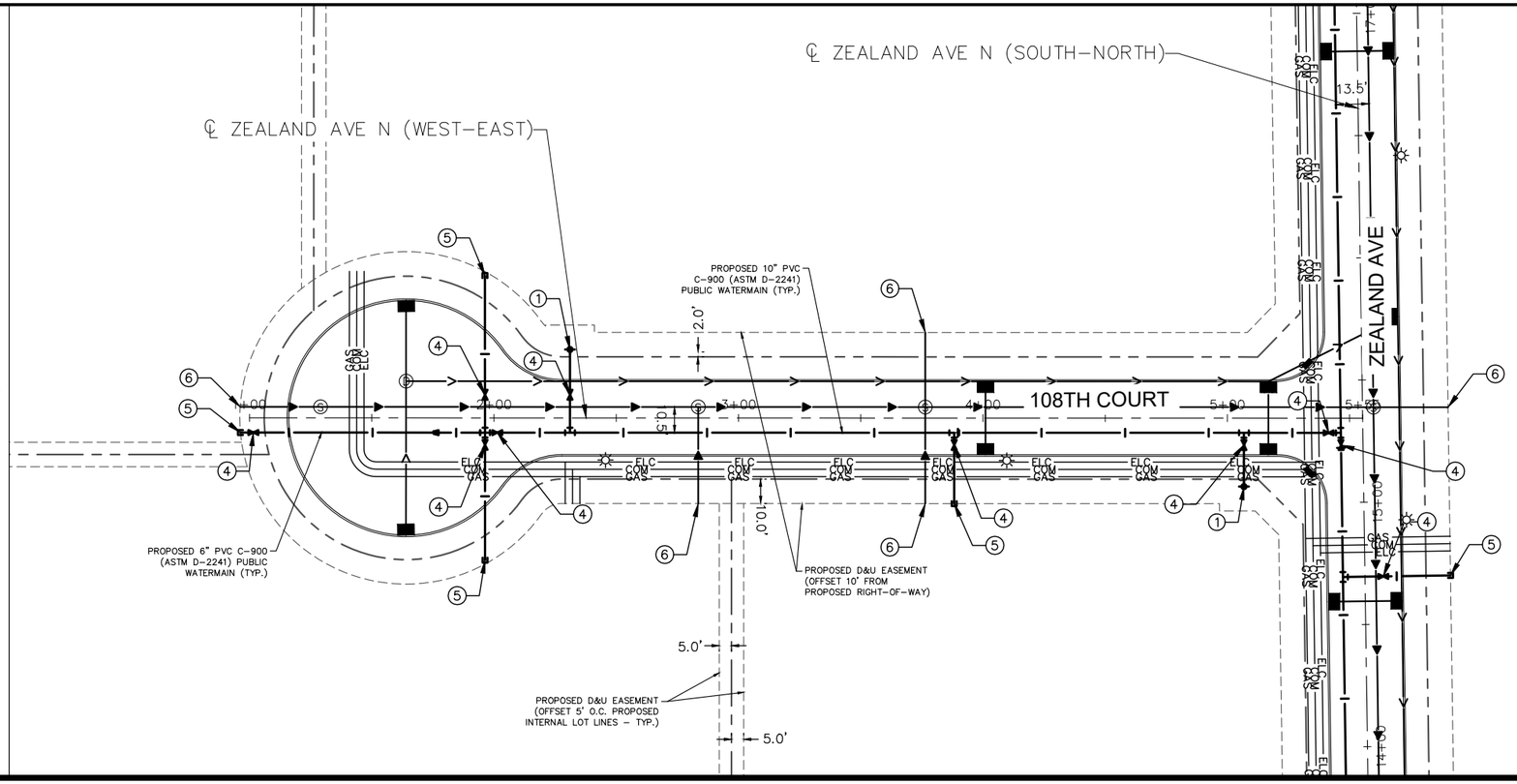
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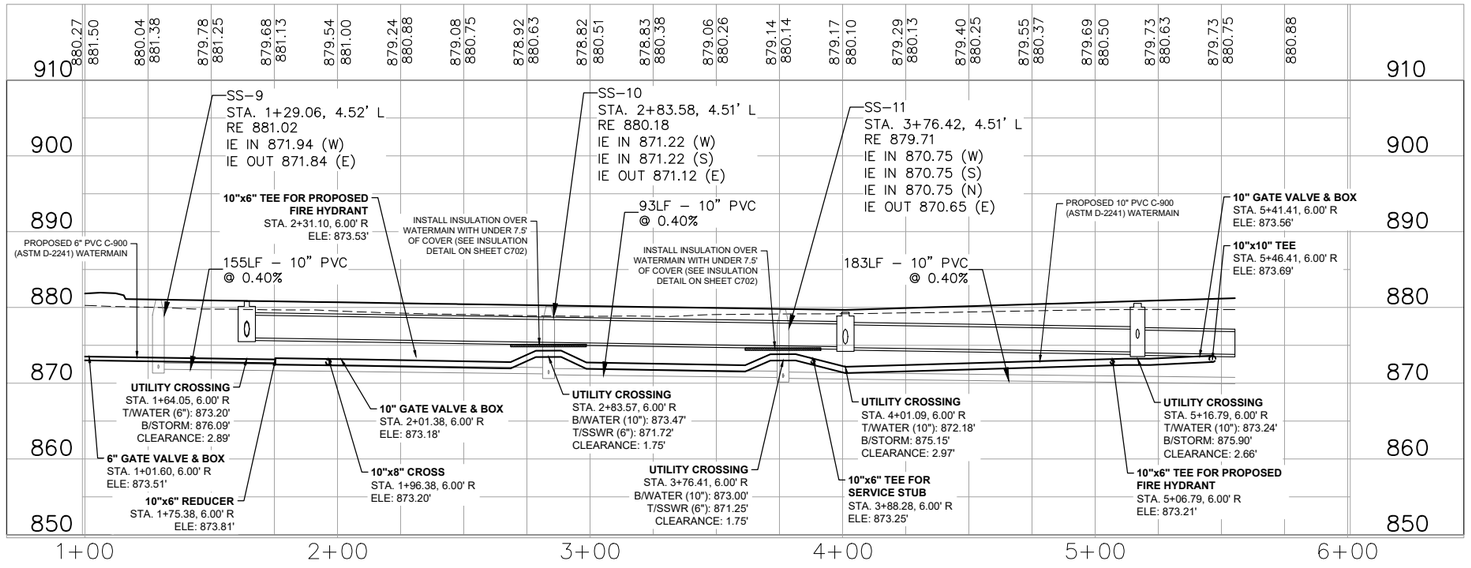
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PERMANENT PAVEMENT MARKING AND SIGNING PLAN NOTES AND GUIDELINES

GENERAL NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MNDOT "TRAFFIC ENGINEERING MANUAL" AND THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MN MUTCD).

PERMANENT PAVEMENT MARKINGS:

1. ALL PAVEMENT MARKINGS ALONG XYLON AVENUE SHALL BE MULTI–COMPONENT (EPOXY) UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS, ALONG ZEALAND AVENUE AND 108TH COURT NORTH SHALL BE MULTI–COMPONENT GROUND IN (GROOVED), AND PAVEMENT MESSAGES SHALL BE PREFORM THERMOPLASTIC GROUND IN (GROOVED).
2. ALL LONGITUDINAL LINES SHALL BE 4 INCH WIDE EXCEPT WHITE EDGE LINES WHICH SHALL BE 6 INCH, UNLESS OTHERWISE NOTED.
3. A BROKEN LINE SHALL BE 4" WIDE WITH A 10' LENGTH AND 30' GAP.
4. CROSSHATCHING (HASH MARKS) SHALL BE 24" WIDE MULTI–COMPONENT GROUND IN (GROOVED) LINE. INSTALLED AT 45° WITH 20' PERPENDICULAR GAP. WHEN THE HATCH MEDIAN IS 600 FEET OR GREATER IN LENGTH, DO NOT HATCH THE ENTIRE LENGTH AND ONLY HATCH 200 FOOT SEGMENTS THEN LEAVE 200 FOOT GAPS WITH NO HATCHING. THEY SHALL ONLY BE PLACED WHEN AT LEAST 2 BARS OF MINIMUM 6' LENGTH CAN BE INSTALLED AT STANDARD SPACING.
5. ON BITUMINOUS PAVEMENTS LONGITUDINAL LINES SHALL NOT BE PLACED IMMEDIATELY ADJACENT (2' OR LESS FROM THE FACE OF CURB/MEDIAN OR 2 FEET FROM THE JOINT BETWEEN THE CONCRETE GBUTTER AND BITUMINOUS) TO CONCRETE CURB AND GUTTER, RAISED CONCRETE OR MONOLITHIC ISLANDS EXCEPT RIGHT TURN ISLANDS.
6. PERMANENT PAVEMENT MARKINGS, STRIPING AND MESSAGES SHALL NOT BE PLACED ONTO A CONCRETE GUTTER.
7. FULL WIDTH TURN LANES:
   - 7.1. UNDER 200' USE 1 ARROW PLACED AT THE CENTER OF THE TURN LANE.
   - 7.2. OVER 200' USE 2 ARROWS PLACED AS SHOWN IN THE MN/DOT "TRAFFIC ENGINEERING MANUAL" AND STRIPING DETAILS. PAVEMENT MESSAGE "ONLY" SHALL NOT BE USED.
8. STRIPING WORK SHALL END AT THE CONSTRUCTION LIMITS OR WHERE TEMPORARY TRAFFIC CONTROL HAS IMPACTED EXISTING STRIPING.
9. APPLY ALL PAVEMENT MARKINGS AS RECOMMENDED BY THE MATERIAL MANUFACTURER.

TRAFFIC SIGN INSTALLATION NOTES:

1. ALL SIGNS SHALL BE DIAMOND GRADE 3 SHEETING AND ALL SIGN POSTS SHALL BE GALVANIZED STEEL CHANNEL/TUBING.
2. ALL SIGNS SHALL BE CONVENTIONAL ROAD SIZE AS SHOWN IN THE MN MUTCD APPENDIX C EXCEPT AS FOLLOWS:
   - 2.1. ALL STOP SIGNS (R1–1) SHALL BE A MINIMUM OF 36" X 36"
3. ALL SIGNS SHALL HAVE HOLES PUNCHED ONLY FOR THE NUMBER OF POSTS REQUIRED.
4. MEASUREMENT AND PAYMENT FOR "SALVAGE SIGN" AND "INSTALL SIGN" WILL BE ON THE BASIS OF EACH SIGN ASSEMBLY (INCLUDING POSTS) SALVAGED AND REINSTALLED. THE CONTRACT PRICE PER EACH SHALL BE CONSIDERED COMPENSATION IN FULL FOR ALL LABOR, EQUIPMENT AND MATERIALS.
5. ALL SIGNS AND PAVEMENT MARKINGS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN ON THE PLAN ARE NOT TO BE DISTURBED.
6. ANY STOP SIGNS REMOVED SHALL BE IMMEDIATELY REPLACED WITH TEMPORARY SIGNS BY THE CONTRACTOR AND CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEM.
7. ALL INPLACE SIGNS WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED INPLACE. REMOVED OR SALVAGED AND REINSTALLED AS SHOWN IN THE PLANS AND AS DIRECTED BY THE ENGINEER. ALL REMOVED SIGNS SHALL BECOME PROPERTY OF THE CONTRACTOR.
8. SEE BROOKLYN PARK SPECIFICATIONS FOR DETAILS REGARDING SIGN INSTALLATION AND PLACEMENT.

SYMBOLS & MATERIALS LEGEND

— — BROKEN LINE– 40' CYLCE (10' LINE, 30' GAP)

– – – – DOTTED LINE– 15' CYLCE (3' LINE, 12' GAP)

PAVEMENT MESSAGE (LEFT ARROW)

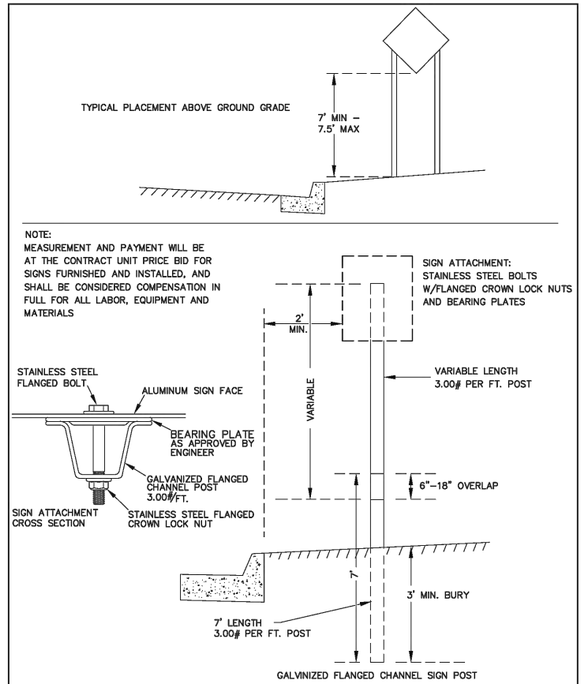
PAVEMENT MESSAGE (RIGHT ARROW)

STRIPING KEY

SQUARE–MULTI COMP GROUND IN (GROOVED)

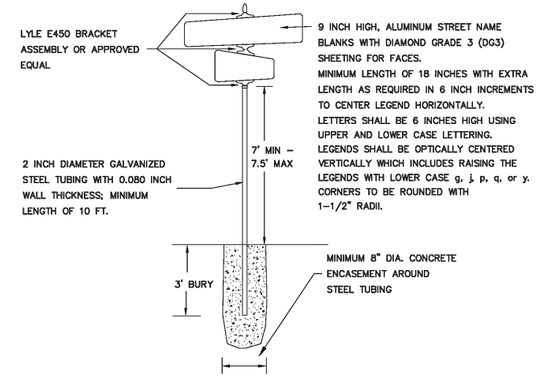
CIRCLE–MULTI COMP

1ST DIGIT WIDTH	2ND DIGIT PATTERN	3RD DIGIT COLOR
4", 8", ETC.	S – SOLID	W – WHITE
	B – BROKEN	Y – YELLOW
	T – DOTTED	B – BLACK
	D – DOUBLE	
	K – DOUBLE BROKEN	
	H – DOUBLE DOTTED	
	I – INLAY	



TYPICAL BLVD. SIGN INSTALLATION
DETAIL DRAWING ST-15
CITY OF BROOKLYN PARK

NOT TO SCALE
2–2020



STREET NAME SIGN FACES SHALL BE DIAMOND GRADE 3 (DG3) SHEETING WITH GREEN BACKGROUND AND WHITE LETTER COPY FOR PUBLIC STREETS AND BLUE BACKGROUND AND WHITE LETTER COPY FOR PRIVATE STREETS. THE SIGN FACES SHALL BE APPLIED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SHEETING MANUFACTURER. STREET NAME PLATES SHALL HAVE ALUMINUM BLANKS. THERE SHALL BE ONE FACE APPLIED PER BLANK, AND STREET NAME ASSEMBLY SHALL CONSIST OF FOUR BLANKS (UNLESS OTHERWISE INDICATED IN THE PLANS) AND APPROPIATE MOUNTING HARDWARE.

MOUNTING HARDWARE FOR STREET NAME ASSEMBLIES SHALL BE THE LYLE E–450 BRACKET ASSEMBLY OR AN APPROVED EQUAL.

THE HEIGHT OF THE STREET NAME BLANKS SHALL BE 9 INCHES. THE STREET NAME LEGEND SHALL BE 6 INCH SERIES B UPPER AND LOWER CASE LETTERING. THE LEGEND SHALL BE SPACED BOTH HORIZONTALLY AND VERTICALLY PER MNDOT STANDARD SIGN MANUAL.

BLANKS SHALL BE NOTCHED TO ACCEPT MOUNTING HARDWARE, BLANK HOLDERS AND PUNCHED WITH ONE 1/4" HOLE AT EACH END AND CENTERED TOP TO BOTTOM.

FABRICATOR SHALL SEND THE CITY ELECTRONIC PROOFS PRIOR TO FABRICATION.

STREET NAME SIGN ASSEMBLY DETAIL
DETAIL DRAWING ST-17
CITY OF BROOKLYN PARK

NOT TO SCALE
2–2020

NO.	REVISIONS	DATE	BY
1	PLANNING REVIEW RESUBMITTAL	2/21/2025	CPH
2	PLANNING REVIEW RESUBMITTAL	3/28/2025	CPH
3	PLANNING REVIEW RESUBMITTAL	4/18/2025	CPH

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PHONE: 612-315-1272
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KHA PROJECT 160846041
DATE 4/11/2025
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY PDS

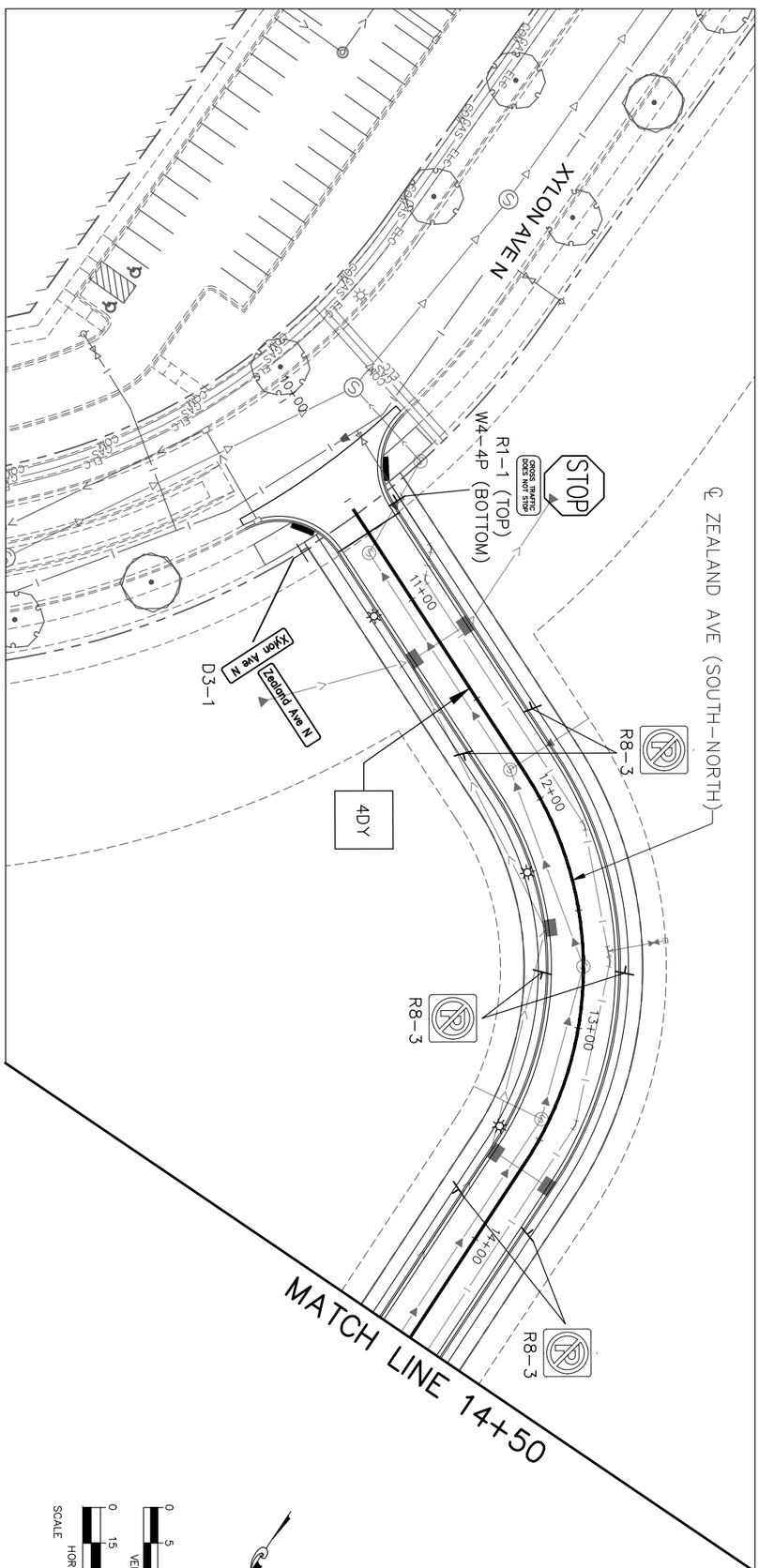
SIGNING AND STRIPING NOTES & DETAILS

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR SCANNELL PROPERTIES
BROOKLYN PARK MN

SHEET NUMBER
C809

K:\TWC_LDEV\Scannell\brooklyn park - buildings v and iv\3 Design\CAD\plansheets\northwest corner\ZEALAND NORTH\ZEALAND NORTH-SIGN_STRP.dwg April 18, 2025 - 11:05am
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SHEET NUMBER
C810

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

STRIPING AND SIGNAGE PLAN

KHA PROJECT	160846041
DATE	4/11/2025
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	PDS

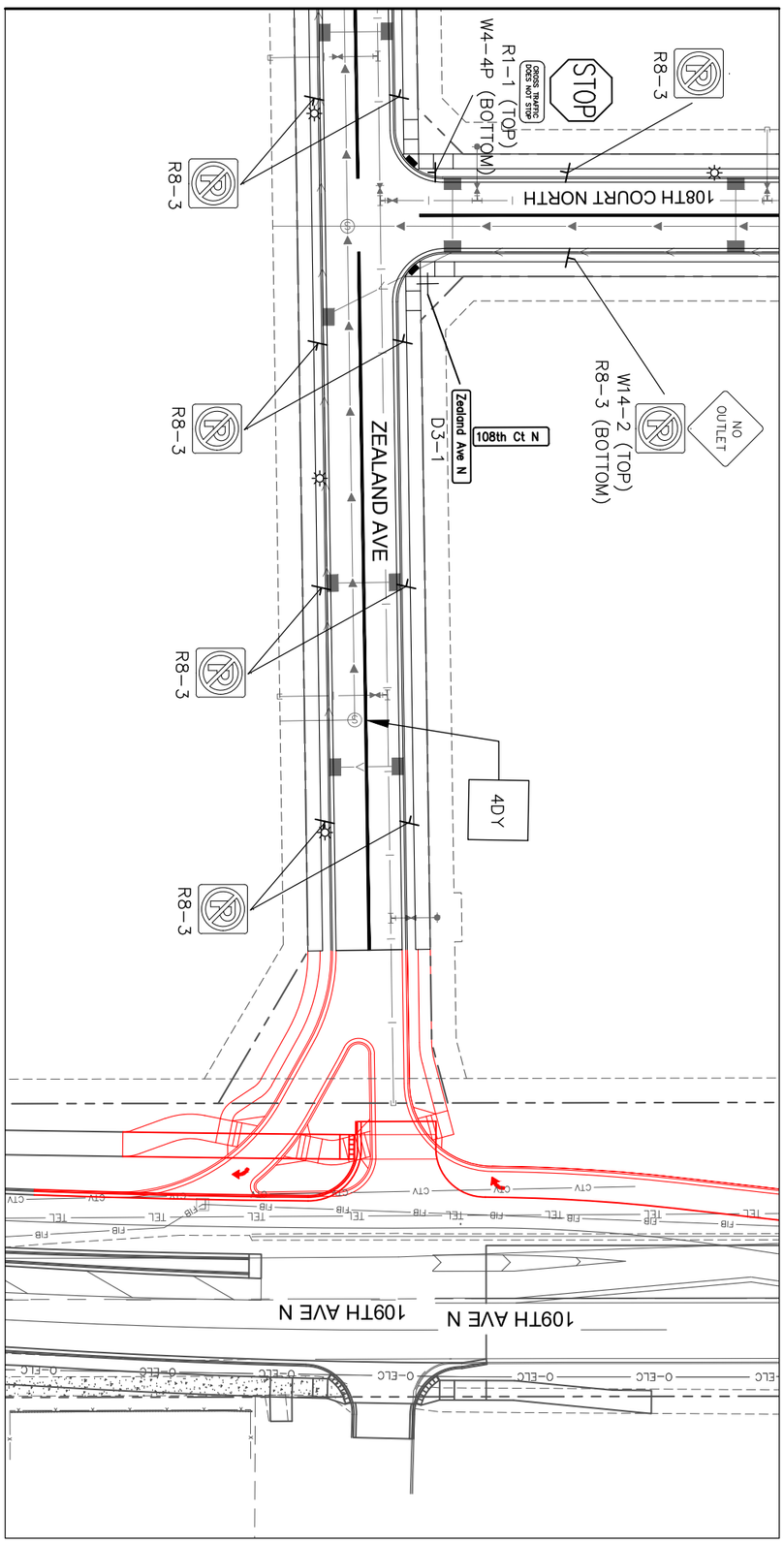
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4.9 PLAN SET
Page 88

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MATCH LINE 14+50



SCALE
HORIZONTAL IN FEET
0 ## ## ##
VERTICAL
0 5 10 20

SHEET NUMBER
C811

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

STRIPING AND SIGNAGE PLAN

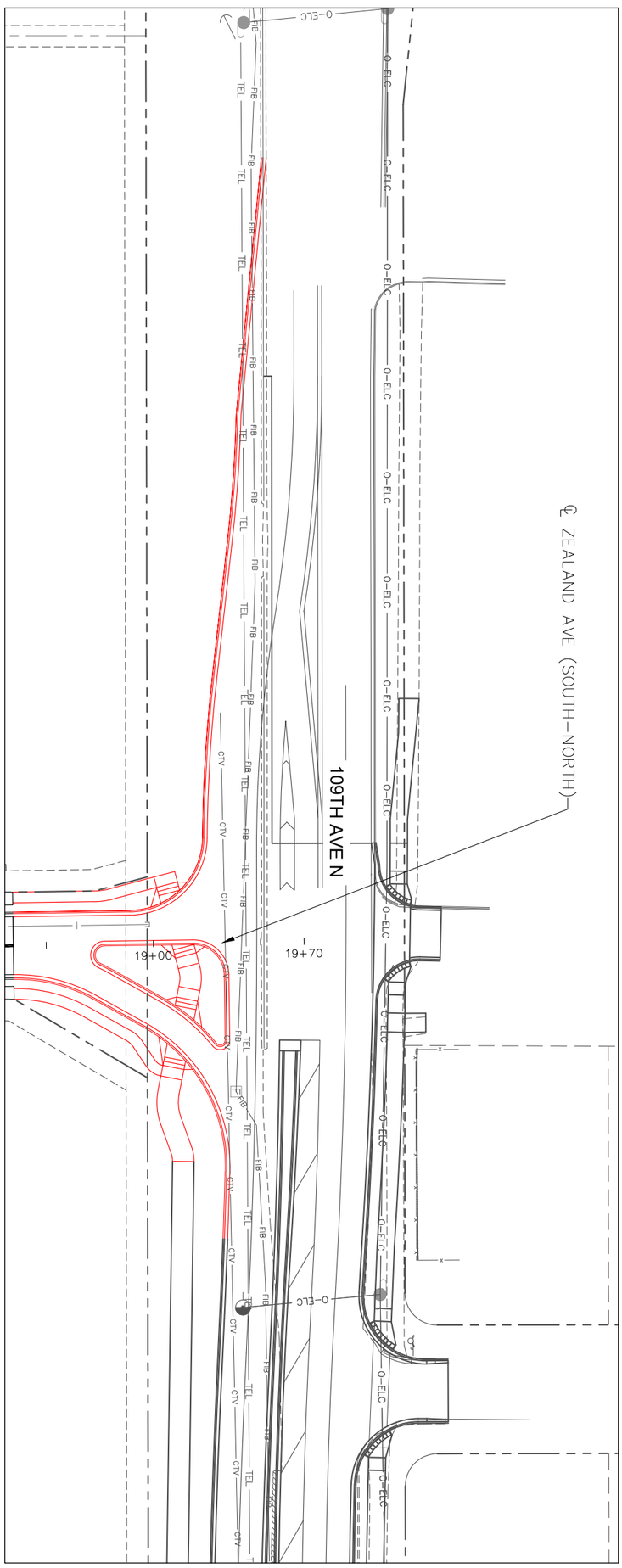
KHA PROJECT	160846041
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SCALE	AS SHOWN
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4.9 PLAN SET
Page 85

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SCALE IN FEET
HORIZONTAL 0 ## ## ##
VERTICAL 0 5 10 20

SHEET NUMBER C812

NORTHPARK NW CORNER MIXED-USE
PREPARED FOR
SCANNELL PROPERTIES
BROOKLYN PARK MN

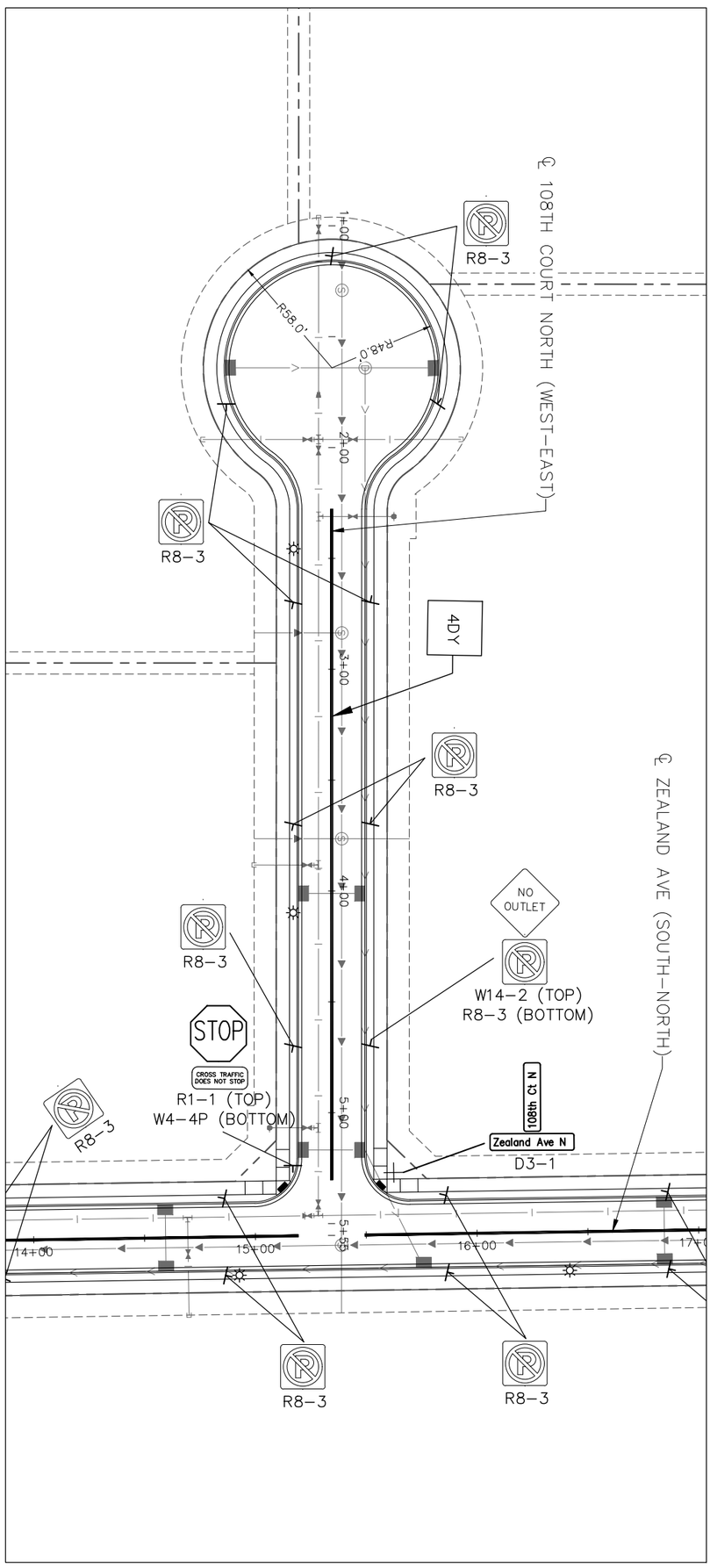
STRIPING AND SIGNAGE PLAN

KHA PROJECT	160846041
DATE	4/11/2025
SCALE	AS SHOWN
DESIGNED BY	CPH
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SCALE IN FEET
HORIZONTAL: 0, 15, 30, 60
VERTICAL: 0, 5, 10, 20

SHEET NUMBER	C813
NORTHPARK NW CORNER MIXED-USE	
PREPARED FOR	SCANNELL PROPERTIES
BROOKLYN PARK	MN
SIGNING AND STRIPING PLAN	
KHA PROJECT	160846041
DATE	4/11/2025
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4.9 PLAN SET
Page 1

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.10	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	4	**Presented By:**	Paul Mogush, Planning Director
Item:	Brooklyn Park Fire Station Number 2 Application by CNH Architects for Site Plan Review at 8600 Zane Ave N		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

Overview:

The applicant, CNH Architect, on behalf of the City of Brooklyn Park Fire Department, has applied for a site plan review for improvements to the City owned property located at 8500 Zane Avenue, and Economic Development Authority (EDA) owned property at 8600 Zane Avenue. Upon completion of the project, the two properties will be combined with the structures maintaining the existing addresses.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a two-story Fire Station, which is in conformance with the Comprehensive Plan. The proposed Fire Station will add office and dorm space to accommodate Fire staff, with garage space to house and maintain Fire vehicles. This building will include training, kitchen, and laundry facilities for firefighters while they are on duty.

Planning Commission:

A public hearing was held at the April 9, 2025 Planning Commission Regular Meeting. There were no members of the public present to speak on this item. The Planning Commission voted unanimously (7-0) for the recommendation of the approval of this site plan review.

Current Conditions:

Planning and Zoning Information		
	Current	**Proposed**
Land Use Plan	Institutional	Institutional
Current Zoning	PI – Public Institution	PI – Public Institution
Site Area	4.45 acres	8.5 acres
Neighborhood	Trinity Gardens	
Conforms to	Land Use Plan – Yes Zoning Code – Yes	
Public Notice	Notices were mailed to 51 poperties within 500 feet. Legal notice was published in the Sun Post on March 19th, 2025.	
60-Day 120-Day	April 29, 2025 June 28, 2025	

Previous Approvals:

This site was originally developed as the site of the Hennepin County Library in 1974, with greenspace surrounding the site. The site was platted by the City of Brooklyn Park in November 1994. This plat resulted in 3 lots, the City purchased the two vacant lots for the development of the existing fire station and the PICA Head Start Early Childhood Family Development Center. The library has since been relocated, at which time the EDA acquired the site from Hennepin County in anticipation of the need for a new fire station.

Land Use/Zoning and Overlay:

The site is zoned PI – Public Institution, with a future land use designation in the 2040 Comprehensive Plan of Institutional. Fire Stations are consistent with both the zoning and future land use and are categorized as a public facility in Table 152.609.1 Principal Uses in Nonresidential Districts.

The property to the north of the subject property is zoned OP- Open Space and Parks. The properties to the west of the subject property, across Zane Avenue, are zoned R4 – Multiple Family District and the properties to the south and east are zoned PI – Public Institution.

Proposed Development:

A new 64,488 SF fire station is proposed at the corner of Zane Avenue and Edinbrook Terrace to replace the existing fire station at 5700 85th Avenue. The current fire station is significantly undersized and does not meet the majority of current fire station design best practices, NFPA station design guidelines, or firefighter health features. Moving out of the existing facility will allow that building to be repurposed for other City functions. The existing site is 371,949 SF and contains an existing City owned building located at 8500 Zane Avenue as well as a portion of the existing parking lot for the Community Activity Center (CAC). The proposed site layout orients the new building such that the public spaces and main entrance face north towards Edinbrook Terrace while the apparatus bays face west towards Zane Avenue allowing apparatus to directly respond onto Zane Avenue.

Firefighters arriving at the site will have a separate automatic gated drive entrance in the southeast corner of the site that will connect to the existing off-site parking areas for access from either Edinbrook Terrace or 85th Avenue. The full connection is not shown at this time as the City is having ongoing internal discussions regarding the parking design layout for the CAC and adjacent City owned buildings. Once a final decision is made regarding the overall parking design, this connection will be updated to appropriately flow into the new layout. A second manual gate is provided along the south side of the building at the drive connecting to the firefighter parking area which can be closed to secure the building and site should the Emergency Operations Center (EOC) be activated.

Site Plan Review:

Site plans must be reviewed against the evaluation criteria required by the Code (§ 152.303).

Lighting:

A photometric plan was provided with the application. A new photometric plan will need to be submitted for approval to meet the intensities required at the entrances and along the sidewalks as prescribed in § 152.1014.

Pedestrian Connections:

The site has existing pedestrian connections along Zane Avenue, and Edinbrook Terrace. The proposed sidewalk to the site provides access to the public facing portion of the facility on the north side of the structure, connecting with the sidewalk along Edinbrook Terrace. The driveway along Zane Avenue is wider than standard driveways to meet necessary standards to accommodate fire trucks, resulting in an 82-foot striped pedestrian crossing. This access point will include a traffic signal upon development, which will include pedestrian signals as well which will increase pedestrian safety at this location. The proposed sidewalk improvements meet Code requirements as prescribed in § 152.1022.

Parking:

Government buildings are not a listed use in § 152.1019 Parking of the Zoning Code, however, Code dictates that for uses not specifically listed, off-street parking requirements may be established by the City Manager based on characteristics of the use. This plan includes interior parking for vehicles used by the Fire Department, 39 parking stalls for on duty fire fighters and staff utilizing the facility, as well as a 31 parking stalls to be used by the general public. There is access to an additional 113 parking stalls located on the site for the Community Activity Center, and 52 parking spaces dedicated for the PICA building. Based on these factors, staff has determined that the proposed 235 parking provided is adequate for this use.

Enclosures and Screening:

This facility is designed in such a way that any accessory repairs of vehicles to occur on site will occur within the garage area. All rooftop and mechanical equipment are required to be screened in accordance with the requirements of § 152.1024, and proof of screening will be required at time of mechanical permit. The proposed site shows a new waste enclosure on the south side of the parking lot which meets screening requirements for waste consistent with the screening requirements of § 152.1028.

Landscaping:

A landscape plan was submitted which proposes a variety of trees, shrubs, grasses, and ground covers. The code analysis provided indicates that this plan meets the requirements of § 152.1012 with the exception of the Open Space shrub requirement, in which 569 shrubs are required, the plan set includes 394, however, this proposal exceeds the evergreen count requirement of 13 evergreens with 19 proposed in the same Open Space landscaping criteria.

Architectural standards:

The building materials include brick, architectural metal panels, and glass. The façade is made up of 100% Class I materials and exceeds the 65% Class I requirement of § 152.1005.

Roadways:

Public vehicular access to the site will be from the existing access on Edinbrook Terrace. There is an active partnership between the City and Hennepin County to finalize the installation of a traffic signal at the proposed access point on Zane Avenue to ensure public safety as fire trucks leave the site for emergency calls.

Utilities:

Sewer and water services will be provided through improvements to the existing service to the property. City services were deemed to be adequate for this development.

Grading and Drainage:

There are stormwater challenges with this site. The applicant is working with the Engineering Division as well as the West Mississippi Watershed Management Organization to ensure that the infiltration basin and other factors meet all necessary requirements. Approval of the grading plan and a recorded Stormwater Maintenance Agreement are required prior to the issuance of the building permit.

Conditions of Approval:

Staff recommends the adoption of a resolution subject to the conditions as listed in the attached draft resolution.

Staff Recommendation:

The required findings of § 152.303 have been addressed and Staff recommends approval of the resolution approving the Site Plan Review for the construction of a two-story youth center at 8600 Zane Avenue North, subject to the conditions as written in the attached resolution.

Primary Issues/Alternatives to Consider:

1. Approve the site plan as presented.
2. Approve the site plan with modifications.
3. Deny the requests based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

4.10A RESOLUTION
4.10B LOCATION MAP
4.10C MINUTES
4.10D PLAN SET

RESOLUTION #2025-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

Planning Commission File #25-105

WHEREAS, an application has been made by CNH Architects on behalf of the City of Brooklyn Park's Fire Department for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lots 1 and 2, Block 1, City of Brooklyn Park Addition*, Hennepin County, Minnesota*

WHEREAS, the future land use of this property is Institutional, and this request was made to construct a public facility; 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 April 12, 2025.

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

The Site Plan Review for the construction of an addition to the existing structure is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, landscaping, and grading plans for the property on file in the City Clerk's office dated March 27, 2025 are approved, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 All bonding and escrow requirements outlined in § 152.310 shall be waived for this project, as it is a City owned property, and the City has vested interest in the adequate completion of this development.

3.00 REQUIRED DOCUMENTS

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

3.02 Stormwater Maintenance Agreement must be recorded prior to issuance of building permit.

4.00 GENERAL CONDITIONS

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

4.02 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.

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

4.04 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 Combination of Lots 1 and 2, Block 1 of the “City of Brooklyn Park Addition must be combined prior to the issuance of a Certificate of Occupancy of the development proposed with this application.

5.02 Provide a photometric plan meeting lighting requirements as prescribed in § 152.1014 prior to issuance of building permit.

5.03 All rooftop and mechanical equipment are required to be screened in accordance with the requirements of § 152.1024.



Site Plan
Case #25-105 – BP Fire Station No.2
Area of Request (August 2023 Air Photo)
8600 Zane Ave N

Brooklyn Park



UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – April 9, 2025

I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:01 PM.

Those present were: Commissioners Cavin, Borer, Fraser, Korosso, Udomah, Turner and Wako; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, Program Assistant Asma Jihad, and Fire Chief Shawn Conway.

Those arrived late: None

Those not present were: Commissioner Arah and Commissioner Gaye-Bai, and City Council Liaison McGarvey (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION CAVIN, SECOND FRASER, TO APPROVE THE APRIL 9, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – March 12, 2025 Regular Meeting
4.2 Minutes – March 17, 2025, Joint City Council/Planning Commission

MOTION TURNER, SECOND KOROSSO TO APPROVE THE APRIL 9, 2025, CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #25-103, NorthPark Northwest Corner (Scannell Properties) – Preliminary Plat and Two Variances

Senior Planner Donovan introduced the application for preliminary plat and two variances for the NorthPark Business Center. She provided information on the property location, subject property, and adjacent property uses and zoning. She noted that this is the last area of the NorthPark Business Center to be developed. She provided information on the proposed subdivision, road construction, and preliminary plat details. She presented information on the requested variance for a 50-foot right-of-way for Zealand Avenue and 108th Court as well as supporting findings of

fact supporting the variance request. She stated that the second variance request is for a reduced radius for the cul-de-sac on 108th Court and reviewed the related findings of fact supporting the request. Staff recommend approval of the preliminary plat and variances with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

Margaret School, 8225 109th Place N in Champlin, stated that her backyard is across the street from the subject property and asked what will be constructed on the property.

Bonnie O'Brien, 8203 109th Place N in Champlin, also wondered which businesses will be in this location, as the cul-de-sac is small. She also asked for clarification on the statement that the planned design for Zealand would be to calm traffic and deter cut-through traffic. She asked if Zealand would be a right-in/right-out as she believed that would increase traffic on Xylon.

Commission Chair Cavin closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Senior Planner Donovan stated that this application is for preliminary plat and variances, not site plan, however, there is an application for a carwash at the corner of TH 169 and 109th in this area. She noted that is a conditional use that would come forward as a planning case in the future. She provided more details on the planned design for the roads and the path that traffic would be able to follow in that area. She stated that no other applications have been received for the remainder of the property at this time. She commented that the radius of the reduced cul-de-sac would still support the turning around of a fire vehicle.

Commissioner Borer commented on the size of the proposed cul-de-sac and asked how it would be able to handle multiple emergency vehicles.

Fire Chief Conway appreciated the question. He provided information on the necessary turning radius of the fire emergency vehicles. He stated that in the case that there is more than one emergency vehicle, they park them on one side of the road to provide additional space for maneuvering. He stated that this cul-de-sac would support the turning radius of their largest truck.

Senior Planner Donovan commented that both sides of the streets would be posted as no parking as well.

Commission Chair Cavin asked about the zoning of the property.

Senior Planner Donovan replied that the property is zoned Business Park.

MOTION UDOMAH, SECOND KOROSSO TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE CORNER OF 109TH AVENUE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND WAKO TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 50-FOOT PUBLIC RIGHT-OF-WAY

FOR ZEALAND AVENUE AND 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND TURNER TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 48-FOOT RADIUS CUL-DE-SAC ON 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

5.2 Planning Case #25-105, BP Fire Station No. 2 (CNH Architect on behalf of the City of Brooklyn Park Fire Department) – Site Plan at 8500 and 8600 Zane Avenue

Senior Planner McDermott introduced the application for a site plan review for the Brooklyn Park Fire Station No. 2, which is more commonly known as the Central Fire Station. She provided information on the property location, subject properties, adjacent property uses, and zoning. She reviewed details of the proposed site plan and recommended approval with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if the stormwater from this lot draining to Zane would be acceptable.

Senior Planner McDermott explained that the drainage does not go onto Zane and instead goes into the creek on the south side of the residential area.

Brook Jacobson, architect for the project, stated that they have been working with the City engineers and explained that the drainage would go into the pond and then tie into the existing system that runs parallel to the street.

Commission Chair Cavin asked if fire trucks are washed after an event to remove contaminants and how that material is prevented from running into the pond.

Ms. Jacobson explained that the trucks are washed into the building, which captures that water in that system, which is designed to manage that material.

Commission Chair Cavin asked if sustainability has been considered for this building.

Ms. Jacobson replied that they are looking at a few elements, noting that the roof will be made solar-ready and there are other elements within the building, such as efficient appliances and LED lighting.

Commission Chair Cavin asked the type of roof that would be used.

Ms. Jacobson provided details on what is being considered.

Commission Chair Cavin asked if this would be a commercial kitchen.

Ms. Jacobson replied that the kitchen would include high-end residential appliances and would not be designed as a commercial kitchen.

Commissioner Udomah asked the number of fire trucks that would be housed in this location.

Fire Chief Conway replied that the fire station is being built not just as a standalone but to have the ability to house crews from two stations in this one. He stated that there would be between five and seven emergency apparatuses able to be stored in this location.

Commissioner Wako commented that there is an indication that there is a way to get to 85th and asked the path that would be used to access that roadway.

Fire Chief Conway explained that this fire station project would enhance the west campus development. He explained the path that traffic could follow to access and move through the site as well as the changes in access that would occur as part of the project.

Commissioner Wako asked if Head Start has been consulted and whether their operations would be impacted.

Fire Chief Conway confirmed that he has had conversations with the staff and director, and they have been part of the planning and understand the changes to access and traffic flow that will be made. He commented that the changes will be positive for that team as well.

Commission Chair Cavin referenced the firefighter health features that are mentioned in the report and asked if health care services will be available at the facility in a clinic setting.

Fire Chief Conway replied that it would not be a clinic setting. He stated that the current fire stations were not designed to incorporate people living at the facility like they are now, and therefore do not include health and wellness elements, and provided more information on those details.

Commissioner Turner asked for details on the electric and gas service for the building, as she only noticed mention of sewer and water utilities.

Ms. Jacobson replied that they building will use a mix of gas and electric use for the building.

MOTION WAKO, SECOND FRASER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

FURTHER DISCUSSION: COMMISSIONER WAKO COMMENTED THAT THIS WILL BE A GREAT PROJECT FOR THE CITY AND THANKED FIRE CHIEF CONWAY FOR THE GREAT SERVICE THAT HIS DEPARTMENT PROVIDES. HE ACKNOWLEDGED THAT THIS IS AN OVERDUE PROJECT THAT IS NEEDED.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 28, 2025.

5.3 Planning Case #25-106, 610 Junction Building 4 – Preliminary Plat and Site Plan

Senior Planner Donovan introduced the application for a preliminary plat and site plan application for 610 Junction Building 4. She stated that the applicant proposes one building and one newly created lot. She provided details on the site location, subject property, and adjacent uses and zoning. She presented details of the proposed site plan and recommended approval of the preliminary plat and site plan with the condition noted in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for clarification on the elevation and drainage. He asked if there is a tenant or whether this is being constructed as speculative.

Senior Planner Donovan provided clarification on the proposed drainage plans. She noted that the building is being built as speculative.

Commission Chair Cavin commented that this would seem to block the signage of the existing tenants and asked if there was any input.

Senior Planner Donovan replied that she could follow up on that.

Commissioner Udomah asked the estimated timeline to place a tenant in the building.

Scott Clancy, representing the applicant, stated that the client is in negotiations with several tenants and a better timeline will soon be available for that and provided to City staff.

Commission Chair Cavin stated that he did not see a landscaping plan included to meet the landscaping requirements.

Senior Planner Donovan replied that the applicant did provide a landscaping plan that met all open space and landscaping requirements.

Commission Chair Cavin recognized the proximity to the highway and asked if a pylon or monument sign would be planned.

Senior Planner Donovan replied that pylon signs are not allowed.

Mr. Clancy stated that his client owns the other three lots within the 610 Junction. He stated that there is no additional signage planned at this time.

Commission Chair Cavin asked if MnDOT has been consulted and agrees with the setback lines.

Senior Planner Donovan replied that the preliminary plat was sent to MnDOT and Hennepin County. She stated that Hennepin County had no comments and MnDOT has not replied, but noted that the preliminary plat does meet all setback requirements.

Commissioner Wako asked for details on the anticipated level of traffic.

Senior Planner Donovan replied that the transportation engineer has reviewed the site plan and had no concerns. She described the path that traffic would flow into and through the site.

Commissioner Turner asked if there are any plans to remove the gas tank on the site and whether there are any plans to increase sustainability.

Mr. Clancy replied that the gas tank is being removed. He stated that there will be gas brought in for unit heaters, but the majority of the building would use electric. He noted that the tenants, once agreed upon, would work with the City on sustainability. He stated that the building would be constructed to be solar-ready.

Commission Chair Cavin asked for details on the type of roof that would be used.

Mr. Clancy provided those details.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF PRELIMINARY PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

6. OTHER BUSINESS

6.1 Approval of Updated Bylaw Language

Planning Director Mogush stated that at the last meeting, the Commission reviewed the bylaws and provided direction to staff to make some updates to increase clarity. He stated that when completing that review, he noticed additional language that should be updated. He presented the proposed changes to the bylaws.

Commissioner Fraser stated that she likes the revised language and agreed that it is clearer.

Commission Chair Cavin asked if a Commissioner could attend virtually and count towards the quorum.

Planning Director Mogush confirmed that is correct and noted the requirements for posting and access to the public for those attending virtually.

Commissioner Wako asked if the young members, if appointed, would have the same voting rights as the other members.

Planning Director Mogush confirmed that the young adult members would have full voting rights. He stated that the language that provides those details is within the City Ordinance that created those positions. He stated that, unfortunately, the City has not had much interest in the young adult positions up to this point.

Commissioner Korosso asked if there would be an option for Commissioners to participate virtually.

Planning Director Mogush confirmed that is an option and noted that those requirements are found within the open meeting details. He stated that if a member of the Commission is interested in participating virtually, they can contact staff for more details on the requirements and process.

MOTION CAVIN, SECOND UDOMAH, TO APPROVE THE UPDATED BYLAW LANGUAGE AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Planning Director Mogush provided a brief update on land use and planning actions of the City Council.

8. Commission comments

Commission Chair Cavin referenced a previous discussion of the Commission to potentially change the start time of the meeting from 7:00 p.m. to 6:00 p.m. and asked for an update.

Planning Director Mogush stated that there are a few members of the Commission who could not make a 6:00 p.m. start time and, therefore, staff is not proposing to change the time of the meeting.

Commissioner Udomah noted a segment of concrete sidewalk on Zane that was replaced with asphalt trail and asked for an update.

Planning Director Mogush replied that sidewalk was replaced with a multi-use trail, which is wider to accommodate multi-modal pedestrian traffic.

Commissioner Udomah asked when the rest of that neighborhood area would receive a sidewalk.

Planning Director Mogush stated that the City has been implementing its bike and trail plan, recognizing that they are still working to accomplish those goals.

Commissioner Udomah recognized that it is spring and asked if the City will be doing anything to encourage residents to clean up after themselves.

Planning Director Mogush recognized the visibility of the litter around the community and commented that there is an effort by the City Council to address that issue.

Commissioner Fraser congratulated the City, noting the recent groundbreaking for the teen center, and looks forward to the opening.

9. Staff Comments

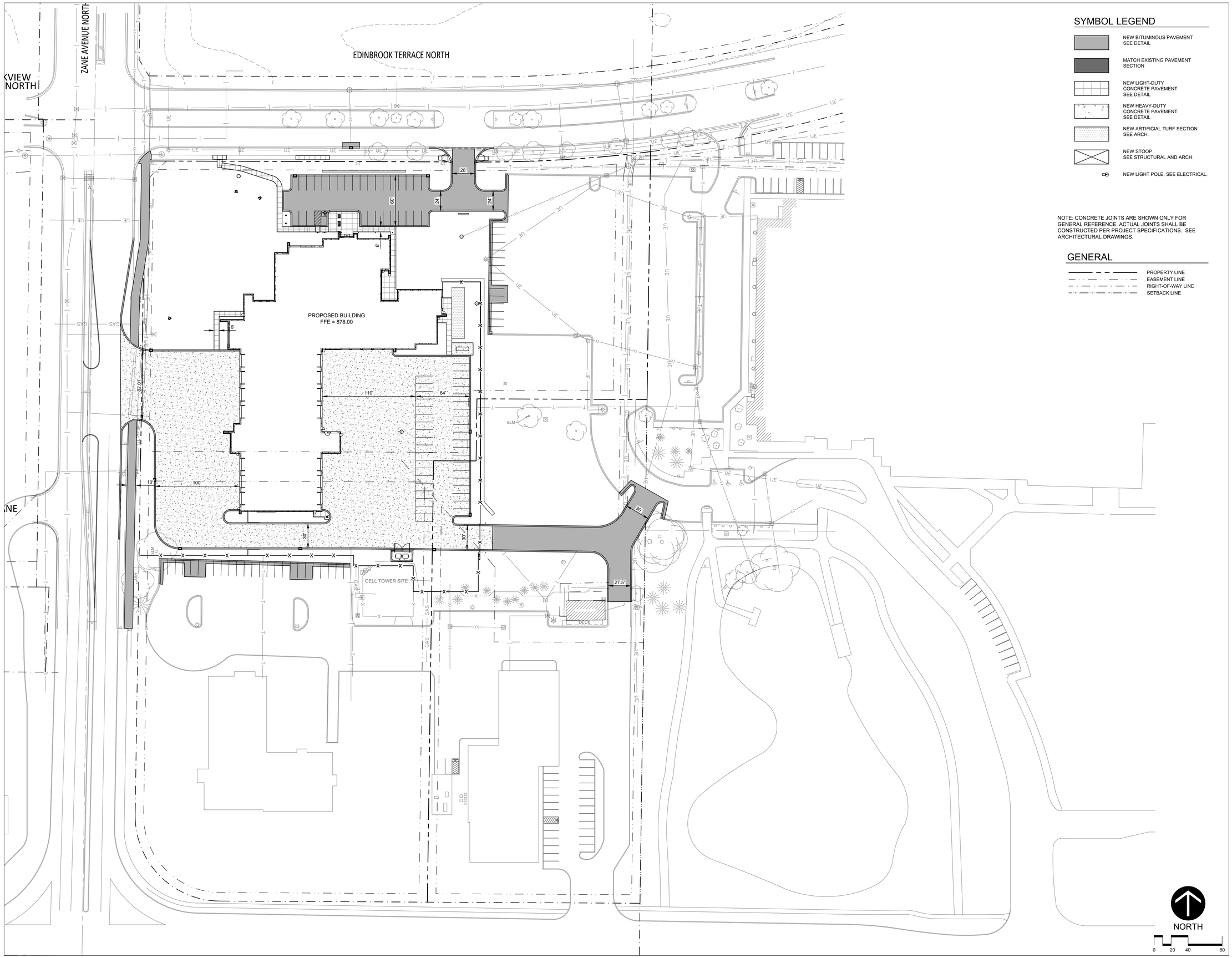
Planning Director Mogush stated that the Commission will not hold an April worksession and instead there will be a development tour with the City Council and Planning Commission. He provided details on the next step of the Northwest Area Plan, which is a public open house on May 7th. There is a survey on the City website related to the Metro Blue Line extension, hoping to gain feedback from residents and businesses on the topic of anti-displacement.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:11 PM.

Respectfully submitted,

Paul Mogush
Planning Director



SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT SEE DETAIL
- MATCH EXISTING PAVEMENT SECTION
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW ARTIFICIAL TURF SECTION SEE ARCH.
- NEW STOOP SEE STRUCTURAL AND ARCH.
- NEW LIGHT POLE, SEE ELECTRICAL.

NOTE: CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

NORTH
0 20 40 80

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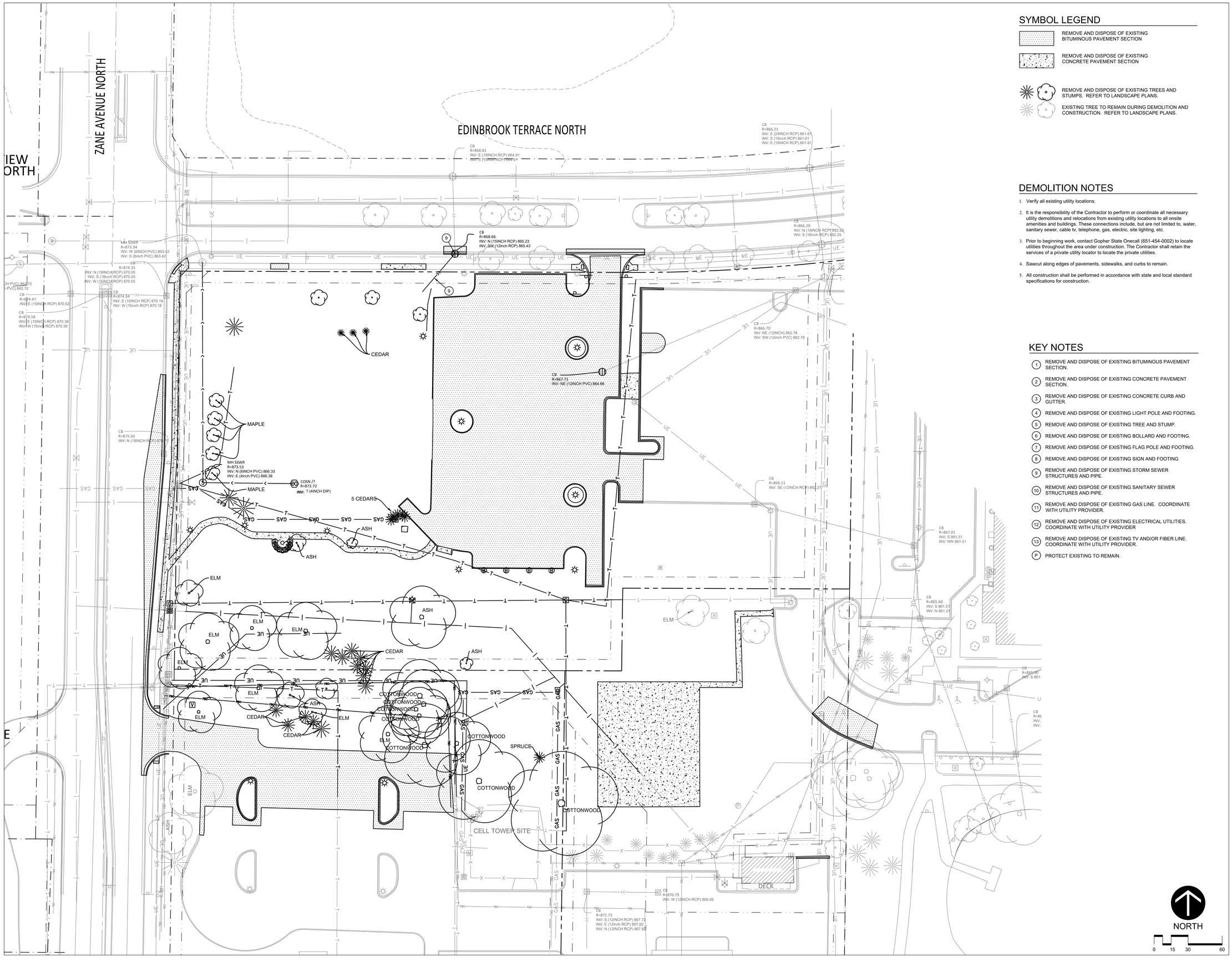
Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025
Overall Site Plan

C000



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

REMOVE AND DISPOSE OF EXISTING TREES AND STUMPS. REFER TO LANDSCAPE PLANS.

EXISTING TREE TO REMAIN DURING DEMOLITION AND CONSTRUCTION. REFER TO LANDSCAPE PLANS.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

1. REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION.
2. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
3. REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND FOOTING.
5. REMOVE AND DISPOSE OF EXISTING TREE AND STUMP.
6. REMOVE AND DISPOSE OF EXISTING BOLLARD AND FOOTING.
7. REMOVE AND DISPOSE OF EXISTING FLAG POLE AND FOOTING.
8. REMOVE AND DISPOSE OF EXISTING SIGN AND FOOTING
9. REMOVE AND DISPOSE OF EXISTING STORM SEWER STRUCTURES AND PIPE.
10. REMOVE AND DISPOSE OF EXISTING SANITARY SEWER STRUCTURES AND PIPE.
11. REMOVE AND DISPOSE OF EXISTING GAS LINE. COORDINATE WITH UTILITY PROVIDER.
12. REMOVE AND DISPOSE OF EXISTING ELECTRICAL UTILITIES. COORDINATE WITH UTILITY PROVIDER
13. REMOVE AND DISPOSE OF EXISTING TV AND/OR FIBER LINE. COORDINATE WITH UTILITY PROVIDER.
- P. PROTECT EXISTING TO REMAIN.

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SIGNATURE: _____

DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

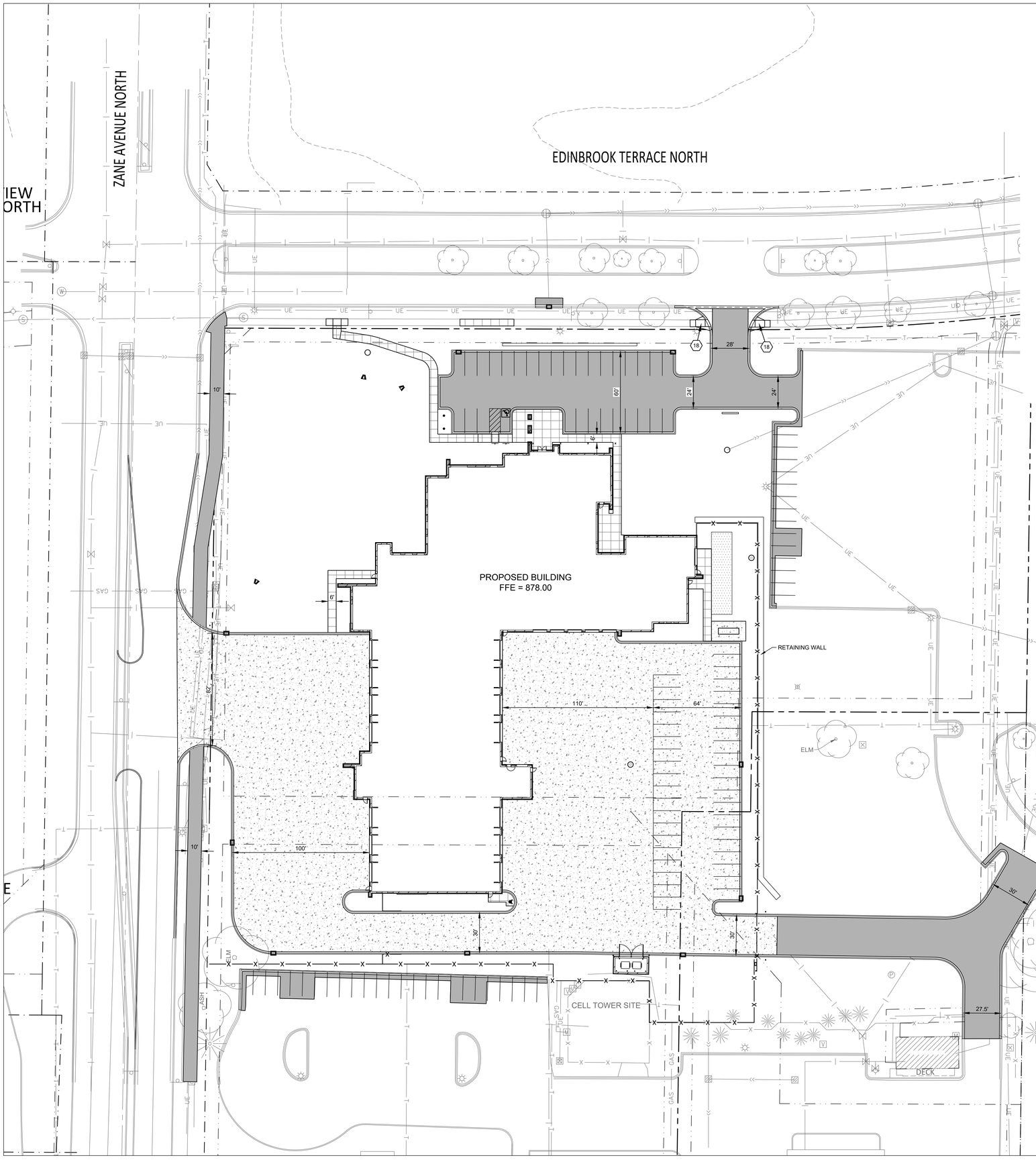
CNH NO.: 23074
DATE: 3/27/2025

Demolition Plan

C100

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KEY NOTES

1. NEW BITUMINOUS PAVEMENT, SEE DETAIL 1/C500
2. MATCH EXISTING PAVEMENT SECTION
3. NEW LIGHT-DUTY CONCRETE PAVEMENT, SEE DETAIL 2/C500
4. NEW HEAVY-DUTY CONCRETE PAVEMENT, SEE DETAIL 3/C500
5. NEW B612 CONCRETE CURB, SEE DETAIL 4/C500
6. NEW SURMOUNTABLE CURB, SEE DETAIL 5/C500
7. NEW CURB TRANSITION
8. NEW CURB TAPER (FULL HEIGHT TO FLUSH)
9. NEW ACCESSIBLE CURB RAMP, SEE DETAIL 7/C500
   _A: TYPE 1
   _B: TYPE 2
10. NEW SIGN AND POST, SEE ARCHITECTURAL
11. NEW BOLLARD, SEE ARCHITECTURAL
12. NEW FLAG POLE, SEE ARCHITECTURAL
13. NEW ARTIFICIAL TURF, SEE ARCHITECTURAL
14. NEW MONUMENT SIGN, SEE ARCHITECTURAL
15. NEW TRASH ENCLOSURE, SEE ARCHITECTURAL
16. TRANSFORMER PAD, SEE ARCHITECTURAL
17. LIGHT POLE/BOLLARD, SEE ELECTRICAL
18. NEW ACCESSIBLE CURB RAMP WITHIN ROW, SEE DETAIL 8/C500

SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT SEE DETAIL 1/C500
- MATCH EXISTING PAVEMENT SECTION
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL 2/C500
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL 3/C500
- NEW ARTIFICIAL TURF SECTION SEE ARCH.
- NEW STOOP SEE STRUCTURAL AND ARCH.
- NEW LIGHT POLE, SEE ELECTRICAL.

NOTE: CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

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DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025

Paving Plan

C200

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SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- EROSION CONTROL BLANKET, SEE DETAIL 4/C504 (INSTALL ON SLOPES OF 4:1 AND GREATER)
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION, SEE DETAIL 2/C504

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
G - GRADE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Refer to landscape architect plan for site restoration.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All pavement grades within ADA parking stalls and access aisles shall not exceed 2% in any direction.
7. Soil stockpiling areas shall be provided with perimeter erosion control.

EROSION CONTROL NOTES

1. See SWPPP Sheets C600 and C601 for Erosion Control Notes.

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Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025

Grading and
Erosion Control Plan

C300

NORTH
0 15 30 60

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DD ESTIMATE - NOT FOR CONSTRUCTION

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(952) 431-4433

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- EROSION CONTROL BLANKET, SEE DETAIL 4/C504 (INSTALL ON SLOPES OF 4:1 AND GREATER)
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION, SEE DETAIL 2/C504

950.00 TC
949.50 GL

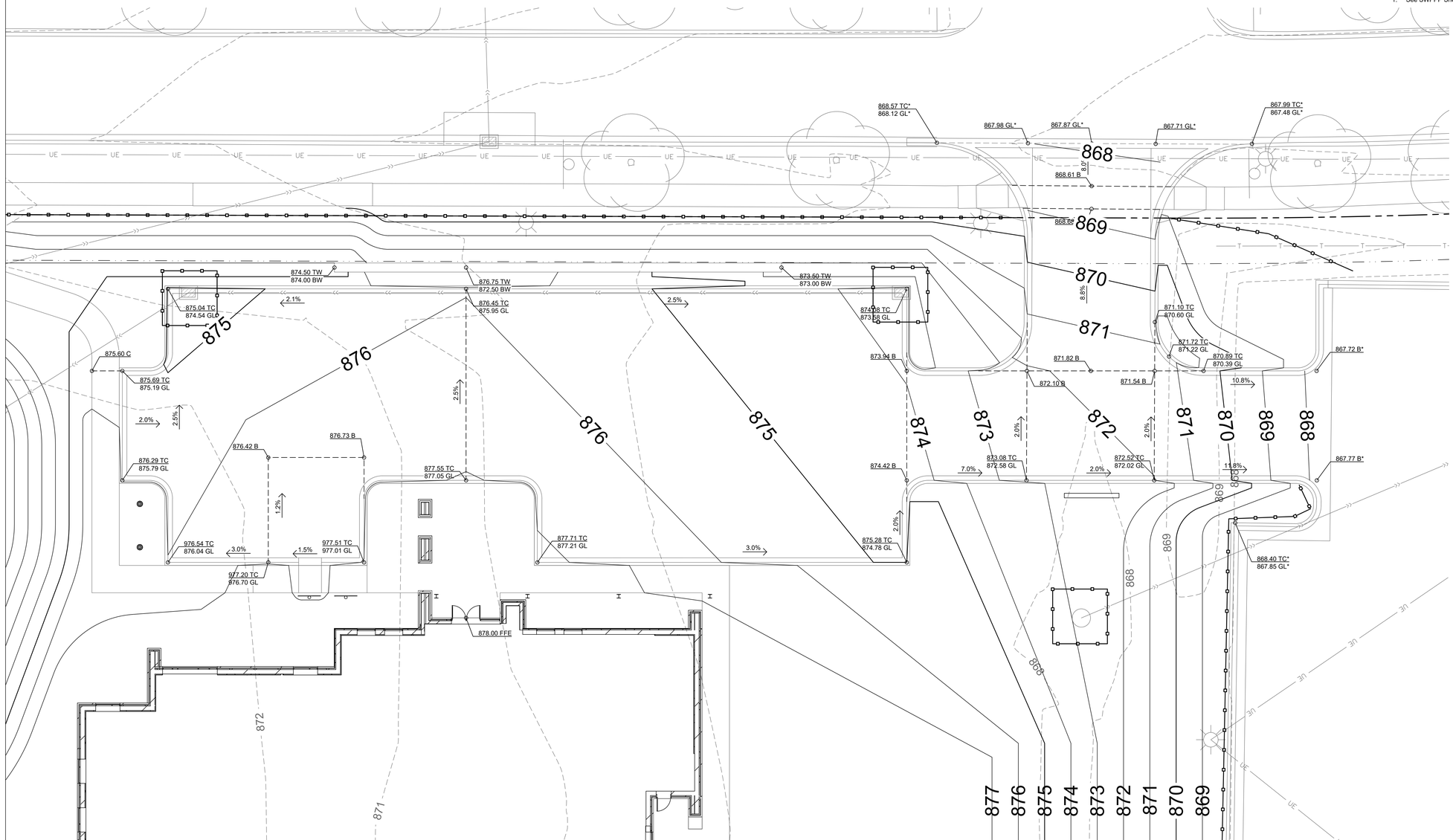
SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
G - GRADE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. See Sheet C300 for Grading Notes.

EROSION CONTROL NOTES

1. See SWPPP Sheets C600 and C601 for Erosion Control Notes.



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Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025

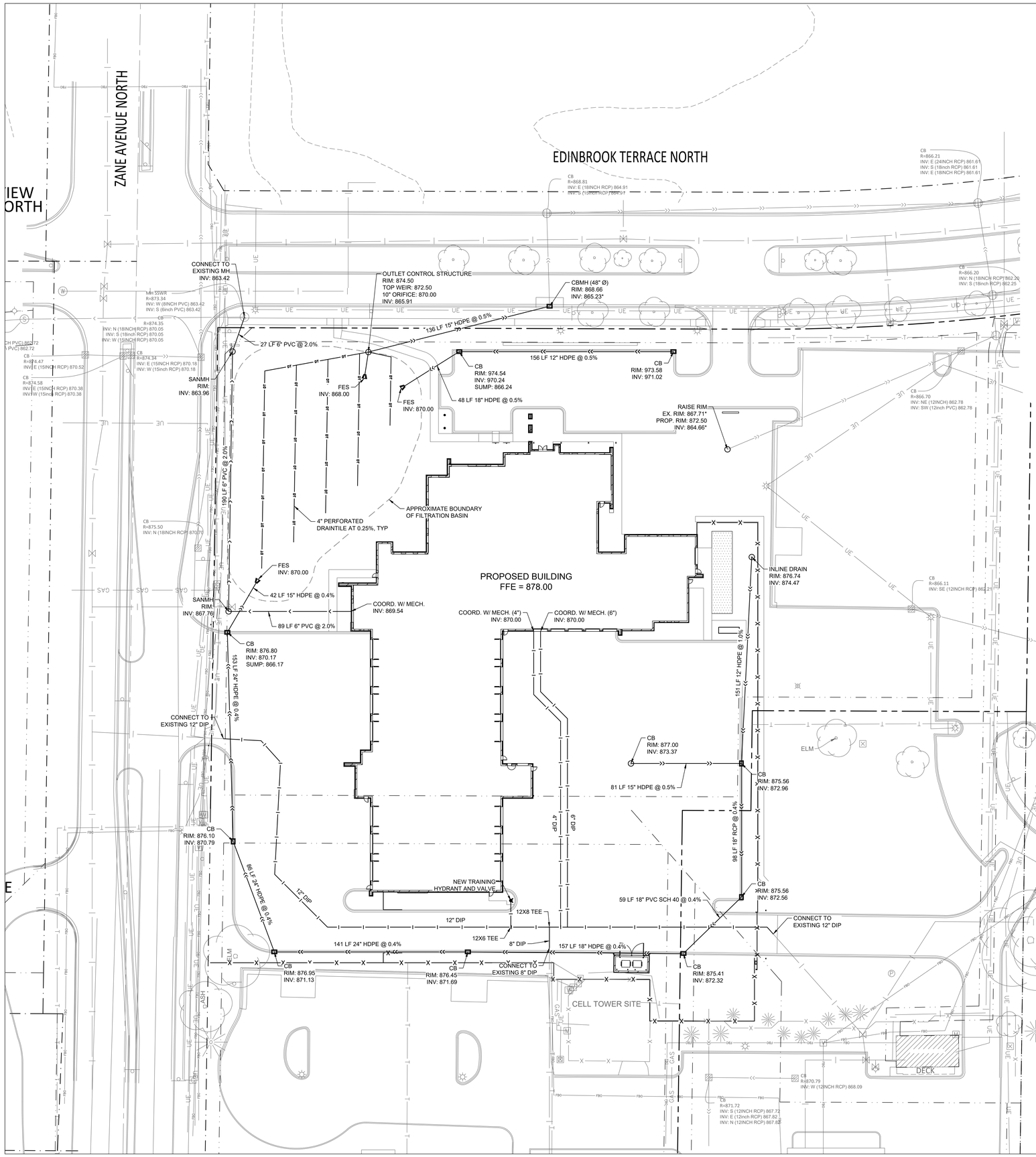
Enlarged Grading Plan

C301

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SYMBOL LEGEND

STORM MANHOLE	CABLE UNDERGROUND LINE
CATCH BASIN	ELECTRIC OVERHEAD LINE
CURB INLET	ELECTRIC UNDERGROUND LINE
FLARED END	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE	NATURAL GAS UNDERGROUND LINE
HYDRANT	SANITARY SEWER PIPE
GATE VALVE & BOX	STORM SEWER PIPE
WATER SHUTOFF	TELEPHONE UNDERGROUND LINE
LIGHT POLE	WATERMAIN PIPE
	DRAINTILE PIPE

KEY NOTES

1. CATCH BASIN, SEE DETAIL
2. CATCH BASIN MANHOLE, SEE DETAIL
3. CATCH BASIN/MANHOLE WITH SUMP, SEE DETAIL
4. OUTLET CONTROL STRUCTURE, SEE DETAIL
5. SANITARY SEWER MANHOLE, SEE DETAIL
6. HYDRANT AND VALVE. PLACE VALVE BEHIND THE CURB WITHIN CONCRETE PAD, SEE DETAIL 2/C502
7. GATE VALVE AND BOX, SEE DETAIL
8. FLARED END SECTION, SEE DETAIL
9. INLINE DRAIN, SEE DETAIL

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. PVC storm sewer shall be schedule 40.

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsoneng.com

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

PRINT NAME: _____ LIC. NO.: _____
SIGNATURE: _____
DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

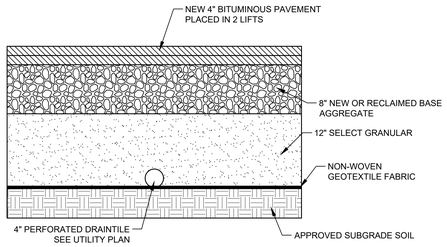
CNH NO.: 23074
DATE: 3/27/2025
Utility Plan

C400

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DD ESTIMATE - NOT FOR CONSTRUCTION

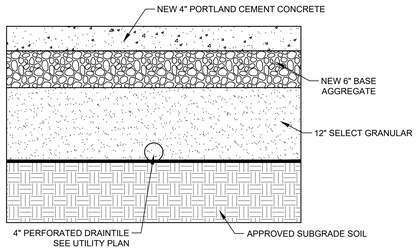
CNH Architects
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433



BITUMINOUS CONSTRUCTION DETAIL

1 C500

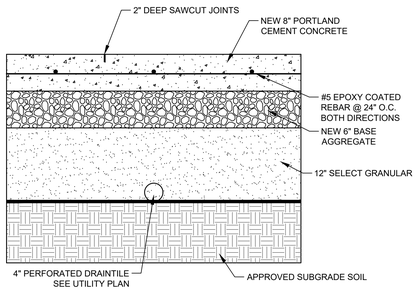
NOT TO SCALE



CONCRETE CONSTRUCTION DETAIL

2 C500

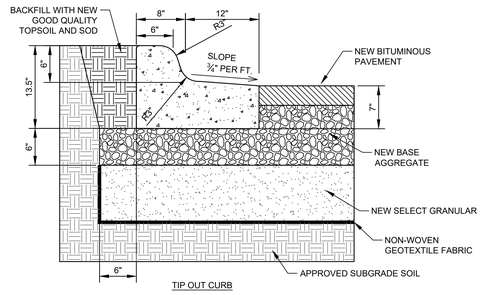
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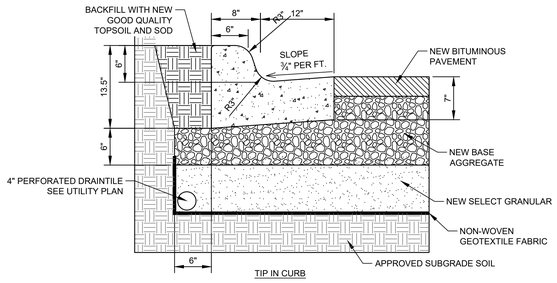


CONCRETE CONSTRUCTION DETAIL

3 C500

NOT TO SCALE

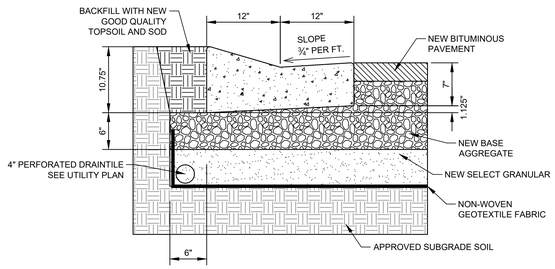




B612 CONCRETE CURB & GUTTER DETAIL

4 C500

NOT TO SCALE

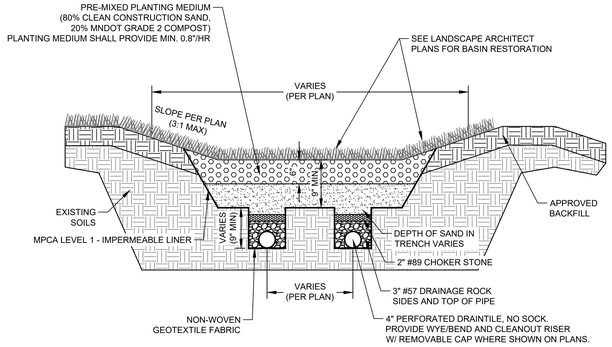


NOTE: TIP OUT GUTTER WHERE INDICATED ON PLANS OR AS NEEDED TO ENSURE POSITIVE DRAINAGE

SURMOUNTABLE CURB & GUTTER DETAIL

5 C500

NOT TO SCALE

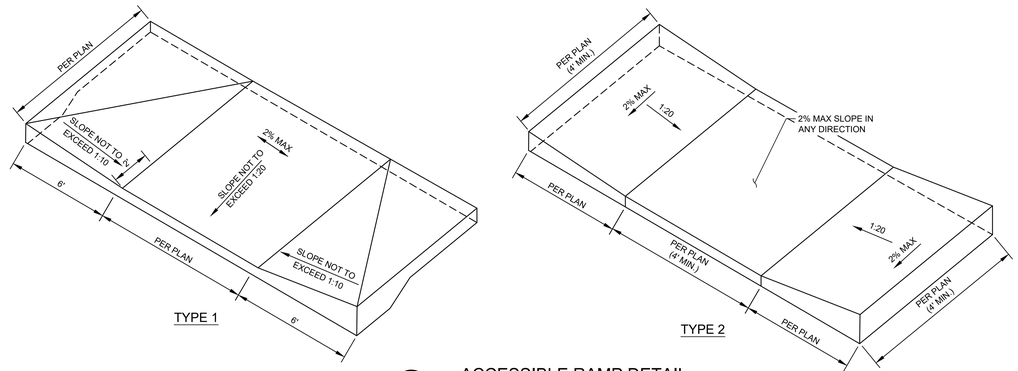


NOTES:
1. SOILS WITHIN FILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.

FILTRATION BASIN CROSS SECTION

6 C500

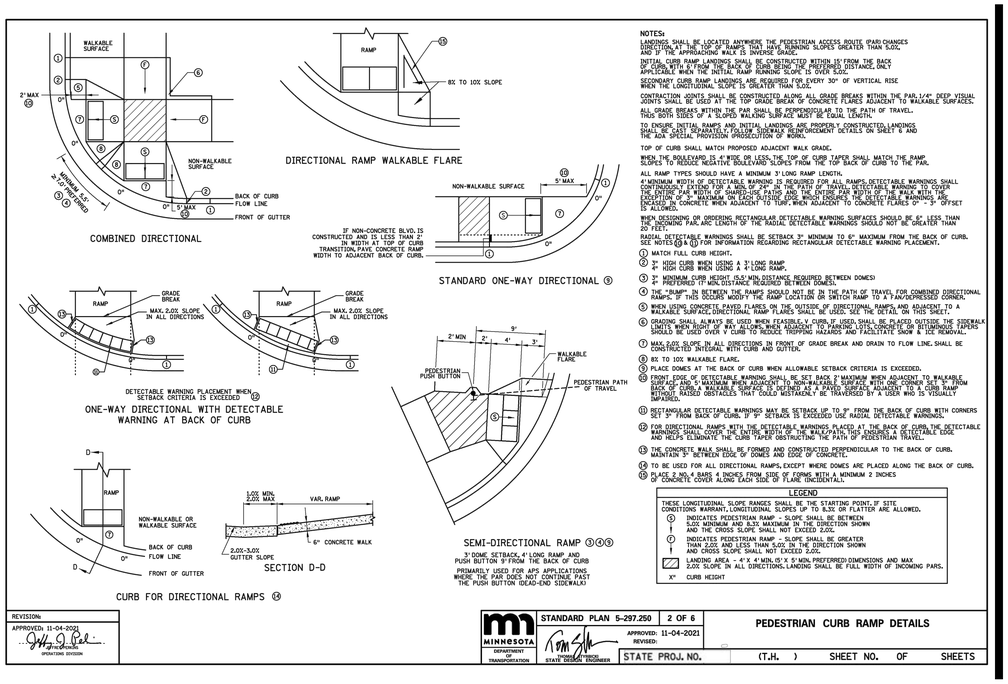
NOT TO SCALE



ACCESSIBLE RAMP DETAIL

7 C500

NOT TO SCALE



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS DIVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 2'-0" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE, WHICH ENSURES THE DETECTABLE WARNINGS ARE INSTALLED ON CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6' LESS THAN THE EXISTING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD BE NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES 10 & 11 FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

1. MATCH FULL CURB HEIGHT.
2. 3" HIGH CURB WHEN USING A 3' LONG RAMP. 4" HIGH CURB WHEN USING A 4' LONG RAMP.
3. 3" MINIMUM CURB HEIGHT (5.0' MIN. DISTANCE REQUIRED BETWEEN DOMES) 4" PREFERRED (1' MIN. DISTANCE REQUIRED BETWEEN DOMES).
4. THE "RAMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A T-RAMP/DEPRESSED CORNER.
5. WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
6. GRADING SHALL ALWAYS BE USED, WHEN FEASIBLE. V CURB, LF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7. MAX 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8. 8% TO 10% WALKABLE FLARE.
9. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10. FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 5' FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD OBSTRUCT OR BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11. RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9", FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
12. FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALKPATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13. THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
14. TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.
15. PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
- 6 — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- 7 — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" — CURB HEIGHT

REVISION:
APPROVED: 11-04-2021
Cathy J. Gold
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 11-04-2021
REVISED:
Tom Styhre
HIGHWAY ENGINEER
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. | (T.H.) | SHEET NO. OF | SHEETS

ACCESSIBLE RAMP DETAIL

8 C500

NOT TO SCALE

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 | 651.481.9201
www.larsonengr.com

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PRINT NAME: _____ LIC. NO.: _____
SIGNATURE: _____
DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

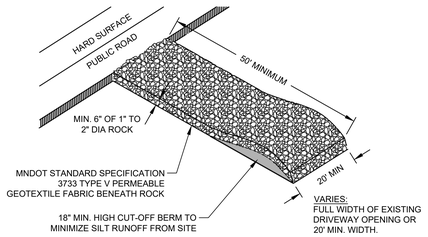
CNH NO.: 23074
DATE: 3/27/2025
Details

C500

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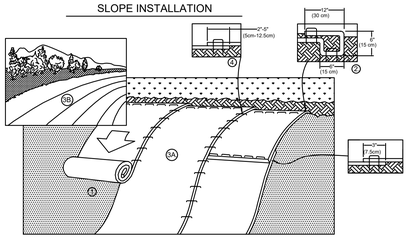
Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433



ROCK CONSTRUCTION ENTRANCE

1 / C501

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

Erosion Control Blanket:
North American Green BioNet S150BN erosion control blanket or approved equal.

Top Net
Leno Woven 100% biodegrdable organic jute
9.35 lbs/1,000 ft2
(4.5 kg/100 m2) approx. wt.

100% Straw Fiber
0.50 LBS/YD2
(0.27 KG/M2)

Bottom Net
100% biodegradable organic jute
7.7 lbs/1,000 ft2
(3.76 kg/100 m2) approx. wt.

Thread
Biodegradable

Staples/Anchors:
The type of anchors used to secure the blanket to the ground shall be Steel wire11 Gauge 1" wide x 8" long.

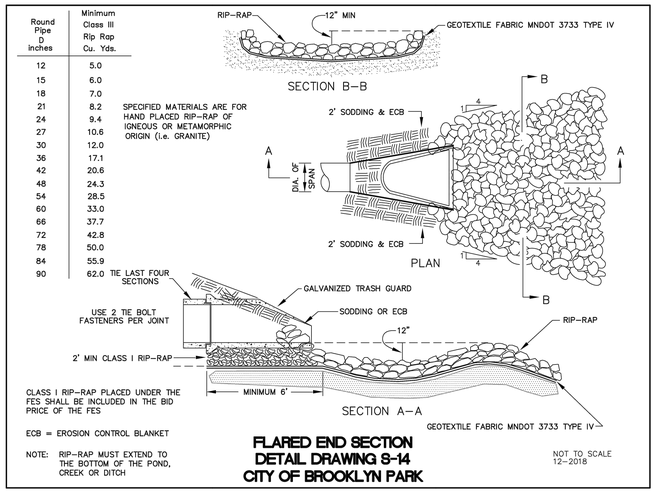
EROSION CONTROL BLANKET

2 / C501

NOT TO SCALE

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

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



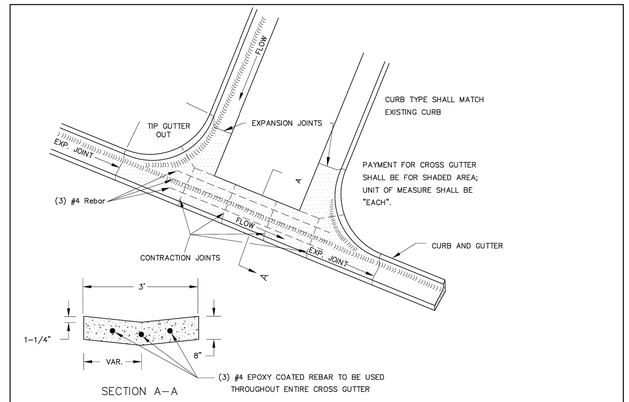
FLARED END SECTION
DETAIL DRAWING S-14
CITY OF BROOKLYN PARK

NOT TO SCALE
12-2018

RIP-RAP AT OUTLETS

3 / C501

NOT TO SCALE



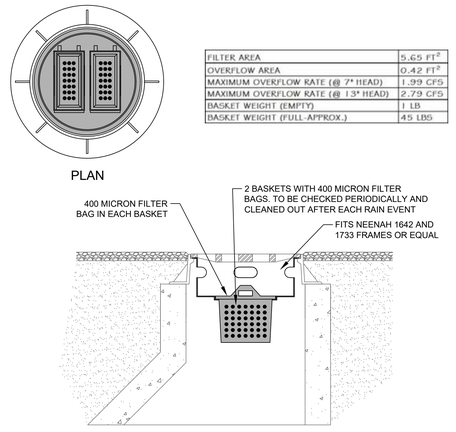
CONCRETE CROSS GUTTER
DETAIL DRAWING ST-5
CITY OF BROOKLYN PARK

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1-18

CROSS GUTTER DETAIL

5 / C501

NOT TO SCALE

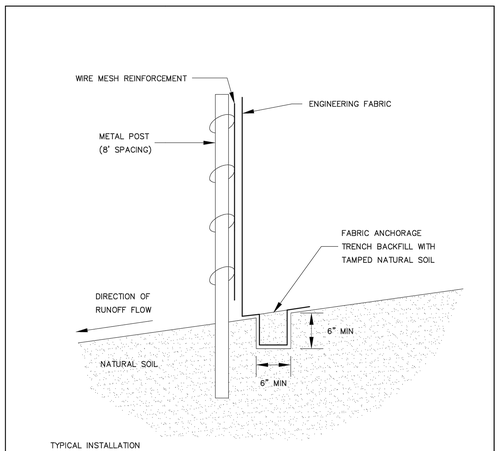


FILTER AREA	9.65 FT²
OVERFLOW AREA	0.42 FT²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS

INFRASAFE INLET PROTECTION DEVICE (OR EQ.)

4 / C501

NOT TO SCALE



PAYMENT WILL BE MADE AT THE CONTRACT UNIT PRICE BID AT 50% WHEN SILT FENCE IS INSTALLED AND THE REMAINING 50% UPON REMOVAL

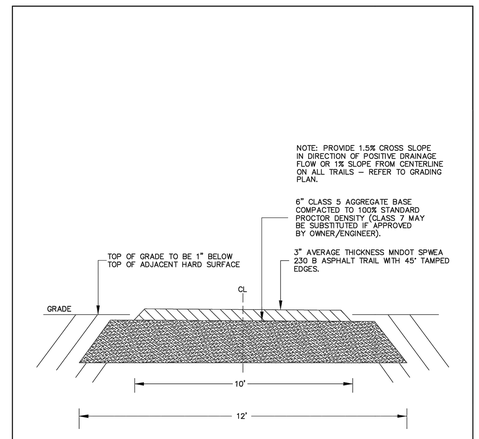
NOT TO SCALE
4-96
3-11

TYPICAL INSTALLATION FOR SILT FENCE
DETAIL DRAWING ST-18
CITY OF BROOKLYN PARK

SILT FENCE DETAIL

6 / C501

NOT TO SCALE



NOT TO SCALE
1-2024

6" AGGREGATE BASE
CUBIC YARD PER LINEAL FOOT – 0.213
LINEAL FEET PER CUBIC YARD – 4.69

BITUMINOUS TRAIL
DETAIL DRAWING ST-20
CITY OF BROOKLYN PARK

BITUMINOUS TRAIL DETAIL

7 / C501

NOT TO SCALE

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

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PRINT NAME: _____ LIC. NO.: _____
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DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

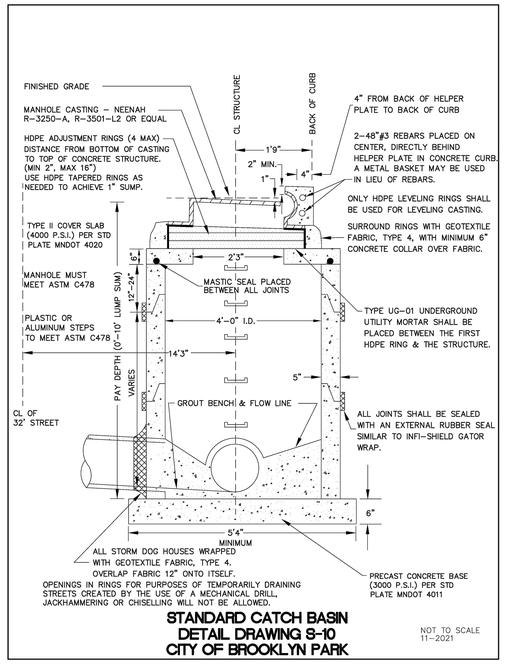
REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025
Details

C501

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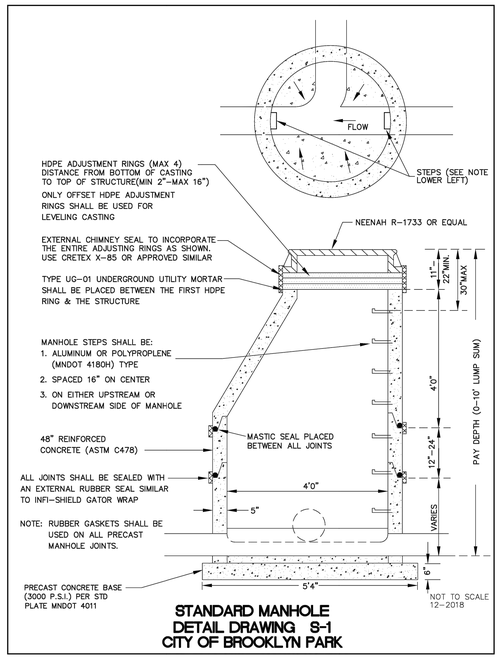


STANDARD CATCH BASIN DETAIL DRAWING S-10 CITY OF BROOKLYN PARK

NOT TO SCALE 11–2021

1 C502 CATCH BASIN MANHOLE DETAIL

NOT TO SCALE

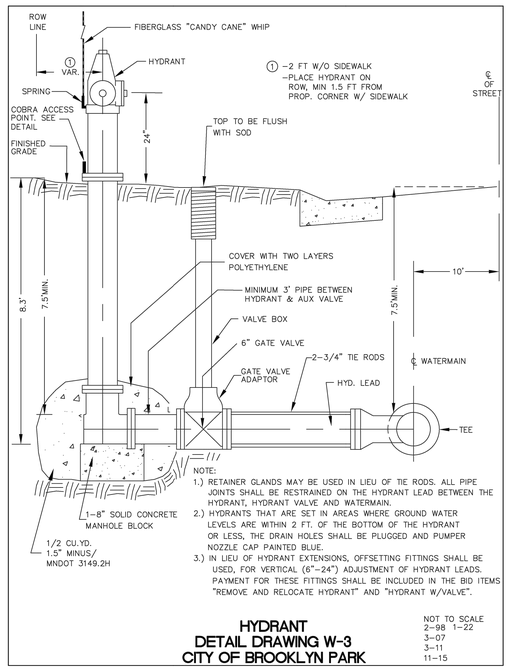


STANDARD MANHOLE DETAIL DRAWING S-1 CITY OF BROOKLYN PARK

NOT TO SCALE 12–2018

2 C502 SANITARY SEWER MANHOLE DETAIL

NOT TO SCALE

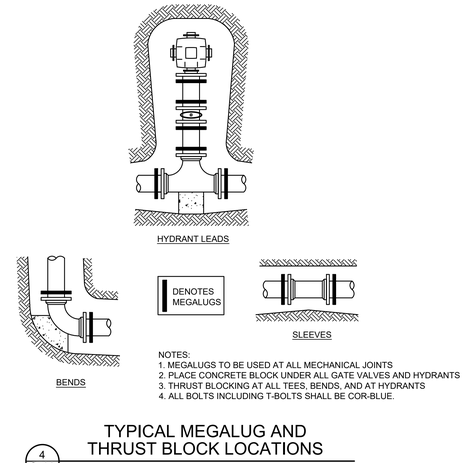


HYDRANT DETAIL DRAWING W-3 CITY OF BROOKLYN PARK

NOT TO SCALE
2–98 1–22
3–07
3–11
11–15

3 C502 HYDRANT & GATE VALVE INSTALLATION DETAIL

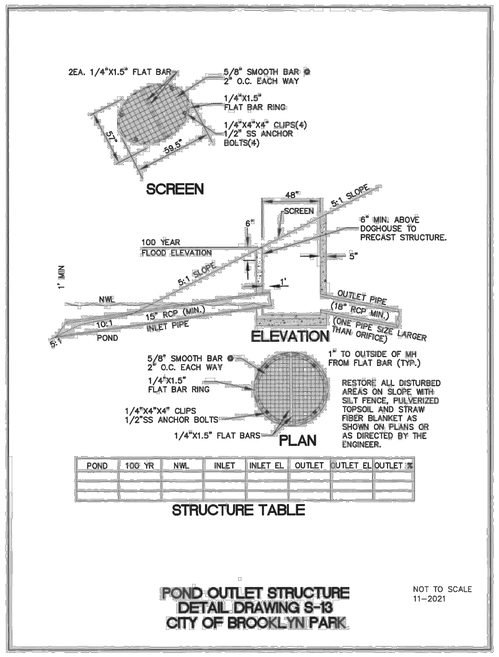
NOT TO SCALE



NOTES:
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS
3. THRUST BLOCKING AT ALL TEES, BENDS, AND AT HYDRANTS
4. ALL BOLTS INCLUDING T-BOLTS SHALL BE COR-BLUE.

4 C502 TYPICAL MEGALUG AND THRUST BLOCK LOCATIONS

NOT TO SCALE

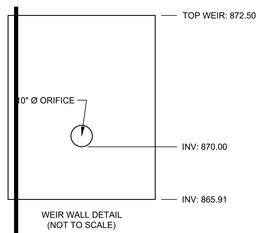


POND	100 YR	NWL	INLET	INLET EL	OUTLET	OUTLET EL	OUTLET %

STRUCTURE TABLE

POND OUTLET STRUCTURE DETAIL DRAWING S-13 CITY OF BROOKLYN PARK

NOT TO SCALE 11–2021

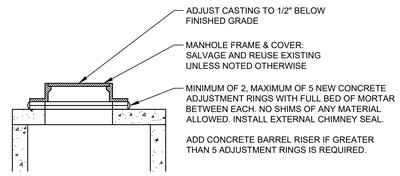


WEIR WALL DETAIL (NOT TO SCALE)

5 C502 OUTLET CONTROL STRUCTURE MANHOLE DETAIL

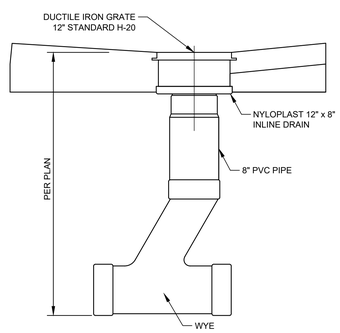
NOT TO SCALE

NOTE:
A STRUCTURE ADJUSTMENT SHALL INCLUDE REMOVING AND SALVAGING THE EXISTING CASTING ASSEMBLY, REMOVING EXISTING CONCRETE RINGS TO THE PRECAST SECTION, INSTALLING NEW RINGS AND SALVAGED OR NEW CASTING TO PROPOSED GRADES, CLEANING CASTING FLANGE BY MECHANICAL MEANS TO INSURE A SOUND SURFACE, AND INSTALLING AN EXTERNAL CHIMNEY SEAL FROM CASTING TO PRECAST SECTION. CHIMNEY SEAL SHALL BE INFI-SHIELD, UNI-BAND, OR AN APPROVED EQUAL.



6 C502 STORM STRUCTURE ADJUSTMENT DETAIL

NOT TO SCALE



7 C502 INLINE DRAIN DETAIL

NOT TO SCALE

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 | 651.481.9201
www.larsonengr.com

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

PRINT NAME: _____ LIC. NO.: _____

SIGNATURE: _____

DATE: _____

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 3/27/2025
Details

C502

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CITY CODE:
152.1012 - PUBLIC/INSTITUTION LANDSCAPING

1. **OL - OPEN SPACE - 30% OF SITE TO BE OPEN SPACE (IMPERVIOUS).** AND ASSOCIATED PLANT MATERIAL REQUIREMENTS
   EST. 66,724 / 189,822 SF= 35% IMPERVIOUS - **USE MIN. 30% = 56,946 SF** OF SITE TO CALC BELOW
   - 1.1.1. 1 SHADE TREE PER 3,000SF = 19 SHADE TREES - ACHIVED
   - 1.1.2. 1 ORNAMENT TREE PER 1,500 SF = 9 ORNAMENTAL TREES- ACHIEVED
   - 1.1.3. 1 EVERGREEN TREE PER 3,000 SF - **REDUCE IF SAFETY ISSUES** = 19 EVERGREEN TREES we have 13 columnar
   - 1.1.4. 1 DEC OR EVERGREEN SHRUB PER 100 SF= 569 SHRUBS, we have 394, we can convert some perennnials to shrub areas
2. **C - CANOPY COVER - 1 SHADE OR 2 ORNAMENTAL TREES PER 350 SF OF PARKING LOT GREEN SPACE REQ.**
   - 2.1. LOT 1 - 10,422 SF/10% GREEN SPACE = 1,4042 SF ISLAND / 350= 4 TREES/8 ORN TREES
   - 2.2. LOT 2 - 12,465 SF/10% GREEN SPACE = 1,246 SF ISLAND / 350 = 3 TREES / 6 ORN TREES
3. **FL - FOUNDATION PLANTINGS - 40% OF FOUNDATION PLANTED WITH MIN 6FT WIDE PLANTING BED**
   - 3.1. 1144 LF X.40= 457.6 LF. **629 LF OF FOUNDATION IS PLANTED - ACHIEVED**
4. **LS - LANDSCAPE SCREEN PARKING LOT FROM STREET - NORTH LOT HAS SHRUB HEDGE**
5. **ST - STREET TREE - 1 TREE PER 70 LF, MIN 6FT BLVD. MIN 2" CAL - ACHIEVED**
6. **SAFETY ISSUES**
   - 6.1. SAFETY ISSUE - NON-CLIMBABLE FENCING
   - 6.2. SAFETY ISSUE - EVERGREENS BLOCK VIEWS
   - 6.3. SAFETY ISSUE - NO STREET TREES OR PLANTS AT FIRE TRUCK EXITS

PLAN PRESENTLY SHOW:
16 -SHADE TREES - MATURE OVER 20FT
3- STREET TREES
9 - ORNAMENTAL TREES - UNDER 20FT
13 - EVERGREEN TREES - COLUMNAR
394 EVERGREEN SHRUBS AND DECIDUOUS SHRUBS
794 PERENNIALS

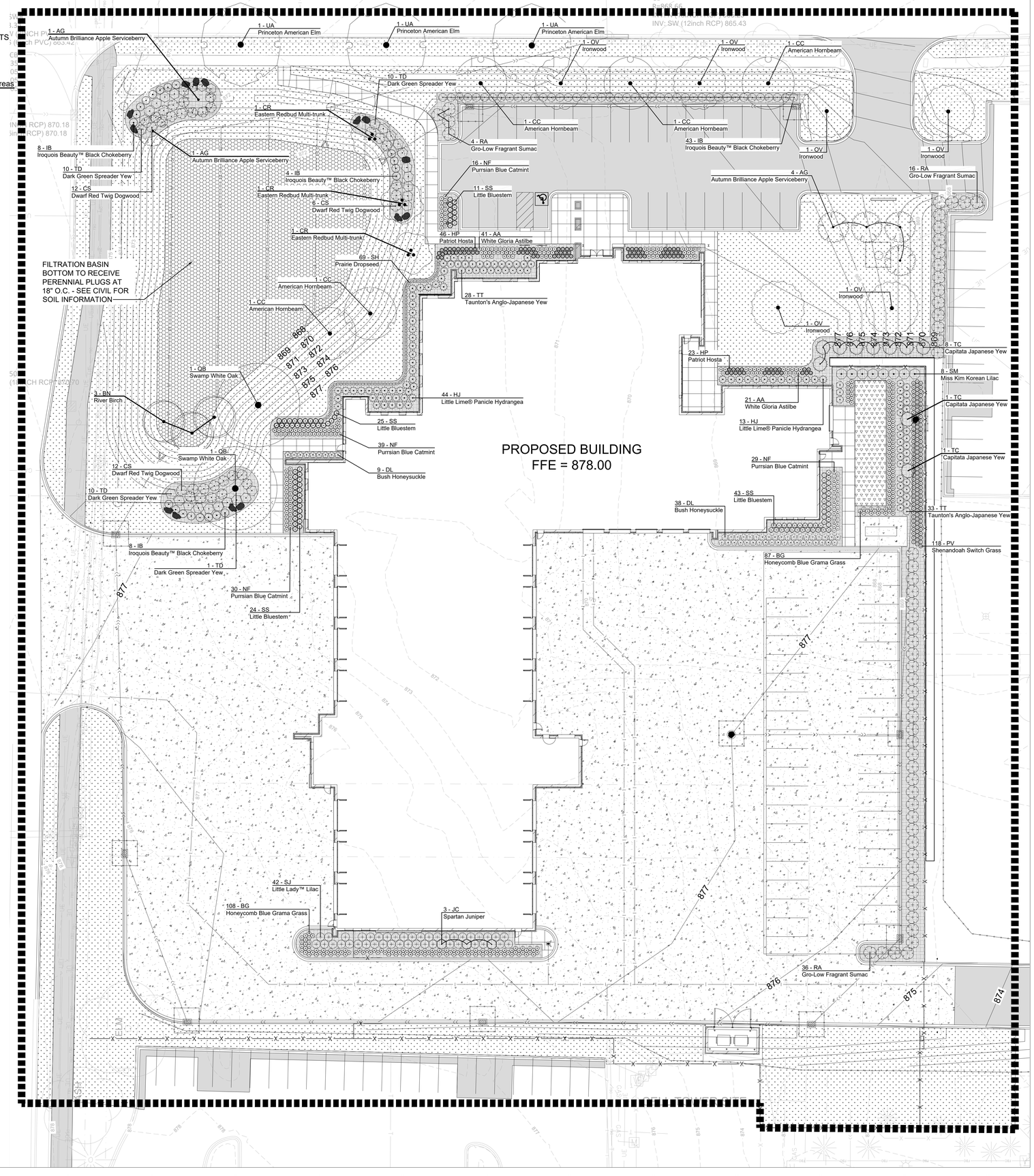
PLANT_SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
CONIFEROUS TREES						
	JC	3	Juniperus chinensis 'Spartan' / Spartan Juniper	6` Ht.	B&B	
	TC	10	Taxus cuspidata 'Capitata' / Capitata Japanese Yew	6` Ht.	B&B	
		13	SUBTOTAL:			
DECIDUOUS ORNAMENTAL TREES						
	AG	6	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	B&B	
	CR	3	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht.	B&B	
		9	SUBTOTAL:			
DECIDUOUS TREES						
	BN	3	Betula nigra / River Birch	6` Ht.	B&B	
	CC	5	Carpinus caroliniana / American Hornbeam	2" Cal.	B&B	
	OV	6	Ostrya virginiana / Ironwood	2" Cal.	B&B	
	QB	2	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	
	UA	3	Ulmus americana 'Princeton' / Princeton American Elm	2" Cal.	B&B	
		19	SUBTOTAL:			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS						
	IB	63	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#2	Cont.	48" o.c.
	CS	30	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	#2	Cont.	60" o.c.
	DL	47	Diervilla lonicera / Bush Honeysuckle	#2	Cont.	36" o.c.
	HJ	57	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	#2	Cont.	48" o.c.
	RA	56	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2	Cont.	72" o.c.
	SM	8	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#2	Cont.	60" o.c.
	SJ	42	Syringa x 'Jeflady' / Little Lady™ Lilac	#2	Cont.	48" o.c.
		303	SUBTOTAL:			
EVERGREEN SHRUBS						
	TD	30	Taxus x media 'Dark Green Spreader' / Dark Green Spreader Yew	#2	Cont.	60" o.c.
	TT	61	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#2	Cont.	42" o.c.
		91	SUBTOTAL:			
GRASSES						
	BG	195	Bouteloua gracilis 'Honeycomb' / Honeycomb Blue Grama Grass	#1	Cont.	24" o.c.
	PV	119	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.	24" o.c.
	SS	103	Schizachyrium scoparium / Little Bluestem	#1	Cont.	30" o.c.
	SH	81	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.	18" o.c.
		498	SUBTOTAL:			
PERENNIALS						
	AA	85	Astilbe x arendsii 'Weisse Gloria' / White Gloria Astilbe	#1	Cont.	24" o.c.
	HP	97	Hosta x 'Patriot' / Patriot Hosta	#1	Cont.	24" o.c.
	NF	114	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	#1	Cont.	24" o.c.
		296	SUBTOTAL:			

LAND COVER KEY

- MASS MULCHED PLANTING BED
- SEED/SOD AREA
- NATIVE PERENNIAL PLUG AREA
- ARTIFICIAL TURF AREA
- BOULDER



0 30' 60'
SCALE: 1" = 30'-0"
NORTH

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
800 WASHINGTON AVE N. #103
MINNEAPOLIS, MN 55401
www.hkgi.com

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.

SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
LIC. NO.: 42954
DATE:

Brooklyn Park

Brooklyn Park Fire Station #2

8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:
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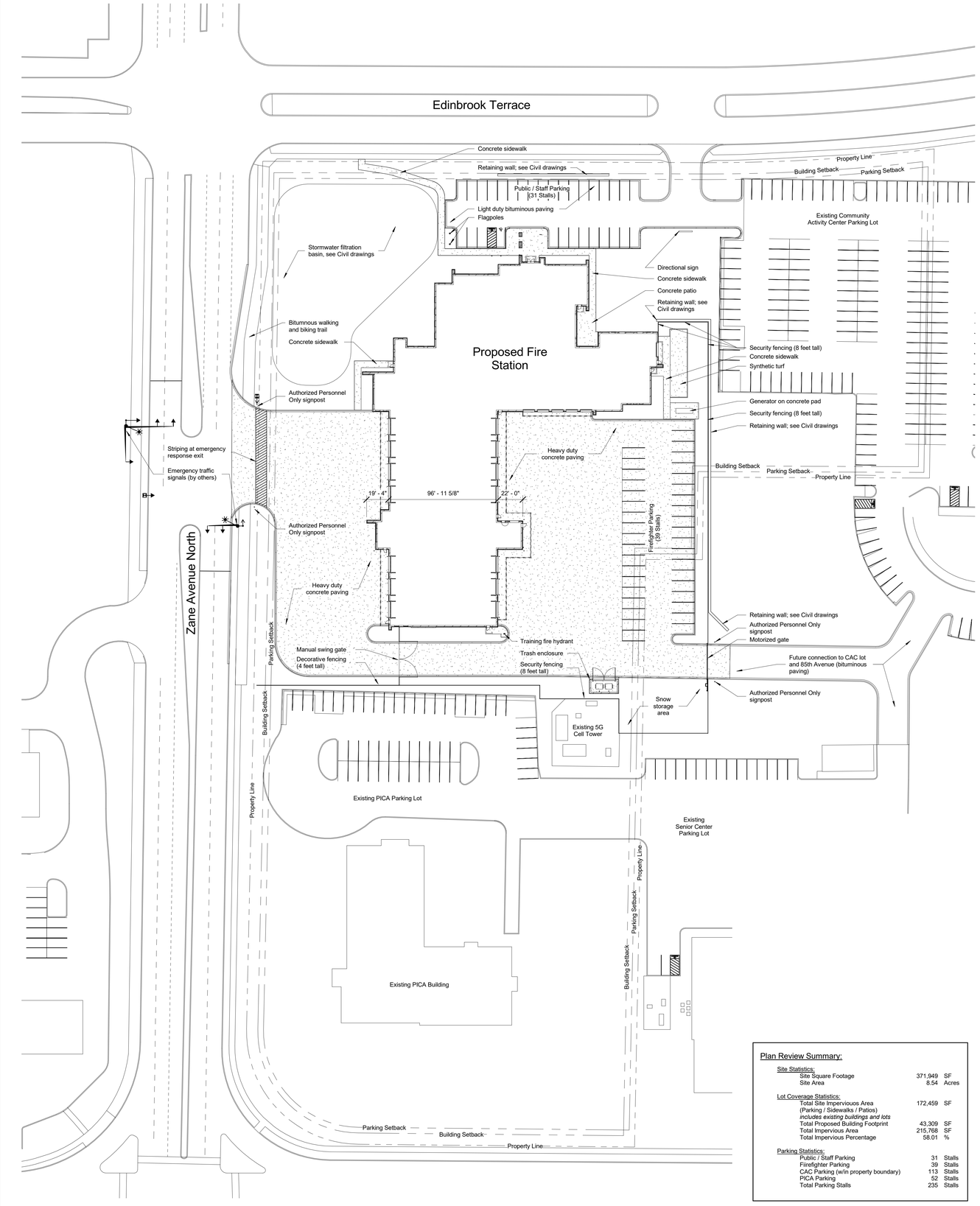
CNH NO.: 23074
DATE: 3/19/2025
Landscape Plan

L1.0

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Plan Review Summary:

Site Statistics:		
Site Square Footage	371,949	SF
Site Area	8.54	Acres
Lot Coverage Statistics:		
Total Site Impervious Area (Parking / Sidewalks / Patios) *includes existing buildings and lots*	172,459	SF
Total Proposed Building Footprint	43,309	SF
Total Impervious Area	215,768	SF
Total Impervious Percentage	58.01	%
Parking Statistics:		
Public / Staff Parking	31	Stalls
Firefighter Parking	39	Stalls
CAC Parking (w/in property boundary)	113	Stalls
PICA Parking	52	Stalls
Total Parking Stalls	235	Stalls

A8 / CS01 Overall Site Plan - City Submittal
1" = 40'-0"

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Brooklyn Park

Brooklyn Park Fire Station #2
8600 Zane Ave N
Brooklyn Park MN 55443

REVISIONS:

CNH NO.: 23074
DATE: 03/19/25

Overall Site Plan

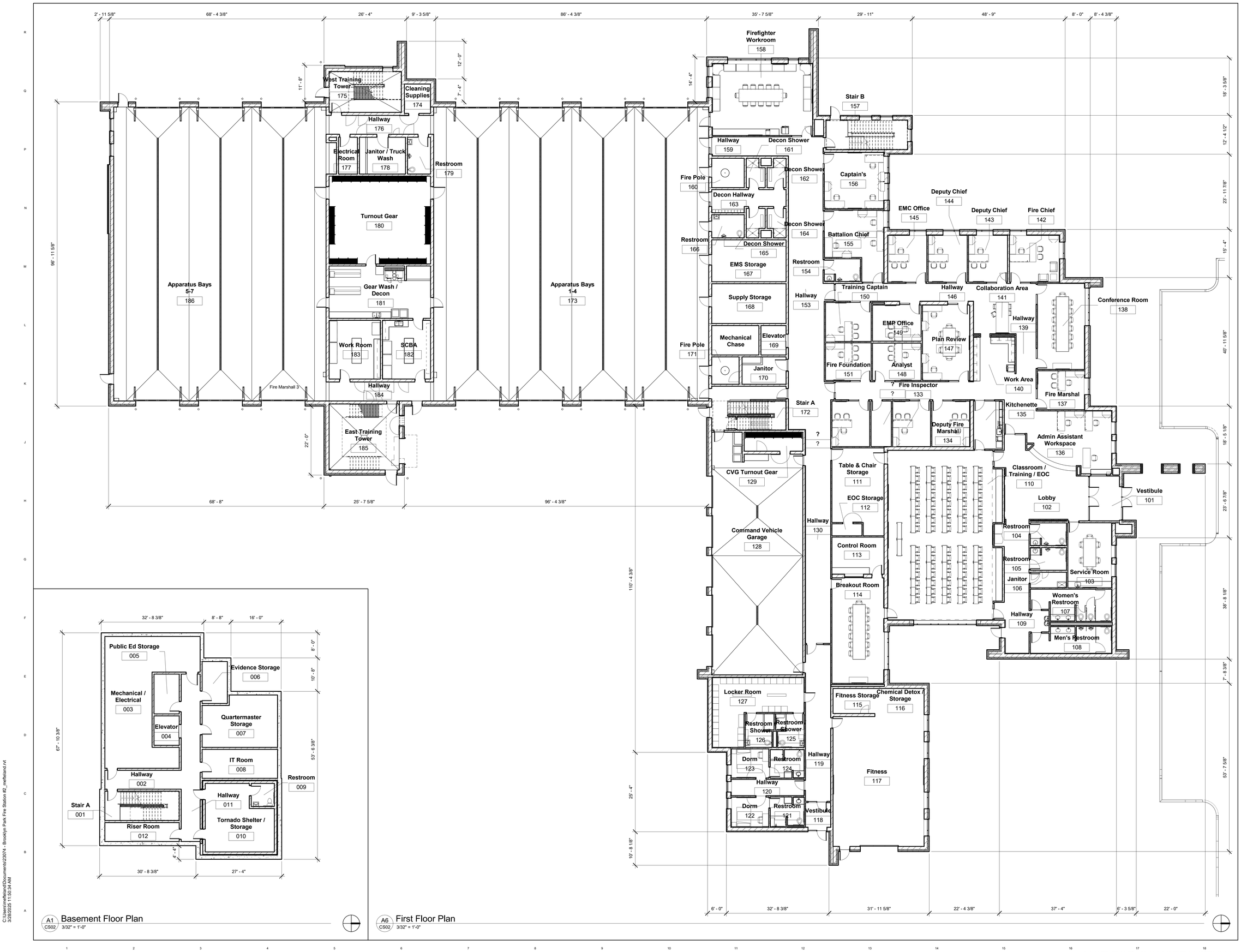
CS01

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A1 / CS02 Basement Floor Plan
3/32" = 1'-0"

A6 / CS02 First Floor Plan
3/32" = 1'-0"

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Brooklyn Park

Brooklyn Park Fire Station #2

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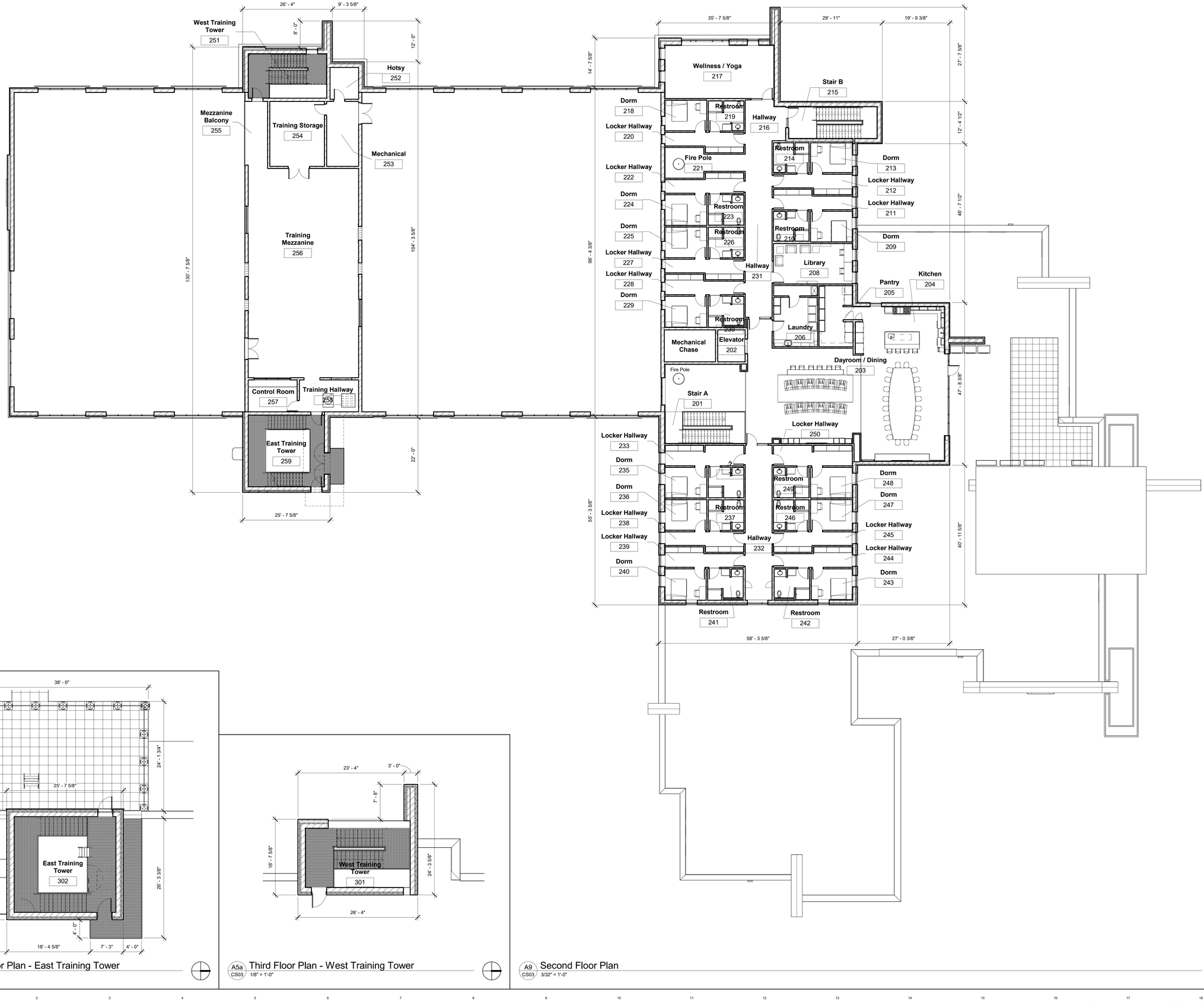
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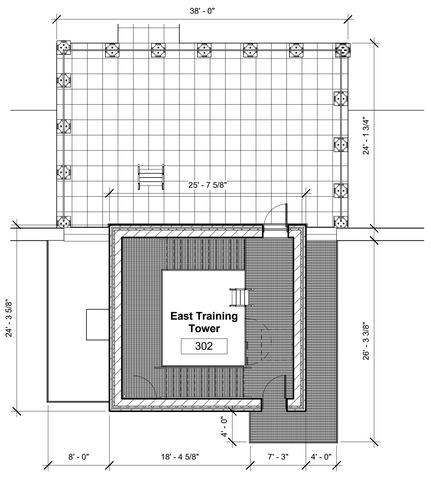
CNH NO.: 23074
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Lower Level and First Floor Plans

CS02

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A1 CS03 Third Floor Plan - East Training Tower
1/8" = 1'-0"

A5a CS03 Third Floor Plan - West Training Tower
1/8" = 1'-0"

A9 CS03 Second Floor Plan
3/32" = 1'-0"

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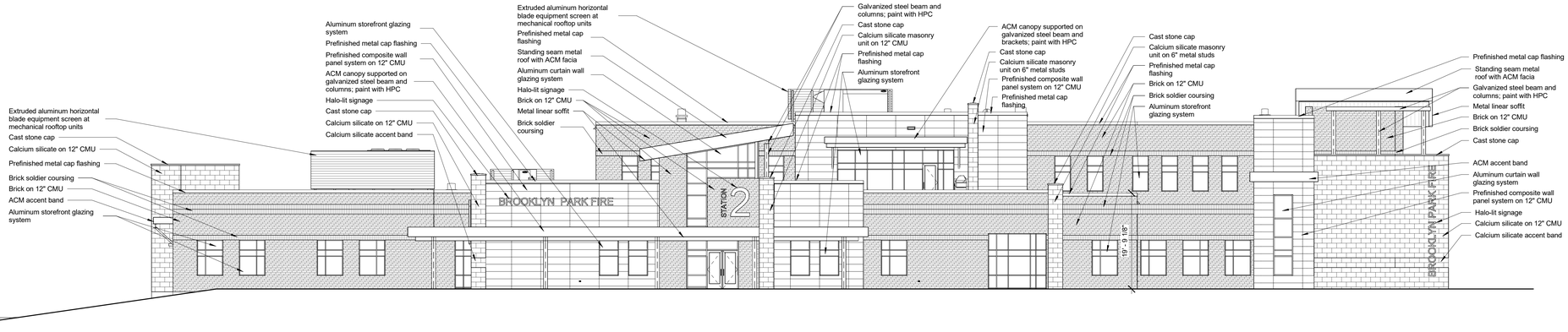
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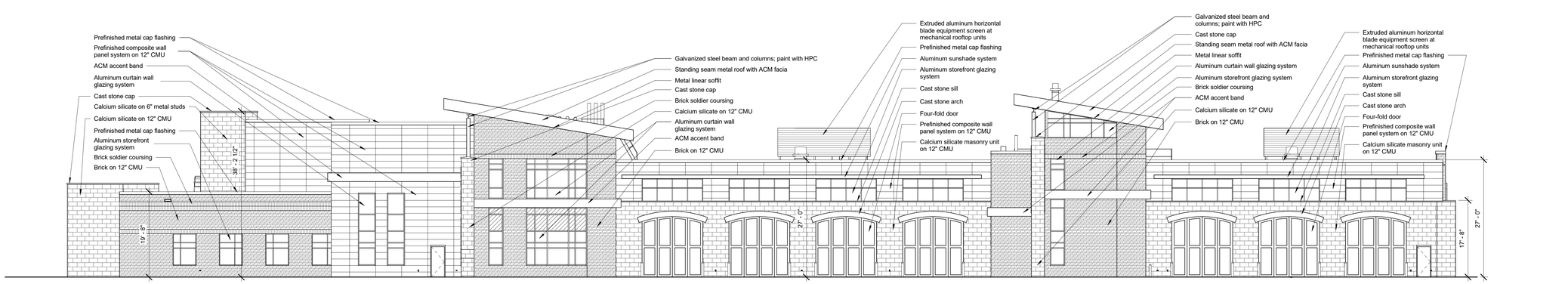
CNH NO.: 23074
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Second and Third Floor Plans

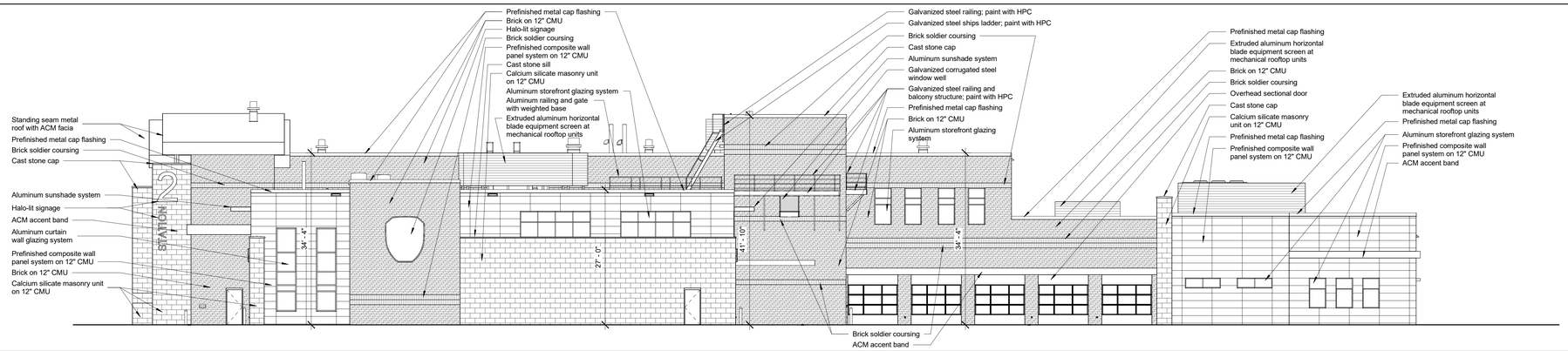
CS03



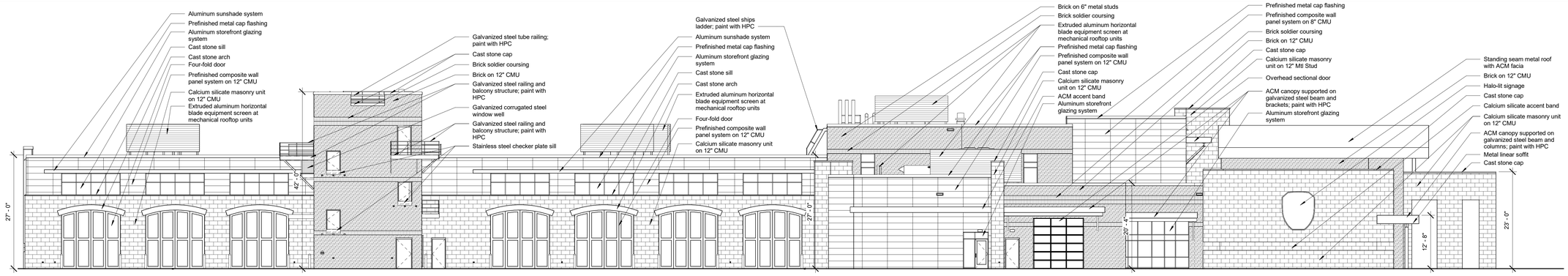
N1 / CS04 **North Elevation**
3/32" = 1'-0"



J1 / CS04 **West Elevation**
3/32" = 1'-0"



E1 / CS04 **South Elevation**
3/32" = 1'-0"



A1 / CS04 **East Elevation**
3/32" = 1'-0"

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Brooklyn Park

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Exterior Elevations

CS04

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Northwest Perspective



West Perspective



Southwest Perspective



South Perspective

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Brooklyn Park

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Exterior Perspectives

CS05

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Southeast Perspective



East Perspective



Northeast Perspective



North Perspective

Brooklyn Park

Brooklyn Park Fire Station #2

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Exterior Perspectives

CS06

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City of Brooklyn Park
Request for Council Action

Agenda Item:	4.11	**Meeting Date:**	April 28, 2024
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XXX		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	8	**Presented By:**	Paul Mogush, Planning Director
Item:	610 Junction Building 4 Application for a Preliminary and Final Plat, and Site Plan Review		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO APPROVE A PRELIMINARY PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVE N AND WEST OF HWY 169 FOR THE CREATION OF ONE LOT.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____TO APPROVE A FINAL PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVE N AND WEST OF HWY 169 FOR THE CREATION OF ONE LOT.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____TO APPROVE A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVE N AND WEST OF HWY 169.

Overview:

Planning Commission:

Planning Commission heard this request at the April 9, 2025 Regular Meeting, at which a public hearing was held. No members of the public were present to speak on this item. The Planning Commission voted unanimously in favor of recommendation of this application (7-0).

Summary:

This request is for a single 88,000 square foot speculative industrial and office building in the 610 Junction development. Two land use applications are included with this application: a preliminary and final plat and a site plan.

The site plan proposes an industrial building with 10-15% office space which will be constructed to accommodate a single tenant or multiple tenants. 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 610 Junction development plan had several iterations. The original plan brought forth in 2007 showed office, multi-family, restaurant/retail, and hotel uses. Over the years, as economic climate changed, the plans were modified to add institutional (Noble Academy) and manufacturing uses while the reducing or eliminating the other uses. In 2020 the development plan for a multi-building office/manufacturing business park was approved by City Council.

Current Conditions:

The subject property is 6.4 acres and is currently farmland. There is an existing gas tank and existing well in the southwest corner of the property. The site is bounded the west by an existing industrial building, to the north by the Hwy 169/Hwy 610 interchange, to the east by Hwy 169, the south by the Hwy 169 on-ramp.

Planning and Zoning Information		
	Current	**Proposed**
Land Use Plan	Business Park, Development/Redevelopment	Business Park, Development/Redevelopment
Zoning	Business Park	Business Park
Site Area	6.42 Acres	
Neighborhood	Future Neighborhood 3	
Conforms to	Land Use Plan – Yes Zoning Code – Yes	
Public Notice	Legal notice was published in the Sun Post, 6 Notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Future Neighborhood 3 neighborhood.	
60-Day 120-Day	April 29, 2025 June 28, 2025	

Land Use/Zoning and Overlay:

The site is zoned Business Park and is in Future Neighborhood 3. The future land use for the property is Employment and the property is located in a development/redevelopment area. The adjacent property to the west is zoned Business Park and the property abuts the Hwy 169/Hwy 610 interchange to the north, Hwy 169 to the east, the Hwy 169 on-ramp the south.

Preliminary and Final Plat:

The preliminary and final plats meet requirements in City Code Chapter 151 and Chapter 152. The proposed lot meets the minimum lot area and lot width (Figure 152.608.1).

On February 24, 2025 the preliminary and final plats were submitted to Hennepin County Transportation and the Minnesota Department of Transportation (MNDOT) for plat review. Hennepin County Transportation did not have any comments upon review. MNDOT has not yet provided comments for this proposal.

Prior to final plat approvals, all comments made by Hennepin County and the Minnesota Department of Transportation 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. Upon review of the final plat and title commitment the City Attorney has provided a plat opinion letter. Additional conditions of approval are required based on the plat opinion letter. These must be met prior to plat recordation.

Site Plan:

The applicant proposes a 160-foot by 550-foot 88,000 square foot industrial building. Seven entrances are proposed for the east side of the building. The north and south building faces are each proposed to have one entrance. The west side of the building will have six entrances.

Circulation is provided around the building through the whole property and parking is proposed on the west, north, and east sides of the building. An infiltration basin and dry forebay are proposed in the southwest portion of the site. Landscaping will be added throughout the property some of which would provide screening for the loading docks located on the west side of the building.

Vehicular Access and Circulation:

The proposed driveway access point is on the cul-de-sac on 95th Ave N where the applicant will provide a stop sign (§152.1019(G)). Circulation is provided throughout the site around the building. A vehicle maneuvering plan was provided to ensure emergency vehicles can circulate internally.

Loading Docks and Staging Areas:

Ten dock doors and two drive in doors are proposed on the west side of the building. The proposed loading docks exceed the minimum for a building greater than 50,000 square feet in the Business Park District (§152.1014).

Off-Street Parking:

The project is proposing 133 parking stalls 18-feet in length on the north and east sides of the building. This includes 6 ADA parking stalls. The proposed parking meets the minimum requirements (Figure 152.1018.2).

The staging area is proposed to be striped to accommodate 30 parking stalls at 60-feet in length.

Pedestrian Connections:

There are no proposed pedestrian connections to 95th Ave N included in this application. A direct and continuous pedestrian network is proposed to connect parking stalls to building entrances (§152.1021(D)).

Architecture:

The proposed building will vary in height between 31'-4" and 35'-8". The primary building exteriors material will be painted pre-cast concrete panels. Additional exterior materials will include metal canopies and glass at each main entrance, and along sections of the front and side walls. Along the outer façades of the building, accent paint will be used to complement the glass. The main façade will also include a break in plane through an increase in the building parapet height ("vertical articulation"). The paint color and pattern changes are found on all four sides of the building. Finally, the rear and sides of the building will include clerestory windows to help break up the plane of the rear wall and provide natural light to the building occupants. This proposal meets building and site design standards (§152.1004).

Lighting:

A photometric plan was provided which meets requirements in §152.1013.

Landscaping:

A landscape plan was submitted which proposes a variety of trees, shrubs, and ground covers.

The landscaping plan provided meets all prescribed landscaping requirements (§ 152.1012). This proposal indicates the installation of 46 trees, 293 shrubs, 38 perennials, and ground cover. The landscaping plan meets the landscaping requirements including parking lot landscaping (§152.1019(J)).

The minimum required open space in the Business Park District is 15% (Figure 152.1012.1). The landscape plan indicates the proposal exceeds the open space requirement.

Screening:

All loading docks and staging areas visible from public rights-of-way must be screened (§152.1014 and §152.1023). Landscaping is proposed along the southern property boundary adjacent to the Hwy 169 on-ramp, the southern part of the western property boundary abutting the neighboring industrial property, and adjacent to

the proposed loading docks to screen from the Hwy 169 on-ramp. Proposed landscaping meets screening requirements for the loading dock and staging area.

The parking area on the east side of the building is proposed to be screened from adjacent public rights-of-way with screening a minimum of three feet in height meeting requirements in §152.1019(J)(5) and §152.1019(J)(6).

The applicant must propose a waste enclosure that meets §152.1027. The applicant may also provide a letter indicating waste will be located inside the proposed building.

Impervious Surface:

The maximum impervious surface coverage in the Business Park District is 85% (152.608). The site plan proposes impervious surface coverage of 74.1%.

Grading and Drainage:

There are minor proposed changes to grading on the site. The proposed stormwater management strategy includes directing the site's runoff to a new infiltration basin and dry forebay in the southwest corner of the property. The proposed on-site drainage is being reviewed by Engineering staff. Approval of the grading plan is required prior to building permitting.

Approvals:

West Mississippi Watershed Management Organization approval is required, including a standard stormwater maintenance agreement.

Staff Recommendation:

Staff recommends approval of the preliminary and final plat and site plan with the conditions listed in the attached resolutions.

Alternatives to Consider:

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

Budgetary/Fiscal Issues:
$20,900 in park dedication fees for 610 JUNCTION BUILDING 4 will be required with the final plat approval.

Attachments:

4.11A RESOLUTION – PRELIMINARY PLAT
4.11B RESOLUTION – FINAL PLAT
4.11C RESOLUTION – SITE PLAN
4.11D LOCATION MAP
4.11E PLANNING COMMISSION MINUTES
4.11F PRELMINARY PLAT
4.11G FINAL PLAT
4.11H PLAN SET

RESOLUTION #2025-

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR “610 JUNCTION BUILDING 4” ON THE VACANT PROPERTY NORTH OF 93RD AVE N AND WEST OF HWY 169 FOR THE CREATION OF ONE LOT.

Planning Commission File #25-106

WHEREAS, the plat of “610 JUNCTION BUILDING 4” has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #25-106 “610 JUNCTION BUILDING 4” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
5. All comments provided by the Minnesota Department of Transportation must be addressed prior to recordation of the final plat with Hennepin County.
6. $20,900 in park dedication fees for “610 JUNCTION BUILDING 4” will be required with the final plat approval prior to receiving a permit.

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 sub divider 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 #2025-

RESOLUTION TO APPROVE A FINAL PLAT FOR “610 JUNCTION BUILDING 4” ON THE VACANT PROPERTY NORTH OF 93RD AVE N AND WEST OF HWY 169 FOR THE CREATION OF ONE LOT.

Planning Commission File #25-106

WHEREAS, the plat of “610 JUNCTION BUILDING 4” has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

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.

WHEREAS, the granting of this plat will not be detrimental to the public welfare nor injurious to the other property in the neighborhood, and

WHEREAS, the granting of this plat will not have an adverse effect upon traffic and traffic safety or pedestrians and pedestrian safety, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #25-106 “610 JUNCTION BUILDING 4” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. Official approvals of a formal Site Plan Review must be obtained prior to any development of the site.
5. All comments provided by Hennepin County must be addressed prior to recordation of the final plat with Hennepin County.
6. All comments provided by the Minnesota Department of Transportation must be addressed prior to recordation of the final plat with Hennepin County.
7. $20,900 in park dedication fees for “610 JUNCTION BUILDING 4” will be required with the final plat approval prior to receiving a permit.

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 sub divider 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 #2025-

RESOLUTION TO APPROVE A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVE N AND WEST OF HWY 169.

Planning Commission File #25-106

WHEREAS, an application has been made by ARCO/Murray National Construction, on behalf of United Properties, for a Site Plan Review under the provisions of the City Code on properties legally described as:

See Exhibit A

WHEREAS, the zoning of the property is Business Park–in which industrial buildings are permitted uses; 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 April 9, 2025.

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

The Site Plan Review for construction of one industrial building is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans on file in the City Clerk's office dated March 21, 2025 are approved, subject to conditions listed below.

1.02 Building elevations for the building addition dated March 21, 2025 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 **$1,151,300.00**, a cash bond in the amount of **$60,500.00**, and a developer's escrow in the amount of **$36,300.00** 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.

2.02 Park dedication fees as required by the preliminary plat.

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.

3.02 Stormwater management must be approved by West Mississippi Watershed Management Organization, including a standard stormwater maintenance agreement, 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 “610 JUNCTION BUILDING 4” must be approved prior to Site Plan approval.

5.02 The applicant must propose a waste enclosure that meets §152.1027.

5.03 All pedestrian routes on the property must maintain a pedestrian access route of at least 4-feet and all ramps and crossings must meet the American Disabilities Act (ADA) requirements.

5.04 Approval of a drainage permit from the Minnesota Department of Transportation.

EXHIBIT A

LOT 1, BLOCK 1, 610 JUNCTION BUILDING 4, HENNEPIN COUNTY, MINNESOTA.



Preliminary or Final Plat and Site Plan
Case #25-106 – 610 Junction Building 4
Area of Request (August 2023 Air Photo)
95th Ave N

Brooklyn Park



UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – April 9, 2025

I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:01 PM.

Those present were: Commissioners Cavin, Borer, Fraser, Korosso, Udomah, Turner and Wako; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, Program Assistant Asma Jihad, and Fire Chief Shawn Conway.

Those arrived late: None

Those not present were: Commissioner Arah and Commissioner Gaye-Bai, and City Council Liaison McGarvey (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION CAVIN, SECOND FRASER, TO APPROVE THE APRIL 9, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – March 12, 2025 Regular Meeting
4.2 Minutes – March 17, 2025, Joint City Council/Planning Commission

MOTION TURNER, SECOND KOROSSO TO APPROVE THE APRIL 9, 2025, CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #25-103, NorthPark Northwest Corner (Scannell Properties) – Preliminary Plat and Two Variances

Senior Planner Donovan introduced the application for preliminary plat and two variances for the NorthPark Business Center. She provided information on the property location, subject property, and adjacent property uses and zoning. She noted that this is the last area of the NorthPark Business Center to be developed. She provided information on the proposed subdivision, road construction, and preliminary plat details. She presented information on the requested variance for a 50-foot right-of-way for Zealand Avenue and 108th Court as well as supporting findings of

fact supporting the variance request. She stated that the second variance request is for a reduced radius for the cul-de-sac on 108th Court and reviewed the related findings of fact supporting the request. Staff recommend approval of the preliminary plat and variances with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

Margaret School, 8225 109th Place N in Champlin, stated that her backyard is across the street from the subject property and asked what will be constructed on the property.

Bonnie O'Brien, 8203 109th Place N in Champlin, also wondered which businesses will be in this location, as the cul-de-sac is small. She also asked for clarification on the statement that the planned design for Zealand would be to calm traffic and deter cut-through traffic. She asked if Zealand would be a right-in/right-out as she believed that would increase traffic on Xylon.

Commission Chair Cavin closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Senior Planner Donovan stated that this application is for preliminary plat and variances, not site plan, however, there is an application for a carwash at the corner of TH 169 and 109th in this area. She noted that is a conditional use that would come forward as a planning case in the future. She provided more details on the planned design for the roads and the path that traffic would be able to follow in that area. She stated that no other applications have been received for the remainder of the property at this time. She commented that the radius of the reduced cul-de-sac would still support the turning around of a fire vehicle.

Commissioner Borer commented on the size of the proposed cul-de-sac and asked how it would be able to handle multiple emergency vehicles.

Fire Chief Conway appreciated the question. He provided information on the necessary turning radius of the fire emergency vehicles. He stated that in the case that there is more than one emergency vehicle, they park them on one side of the road to provide additional space for maneuvering. He stated that this cul-de-sac would support the turning radius of their largest truck.

Senior Planner Donovan commented that both sides of the streets would be posted as no parking as well.

Commission Chair Cavin asked about the zoning of the property.

Senior Planner Donovan replied that the property is zoned Business Park.

MOTION UDOMAH, SECOND KOROSSO TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE CORNER OF 109TH AVENUE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND WAKO TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 50-FOOT PUBLIC RIGHT-OF-WAY

FOR ZEALAND AVENUE AND 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND TURNER TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 48-FOOT RADIUS CUL-DE-SAC ON 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

5.2 Planning Case #25-105, BP Fire Station No. 2 (CNH Architect on behalf of the City of Brooklyn Park Fire Department) – Site Plan at 8500 and 8600 Zane Avenue

Senior Planner McDermott introduced the application for a site plan review for the Brooklyn Park Fire Station No. 2, which is more commonly known as the Central Fire Station. She provided information on the property location, subject properties, adjacent property uses, and zoning. She reviewed details of the proposed site plan and recommended approval with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if the stormwater from this lot draining to Zane would be acceptable.

Senior Planner McDermott explained that the drainage does not go onto Zane and instead goes into the creek on the south side of the residential area.

Brook Jacobson, architect for the project, stated that they have been working with the City engineers and explained that the drainage would go into the pond and then tie into the existing system that runs parallel to the street.

Commission Chair Cavin asked if fire trucks are washed after an event to remove contaminants and how that material is prevented from running into the pond.

Ms. Jacobson explained that the trucks are washed into the building, which captures that water in that system, which is designed to manage that material.

Commission Chair Cavin asked if sustainability has been considered for this building.

Ms. Jacobson replied that they are looking at a few elements, noting that the roof will be made solar-ready and there are other elements within the building, such as efficient appliances and LED lighting.

Commission Chair Cavin asked the type of roof that would be used.

Ms. Jacobson provided details on what is being considered.

Commission Chair Cavin asked if this would be a commercial kitchen.

Ms. Jacobson replied that the kitchen would include high-end residential appliances and would not be designed as a commercial kitchen.

Commissioner Udomah asked the number of fire trucks that would be housed in this location.

Fire Chief Conway replied that the fire station is being built not just as a standalone but to have the ability to house crews from two stations in this one. He stated that there would be between five and seven emergency apparatuses able to be stored in this location.

Commissioner Wako commented that there is an indication that there is a way to get to 85th and asked the path that would be used to access that roadway.

Fire Chief Conway explained that this fire station project would enhance the west campus development. He explained the path that traffic could follow to access and move through the site as well as the changes in access that would occur as part of the project.

Commissioner Wako asked if Head Start has been consulted and whether their operations would be impacted.

Fire Chief Conway confirmed that he has had conversations with the staff and director, and they have been part of the planning and understand the changes to access and traffic flow that will be made. He commented that the changes will be positive for that team as well.

Commission Chair Cavin referenced the firefighter health features that are mentioned in the report and asked if health care services will be available at the facility in a clinic setting.

Fire Chief Conway replied that it would not be a clinic setting. He stated that the current fire stations were not designed to incorporate people living at the facility like they are now, and therefore do not include health and wellness elements, and provided more information on those details.

Commissioner Turner asked for details on the electric and gas service for the building, as she only noticed mention of sewer and water utilities.

Ms. Jacobson replied that they building will use a mix of gas and electric use for the building.

MOTION WAKO, SECOND FRASER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

FURTHER DISCUSSION: COMMISSIONER WAKO COMMENTED THAT THIS WILL BE A GREAT PROJECT FOR THE CITY AND THANKED FIRE CHIEF CONWAY FOR THE GREAT SERVICE THAT HIS DEPARTMENT PROVIDES. HE ACKNOWLEDGED THAT THIS IS AN OVERDUE PROJECT THAT IS NEEDED.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 28, 2025.

5.3 Planning Case #25-106, 610 Junction Building 4 – Preliminary Plat and Site Plan

Senior Planner Donovan introduced the application for a preliminary plat and site plan application for 610 Junction Building 4. She stated that the applicant proposes one building and one newly created lot. She provided details on the site location, subject property, and adjacent uses and zoning. She presented details of the proposed site plan and recommended approval of the preliminary plat and site plan with the condition noted in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for clarification on the elevation and drainage. He asked if there is a tenant or whether this is being constructed as speculative.

Senior Planner Donovan provided clarification on the proposed drainage plans. She noted that the building is being built as speculative.

Commission Chair Cavin commented that this would seem to block the signage of the existing tenants and asked if there was any input.

Senior Planner Donovan replied that she could follow up on that.

Commissioner Udomah asked the estimated timeline to place a tenant in the building.

Scott Clancy, representing the applicant, stated that the client is in negotiations with several tenants and a better timeline will soon be available for that and provided to City staff.

Commission Chair Cavin stated that he did not see a landscaping plan included to meet the landscaping requirements.

Senior Planner Donovan replied that the applicant did provide a landscaping plan that met all open space and landscaping requirements.

Commission Chair Cavin recognized the proximity to the highway and asked if a pylon or monument sign would be planned.

Senior Planner Donovan replied that pylon signs are not allowed.

Mr. Clancy stated that his client owns the other three lots within the 610 Junction. He stated that there is no additional signage planned at this time.

Commission Chair Cavin asked if MnDOT has been consulted and agrees with the setback lines.

Senior Planner Donovan replied that the preliminary plat was sent to MnDOT and Hennepin County. She stated that Hennepin County had no comments and MnDOT has not replied, but noted that the preliminary plat does meet all setback requirements.

Commissioner Wako asked for details on the anticipated level of traffic.

Senior Planner Donovan replied that the transportation engineer has reviewed the site plan and had no concerns. She described the path that traffic would flow into and through the site.

Commissioner Turner asked if there are any plans to remove the gas tank on the site and whether there are any plans to increase sustainability.

Mr. Clancy replied that the gas tank is being removed. He stated that there will be gas brought in for unit heaters, but the majority of the building would use electric. He noted that the tenants, once agreed upon, would work with the City on sustainability. He stated that the building would be constructed to be solar-ready.

Commission Chair Cavin asked for details on the type of roof that would be used.

Mr. Clancy provided those details.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF PRELIMINARY PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

6. OTHER BUSINESS

6.1 Approval of Updated Bylaw Language

Planning Director Mogush stated that at the last meeting, the Commission reviewed the bylaws and provided direction to staff to make some updates to increase clarity. He stated that when completing that review, he noticed additional language that should be updated. He presented the proposed changes to the bylaws.

Commissioner Fraser stated that she likes the revised language and agreed that it is clearer.

Commission Chair Cavin asked if a Commissioner could attend virtually and count towards the quorum.

Planning Director Mogush confirmed that is correct and noted the requirements for posting and access to the public for those attending virtually.

Commissioner Wako asked if the young members, if appointed, would have the same voting rights as the other members.

Planning Director Mogush confirmed that the young adult members would have full voting rights. He stated that the language that provides those details is within the City Ordinance that created those positions. He stated that, unfortunately, the City has not had much interest in the young adult positions up to this point.

Commissioner Korosso asked if there would be an option for Commissioners to participate virtually.

Planning Director Mogush confirmed that is an option and noted that those requirements are found within the open meeting details. He stated that if a member of the Commission is interested in participating virtually, they can contact staff for more details on the requirements and process.

MOTION CAVIN, SECOND UDOMAH, TO APPROVE THE UPDATED BYLAW LANGUAGE AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Planning Director Mogush provided a brief update on land use and planning actions of the City Council.

8. Commission comments

Commission Chair Cavin referenced a previous discussion of the Commission to potentially change the start time of the meeting from 7:00 p.m. to 6:00 p.m. and asked for an update.

Planning Director Mogush stated that there are a few members of the Commission who could not make a 6:00 p.m. start time and, therefore, staff is not proposing to change the time of the meeting.

Commissioner Udomah noted a segment of concrete sidewalk on Zane that was replaced with asphalt trail and asked for an update.

Planning Director Mogush replied that sidewalk was replaced with a multi-use trail, which is wider to accommodate multi-modal pedestrian traffic.

Commissioner Udomah asked when the rest of that neighborhood area would receive a sidewalk.

Planning Director Mogush stated that the City has been implementing its bike and trail plan, recognizing that they are still working to accomplish those goals.

Commissioner Udomah recognized that it is spring and asked if the City will be doing anything to encourage residents to clean up after themselves.

Planning Director Mogush recognized the visibility of the litter around the community and commented that there is an effort by the City Council to address that issue.

Commissioner Fraser congratulated the City, noting the recent groundbreaking for the teen center, and looks forward to the opening.

9. Staff Comments

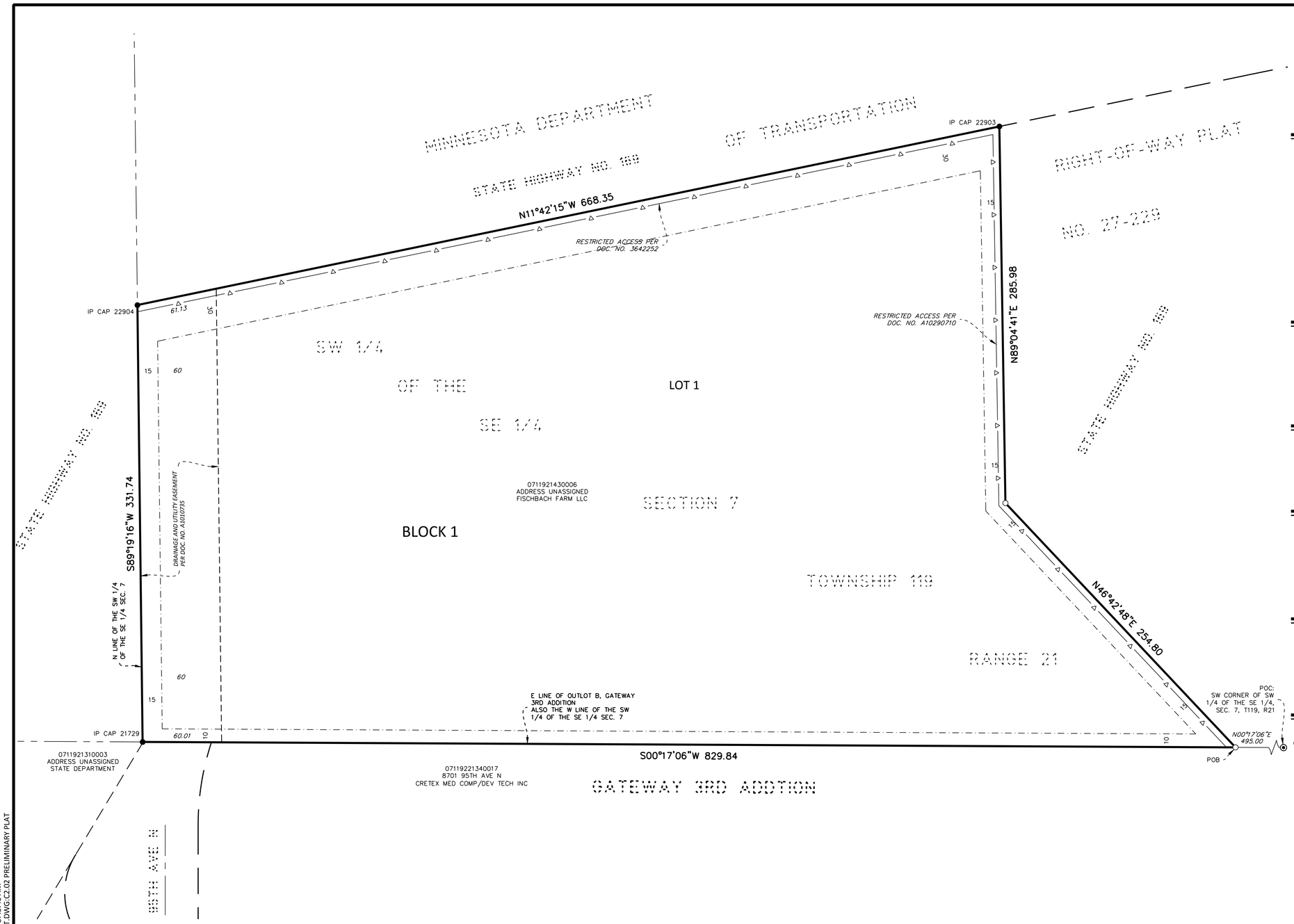
Planning Director Mogush stated that the Commission will not hold an April worksession and instead there will be a development tour with the City Council and Planning Commission. He provided details on the next step of the Northwest Area Plan, which is a public open house on May 7th. There is a survey on the City website related to the Metro Blue Line extension, hoping to gain feedback from residents and businesses on the topic of anti-displacement.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:11 PM.

Respectfully submitted,

Paul Mogush
Planning Director



SURVEY NOTES

REAL PROPERTY IN THE CITY OF BROOKLYN PARK, COUNTY OF HENNEPIN, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 OF SE1/4), SECTION 7, TOWNSHIP 119, RANGE 21, COUNTY OF HENNEPIN, STATE OF MINNESOTA, LYING WESTERLY OF HIGHWAY 169, EXCEPT ROAD AND NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST, ASSUMED BEARING ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 495.00 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE HEREINAFTER DESCRIBED; THENCE NORTH 46 DEGREES 42 MINUTES 48 SECONDS EAST, 254.80 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 41 SECONDS EAST, 285.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY 169, AS SET FORTH IN THE WARRANTY DEED, AS DOCUMENT NO. 3640052, AND SAID LINE THERE TERMINATING.

(ABSTRACT PROPERTY)

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST FOR THE WEST LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 07, TOWNSHIP 119, RANGE 21.
2. THE FIELD WORK WAS COMPLETED ON 01/02/2025.

PROPERTY SUMMARY

TOTAL SITE AREA:	279,492 S.F.	6.416 ACRES
LOT 1, BLOCK 1:	279,492 S.F.	6.416 ACRES

SITE SETBACKS

ZONE: 'BP'

BUILDING: FRONT (ABUTTING PUBLIC ROW): 10 FT
SIDE (INTERIOR): 15 FT
REAR (INTERIOR): 30 FT
PARKING: INTERIOR SIDE OR REAR: 5 FT (NOT GRAPHICALLY DEPICTED)

DEVELOPMENT NOTES

1. The proposed name of the plat is "610 JUNCTION BUILDING 4".
2. All areas are rounded to the nearest square foot.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS 53642
- BOUNDARY LINE
- UNDERLYING / ADJACENT LOT
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL

© 2025 Sambatek

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

Print Name: _____

Date _____ License # _____

DATE ISSUED

DRAWN BY CDJ
DESIGNED BY
CHECKED BY JJA
PROJECT NO. 53558

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

PRELIMINARY PLAT
UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C2.02
---- OF
REV. #

24.1S (LMS TECH) | THOMAS KEELEY | 2/28/2025 8:45:46 AM
L:\PROJECTS\53558\CAD\SURVEY\SHEETS\53558-PPLAT.DWG:C2.02 PRELIMINARY PLAT

C.R. DOC. NO. _____

610 JUNCTION BUILDING 4

KNOW ALL PERSONS BY THESE PRESENTS: That Fischbach Farm LLC, a Minnesota limited liability company, fee owner of the following described property:

That part of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4), Section 7, Township 119, Range 21, county of Hennepin, state of Minnesota, lying Westerly of Highway 169, except road and Northwesterly and Northerly of the following described line:

Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter, thence North 00 degrees 17 minutes 06 seconds East, assumed bearing along the West line of the said Southwest Quarter of the Southeast Quarter, 495.00 feet to the point of beginning of said line to be hereinafter described; thence North 46 degrees 42 minutes 48 seconds East, 254.80 feet; thence North 89 degrees 04 minutes 41 seconds East, 285.97 feet to the Westerly right of way line of Trunk Highway 169, as set forth in the Warranty Deed, as Document No. 3640052, and said line there terminating.

Has caused the same to be surveyed and platted as 610 JUNCTION BUILDING 4.

In witness whereof said Fischbach Farm LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

SIGNED: Fischbach Farm LLC, a Minnesota limited liability company

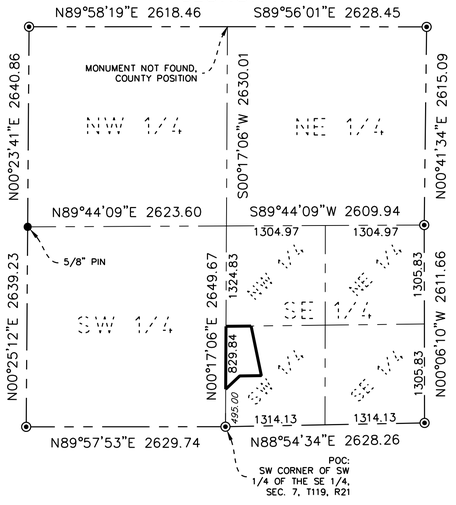
By: _____, as _____

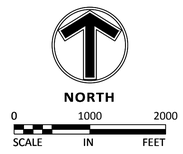
STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this_____ day of _____, 20___,by _____, as _____, for Fischbach Farm LLC, a Minnesota limited liability company , on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

TOWNSHIP 119 RANGE 21
SECTION 7





⊙ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 119, RANGE 21 IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST

I Jared J. Averbeck do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20__.

_____
Jared J. Averbeck, Licensed Land Surveyor,
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this _____ day of _____, 20___, by Jared J. Averbeck.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of 610 JUNCTION BUILDING 4 was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Brooklyn Park, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20___ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20___.

Daniel Rogan, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris F. Mavis , County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

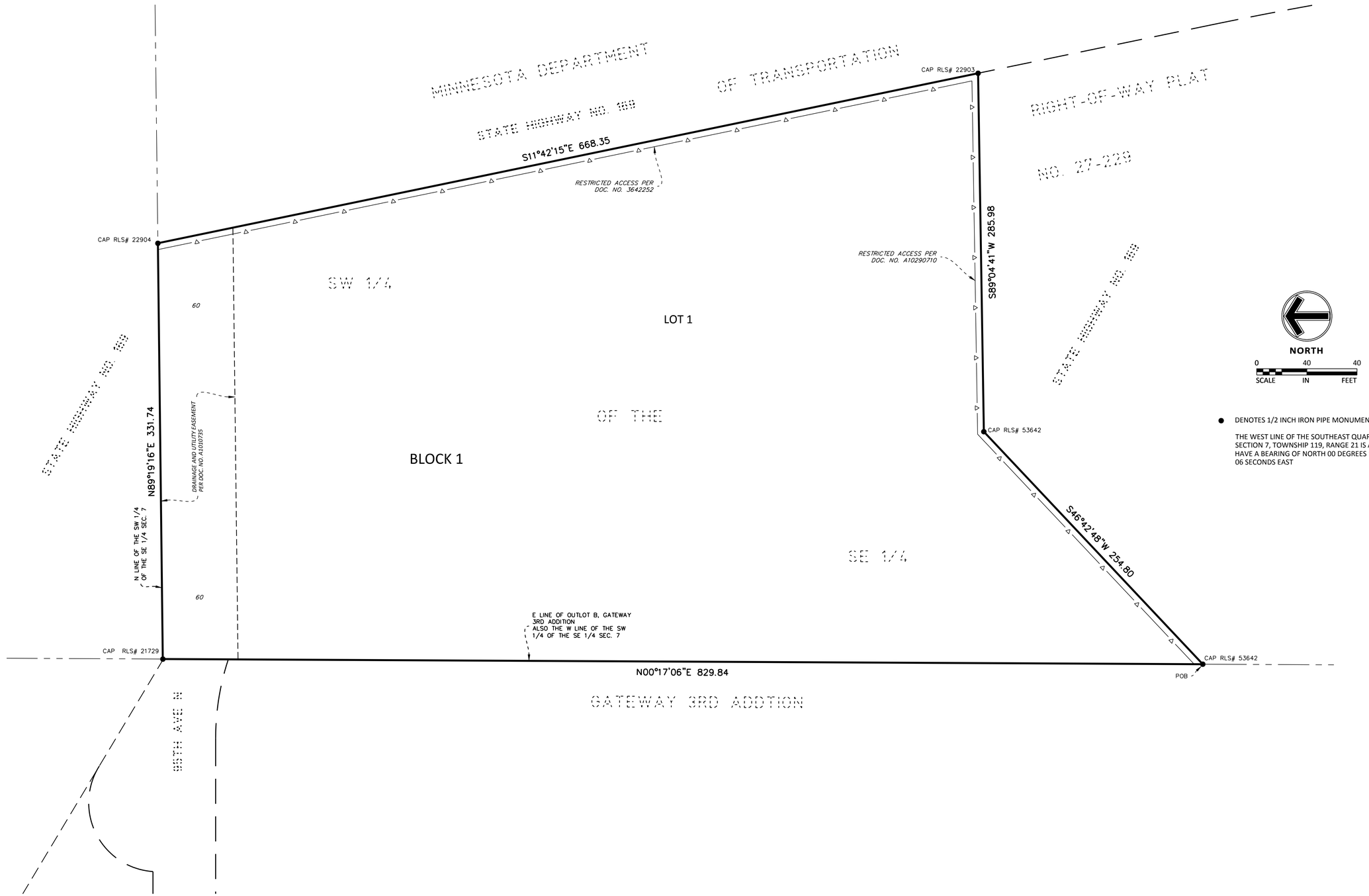
I hereby certify that the within plat of 610 JUNCTION BUILDING 4 was recorded in this office this _____ day of _____, 20___, at _____ o'clock ____ .M.

Amber Bougie, County Recorder By: _____, Deputy

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

610 JUNCTION BUILDING 4

C.R. DOC. NO. _____



SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
UNITED PROPERTIES
651 NICOLLET MALL
MINNEAPOLIS, MN 55431
TEL: 952-837-8649
CONNOR.MCCARTHY@UPROPERTIES.COM
CONTACT: CONNER MCCARTHY

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
JBAILEY@SAMBATEK.COM
CONTACT: JOE BAILEY

ARCHITECT
GMA ARCHITECTS
7930 CLAYTON ROAD, 3RD FLOOR
RICHMOND HEIGHTS, MO 63117
TEL: 314-963-0715
EMAIL
CONTACT:

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL: 763-476-6010
JAVERBECK@SAMBATEK.COM
CONTACT: JARED AVERBECK

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55438
TEL: 952-995-2382
BROUNSVILLE@BRAUNINTERTEC.COM
CONTACT: BRANDON ROUNSVILLE

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

Preliminary Site Development Plans for

610 JUNCTION - BUILDING 4

Brooklyn Park, Minnesota

Presented by:
United Properties

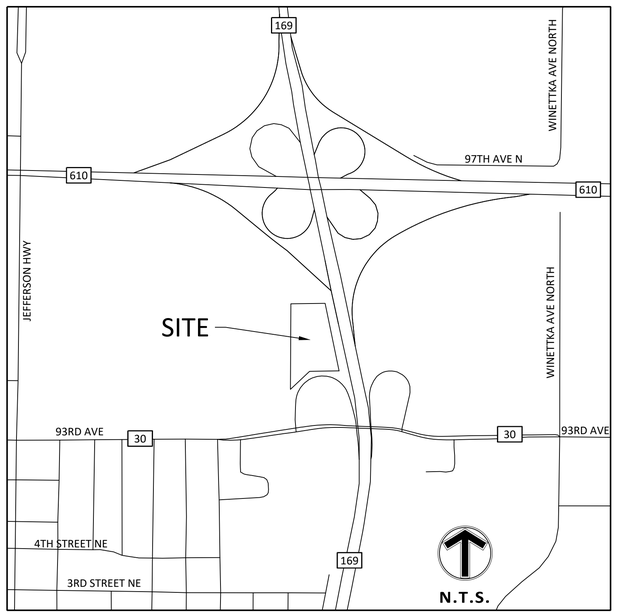
BENCHMARKS

BM NO. 1
SANITARY MH RIM
ELEV.=887.08

BM NO. 2
STORM MH RIM
ELEV.=885.32

SHEET INDEX

SHEET	DESCRIPTION	REVISION
C1.01	TITLE SHEET	
C2.01	EXISTING CONDITIONS	
C2.02	PRELIMINARY PLAT	
C3.01	SITE PLAN	
C3.02	VEHICLE MANEUVERING PLAN	
C4.01	GRADING PLAN	
C5.01	EROSION CONTROL PLAN	
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C9.01	DETAILS	
C9.02	DETAILS	
L1.01	LANDSCAPE PLAN	
L1.02	LANDSCAPE NOTES & DETAILS	



VICINITY MAP
NO SCALE

GOVERNING SPECIFICATIONS

CITY OF BROOKLYN PARK ENGINEERING DESIGN STANDARDS
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)
MN PLUMBING CODE (2020)

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
3	04/04/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

© 2025 Sambatek

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

Print Name: JOSEPH BAILEY

Date _____ License # 58645

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

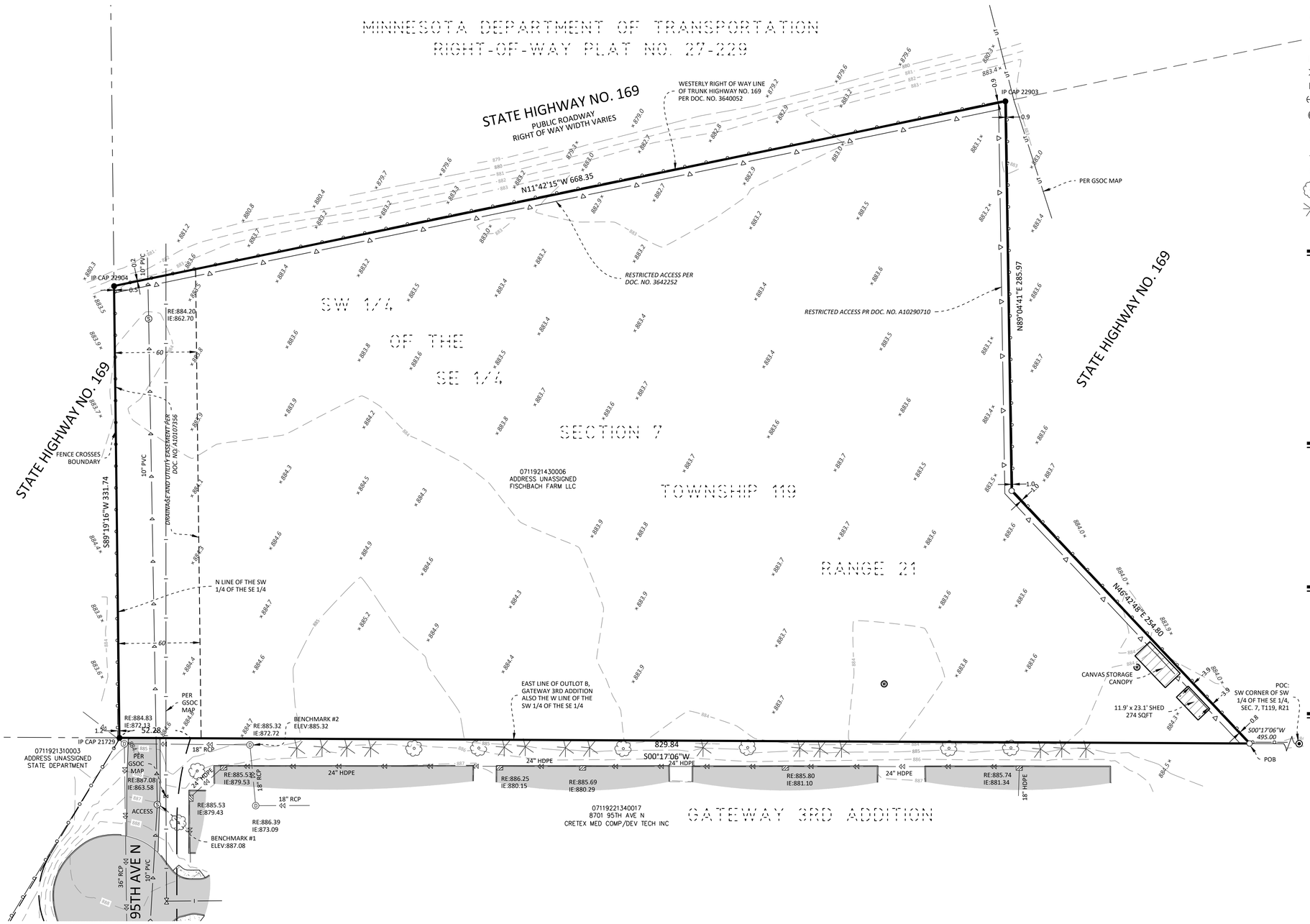
DRAWN BY TPK
DESIGNED BY EJC
CHECKED BY JDB
PROJECT NO. 53558

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TITLE SHEET
UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C1.01
---- OF
REV. #

24.1S (LMS TECH) | JOSEPH BAILEY | 4/8/2025 12:36:54 PM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\CIVIL\SHEETS\53558-C1.01-TITLE.DWG:C1.01 TITLE SHEET



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED 53642
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- WELL
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

DESCRIPTION

REAL PROPERTY IN THE CITY OF BROOKLYN PARK, COUNTY OF HENNEPIN, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 OF SE1/4), SECTION 7, TOWNSHIP 119, RANGE 21, COUNTY OF HENNEPIN, STATE OF MINNESOTA, LYING WESTERLY OF HIGHWAY 169, EXCEPT ROAD AND NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST, ASSUMED BEARING ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 495.00 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE HEREINAFTER DESCRIBED; THENCE NORTH 46 DEGREES 42 MINUTES 48 SECONDS EAST, 254.80 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 41 SECONDS EAST, 285.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY 169, AS SET FORTH IN THE WARRANTY DEED, AS DOCUMENT NO. 3640052, AND SAID LINE THERE TERMINATING.

(ABSTRACT PROPERTY)

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS UNASSIGNED, ITS PROPERTY IDENTIFICATION NUMBER IS 0711921430006.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 6.416 ACRES OR 279,492 SQUARE FEET.
3. THE SUBJECT PROPERTY ZONING INFORMATION WAS NOT PROVIDED.
4. THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

   BENCHMARK #1
   SANITARY MH RIM ELEV.=887.08

   BENCHMARK #2
   STORM MH RIM ELEV.=885.32

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 06 SECONDS EAST FOR THE WEST LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 07, TOWNSHIP 119, RANGE 21.
2. A Gopher State One Call (GSOC) request was placed on 12/30/2024 and assigned GSOC Ticket No. 243650687 & 243650697. Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
3. THE FIELD WORK WAS COMPLETED ON 01/02/2025.

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
3	04/04/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

© 2025 Sambatek

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY GIB
DESIGNED BY SIG
CHECKED BY JDW
PROJECT NO. 53558

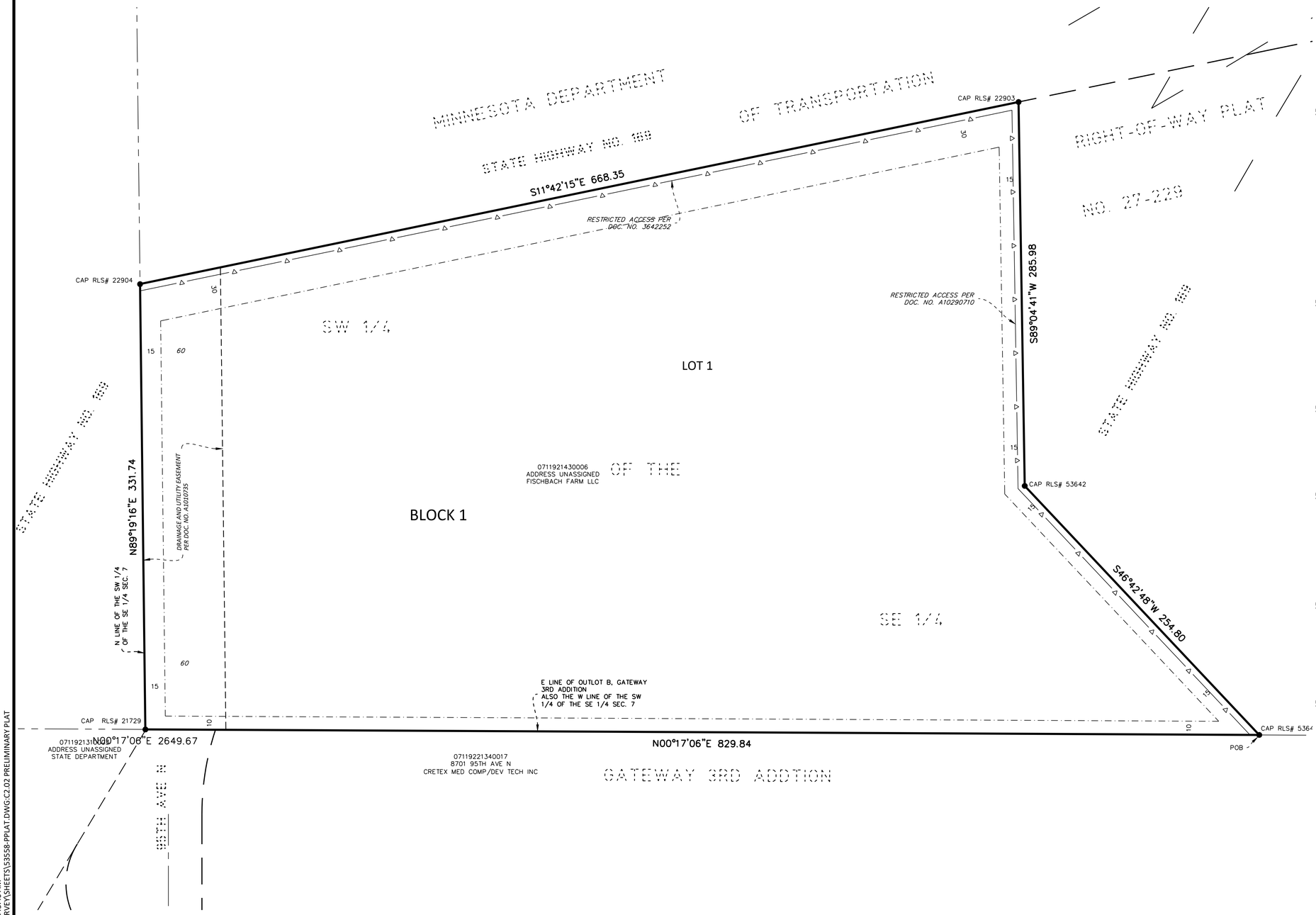
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EXISTING CONDITIONS

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C2.01
---- OF
REV. #

24.1S (LMS TECH) | JOSEPH BAILEY | 2/28/2025 8:45:47 AM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\CIVIL\SHEETS\53558-C2.01-EXCND.DWG/C2.01 EXISTING CONDITIONS



SURVEY NOTES

REAL PROPERTY IN THE CITY OF BROOKLYN PARK, COUNTY OF HENNEPIN, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:

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(ABSTRACT PROPERTY)

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2. THE FIELD WORK WAS COMPLETED ON 01/02/2025.

PROPERTY SUMMARY

TOTAL SITE AREA:	279,492 S.F.	6.416 ACRES
LOT 1, BLOCK 1:	279,492 S.F.	6.416 ACRES

SITE SETBACKS

ZONE: 'BP'

BUILDING:	FRONT (ABUTTING PUBLIC ROW): 10 FT SIDE (INTERIOR): 15 FT REAR (INTERIOR): 30 FT
PARKING:	INTERIOR SIDE OR REAR: 5 FT (NOT GRAPHICALLY DEPICTED)

DEVELOPMENT NOTES

1. The proposed name of the plat is "610 JUNCTION BUILDING 4".
2. All areas are rounded to the nearest square foot.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS 53642
- BOUNDARY LINE
- UNDERLYING / ADJACENT LOT
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS

NORTH

0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
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4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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

Print Name: _____

Date _____ License # _____

DATE ISSUED

DRAWN BY GIG
DESIGNED BY SIG
CHECKED BY JDW
PROJECT NO. 53558

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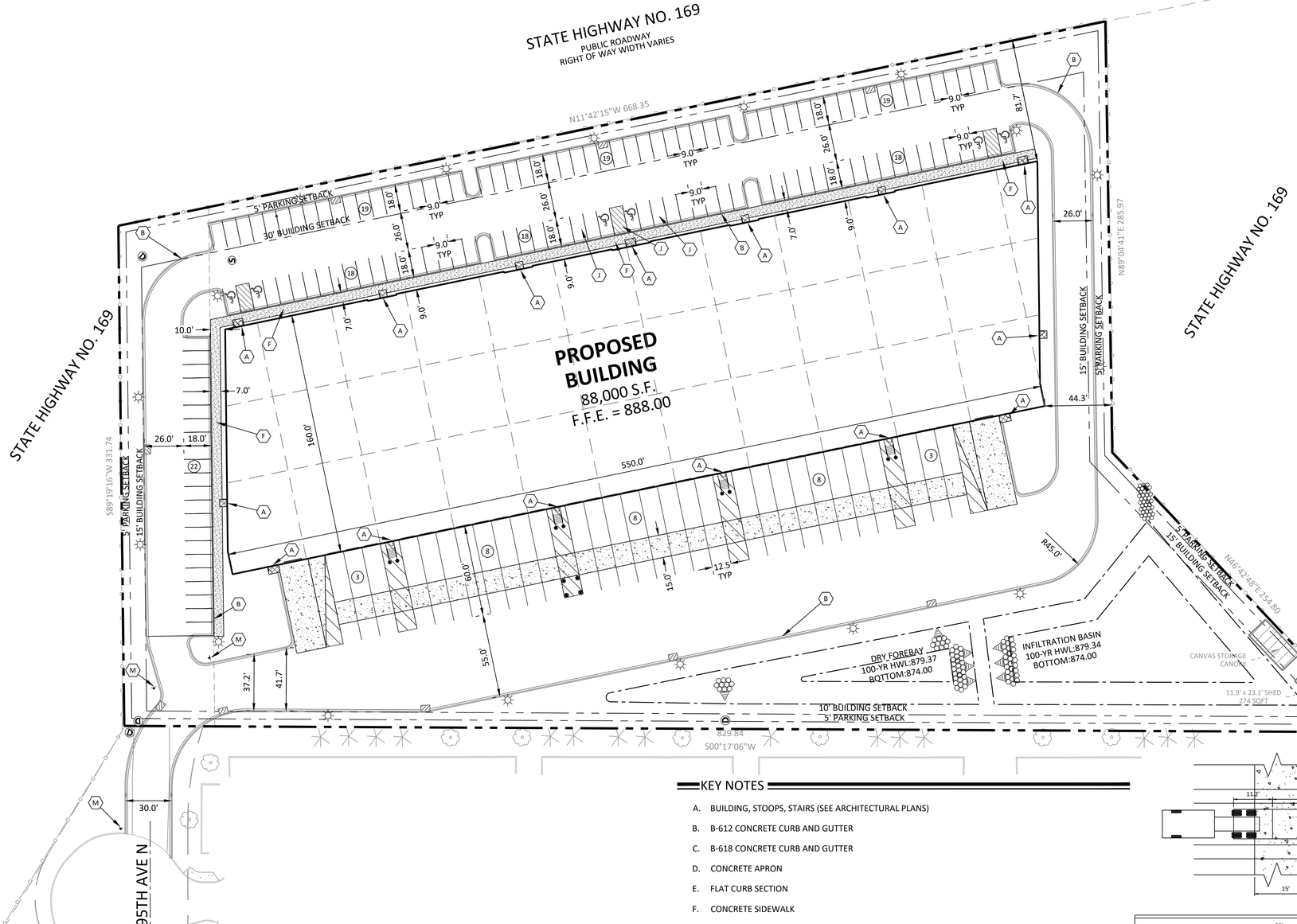
PRELIMINARY PLAT

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C2.02
---- OF
REV. #

24.1S (LMS TECH) | JOSEPH BAILEY | 2/28/2025 8:45:46 AM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\SURVEY\SHEETS\53558-PPLAT.DWG;C2.02 PRELIMINARY PLAT

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT NO. 27-229



LEGEND

PROPOSED / EXISTING

- BOUNDARY LINE
- CONCRETE CURB
- EASEMENT LINE
- BUILDING LINE
- RETAINING WALL
- WETLAND
- TREE LINE
- SAW CUT LINE
- SIGN
- BOLLARD
- (##) PARKING STALL COUNT
- (1) KEY NOTE
- LIGHT POLE (BY OTHERS)

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

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	279,655 SF	6.42 AC
BUILDING AREA	88,000 SF	2.02 AC
PARKING SUMMARY		
WAREHOUSE OFFICE (10%): 1:200 SF	44 STALLS	
WAREHOUSE OTHER (90%): 1:1000 SF	80 STALLS	
TOTAL REQUIRED (STANDARD & ADA):	124 STALLS	
ADA REQUIRED:	5 STALLS	
STANDARD PROVIDED:	127 STALLS	
ADA PROVIDED:	6 STALLS	
TOTAL PROVIDED (STANDARD & ADA):	133 STALLS	

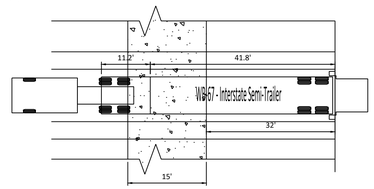
REQUIRED SETBACKS (PARKING)	
INTERIOR SIDE OR REAR	5 FT
REQUIRED SETBACKS (BUILDING)	
FRONT (ABUTTING PUBLIC ROW)	10 FT
SIDE (INTERIOR)	15 FT
REAR (INTERIOR)	30 FT
ZONING	
EXISTING ZONING	BP
PROPOSED ZONING	BP
GREEN SPACE REQUIREMENTS	
MAXIMUM IMPERVIOUS	85% OF LOT AREA
PROPOSED IMPERVIOUS	207,130 SF (74.1%)
PROPOSED PERVIOUS	72,525 SF (25.9%)

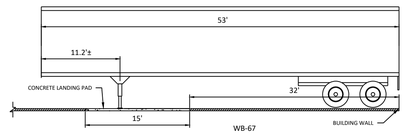
DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON/MONUMENT SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
12. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
13. BUILDING ADDITION HAS BEEN LOCATED BASED ON ORIGINAL GRIDLINE DESIGN AND/OR EXISTING BUILDING EXTERIOR CORNER SURVEY LOCATIONS. EXTERIOR CORNERS DO NOT REPRESENT EXISTING BUILDING GRIDLINES. CONTRACTOR SHALL LOCATE EXISTING GRIDLINES IN THE FIELD FOLLOWING DEMOLITION AND COORDINATE REQUIRED MODIFICATIONS, IF ANY, TO EXPANSION PLACEMENT WITH CIVIL AND ARHCITECT ACCORDINGLY.
14. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ADA ACCESS LOCATION
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
M. STOP SIGN





25 DOLLY PAD - WB-67 (N.T.S.) 53' DRY TRAILERS ONLY

NORTH
0 40 80
SCALE IN FEET

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

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

NO	DATE	BY	CKD	APPR	COMMENT
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1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: JOSEPH BAILEY

Date _____ License # 58645

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY SRK
DESIGNED BY SIG
CHECKED BY JDB
PROJECT NO. 53558

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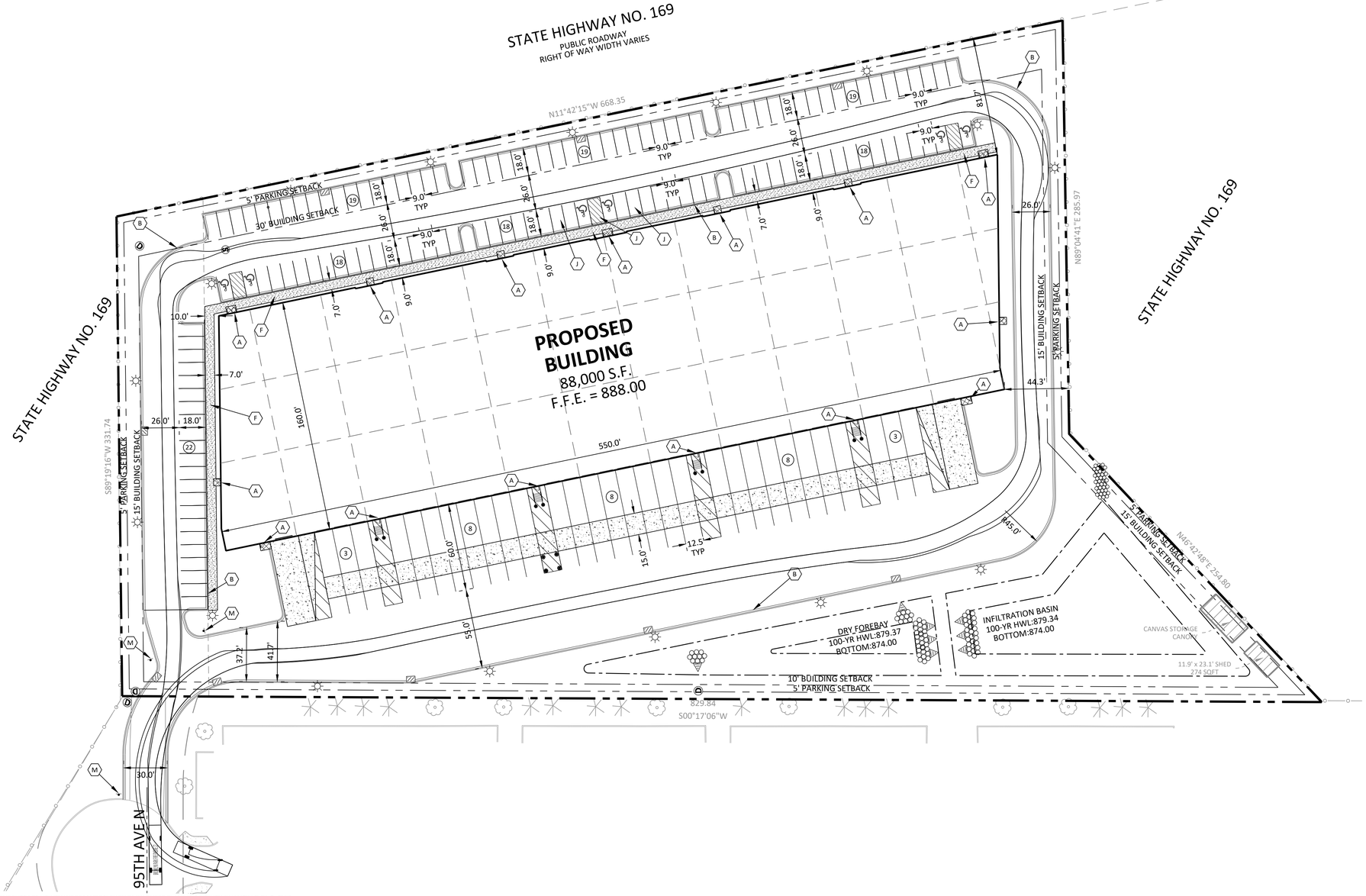
SITE PLAN

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C3.01
---- OF
REV. ----

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MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT NO. 27-229

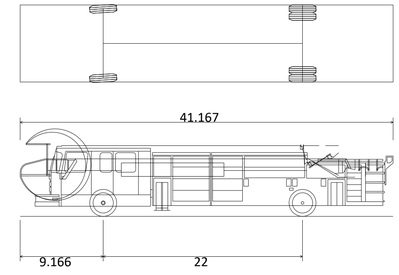


LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
1		KEY NOTE
		LIGHT POLE (BY OTHERS)

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

BROOKLYN PARK FIRE ENGINE 22



N.T.S.

BROOKLYN PARK FIRE ENGINE 22	
Overall Length	41.167ft
Overall Width	8.500ft
Overall Body Height	10.000ft
Min Body Ground Clearance	0.655ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	37.000ft

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

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NORTH

SCALE 0 40 80 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
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5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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Date _____ License # 58645

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PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	TPK
DESIGNED BY	SIG
CHECKED BY	JDB
PROJECT NO.	53558

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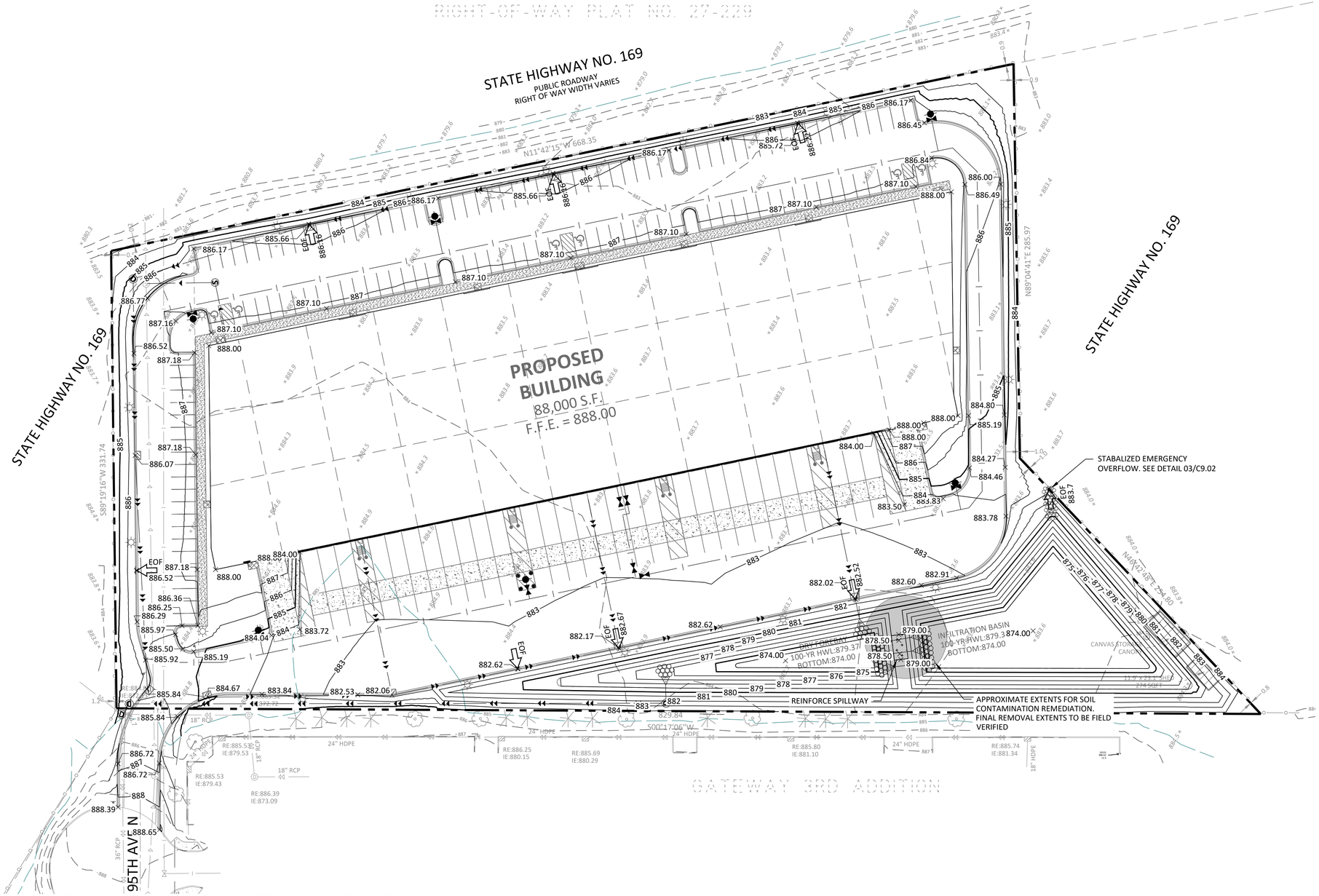
VEHICLE MANEUVERING PLAN

UNITED PROPERTIES
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MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT NO. 27-229



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

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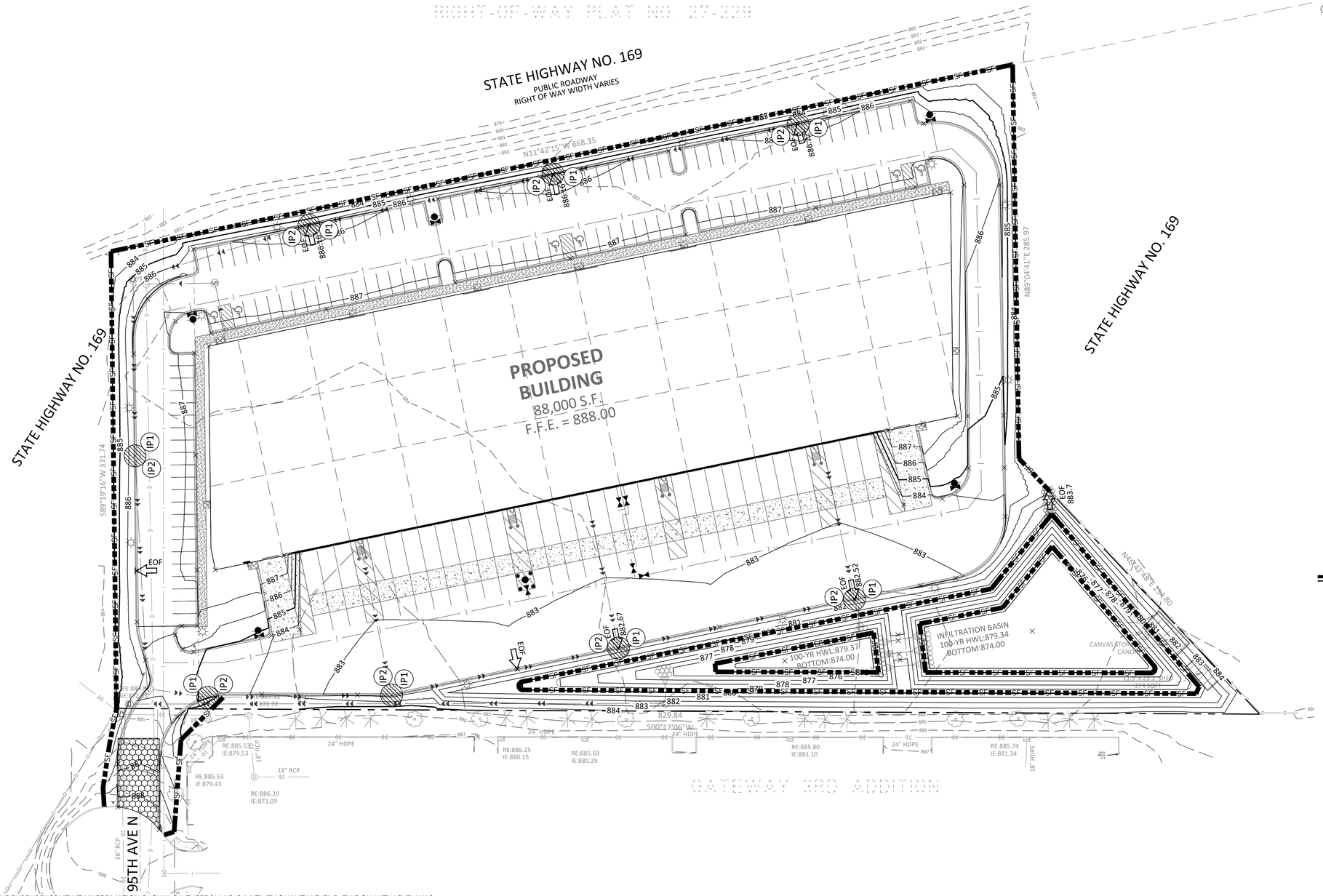
GRADING PLAN

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MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY PLAT NO. 27-229



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
	ST # 999.9	SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

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

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5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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PROJECT NO. 53558

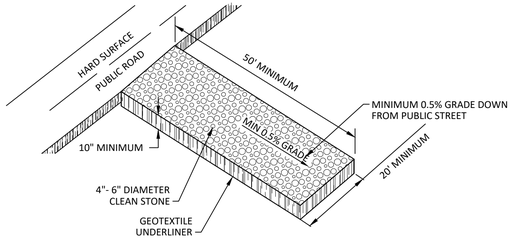
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EROSION CONTROL PLAN

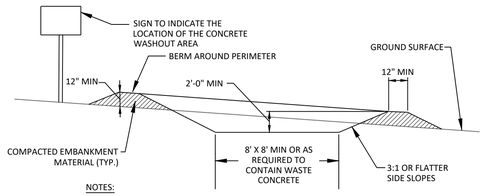
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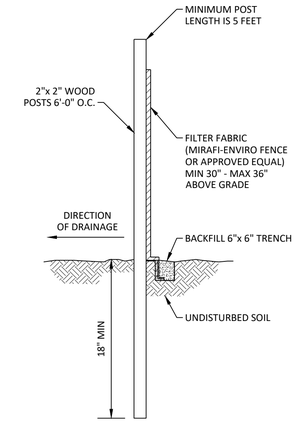
CE N.T.S. **TEMPORARY STONE CONSTRUCTION EXIT**



NOTES:

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

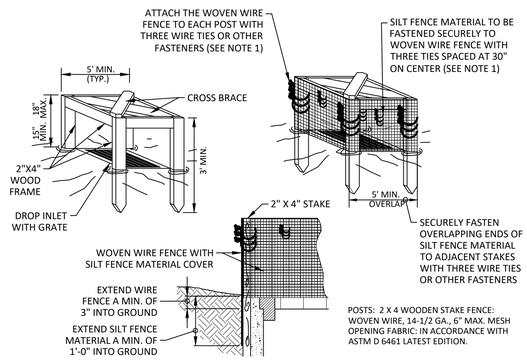
CW N.T.S. **CONCRETE WASHOUT AREA**



NOTES:

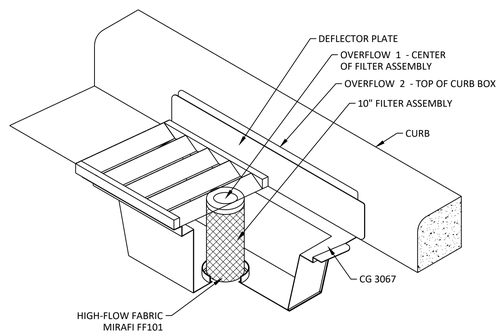
1. MAXIMUM SPACING BETWEEN POSTS (CENTER TO CENTER) SHALL NOT EXCEED 6 FEET IN SPACING.
2. A MINIMUM OF 5 FASTENERS PER POST

SF N.T.S. **PREASSEMBLED SILT FENCE- WOOD POSTS (MNDOT 3886)**



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

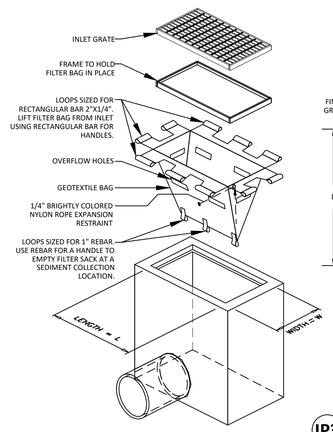
IP1 N.T.S. **SILT FENCE INLET PROTECTION**



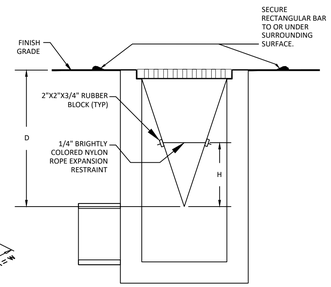
ROAD DRAIN CASTING APPLICABILTY

- NEENAH R-3067
- NEENAH R-3512

IP2 N.T.S. **CURB DRAIN INLET PROTECTION**



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP3 N.T.S. **INLET PROTECTION FILTER SACK**

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

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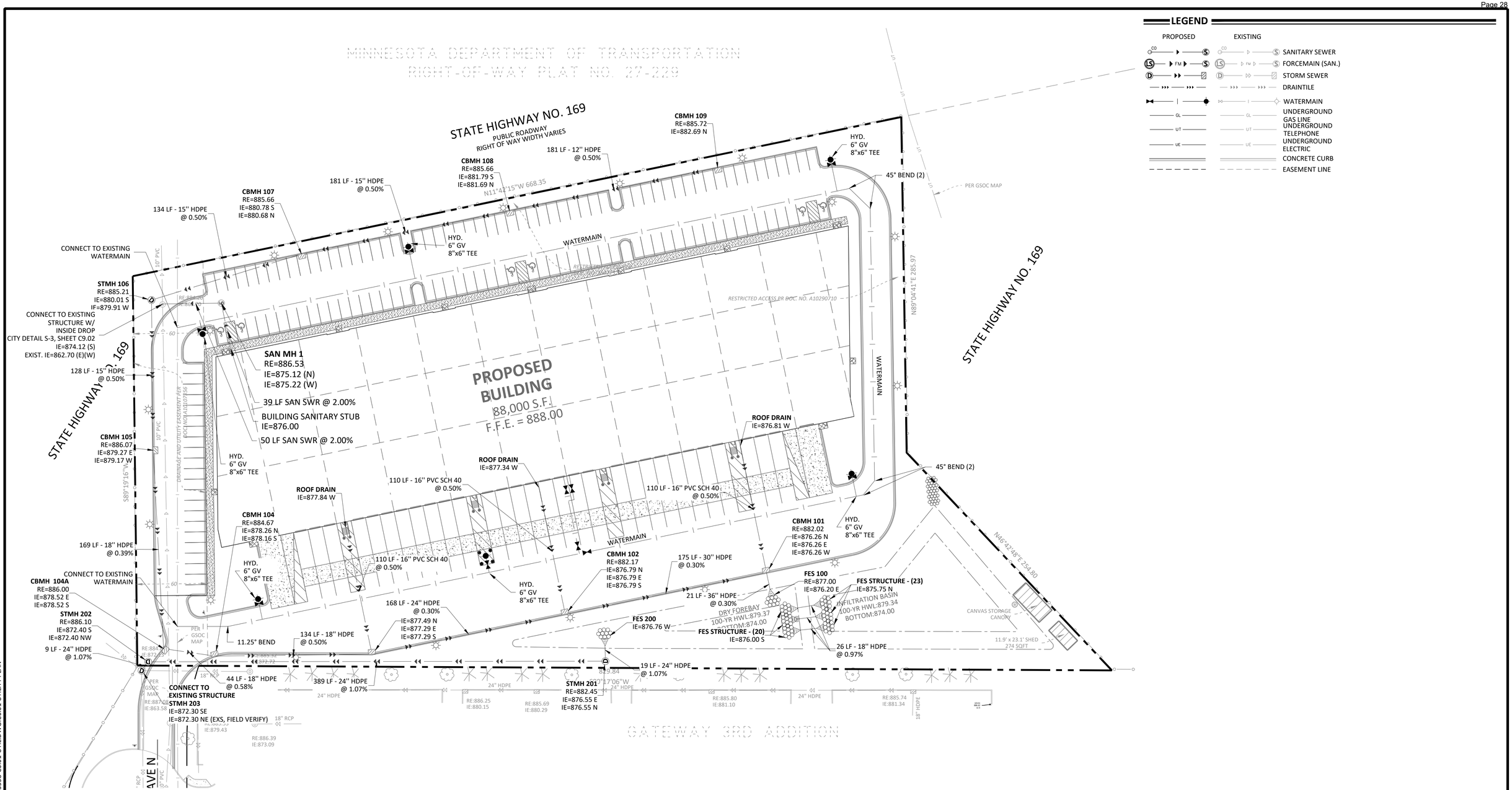
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EROSION CONTROL DETAILS

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IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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

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0 40 80
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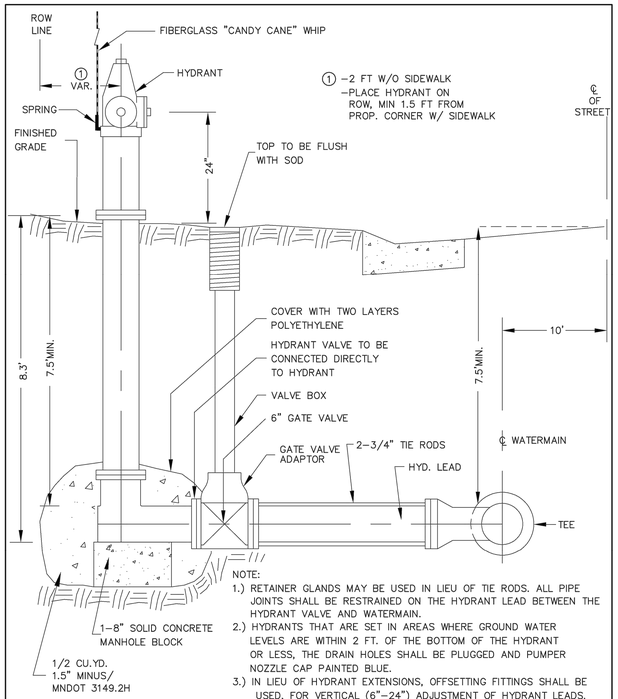
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UTILITY PLAN

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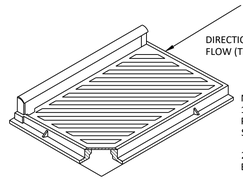


NOTE:
1.) RETAINER GLANDS MAY BE USED IN LIEU OF TIE RODS. ALL PIPE JOINTS SHALL BE RESTRAINED ON THE HYDRANT LEAD BETWEEN THE HYDRANT VALVE AND WATERMAIN.
2.) HYDRANTS THAT ARE SET IN AREAS WHERE GROUND WATER LEVELS ARE WITHIN 2 FT. OF THE BOTTOM OF THE HYDRANT OR LESS, THE DRAIN HOLES SHALL BE PLUGGED AND PUMPER NOZZLE CAP PAINTED BLUE.
3.) IN LIEU OF HYDRANT EXTENSIONS, OFFSETTING FITTINGS SHALL BE USED, FOR VERTICAL (6"–24") ADJUSTMENT OF HYDRANT LEADS. PAYMENT FOR THESE FITTINGS SHALL BE INCLUDED IN THE BID ITEMS "REMOVE AND RELOCATE HYDRANT" AND "HYDRANT W/VALVE".

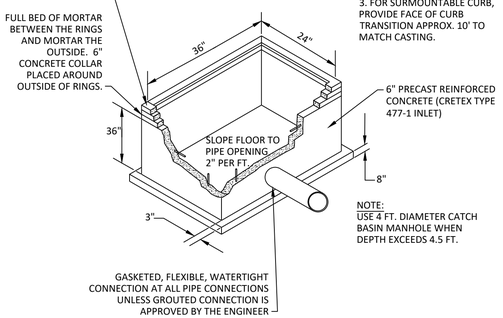
HYDRANT DETAIL DRAWING W-3 CITY OF BROOKLYN PARK

NOT TO SCALE
2–98
3–07
3–11
11–15

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

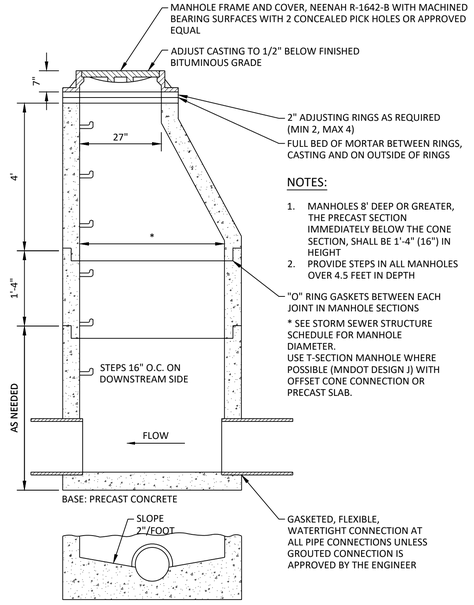


NOTE:
1. EXPANSION MATERIALS TO BE PLACED IN SECOND JOINT, BOTH SIDES OF CATCH BASIN.
2. RECESS CATCH BASIN 0.1' BELOW GUTTER GRADE LINE.
3. FOR SURMOUNTABLE CURB, PROVIDE FACE OF CURB TRANSITION APPROX. 10' TO MATCH CASTING.



NOTE:
USE 4 FT. DIAMETER CATCH BASIN MANHOLE WHEN DEPTH EXCEEDS 4.5 FT.

04 24"x36" CATCH BASIN
N.T.S.

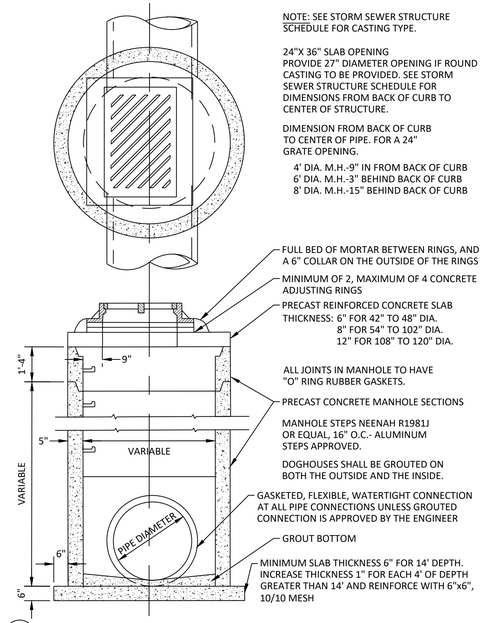


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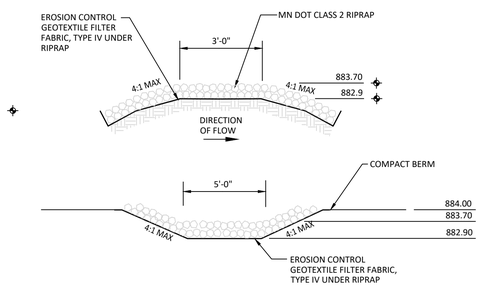
1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION, SHALL BE 1'-4" (16") IN HEIGHT
2. PROVIDE STEPS IN ALL MANHOLES OVER 4.5 FEET IN DEPTH

* SEE STORM SEWER STRUCTURE SCHEDULE FOR MANHOLE DIAMETER.
USE T-SECTION MANHOLE WHERE POSSIBLE (MNDOT DESIGN J) WITH OFFSET CONE CONNECTION OR PRECAST SLAB.

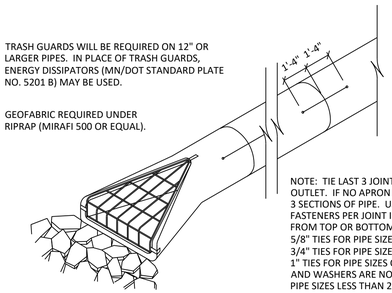
01 STORM SEWER MANHOLE
N.T.S.



02 CATCH BASIN MANHOLE
N.T.S.



03 INFILTRATION BASIN EMERGENCY OVERFLOW
NTS

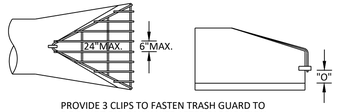


SIZE OF PIPE	RIPRAP REQUIRED
54" & Over	20-24 CU. YD.
36" to 48"	10-13 CU. YD.
27" to 33"	6-8 CU. YD.
24" & Less	4-6 CU. YD.

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

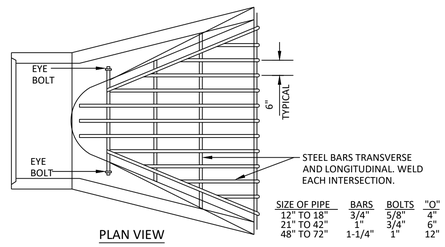
INDIVIDUAL STONES, EXCEPT THOSE USED FOR CHINKING, SHALL NOT WEIGHT LESS THAN 50 LBS. EACH.
PLACE RIPRAP AROUND SIDES AND OVER TOP OF FLARED END SECTIONS.

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	¾"	⅝"	4"
21" TO 42"	1"	¾"	6"
48" TO 72"	1-¼"	1"	12"



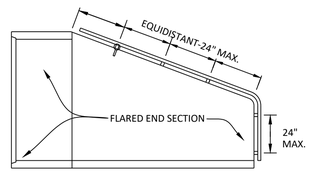
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

05 FLARED END SECTION
N.T.S.



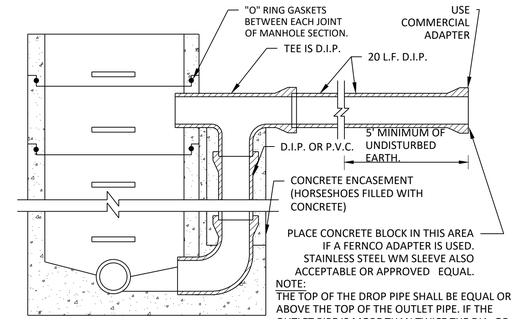
SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"

PLAN VIEW



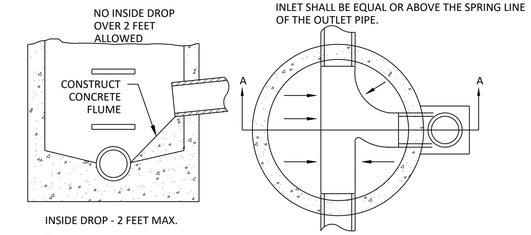
ELEVATION

06 TRASH GUARD
N.T.S.



SECTION A-A

NOTE:
THE TOP OF THE DROP PIPE SHALL BE EQUAL OR ABOVE THE TOP OF THE OUTLET PIPE. IF THE OUTLET PIPE IS MORE THAN TWICE THE DIA. OF THE DROP INLET, THAN THE FLOW LINE OF THE INLET SHALL BE EQUAL OR ABOVE THE SPRING LINE OF THE OUTLET PIPE.



07 OUTSIDE DROP MANHOLE
N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
3	04/04/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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

Print Name: JOSEPH BAILEY

Date _____ License # 58645

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY TPK
DESIGNED BY EJC
CHECKED BY JDB
PROJECT NO. 53558

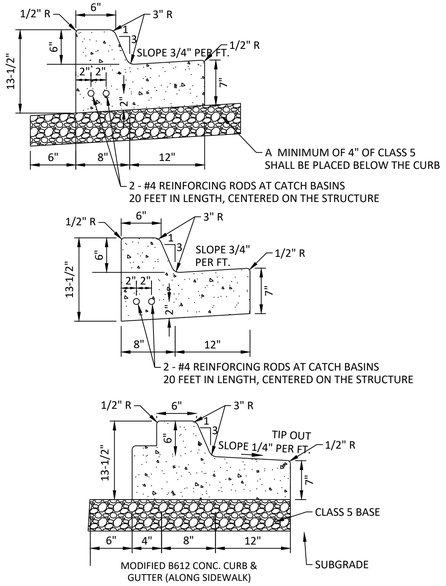
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DETAILS

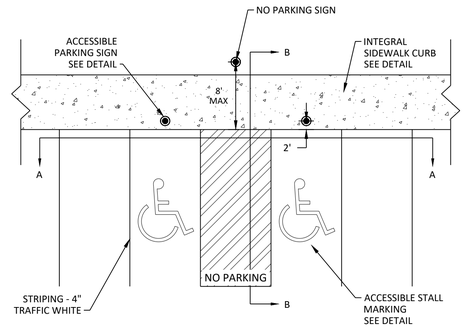
UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET
C9.01
---- OF
REV. #

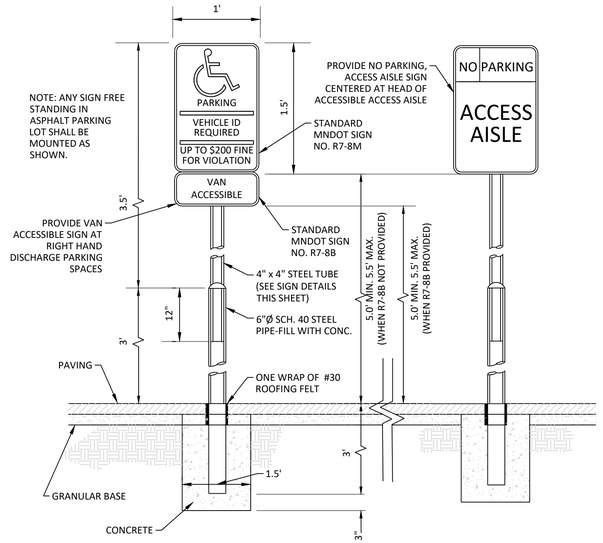
24.1S (LMS TECH) | JOSEPH BAILEY | 4/21/2025 10:07:30 AM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\CIVIL\SHEETS\53558-C9.01-DTLS.DWG:C9.01 DETAILS



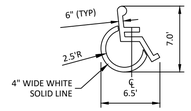
01 B612 CONCRETE CURB & GUTTER
N.T.S.



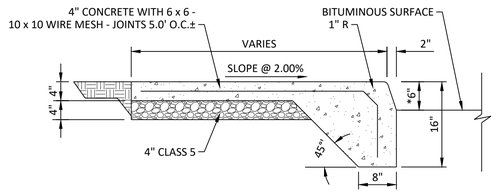
02 ADA PARKING
N.T.S.



03 ACCESSIBLE PARKING SIGN
N.T.S.

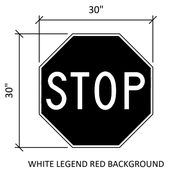


05 ACCESSIBLE PARKING SYMBOL
N.T.S.



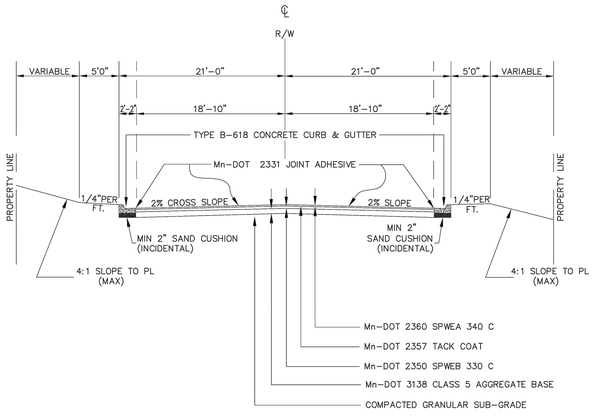
* HEIGHT VARIES - SEE GRADING PLAN

04 INTEGRAL SIDEWALK CURB
N.T.S.



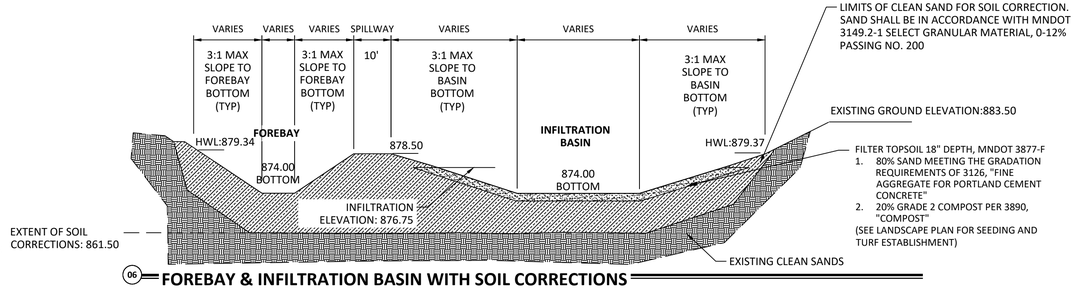
30" x 30" "STOP" SIGN
N.T.S.

06 STOP SIGN
N.T.S.



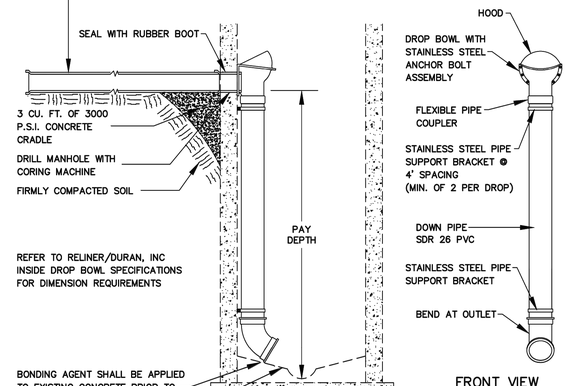
TYPICAL COMMERCIAL AND MEDIUM DENSITY 42' ROADWAY
DETAIL DRAWING ST-11
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2016



06 FOREBAY & INFILTRATION BASIN WITH SOIL CORRECTIONS
NOT TO SCALE

UNIT BID PRICE PER FOOT OF DROP SECTION SHALL INCLUDE THE FOLLOWING:
1. CORE DRILL M.H. AND RUBBER BOOT
2. FLUME, INVERT AND CONCRETE CRADLE
3. ADAPTERS, REDUCERS, COUPLERS OR BRACKETS AS REQUIRED



RELINER / DURAN, INC
INSIDE DROP SECTION
DETAIL DRAWING S-3
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2020

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
3	04/04/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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

Print Name: JOSEPH BAILEY

Date _____ License # 58645

PRELIMINARY 02/28/2025	DRAWN BY TPK
DESIGN REVIEW 03/21/2025	DESIGNED BY EJC
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 53558

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DETAILS

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

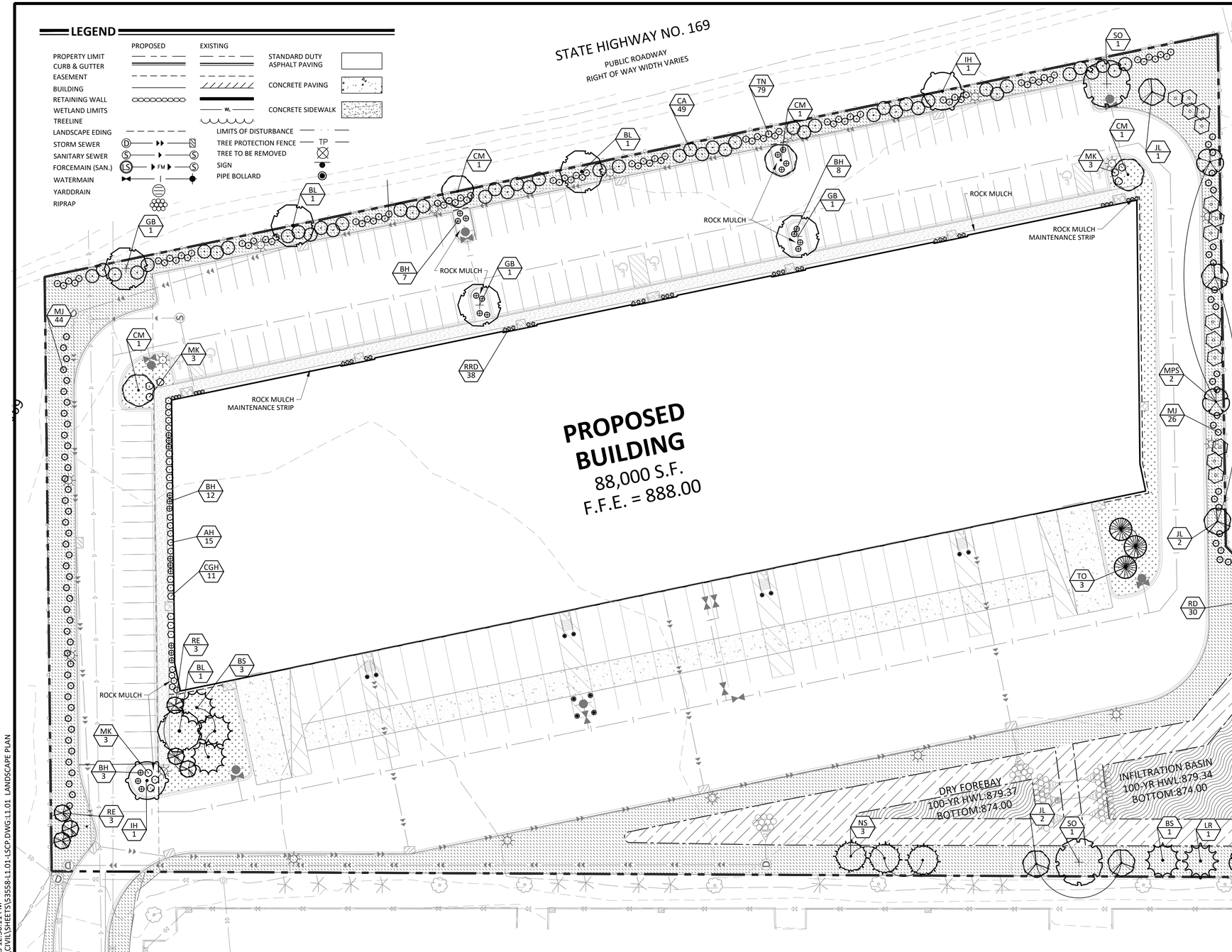
SHEET
C9.02
---- OF
REV. #

24.1S (LMS TECH) | JOSEPH BAILEY | 4/21/2025 10:07:30 AM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\CIVIL\SHEETS\53558-C9.01-DTLS.DWG:C9.02 DETAILS

LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS FM	S
WATERMAIN		
YARDDRAIN		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	TP
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	



BROOKLYN PARK LANDSCAPE CODE

CANOPY COVER (C)

	REQUIRED	PROPOSED
• ONE LARGE TREE, OR 2 MEDIUM TREES PROVIDED PER 360 SF OF REQUIRED PARKING AREA, LOCATED WITHIN PARKING LOT ISLANDS		
•• TOTAL PARKING AREA - **46,706 SF, 10% REQUIRED LANDSCAPE AREA**	**(10%) 4,671 SF** 13 LARGE TREES OR 26 MEDIUM TREES	13 LARGE TREES*

FOUNDATION LANDSCAPE (FL)

• AT LEAST **40% TOTAL BUILDING PERIMETER** SHALL BE SODDED OR LANDSCAPED WITH APPROVED GROUND COVER, LOW LEVEL PLANTINGS IN AREAS OF NO LESS THAN **6' WIDTH**	(40%)	(59.3%)
• **TOTAL BUILDING PERIMETER : 1,428 LF**	571.2 LF	822 LF x 6' WIDTH

OPEN AREAS LANDSCAPE (OL)

15% TOTAL DEVELOPMENT SITE AREA MUST BE PLANTED TOTAL DEVELOPMENT SITE AREA : **279,655 SF**	(15%)	(27.4%) 76,737 SF
PLANT DIVERSITY : NO MORE THAN 25% TREES FROM SAME FAMILY, NO MORE THAN 15% SAME SPECIES.	41,948.25 SF	
MINIMUM ADDITION OF **3 OF THE FOLLOWING**		
ONE OVER STORY PER 3,000 SF OF OPEN AREA	14 CANOPY TREES	14 CANOPY TREES**
ONE ORNAMENTAL TREE PER 1,500 SF OF OPEN AREA	28 ORNAMENTAL TREES	18 ORNAMENTAL TREES**
ONE EVERGREEN TREE PER 3,000 SF OF OPEN AREA	14 EVERGREEN TREES	(+ **10 TREE CREDITS** FROM
ONE DECIDUOUS OR EVERGREEN SHRUB PER 100 SF OF OPEN AREA	420 SHRUBS	**100 PROPOSED LARGE SHRUBS**) 14 EVERGREEN TREES**

PARKING LOT LANDSCAPING AND SCREENING

PERIMETER PARKING AREA LANDSCAPING : 3' WIDE, 3' TALL
LANDSCAPE ISLANDS: 1 REQUIRED PER 22 PARKING SPACES (132 PARKING SPOT/22 = 6 LANDSCAPE ISLANDS
EACH ISLAND MUST INCLUDE: ONE DECIDUOUS LARGE OR 2 MEDIUM TREES* + 2 SHRUBS + PERVIOUS GROUND COVER

*LANDSCAPE ISLAND REQUIREMENTS INCLUDED OVERLAP COUNT WITH CANOPY COVER TREE REQUIREMENTS & MEET PLANTING MINIMUM REQUIREMENT OF 2 SHRUBS & PERVIOUS GROUND COVER

**INCLUDE OVERLAP COUNT WITH OPEN SPACE TREES & CANOPY COVER TREES

PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
	CM	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2"Cal.	4
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2"Cal.	3
	HI	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2"Cal.	2
	QO	Quercus bicolor / Swamp White Oak	B & B	2"Cal.	2
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2"Cal.	3
CONIFERS					
	LR	Larix laricina / Tamarack	B & B	6'	1
	NS	Picea abies / Norway Spruce	B & B	6'	3
	BS	Picea glauca densata / Black Hills Spruce	B & B	6'	4
	SP	Pinus sylvestris / Scotch Pine	B & B	6'	3
	TO	Thuja occidentalis / American Arborvitae	B & B	6'	3
ORN. TREES					
	RE	Cercis canadensis / Eastern Redbud	B & B	1.5" Cal	6
	MPS	Malus x 'Professor Sprenger' / Professor Sprenger Crabapple	B & B	1.5"Cal.	6
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	1.5"Cal.	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		QTY
SHRUBS					
	CA	Cornus alba 'Alleman's Compact' / Alleman's Compact Tatarian Dogwood	5 gal.		49
	CGH	Cornus hesse 'UMN975507' / Garden Glow™ Dogwood	5 gal.		11
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		30
	AH	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal		15
	TN	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	5 gal		79
	MK	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal		9
LARGE SHRUBS					
	RD	Cornus Baileyi / Bailey's Red-twig Dogwood	5 gal		30
	MJ	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper	5 gal		70
PERENNIALS					
	HRD	Hemerocallis x 'Rosy Returns' / Daylily	1 gal		38
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS					
	DR	MNDOT Seed Mix Southern Boulevard / Formerly MNDOT seed mix 25-131	Seed		
	DTR	MNDOT Seed Mix Southern Tallgrass Roadside / Formerly MNDOT Seed Mix 35-241/36-211	Seed		
	WD	MNDOT Seed Mix Wet Ditch / Formerly MNDOT Seed Mix 33-261	Seed		
	TURF HIG	Turf Sod Highland Sod / Sod	Sod		

NORTH
0 30 60
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
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4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY SIG
DESIGNED BY SIG
CHECKED BY JRW
PROJECT NO. 53558

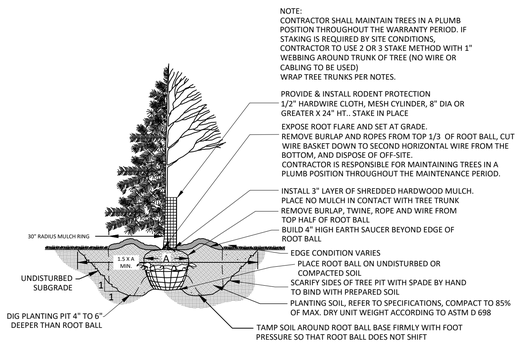
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LANDSCAPE PLAN

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

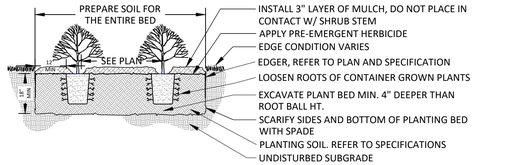
SHEET L1.01 ---- OF REV.

24.1S (LMS TECH) | JOSEPH BAILEY | 4/21/2025 12:56:11 PM
\\SAMBATEK-FS1\PROJECTS\PROJECTS\53558\CAD\CIVIL\SHEETS\53558-L1.01-LSCP.DWG L1.01 LANDSCAPE PLAN



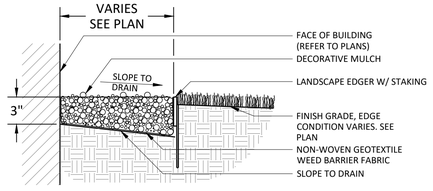
1 L1.02 TREE PLANTING DETAIL

1/4" = 1'-0" P-01



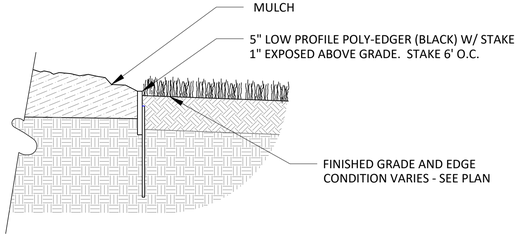
2 L1.02 SHRUB PLANTING DETAIL

3/8" = 1'-0" P-02



4 L1.02 MAINTENANCE STRIP

1" = 1'-0" P-05



3 L1.02 LOW PROFILE POLY EDGER

1 1/2" = 1'-0" P-30

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 2" WASHED RIVER ROCK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
14. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
15. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
16. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.3-1.2
17. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
18. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
19. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
20. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
21. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.

21.1.	POTTED PLANTS:	4/1 - 6/1; 9/21 - 11/1
21.2.	DECIDUOUS /B&B:	4/1 - 6/1; 9/21 - 11/1
21.3.	EVERGREEN POTTED PLANTS:	4/1 - 6/1; 9/21-11/1
21.4.	EVERGREEN B&B:	4/1 - 5/1; 9/21 - 11/1
21.5.	TURF/LAWN SEEDING:	4/1 - 6/1; 7/20 - 9/20
21.6.	NATIVE MIX SEEDING:	4/15 - 7/20; 9/20-10/20

22. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
23. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
24. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2106 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 ½" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. MNDOT SEED MIXTURE RESIDENTIAL TURFGRASS (RT) AT A RATE OF 200 POUNDS PER AC.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

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

IRRIGATION NOTES:

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

LOW MAINTENANCE FESCUE NOTES:

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

NATIVE SEED MIX NOTES:

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

NO	DATE	BY	CKD	APPR	COMMENT
	02/28/2025	TPK	JDB	JDB	CITY SUBMITTAL
1	03/21/2025	SIG	JDB	JDB	CITY RESUBMITTAL
2	03/27/2025	SIG	JDB	JDB	WATERSHED SUBMITTAL
3	04/04/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
4	04/08/2025	SIG	JDB	JDB	WATERSHED RESUBMITTAL
5	04/22/2025	SIG	JDB	JDB	CITY RESUBMITTAL

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

Print Name: _____

Date _____ License # _____

PRELIMINARY 02/28/2025
DESIGN REVIEW 03/21/2025
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY SIG
DESIGNED BY SIG
CHECKED BY JRW
PROJECT NO. 53558

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LANDSCAPE NOTES & DETAILS

UNITED PROPERTIES
610 JUNCTION - BUILDING 4
PRELIMINARY SITE PLAN REVIEW
BROOKLYN PARK, MN

SHEET L1.02 ---- OF REV.

24.1S (LMS TECH) | JOSEPH BAILEY | 4/21/2025 12:56:11 PM
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City of Brooklyn Park
Request for Council Action

Agenda Item:	4.12	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance – Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Mitch Robinson, Assistant City Engineer
Attachments:	2	**Presented By:**	Marc Culver, City Engineer
Item:	NW Area Watermain Crossings Community Project Funding Resolution of Support		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ SUPPORT FOR PURSUIT OF FISCAL YEAR 2026 COMMUNITY PROJECT FUNDING.

Overview:
The city is continuing the development of the Northwest Growth Area Plan. The plan will include consideration of a new biotechnology district, a variety of housing and commercial options, public parks and trails, and integration with Blue Line Light Rail Transit station area planning, among other features.

Currently there is no utility infrastructure installed in the Northwest Growth Area. Three watermain crossings of the trunk highway system are needed to support the development of the Northwest Growth Area. These crossings are located at:

- TH 610 and Jefferson Highway
- TH 169 just south of 109th Ave
- TH 169 north of TH 610

City staff continues to seek funding opportunities for this costly infrastructure, including state bonding and federal funding. For the federal funding, our federal delegation has started to solicit candidate projects for Community Project Funding (U.S. House of Representatives) and Congressionally Directed Spending (U.S. Senate). Staff has submitted the appropriate applications for each of these solicitations and is recommending a resolution of support to enhance our applications.

Staff recommends the City Council approve the resolution of support for fiscal year 2026 Community Project Funding and Congressionally Directed Spending for the installation of three trunk highway watermain crossings and associated watermain utility infrastructure.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:
Current cost estimates for the watermain crossing exceed $4.5 million considering design, right-of-way and inflation costs. Federal funding will help offset these costs to the City and future development.

Attachments:

4.12A RESOLUTION
4.12B LOCATION MAP

RESOLUTION #2025 -

RESOLUTION OF SUPPORT FOR PURSUIT OF FISCAL YEAR 2026 COMMUNITY PROJECT FUNDING AND CONGRESSIONALLY DIRECTED SPENDING

WHEREAS, the City of Brooklyn Park is developing a plan for the development of its 700-acre Northwest Growth Area; and

WHEREAS, the development of the Northwest Growth Area provides an opportunity to grow the City's tax base through high value per acre development; and

WHEREAS, watermain utility infrastructure crossing the Trunk Highway system is needed to support the development of the Northwest Growth Area; and

WHEREAS, the cost to cross the Trunk Highway system with underground watermains is significant and a potential cost burden to the City and future development; and

WHEREAS, the Senate and House Appropriations Committees are accepting requests for the Fiscal Year 2026 appropriations process; and

WHEREAS, the City of Brooklyn Park supports the application made to both the Senate and House appropriations Committees for the Fiscal Year 2026 appropriations process; and

WHEREAS, if funding is secured through the Community Project Funding program and/or Congressionally Directed Spending, construction could occur starting in 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park supports pursuit of Fiscal Year 2026 Community Project Funding and Congressionally Directed Spending for the installation of three trunk highway watermain crossings.

CITY OF CHAMPLIN

CITY OF MAPLE GROVE

109TH AVE N

101ST AVE N

97TH AVE N

AREA 1

AREA 2

AREA 3

PROPOSED WATERMAIN CROSSING

PROPOSED WATERMAIN CROSSING

PROPOSED WATERMAIN CROSSING

JEFFERSON HWY N

STATE HWY NO. 169

XYLON AVE

WINNETKA AVE

NORTH WOODS PARK

OAK GROVE PARK

Three Rivers Regional Park

T.H. 610

TESORO OIL PIPELINE

DECATUR DRIVE

STATE HWY N

JEFFERSON HWY N

WEST BROADWAY

OAK GROVE PARKWAY

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.13	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Prepared By:**	Dylan Armstead, Senior Project Manager
Resolution:	X		
Attachments:	3	**Presented By:**	Dylan Armstead, Senior Project Manager
Item:	Consider Authorizing the City Manager to Execute the Acquisition of EDA Property Located at PID 1611921220094 and Subsequent Sale to Adam Schiesl for $2,000.00		

City Manager's Proposed Action:

MOTION _____, SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ACQUISITION OF EDA PROPERTY LOCATED AT PID 1611921220094 AND ITS SUBSEQUENT SALE TO ADAM SCHIESL FOR $2,000.00.

Overview:

Following the Economic Development Authority's (EDA) approval on April 21, 2025, to transfer a 0.05-acre parcel (PID 1611921220094) to the City of Brooklyn Park, the City Council is now asked to authorize the City Manager, Staff, and Legal Counsel to handle all aspects of this acquisition and subsequent sale administratively, including negotiating and executing all necessary agreements and documents.

Background:

At the April 21, 2025, EDA meeting, the Board of Commissioners approved the transfer of a small parcel of EDA-owned land to the City to facilitate its sale. The 0.05-acre parcel, known as Outlot A, is located adjacent to 5901 92nd Avenue North, the home owned by Adam Schiesl.

Mr. Schiesl has been maintaining this property and recently discovered it was owned by the EDA rather than being part of his property. He has submitted a petition to purchase the land for $2,000, which is consistent with the appraised value determined by a professional appraisal.

Due to statutory restrictions on EDA property sales, legal counsel recommended that the EDA first transfer the property to the City of Brooklyn Park, which can then execute the sale. The EDA approved this transfer on April 21, 2025.

Primary Issues/Alternatives to Consider:

1. What administrative authority is being requested?

   This action would authorize the City Manager to:
   - Execute the acquisition of the property from the EDA
   - Negotiate and finalize the terms of the purchase agreement with Mr. Schiesl
   - Execute all necessary documents for the sale
   - Ensure appropriate utility easements are included
   - Handle all aspects of the transaction administratively without requiring further Council action

2. Why handle this administratively?

This is a straightforward real estate transaction with clear parameters:

- The purchase price is established by professional appraisal ($2,000)
- The buyer has been identified
- The EDA has already approved the transfer
- Material terms have been and will continue to be reviewed by legal counsel
- This approach streamlines the process and reduces administrative burden

3. How will utility infrastructure be protected?

The City Manager and staff will ensure that water and sewer infrastructure on or near the property is protected through a right-of-way easement. An easement of which will be established at the recommended time as provided by legal counsel.

Budgetary/Fiscal Considerations:

The sale price of $2,000 is based on an independent appraisal. The transaction will incur nominal costs for recording the deed transfer ($46), recording the City right-of-way easement ($46), and state deed taxes (approximately $1.70). Legal fees will also be totaled by Kennedy & Graven and made aware to the City at the conclusion.

The property currently generates no revenue, and its sale will place it on the tax rolls, generating a small amount of property tax revenue for the City in the future.

Administrative Process Steps:

Following Council authorization, the City Manager or designee will:

- Execute the quit claim deed from the EDA to the City
- Negotiate and finalize the purchase agreement with Mr. Schiesl
- Execute all necessary documents for the sale
- Work with legal counsel to ensure proper recording of all documents
- Ensure proper sequencing of document recording to maintain utility access rights
- Complete the transaction within 60-90 days

Recommendation:

Staff recommends approval of the resolution authorizing the City Manager to execute all necessary documents and agreements for the acquisition of the EDA-owned property located at PID 1611921220094 and its subsequent sale to Adam Schiesl for $2,000.00, subject to the inclusion of appropriate utility easements to protect public infrastructure.

Attachments:

4.13A RESOLUTION
4.13B APPRAISAL
4.13C SITE LOCATION MAP

RESOLUTION #2025-

AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ACQUISITION OF EDA PROPERTY LOCATED AT PID 1611921220094 AND ITS SUBSEQUENT SALE TO ADAM SCHIESL FOR $2,000.00

WHEREAS, the Brooklyn Park Economic Development Authority (the "Authority") is the fee owner of real property legally described as:

BROOKLYN PARK EDA DIV 3 ZANE, OUTLOT A

PID: 1611921220094

(the "Property"); and

WHEREAS, the Property was acquired by the Authority in 2001 for the purpose of providing access to a development that did not come to fruition and would not be possible to develop today given subsequent development surrounding the Property; and

WHEREAS, Adam Schiesl owns property adjacent to the Property and has petitioned the Authority to purchase the Property for $2,000; and

WHEREAS, the Authority has determined that the irregularly shaped, isolated nature of the Property is not conducive to further EDA-related development purposes; and

WHEREAS, the Authority has approved the conveyance of the Property to the City of Brooklyn Park by Resolution #2025-14 on April 21, 2025; and

WHEREAS, the City desires to accept the conveyance of the Property from the Authority and subsequently sell the Property to Mr. Schiesl for $2,000.

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

1. The City hereby approves the acquisition of the Property from the Authority.
2. The City further approves the subsequent sale of the Property to Adam Schiesl for $2,000.00.
3. The City authorizes the City Administrator to negotiate, execute, and deliver all documents necessary to effectuate the acquisition of the Property from the Authority and the sale of the Property to Adam Schiesl, including but not limited to a purchase agreement, deed, easement documents, and closing documents, subject to approval as to form by the City Attorney.
4. City officials, staff, and consultants are hereby authorized and directed to take any and all other steps necessary or convenient in order to carry out the transactions authorized by this Resolution.

Approved by the City Council of the City of Brooklyn Park on this 28th day of April, 2025.

File No. 25-5901

APPRAISAL OF



LOCATED AT:

48 Address Unassigned (PID # 16-119-21-22-0094)
Brooklyn Park, MN 55443

CLIENT:

Adam Schiesl
5901 92nd Avenue North
Brooklyn Park, MN, 55443

AS OF:

February 5, 2025

BY:

Kyle Engdahl

File No. 25-5901

02/12/2025

Adam Schiesl
5901 92nd Avenue North
Brooklyn Park, MN, 55443

File Number: 25-5901

In accordance with your request, I have appraised the real property at:

48 Address Unassigned (PID # 16-119-21-22-0094)
Brooklyn Park, MN 55443

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of February 5, 2025 is:

$2,000
Two Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Kyle Engdahl

Kyle Engdahl

Land Appraisal Report

File No. 25-5901

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User Adam Schiesl | E-mail travelingschiesl@gmail.com
Client Address 5901 92nd Avenue North | City Brooklyn Park | State MN | Zip 55443
Additional Intended User(s) N/A

Intended Use Opinion of market value as of February 5, 2025.

SUBJECT

Property Address 48 Address Unassigned | City Brooklyn Park | State MN | Zip 55443
Owner of Public Record Brooklyn Park Econ Dev Auth | County Hennepin
Legal Description BROOKLYN PARK EDA DIV 3 ZANE OUTLOT A
Assessor's Parcel # 16-119-21-22-0094 | Tax Year 2024 | R.E. Taxes $ 0.00
Neighborhood Name - | Map Reference E1-77 | Census Tract 0268.12
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date | Price | Source(s) RMLS/County Records
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) No prior sales or transfers of the subject and comparables, over the prescribed time periods, were noted after researching the MLS and county records.

Offerings, options and contracts as of the effective date of the appraisal To the knowledge of the appraiser, as of the effective date of the appraisal, there were no offerings to purchase or rent the subject property.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE $(000)	AGE (yrs)	One-Unit	70 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply			2-4 Unit	1 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	230 Low	6	Multi-Family	2 %
Neighborhood Boundaries	See Attached Addendum							525 High	70	Commercial	20 %
								370 Pred.	30	Other Misc	7 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions Irregular | Area 2070 sqft. +/- | Shape Irregular | View Residential
Specific Zoning Classification R1 | Zoning Description Detached Single-Family Estate District
Zoning Compliance [ ] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [X] Illegal (describe)
Highest and best use of the subject property See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[ ]	[ ] None	Water	[ ]	[ ] None	Street Bituminous	[X]	[ ]
Gas	[ ]	[ ] None	Sanitary Sewer	[ ]	[ ] None	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 27053C0201F | FEMA Map Date 11-04-2016
Site Comments The subject is a south-facing, generally level interior lot that backs to a commercial space. The lot consists of vacant land with a tree in the middle and grass surrounding it. Due to its shape and size, the lot is considered non-buildable or excess land.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	48 Address Unassigned Brooklyn Park, MN 55443	6931 Perry Avenue North Brooklyn Center, MN 55429		1411 Winnetka Avenue North Champlin, MN 55316		TBD 166th Street NW Big Lake, MN 55309	
Proximity to subject		2.86 miles SE		3.95 miles NW		26.97 miles NW	
Sales Price	$		$ 126,500		$ 159,800		$ 11,000
Price $/ Sqft	0		10		6		1
Data Source	Inspctn,CntyRcrds	RMLS # 6504482, CntyRcrds		RMLS # 6609865, CntyRcrds		RMLS # 6256118, CntyRcrds	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		Clsd. 05/17/2024		Clsd. 12/23/2024		Clsd. 06/15/23	
Location	Residential-Comm	Rsdntl-Park	-10,000	Rsdntl-BsyRd		Rsdntl-Park	-10,000
Site/View	2070 sqft.+/-	12632 sqft.+/-	-12,674	27443 sqft.+/-	-30,448	8276 sqft.+/-	-7,447
View	Residential	Residential		Residential		Residential	
Buildable	No	Yes	-101,200	Yes	-127,840	No	
Topography	Flat	Flat		Flat		Flat	
Water/Sewer	City	City		City		Well/Septic	10,000
Sales or Financing Concessions							
Net Adj. (Total)		[ ] + [X] -	$ 123,874	[ ] + [X] -	$ 158,288	[ ] + [X] -	$ 7,447
Indicated Value of Subject		Net Adj. -97.9% Gross Adj. 97.9%	$ 2,626	Net Adj. -99.1% Gross Adj. 99.1%	$ 1,512	Net Adj. -67.7% Gross Adj. 249.5%	$ 3,553

Summary of Sales Comparrison Approach See Attached Addendum

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of February 5, 2025 **, which is the effective date of this appraisal, is:**
[X] **Single point $** 2,000 [ ] **Range $** _____ **to $** _____ [ ] **Greater than** [ ] **Less than $** _____
This appraisal is made [X] "as is," [ ] subject to the following: _____

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GPARLAND_16 09232016

Land Appraisal Report

File No. 25-5901

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	48 Address Unassigned Brooklyn Park, MN 55443	XXXX Green Hjaven Drive N Brooklyn Park, MN 55445					
Proximity to subject		2.23 miles SW					
Sales Price	$		$ 90,000		$		$
Price $/ Sqft	0		8		0		0
Data Source	Inspctn,CntyRcrds	RMLS # 6596206, CntyRcrds					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		Active-Pending					
Location	Residential-Comm	Residential	-5,000				
Site/View	2070 sqft.+/-	10890 sqft.+/-	-10,584				
View	Residential	Residential					
Buildable	No	Yes	-72,000				
Topography	Flat	Gradual Slope	0				
Water/Sewer	City	City					
Sales or Financing Concessions							
Net Adj. (Total)		☐ + ☒ -	$ 87,584	☒ + ☐ -	$ 0	☒ + ☐ -	$ 0
Indicated Value of Subject		Net Adj. -97.3% Gross Adj. 97.3%	$ 2,416	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

Summary of Sales Comparrison Approach

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	48 Address Unassigned Brooklyn Park, MN 55443						
Proximity to subject							
Sales Price	$		$		$		$
Price $/ Sqft	0		0		0		0
Data Source	Inspctn,CntyRcrds						
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Residential-Comm						
Site/View	2070 sqft.+/-						
View	Residential						
Buildable	No						
Topography	Flat						
Water/Sewer	City						
Sales or Financing Concessions							
Net Adj. (Total)		☒ + ☐ -	$ 0	☒ + ☐ -	$ 0	☒ + ☐ -	$ 0
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

Summary of Sales Comparrison Approach

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Land Appraisal Report

File No. 25-5901

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Land Appraisal Report

File No. 25-5901

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:**

Source of Definition: The Dictionary of Real Estate Appraisal 6th Edition

Market value is defined as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1) buyer and seller are typically motivated;

2) both parties are well informed or well advised and acting in what they consider their own best interests;

3) a reasonable time is allowed for exposure in the open market;

4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:
48 Address Unassigned
Brooklyn Park, MN 55443
EFFECTIVE DATE OF THE APPRAISAL: February 5, 2025
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 2,000

APPRAISER

Signature: Kyle Engdahl
Name: Kyle Engdahl
Company Name: Mill City Appraisals
Company Address: 5933 Abbott Avenue South
Edina, MN 55410
Telephone Number: 612-404-7852
Email Address: kyle@millcityappraisals.com
State Certification # 40521216
or License #
or Other (describe): State #:
State: 40521216
Expiration Date of Certification or License: 08/31/2026
Date of Signature and Report: 02/12/2025
Date of Property Viewing: 02/05/2025
Degree of property viewing:
[X] Did personally view [ ] Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
[ ] Did personally view [ ] Did not personally view

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Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443

Neighborhood Boundaries
The subject's "Neighborhood" is bordered to the north by Minnesota State Highway 610, to the west by West Broadway Avenue, to the south by Brooklyn Boulevard, and to the east by Noble Avenue North.

Neighborhood boundaries are generally defined by major roadways, city limits, or natural boundaries.

Neighborhood Description
The subject is located in the City of Brooklyn Park. The subject's previously defined "neighborhood" consists largely of single
family homes which vary in style, size, age quality, and price range. Government support facilities are located within a short distance. Recreational facilities include area lakes, parks, and golf courses with Edinburgh Golf Course, just east. The Minneapolis central business district is located appx. fourteen miles south and can be accessed via Minnesota State Highway 610, just north.

Note: "Other" Land Use % consists of but is not limited to a variety of land uses including vacant land, park/green space, religious buildings, health care facilities, and governmental facilities.

Neighborhood Market Conditions
According to InfoSparks, an interactive market analysis tool presented by the Minneapolis Area Association of Realtors, single family homes in the subject's area are selling within a one month marketing period. The sales to asking price ratio in the subject's neighborhood is appx. 100%. Property values of single family homes in the subject's previously defined neighborhood have been stable (+1.0%) over the previous twelve months. (See Attached)

Based on data from the MLS and county records, in the twelve months preceding the effective date of this appraisal, the area surrounding the subject property (within six miles) has shown vacant lot sales prices ranging from $50,000 to $380,000.

Highest and Best Use
The subject property is a small parcel of land zoned R1 (Detached Single-Family Estate District). The zoning designation is intended for detached single-family residential dwellings; however, due to the parcel’s limited size and irregular shape, it does not meet the minimum requirements for a buildable lot under current zoning regulations.

To determine the highest and best use of the subject property, the following four criteria were analyzed:

Legally Permissible: The subject property is zoned for single-family residential use. However, due to its size and shape, it does not meet zoning requirements for a buildable lot.

Physically Possible: The site’s small size and irregular configuration severely limit any potential development. It lacks the necessary dimensions for residential construction.

Financially Feasible: It is not financially feasible to construct a home on such a small piece of land.

Maximally Productive: The most practical and beneficial use of the subject property is assemblage with an adjacent property to enhance its utility or value. This could include use as additional yard space, landscaping, or for other ancillary purposes that benefit an adjoining owner.

Conclusion:
The highest and best use of the subject property, as vacant, is assemblage with an adjacent property for complementary use. The site does not have independent development potential due to its size, shape, and zoning constraints.

Comments on Sales Comparison
The comparables were chosen based on their overall similarities to the subject in style, size, location, quality, features, etc., and were adjusted for variations. Comparables #1 and #2 were given the most weight due to their similarities to the subject, specifically their proximity and the timeliness of their sale. Comparable #3 is included as an unbuildable lot comparable to the subject and is given very little weight due to the differences in location. Comparable #4 is an active/pending listing and cannot be given any weight.

Comparable #3 sold more than six months prior to the effective date of this appraisal. However, based on its overall similarities to the subject, this sale is considered a better indicator of value for the subject than some more recent sales.

The "Location" adjustment towards the top of the grid reflects any adverse or beneficial aspects affecting a comparable or the subject property. Comparables #1 and #3 are located adjacent to a park. Comparable #2 fronts a busy street. Comparable #4 does not have any locational impacts. All four comparables have been adjusted accordingly.

The adjustment for "Site" takes into consideration factors such as lot size, terrain, tree coverage, and landscaping. All four comparables have larger lot sizes than the subject and have been adjusted at $1.20 per square foot.

The adjustment for "Buildable" considers the ability of the subject and comparables to support the construction of a single-family home. Comparables #1, #2, and #4 are all buildable lots based on their size, zoning, etc. The subject and Comparable #3 are not buildable lots. Due to the lack of utility associated with non-buildable lots like the subject, a significant adjustment (80%) has been applied to comparables that have the ability to support home construction.

In analyzing the market for non-buildable lots in the Twin Cities Metro, it was found that there are very few comparable sales available. A thorough search extending back six years yielded no directly comparable non-buildable lot sales within the subject's general area, indicating a lack of recent market activity for this specific property type. Due to this absence of

Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443

directly comparable sales, it was necessary to include sales of buildable lots while making appropriate adjustments to reflect the subject property's non-buildable status.

Additional Comments:

Neither of the following two statements apply to Kyle Engdahl regarding the subject property...
• any current or prospective interest in the subject property or parties involved; and
• any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

A reasonable exposure time for the subject property is 60 to 90 days.

Google Maps photos were used in place of the original photos taken when driving past comparables.

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the subject This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. The appraisal does not guarantee that the property is free of defects or environmental problems.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

Certification of Geographic Competency:
The undersigned appraiser certifies to Geographic Competency for the completion of this report. As required for compliance
with USPAP, I have the experience, knowledge and expertise to appropriately complete this assignment.

Explanation of Adjustments:
All of the adjustments to the comparables were extracted from the market to the best of the appraiser’s ability. They represent the market's reaction to the differences between the subject and the comparables. These methods are utilized to the degree that available data allows, in some cases, the data is too limited to be conclusively definitive and the adjustments can be as "qualitative" (reflecting generally positive or negative market influences) as they are "quantitative" (irrefutably derived from raw data and information). All of the adjustments are deemed self-explanatory unless otherwise noted in the “Summary of Sales Comparison Approach” section. Multiple adjustments are often unavoidable due to the multiple features that shape the value of the subject and the lack of any properties with the "exact" features of the subject. As a result, some line, net and gross adjustments may exceed the 10%,15% and 25% guidelines respectively.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Adam Schiesl	File No.: 25-5901	
Property Address: 48 Address Unassigned	Case No.:	
City: Brooklyn Park	State: MN	Zip: 55443



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: February 5, 2025
Appraised Value: $ 2,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: Adam Schiesl | File No.: 25-5901
Property Address: 48 Address Unassigned | Case No.:
City: Brooklyn Park | State: MN | Zip: 55443



ADDITIONAL PHOTO

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Adam Schiesl	File No.: 25-5901	
Property Address: 48 Address Unassigned	Case No.:	
City: Brooklyn Park	State: MN	Zip: 55443



COMPARABLE SALE #1

6931 Perry Avenue North
Brooklyn Center, MN 55429
Sale Date: Clsd. 05/17/2024
Sale Price: $ 126,500



COMPARABLE SALE #2

1411 Winnetka Avenue North
Champlin, MN 55316
Sale Date: Clsd. 12/23/2024
Sale Price: $ 159,800

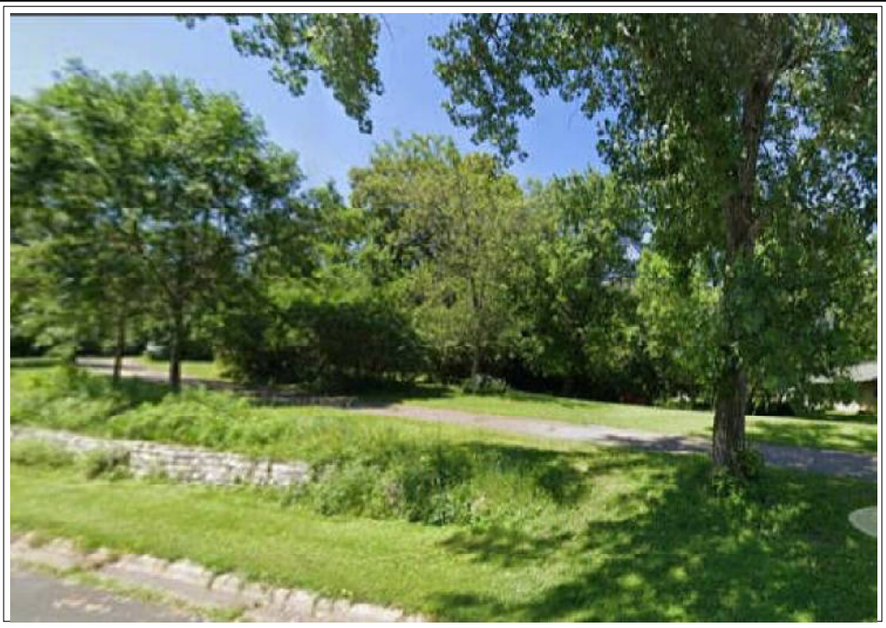


COMPARABLE SALE #3

TBD 166th Street NW
Big Lake, MN 55309
Sale Date: Clsd. 06/15/23
Sale Price: $ 11,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Adam Schiesl	File No.: 25-5901	
Property Address: 48 Address Unassigned	Case No.:	
City: Brooklyn Park	State: MN	Zip: 55443



COMPARABLE SALE #4

XXXX Green Hjaven Drive N
Brooklyn Park, MN 55445
Sale Date: Active-Pending
Sale Price: $ 90,000

COMPARABLE SALE #5

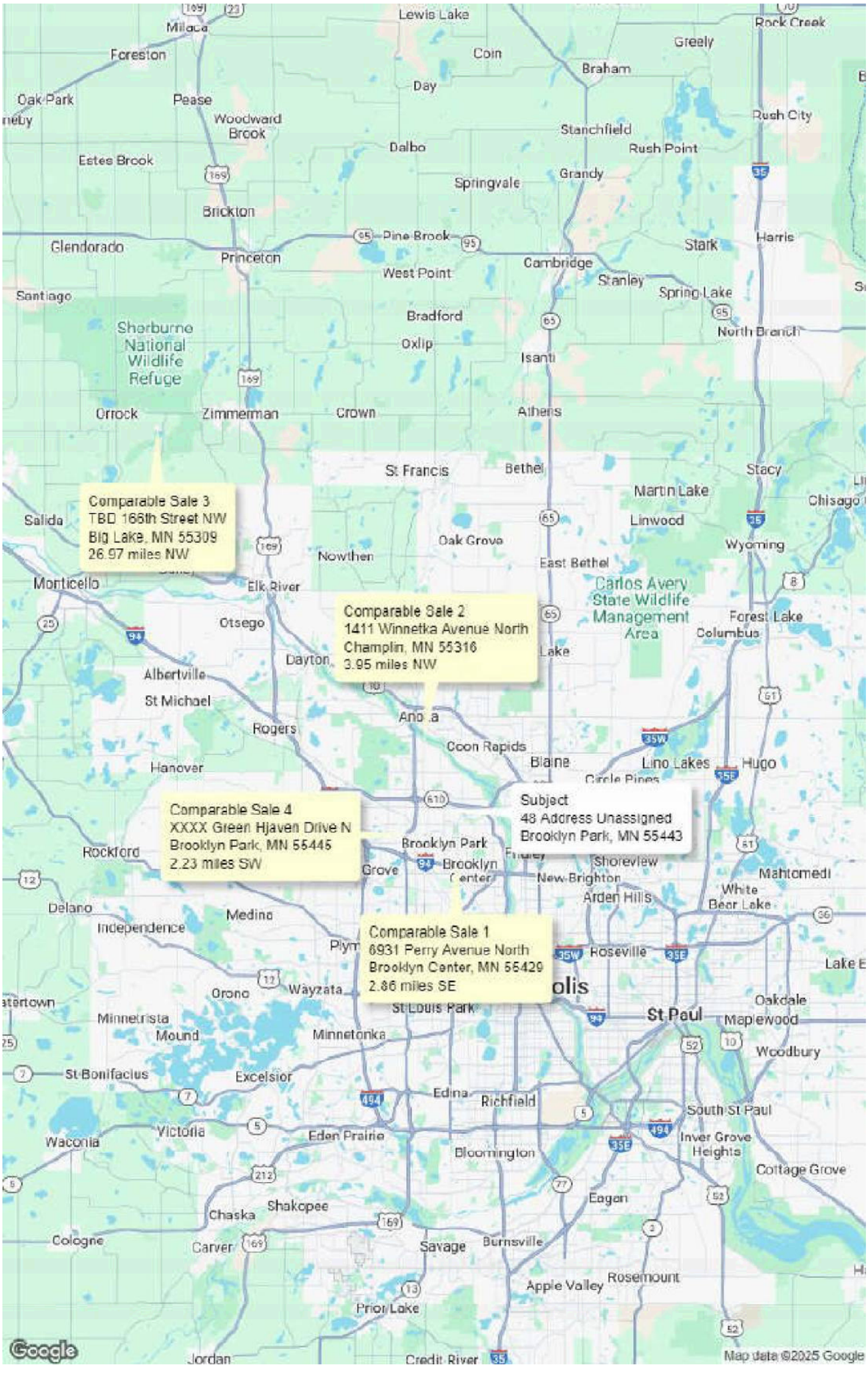
Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $

LOCATION MAP

Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443



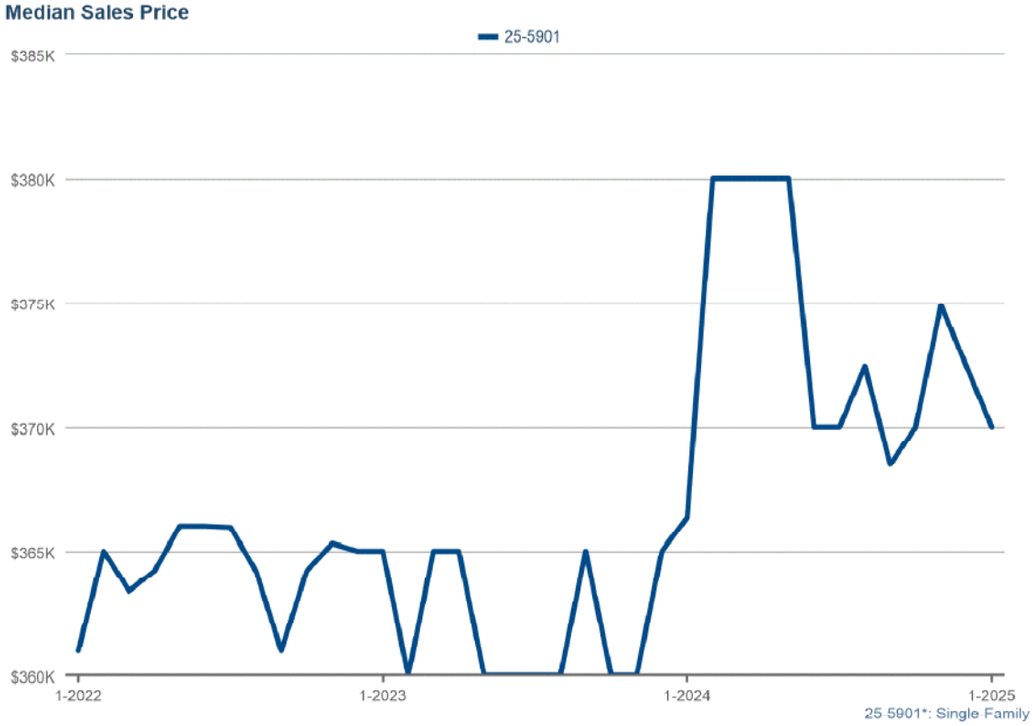
Client: Adam Schiesl		File No.: 25-5901	
Property Address: 48 Address Unassigned		Case No.:	
City: Brooklyn Park	State: MN		Zip: 55443

Kyle Engdahl
Mill City Appraisals

Office: 612-404-7852
kyle@millcityappraisals.com

NorthstarMLS
Information for your Success

Median Sales Price



25-5901*: Single Family

Each data point is 12 months of activity. Data is from February 10, 2025.

* User-defined area. All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2025 ShowingTime Plus, LLC.

Client: Adam Schiesl		File No.: 25-5901	
Property Address: 48 Address Unassigned		Case No.:	
City: Brooklyn Park	State: MN		Zip: 55443

Kyle Engdahl
Mill City Appraisals

Office: 612-404-7852
kyle@millcityappraisals.com

NorthstarMLS
Information for your Success

Median Days on Market



25-5901*: Single Family

Each data point is 12 months of activity. Data is from February 10, 2025.

* User-defined area. All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2025 ShowingTime Plus, LLC.

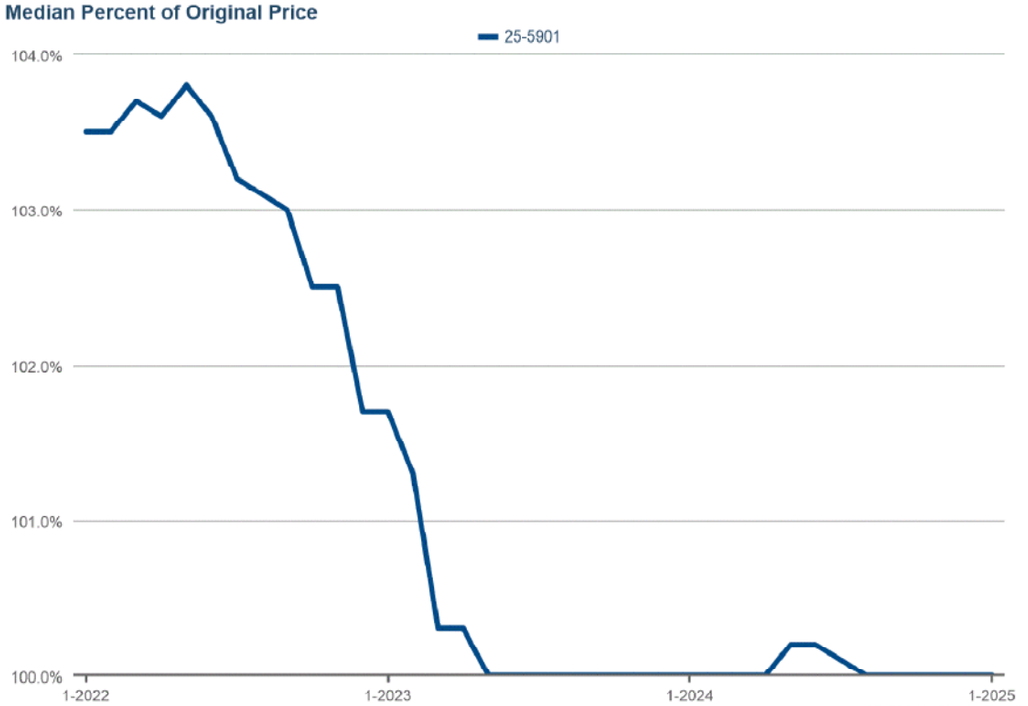
Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443

Kyle Engdahl
Mill City Appraisals

Office: 612-404-7852
kyle@millcityappraisals.com

NorthstarMLS
Information for your Success

Median Percent of Original Price



25-5901*: Single Family

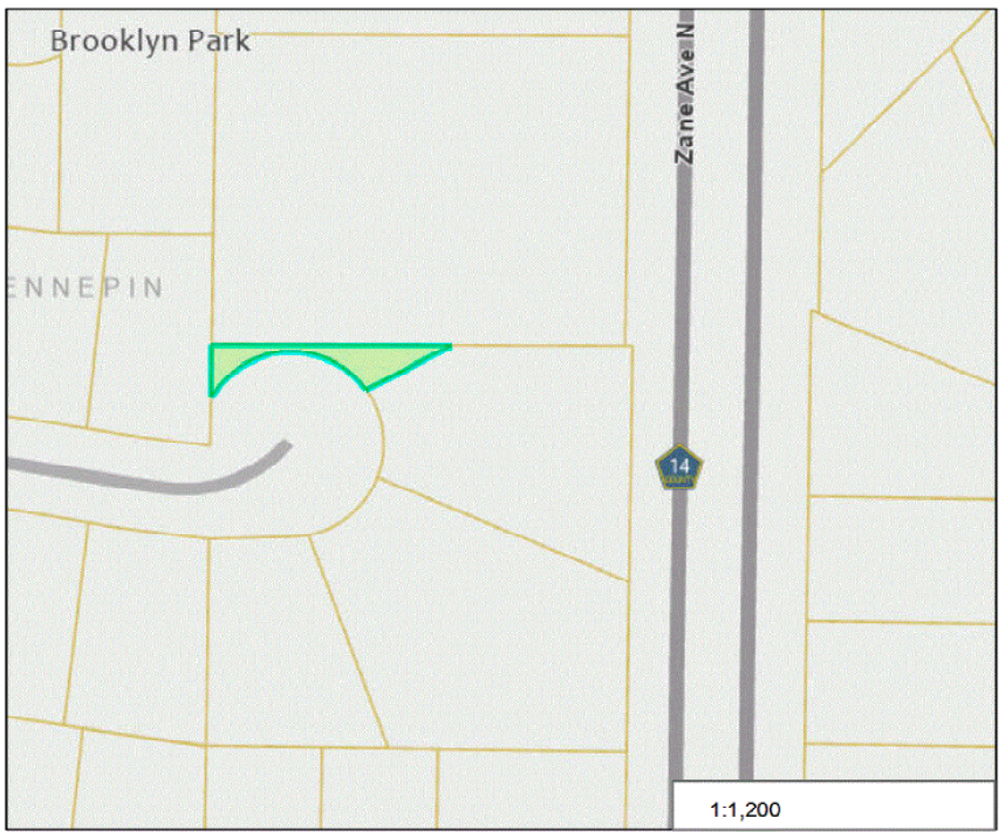
Each data point is 12 months of activity. Data is from February 10, 2025.

* User-defined area. All data from NorthstarMLS. Data deemed reliable but not guaranteed. InfoSparks © 2025 ShowingTime Plus, LLC.

Client: Adam Schiesl		File No.: 25-5901	
Property Address: 48 Address Unassigned		Case No.:	
City: Brooklyn Park	State: MN		Zip: 55443

Hennepin County Property Map

Date: 2/10/2025



PARCEL ID: 1611921220094

OWNER NAME: Brooklyn Park Econ Dev Auth

PARCEL ADDRESS: 48 Address Unassigned,
Brooklyn Park MN 00000

PARCEL AREA: 0.05 acres, 2,070 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Vacant Land-Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $0
TAX TOTAL: $0.00

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Vacant Land-Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: $0

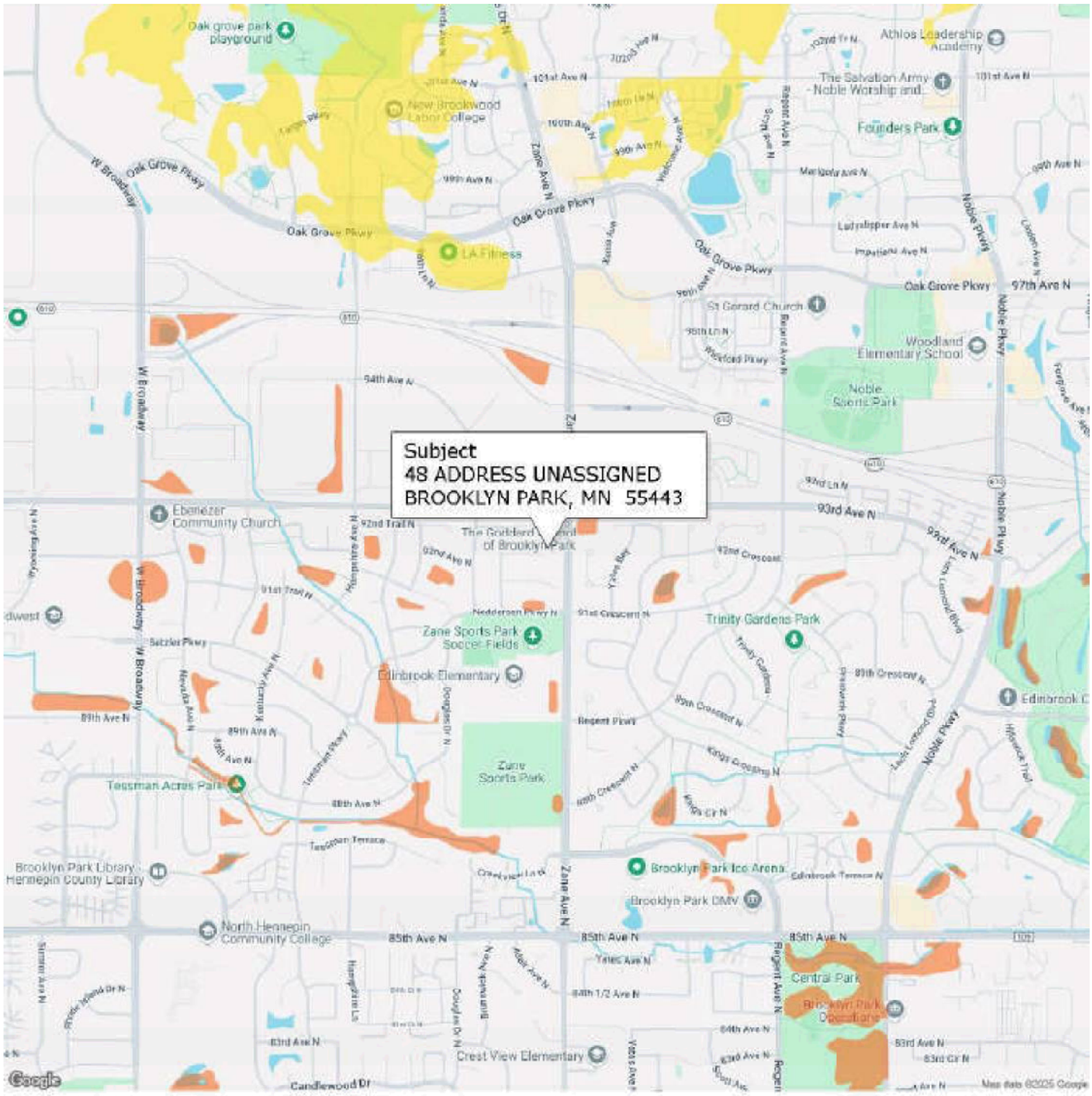
Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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FLOOD MAP

Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443



FLOOD INFORMATION

Community: City of Brooklyn Park

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 27053C0201F

Panel: 27053C0201

Zone: X

Map Date: 11-04-2016

FIPS: 27053

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

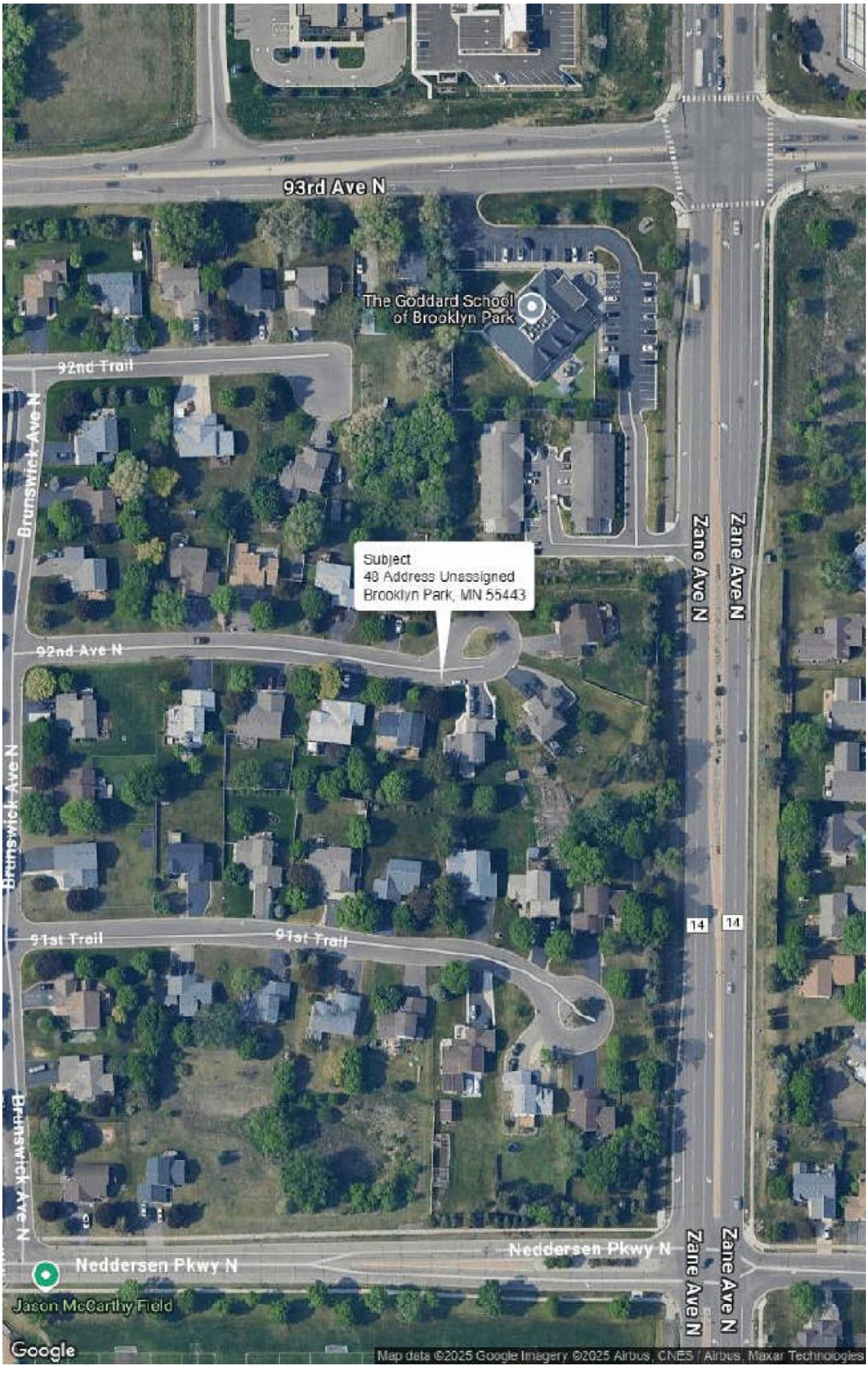
= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP

Client: Adam Schiesl	File No.: 25-5901	
Property Address: 48 Address Unassigned	Case No.:	
City: Brooklyn Park	State: MN	Zip: 55443



Client: Adam Schiesl		File No.: 25-5901
Property Address: 48 Address Unassigned		Case No.:
City: Brooklyn Park	State: MN	Zip: 55443

STATE OF MINNESOTA

Department of Commerce

KYLE LAWRENCE ENGDAHL
5933 ABBOTT AVENUE SOUTH
EDINA, MN 55410

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that

Kyle Lawrence Engdahl

5933 ABBOTT AVENUE SOUTH
EDINA, MN 55410

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified Residential

License Number: 40521216

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2026.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 15, 2024.

Grace Arnold

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

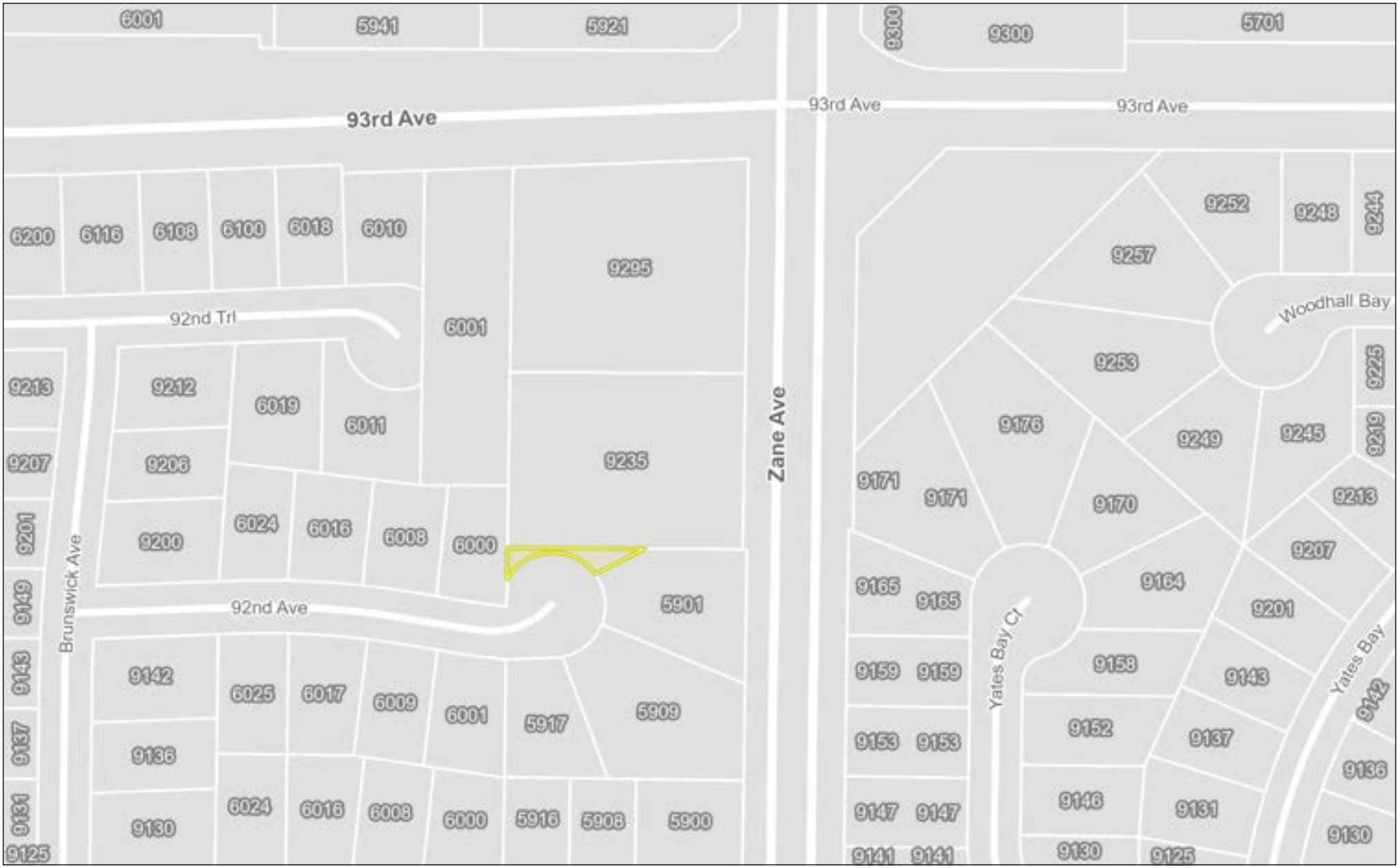
Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify.** For further details, please visit our website at commerce.state.mn.us.

PID 1611921220094

4/9/2025



Map Scale = 1: 1,810

151 ft 1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.14	**Meeting Date:**	April 28, 2025
Agenda Section:	Consent	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	4	**Presented By:**	Devin Montero
Item:	Approval of Minutes		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF FEBRUARY 24, 2025, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF MARCH 10, 2025, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK BOARD OF APPEALS AND EQUALIZATION ITY MEETING OF APRL 14, 2025, AS PRESENTED BY THE CITY CLERK.

MOTION _____, SECOND _____, TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF APRIL 14, 2025, AS PRESENTED BY THE CITY CLERK.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.14A REGULAR CITY COUNCIL MEETING MINUTES, FEBRUARY 24, 2025
4.14B REGULAR CITY COUNCIL MEETING MINUTES, MARCH 10, 2025
4.14C BOARD OF APPEALS AND EQUALIZATION MEETING MINUTES, APRIL 14, 2025
4.14D REGULAR CITY COUNCIL MEETING MINUTES, APRIL 14, 2025

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, February 24, 2025 Brooklyn Park Council Chambers
6:00 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Christian Eriksen, Amanda Cheng Xiong, Nicole Klonowski, Tony McGarvey and Maria Tran; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Tim Gladhill; Finance Director LaTonia Green; Acting Operations and Maintenance Director Greg Hoag; Recreation and Parks Director Brad Tullberg; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Shelle Page (excused)

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT – None.

2B PUBLIC COMMENT

1. Kevin Duffy, 7100 85th Ave N. Tessman Ridge Apartments. He stated he didn't know what the city's role would be in his situation. The building did not receive any mail. He stated they did fill out the paperwork to get the mail started and all the equipment installed in the building. He stated it sounded like the issue was the post office had since switched to a new master lock system and the postmaster carried a different key and installed a different lock into the equipment. He stated they had been working with the post office frequently and understood the issue was placing that work order with the post office for them to get the new equipment installed. He stated the building had been open for a number of months now, going there repeatedly and being told there was a work order in place and nothing was happening. He stated the post office had been understanding, empathetic and apologetic about the situation but seemed they were struggling with creating that work order system. He stated the last time they spoke with them, they did recommend they reach out to the congress member of the district and city Council. He stated they had reached out to the congress representative and attending tonight and didn't know what role the city had with the post office but asked for any help getting it resolved as the residents were not receiving any of their mail especially with tax season and the property management companies had been having issues not receiving bills and rent. He didn't know what help the Council could provide or any guidance would be greatly appreciated.
2. Collette Hempel. Submitted an email to the Council.

3A. MOTION MCGARVEY, SECOND ERIKSEN TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK. MOTION PASSED UNANIMOUSLY.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B. 1 Interview Applicants for Commissions

Mayor Winston and Council Members interviewed applicants to fill current and upcoming openings on commissions.

3B.2 Charter Commission 2024 Annual Report and 2025 Work Plan Presentation.

Charter Commission Chair Dennis Secara briefed the Council on the 2024 Charter Commission Annual Report and 2025 Work Plan.

Council Member Klonowski asked about the work plan. She stated the city manager every two years had to review wage compensation of the Council and the city clerk collected information last week. She asked the Charter Commission to review it again and come back with a recommendation.

Chair Secara stated the wage compensation would be added to the work plan for the upcoming year. He stated the commission canceled the March meeting and would be discussed at the April meeting.

Council Member Klonowski stated she would need to find an alternate Council Liaison as her work schedule had changed and traveled a lot more than anticipated. She apologized and stated she would get an alternate Council liaison to attend the meetings if she was not available. She stated there were new Council members and asked Chair Secara to give a brief synopsis of what the Charter Commission was working on with Council vacancies.

Chair Secara briefed the Council on their work related to the Council vacancies, the ordinances that came before the Council and the special election dates required by state law.

MOTION KLONOWSKI, SECOND MCGARVEY TO ACCEPT THE CHARTER COMMISSION 2025 WORK PLAN. MOTION PASSED UNANIMOUSLY.

4.0 MOTION ERIKSEN, SECOND MCGARVEY TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

> 4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-30 APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A SOCIAL CLUB AND A BANQUET HALL FOR PRIVATE EVENTS AT 8432 XERXES AVE N.
>
> 4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-31 ADOPTING FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR FREE-STANDING SIGNS AT 8555 EDINBURGH CENTRE DR N.
>
> 4.3 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-32 AUTHORIZING ACCEPTANCE OF THE WORKFORCE DEVELOPMENT AND BROOKLYN PARK SMALL BUSINESS CENTER SFY 2025 DIRECT APPROPRIATION GRANT (#5CBP6300).
>
> 4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-33 APPROVING THE CONVEYANCE OF PERMANENT AND TEMPORARY EASEMENTS AT 7608 BROOKLYN BOULEVARD TO HENNEPIN COUNTY AND THE FINAL CONCEPT PLAN FOR THE BROOKLYN BOULEVARD / WELCOME AVENUE INTERSECTION RECONSTRUCTION PROJECT, CIP 4060

MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS-None.

6. LAND USE ACTIONS

6.1 DEV24-102 Post Zoning Code Update: Minor Text Revisions.

Paul Mogush, Planning Director, briefed the Council on the Zoning Code update to Chapter 152 for consistency with the 2024 Comprehensive Plan. He briefed on the Floor Area Ratio and Scale.

6.1 MOTION KLONOWSKI, SECOND MCGARVEY TO WAIVE THE READING AND ADOPT ON FIRST READING ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE FOR CONSISTENCY WITH THE BROOKLYN PARK 2040 COMPREHENSIVE PLAN. MOTION PASSED UNANIMOUSLY.

7. GENERAL ACTION ITEMS.

7.1 FIRST READING of an Amendment to Chapter 92 of the Brooklyn Park City Code Pertaining to Animals.

Inspector Toni Weinbeck, Police Department, briefed the Council on the amendment to Chapter 92 of the Brooklyn Park City Code pertaining to animals. She briefed on Animal related cases, Animal Related Citations, Dangerous Dogs Slide Registered in the city, ordinance change Recommendations to Section 92.19 Redemption, Section 92.21 Limit of Animals on Premises, Section 92.32 Identification and Vaccination.

Council Member Tran asked if the current owner of the female dog that 9 or 10 pups had had to be microchip the puppies first and then give the pups to people or should they wait for the new owner to register and microchip the pups.

Inspector Weinbeck stated if they were transferred, the next owners should be microchipping the pups with their name in the chip. She stated anytime the owners moved; they should update the microchip information.

Council Member Tran asked if a new owner of the dog should go the city to register the dog.

Inspector Weinbeck stated it was done through the microchipping company to transfer and change owner’s name of the dog.

7.1 MOTION XIONG, SECOND KLONOWSKI TO WAIVE THE READING AND ADOPT ON FIRST READING ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 92 OF THE BROOKLYN PARK CITY CODE PERTAINING TO ANIMALS. MOTION PASSED UNANIMOUSLY.

7.2 Immigration Action Policy.

City Manager Stroebel briefed the Council on the immigration action policy. He stated the Council had received an updated resolution, a final version of the policy they had been working on, and Police Department policy and Fire Department policy related to the city policy. He stated the

resolution was to formalize the adoption of the policy.

He stated the Council was also interested in what instances where staff were asking questions related to immigration status or legal work status. He stated the police chief highlighted a number of instances where police staff were asking questions along those lines. He stated when the city hired staff, they asked about work eligibility which was different than citizenship but closely corelated. He stated when asking about the work eligibility, they used I-9 forms and staff were reviewing how they kept that data, how they requested that and how data was stored. He stated in the Community Development Department, they had been reviewing a number of licenses around tobacco, liquor, THC, message and peddlers, and there were some questions around residency. For the housing loan programs, they asked questions because they must be legal residence as part of the application process. He stated they would continue to explore if they needed to ask those questions in licenses, if it was in state law or the police department was requesting it and the housing loan program.

Mayor Winston stated the Council reviewed it extensively with various work sessions and meetings. He was in support of it and most of the Council supported it as they had seen the language as far as all residents felt safe to do business with city; and the city being able to do the business of the city. He gave an example, if someone got hurt in the city, the city wanted someone no matter what their status was to feel comfortable and use city resources, or calling resources to make sure that person who was hurt on the side of the road got what they need or helping someone engage with services here. He stated the city had a community that residents helped residents and knew that 22% of the residents were born outside the United States. He stated it was a policy in keeping with using city resources to ensure the work of the city was being done. He stated the Council just wanted to focus on the overall work of the city getting done and not there to implement federal policy regarding immigration. He stated they were there to do the work of the city and continued to do the work of the city.

Council Member Klonowski thanked the city manager, police chief and staff that helped craft the policy. She thanked the residents who came to speak to the Council, went to the town halls and had their voices heard on the issue. She stated it was impactful and couldn't be done without all the work they did together.

At 7:45 p.m. Council Member Tran departed.

7.2 MOTION KLONOWSKI, SECOND XIONG TO WAIVE THE READING AND ADOPT RESOLUTION #2025-34 APPROVING POLICY REGARDING EMPLOYEE AUTHORITY IN IMMIGRATION MATTERS. MOTION PASSED (Council Member Tran absent)

Council Member Klonowski stated she wanted to make sure the record reflected that Council Member Tran left and was not present for the vote.

8. DISCUSSION ITEMS – None.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member McGarvey stated that regarding the immigration conversations he wanted to give a shout out to Police Chief Bruley and senior staff and the extent and their willingness to hold and be present for conversations with various community groups put together. He stated the police chief had been nonstop on the radio and podcasts, and at forums, all to make sure the citizens of the city knew they could call the city and knew all were safe in the city.

Mayor Winston stated the community engagement staff had also been instrumental in preparing and setting up some of the meetings the Council had said they were going to have and had been working overtime on that. He stated he knew Chief Bruley had received criticism and maybe stood by people where there was disagreement in the community as to what they were doing around overall crime in law enforcement. He stated he stood up there representing an issue that was important to the city and appreciated him doing that.

Council Member Xiong stated every 4th Thursday, the Highway 252 project staff got together at coffee shops and one coming up on Thursday, from 11 a.m. to 1 p.m. for questions on Highway 252. She stated it would be held at Mochinut. On Wednesday there was a virtual meeting on transportation safety, from 5:30 to 7:30 p.m. She stated the meeting dates could be found on MNDOTs website.

Mayor Winston stated he knew the East District would be taking a lot of the lead in the 252 discussions and throughout the discussions there were some environmental and displacement concerns, and the Council had conversation with Brooklyn Center around it. He stated he hoped throughout those discussions people kept in mind the public safety element, where there had been several folks who have died along that intersection. He stated it was considered one of the most dangerous intersections in the state and hopefully they could work out an overall solution that took into account all those factors. He stated he didn't want people to lose sight of the fact that it was very much a discussion around safety and saving people's lives.

He stated the city was in the news for a good thing this week and trying to get more out there. He stated a headline was changed recently and initially it was about density and changed it to him lashing out about the city's neighbors, Maple Grove and Champlin. He stated he didn't lash out as the newspaper reached out to him first and those mayors wrote the Council a letter and someone leaked that information to the press. He stated the media had a way of framing things and that frame was not correct. He stated Maple Grove and Champlin saw fit to tell Brooklyn Park how the Council should develop the city, and the majority of Brooklyn Park folks took issue with that, and he took issue with that. He stated Champlin and Maple Grove didn't ask Brooklyn Park how they should be developed and if they had input the Council might want a few different things. He stated it was not their role as a separate city and went against how the country was set up and some of it could be a preemptive attack on the city trying to set up the biotech district and wanting to bring 5,000 to 10,000 jobs and other things for the community for youth, retail, and restaurants. He stated Bloomington was a city that was a few thousand larger than Brooklyn Park and they had $5.5 billion in commercial property values, Brooklyn Park had $2 billion; that was a $3.5 billion difference that affected us in a number of ways. He stated the public safety took up 55% of the budget and continued to grow because they were putting some things to continuously push down crime.

He stated that the $3.5 billion gap, how that affected the city was those costs were directly passed on to homeowners in the city. He stated the city had a disproportionally high property tax rate compared to some of the other surrounding cities, yet Brooklyn Park had a smaller budget. He stated they needed to grow the tax revenue as a city. He stated the reason they were considering creating the biotech district within that northwest corridor was to change that taxbase, to grow out a taxbase so they were not consistently asking for grants. He stated they were not overtaxing residents and had the revenue to do what they needed to do. He stated he had heard a number of people say, the city was not Bloomington as if the city didn't deserve the things Bloomington had. He stated they might not look exactly like Bloomington but don't say the city didn't' deserve the nice things Bloomington had and should drive 30 minutes out of the way or drive to Maple Grove, a city who was trying to tell the Council how they should develop

itself and deserve those things inhouse. He stated the other thing was where they were going as a city. If they did not grow this out it was not sustainable. He stated they also had people say to tax the churches. He stated they didn't have the ability to tax the churches and didn't think they would want to tax the spiritual institutions and was a no go for a few Council members. He stated federal law said it was not a consideration. He stated other people had said to find taxes in other places, and those other places where residents and the Council were not looking to continuously want to push up the levy against the residents. He stated other people had said the city was giving major subsides to other businesses in the city. He stated when the city had $2.5 billion versus $5.5 billion there was not a whole lot, they could give those subsidies compared to other cities so that would not be what's going on. He stated it also came out of folks saying they wanted more jobs, retail and restaurants. He stated when retail and restaurants looked at cities, they put a pin down and say in this area, who was going to buy on a regular basis from this store and who was going to eat at this restaurant and had to stay in business. He stated given the diversity that existed in the city, it was not so easy to put a pin down and say within this radius, they were going to have people going to restaurants they had to have in the biotech district. He stated it had a great start with Tekada, Olympus and others there, thus growing out the biotech district 2.0 which brought the retail and the restaurants.

He took an issue when people said they didn't want all that dense housing on their borders. He stated they didn't get to determine what the city did, and the Council was still considering what they were going to put in place as a city. He stated if there was a biotech, there would be a certain type of housing that needed to be put in place.

He stated to the people who had not listened to what the Council said, they had not said the Council wanted to load up on more affordable housing. He stated the city had an incredible amount of natural affordable occurring housing already from the past. They had recently built some affordable housing which carried over from the previous Council and they signed off on that because there was a need for it. He stated they had now pivoted to needing more market rates and work force which was still along those lines as market. He stated the market rate was $2,500 to $3,000 for an apartment or housing and they had not made that final determination.

He stated other pieces he took issue with was, when Mayor Grover of Champlin said if the city set that up along their borders, it was going to bring crime with it. He stated he resented them assuming that any apartments built in Brooklyn Park, somehow spontaneously crime would pop up, even though crime had been going down. He stated some of the apartment complexes they were trying to pick on, crime was going down in those apartment complexes by 60% because the city had targeted and figured out how to build relationships to push that down.

He stated there was some regional redlining in terms of people trying to determine how the city was going to approach its own development. He asked the residents of Brooklyn Park to understand it was an internal conversation as a city about how it would be developed and how the Council addressed the issues. He stated there would be cities like Maple Grove and Champlin, but not all residents were on the same page because he had residents say they were not part of what they Maple Grove and Champlin were saying. He stated he did not like Champlin or Maple Grove, of going to do some regional redlining and aim it at some people who they thought would agree with, kind of the dog whistle language they were using and aimed it at residents of Brooklyn Park. He stated it was an internal conversation with Brooklyn Park and the Council would do what was best for the city, short term, midterm, and long term. He stated staff had been diligent and deliberate in terms of wanting the community's input. He stated they had gotten some response from people from Champlin and Maple Grove and appreciated them taking the time to fill out that survey, but the Council would listen to residents of Brooklyn Park.

He asked Brooklyn Park residents to fill out the survey and it was a direct attempt to address many of the things they asked for. He stated the residents had asked for lower property taxes, more retail, more restaurants and asked to build some type of housing where their kids could move to that was nice. He stated it was Brooklyn Park internal conversation, and the Council would determine it as a city and all of that had come out what the residents had told them and they were going through that process right now.

Council Member Eriksen stated he appreciated and respected the mayor for defending the city, publicly, vocally and vigorously. He stated he heard a lot from resident they agreed with that. He thought Brooklyn Park had been beaten up for a long enough time and when that started to affect self-esteem, it often stopped standing up for it. He stated he personally thought it was refreshing and thanked the mayor for doing it.

Mayor Winston thanked the Council for being supportive as they went through the process, and stated it was over a two-year process. He recalled about a carwash coming up to the Council and Council Member Eriksen asked if the Council could reconsider what the zoning looked like because they couldn't continue doing fast food restaurants, carwashes, small strip malls and had to do something different. He stated the whole process came out of that and it had been very deliberate and along the way staff had continuously asked people. He stated he heard people criticize the survey, about only giving three options. He stated those three options were comprehensive and very much standard procedures in terms of how those were asked. He stated it was saying did they want the status quo, something in the middle or something where the government was involved helping to get resources to get the things they asked for. He stated the city asked for input, had an open house about it, and would be other times for input.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated the city was partnering with CAPI for an immigration forum on Wednesday and for a variety of reasons were working with them and rescheduling that event. He stated it would be removed from the Council's calendar and working on a future event in March in coordination with CAPI.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 8:10 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, March 10, 2025 Brooklyn Park Council Chambers
6:00 p.m. 5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Christian Eriksen, Amanda Cheng Xiong, Nicole Klonowski, Shelle Page, Tony McGarvey and Maria Tran; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Tim Gladhill; Finance Director LaTonia Green; Acting Operations and Maintenance Director Greg Hoag; Recreation and Parks Director Brad Tullberg; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: None.

Mayor Winston read a statement regarding a Council member participating via interactive technology.

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one public comment at the last council meeting. He stated there was a representative from Tessman Ridge and talking about some issues they were having with the mail and getting the post office to get those worked out. He stated Planning Director Paul Mogush reached out to the post office and they had some processing issues internal to the post office and they got resolved and working with Tessman Ridge to get the mail delivery back to where it needed to be.

2B PUBLIC COMMENT

1. Joshua Uloth, 8457 Sumter Circle N. Thanked Dr. Davis and the city for hosting Dr. Stacey Patterson on February 26 in celebration of Black History Month. He stated he came away from her lecture with far more understanding of the challenges the children faced as they grew up. He stated that as a member of the Recreation and Parks Commission, her lecture reminded him of how vital the programs and facilities were ensuring the children have a safe place to learn and grow.

3A. MOTION KLONOWSKI, SECOND XIONG TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK. MOTION PASSED UNANIMOUSLY.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS.

3B.1 Introduction of New Employees.

Police Chief Bruley introduced employees to the Police Department.

3B.2 Recreation and Parks Advisory Commission 2024 Year-in-Review and 2025 Workplan.

Judy Purcell, RPAC Chair, provided highlights of the RPAC 2024 accomplishments and

presented 2025 RPAC priorities.

3B.2 MOTION KLONOWSKI, SECOND MCGARVEY, TO ACCEPT THE RECREATION AND PARKS ADVISORY COMMISSION 2025 WORKPLAN. MOTION PASSED UNANIMOUSLY.

3B.3 Mayor's Proclamation to Recognize and Honor the Month of March 2025 as Women's History Month in the City of Brooklyn Park.

Council Member Xiong read the proclamation to recognize and honor the Month of March 2025 as Women's History Month in the City of Brooklyn Park.

4.0 MOTION ERIKSEN, SECOND KLONOWSKI TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-35 TO APPROVE AN AMENDMENT TO THE RECYCLING CONTRACT WITH WASTE MANAGEMENT OF MN TO ADD CURBSIDE ORGANICS RECYCLING COLLECTION SERVICE.

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-36 TO AWARD THE BID FOR THE 2025 BITUMINOUS OVERLAY PROJECT TO C.S. McCROSSAN CONSTRUCTION INC. AND TO AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE CONTRACT.

4.3 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-37 TO ACCEPT BIDS AND AWARD CONTRACT FOR THE SANITARY SEWER TELEVISING AND CLEANING TO PIPE SERVICES CORPORATION AND TO AUTHORIZE THE MAYOR AND CITY MANAGER TO EXECUTE THE CONTRACT.

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-38 TO APPROVE MEMORANDUM OF AGREEMENT WITH TARGET CORPORATION TO ACQUIRE 10225 WINNETKA AVENUE PROPERTY AND VACATE EASEMENT DOCUMENTS NO. 3559368 & NO. 3727273, CIP 4056

4.5 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-39 ACCEPTING BIDS AND AWARDING CONTRACT IN THE AMOUNT OF $182,368.00 TO KURILLA CONTRACTING OF BUFFALO, MINNESOTA FOR WATERMAIN REHABILITATION, CIP 3001-25.

4.6 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-40 FORMALLY ADOPTING THE 2024 HENNEPIN COUNTY MULTI-JURISDICTIONAL ALL-HAZARD MITIGATION PLAN FOR THE CITY OF BROOKLYN PARK.

4.7 TO WAIVE THE READING AND ADOPT ON SECOND READING ORDINANCE #2025-1309 APPROVING AN AMENDMENT TO CHAPTER 92 OF THE BROOKLYN PARK CITY CODE PERTAINING TO ANIMALS

4.8 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-41 TO ACCEPT A MINNESOTA DEPARTMENT OF PUBLIC SAFETY CRISIS RESPONSE GRANT

4.9 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-42 FORMALLY ADOPTING THE HENNEPIN COUNTY LAND USE AGREEMENT WITH THE CITY OF

BROOKLYN PARK FOR A WEATHER STATION.

4.10 TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($5,000.00), AND TO FULLY RELEASE THE DEVELOPER'S ESCROW ($1,970.23) FOR SATISFACTORY COMPLETION OF THE DEV15104 DORAN COMPANIES MULTI-FAMILY PROJECT.

4.11 TO APPROVE A TETRAHYDROCANNABINOL (THC) LICENSE FOR JR TOBACCO LLC DBA JR TOBACCO, LOCATED AT 9530 NOBLE PKWY N, BROOKLYN PARK, MN 55443.

4.11 TO APPROVE A TOBACCO LICENSE FOR JR TOBACCO LLC DBA JR TOBACCO, LOCATED AT 9530 NOBLE PKWY N, BROOKLYN PARK, MN 55443.

4.12 TO APPROVE A TEMPORARY ON-SALE LIQUOR LICENSE FOR THE CHURCH OF ST VINCENT DE PAUL FOR THEIR AUCTION FOR EDUCATION TO BE HELD APRIL 26, 2025, AT 9100 93RD AVENUE NORTH.

4.13 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-43 TO AMEND THE 2025-2029 CIP AND THE 2025 BUDGET AND APPROVE COOPERATIVE AGREEMENT WITH SHINGLE CREEK WATERSHED MANAGEMENT COMMISSION, TO INCLUDE CIP 3713 SHINGLE CREEK BROOKDALE PARK NATURAL CHANNEL PROJECT

4.13 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-44 AUTHORIZING PROPOSAL SUBMISSION FROM NON-STATE ENTITIES TO BE ADOPTED BY THE GOVERNING BOARD OF ENTITY REQUESTING FUNDING FROM THE LEGISLATIVE-CITIZEN COMMISSION ON MINNESOTA RESOURCES (LCCMR) ENVIRONMENTAL AND NATURAL RESOURCES TRUST FUND (ENRTF)

MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS

5.1 Public Hearing and Approving City Code Appendix Fee Resolution Table Amendments to Recycling Utility Service Charges.

Tim Pratt, Recycling Manager, briefed the Council on the City Code Appendix Fee resolution Table Amendments to Recycling Utility Service Charges.

Mayor Winston opened the hearing to consider the City Code Appendix Fee resolution Table Amendments to Recycling Utility Service Charges.

The following individuals addressed the Council-None.

Mayor Winston closed the public hearing and returned it back to the table for consideration.

5.1 MOTION TRAN, SECOND XIONG TO WAIVE THE READING AND ADOPT RESOLUTION #2025-45 TO APPROVE CITY CODE APPENDIX FEE RESOLUTION TABLE AMENDMENTS TO RECYCLING UTILITY SERVICE CHARGES. MOTION PASSED UNANIMOUSLY.

5.2 Public Hearing for Vacation of Easement Documents No. 3559368 and No. 3727273.

Mitch Robinson, Assistant City Engineer, briefed the Council on the vacation of easement.

Mayor Winston opened the hearing to consider the Vacation of Easement.
The following individuals addressed the Council-None.

Mayor Winston closed the public hearing and returned it back to the table for consideration.

5.2 MOTION KLONOWSKI, SECOND XIONG TO WAIVE THE READING AND ADOPT RESOLUTION #2025-46 APPROVING THE VACATION OF EASEMENT DOCUMENTS NO. 3559368 AND NO. 3727273, HENNEPIN COUNTY, MINNESOTA. MOTION PASSED UNANIMOUSLY.

6. LAND USE ACTIONS-None.

7. GENERAL ACTION ITEMS.

7.1 Appointments to Commissions.

Mayor Winston briefed the Council on the appointment of commissioners to fill vacancies.

BUDGET ADVISORY COMMISSION (BAC)

MOTION WINSTON, SECOND PAGE:

> 7.1 TO APPOINT ERICA WALKER TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Theresa Ajiboye)
>
> 7.1 TO APPOINT HENRY BLAKE TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Akeem Adeniji)
>
> 7.1 TO APPOINT PATRINA GREEN TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or replacing Henry Blake)
>
> 7.1 TO APPOINT MICHAEL MATTOX TO THE BUDGET ADVISORY COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A TERM TO EXPIRE APRIL 1, 2027. (Replacing Wolfgang Madsen-Forrest)

MOTION PASSED UNANIMOUSLY.

COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION (CLIC)

MOTION WINSTON, SECOND ERIKSEN:

> 7.1 TO APPOINT JARED MOMANYI TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Patrick Chittester)

7.1 TO APPOINT MARK HAYES-REGAN TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Theo Harris)
7.1 TO REAPPOINT UMEBE ONYEJEKWE TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Umebe Onyejekwe)

7.1 TO APPOINT STEPHANIE COLE TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Nicholas Campbell)

7.1 TO REAPPOINT JORGE MARTINEZ TO THE COMMUNITY LONG-RANGE IMPROVEMENT COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or replacing Jorge Martinez)

MOTION PASSED UNANIMOUSLY.

HUMAN RIGHTS COMMISSION (HRC)

MOTION WINSTON, SECOND KLONOWSKI:

7.1 TO APPOINT AMANDA WIRTH TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Bernice Cooper)

7.1 TO REAPPOINT ANDREA PEREZ-MAIKKULA, TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Andrea Perez-Maikkula)

7.1 TO REAPPOINT BRENDA BLACKHAWK TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Brenda Blackhawk)

7.1 TO APPOINT TOBY GUNDERSON TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A TERM TO EXPIRE APRIL 1, 2026. (Replacing Jen Best)

7.1 TO APPOINT AMNA ARABI TO THE HUMAN RIGHTS COMMISSION REPRESENTING THE EAST DISTRICT EFFECTIVE IMMEDIATELY FOR THE BALANCE OF A TERM TO EXPIRE APRIL 1, 2026. (Open Seat)

MOTION PASSED UNANIMOUSLY.

PLANNING COMMISSION

MOTION WINSTON, SECOND TRAN:

7.1 TO REAPPOINT MAGGIE BORER TO THE PLANNING COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or replacing Maggie Borer)

7.1 TO REAPPOINT KATHY FRASER TO THE PLANNING COMMISSION REPRESENTING CENTRAL DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Kathy Fraser)

7.1 TO APPOINT PHILIP GAYE-BAI TO THE PLANNING COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Philip Gaye-Bai)

MOTION PASSED UNANIMOUSLY.

RECREATION AND PARKS ADVISORY COMMISSION (RPAC

MOTION WINSTON, SECOND PAGE:

7.1 TO REAPPOINT EMILY ARIAS TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Emily Arias)

7.1 TO APPOINT RE KELLINA QUIGLEY TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Reappointing or Replacing Kellina Quigley)

7.1 TO APPOINT KYLE KRYSINSKI TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE CENTRAL DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Jenkins Vangehn)

7.1 TO APPOINT EMILY SCHEEL-KEITA TO THE RECREATION AND PARKS ADVISORY COMMISSION REPRESENTING THE WEST DISTRICT EFFECTIVE APRIL 1, 2025 FOR A THREE-YEAR TERM TO EXPIRE APRIL 1, 2028. (Replacing Dwain Erickson)

MOTION PASSED UNANIMOUSLY.

RPAC YOUTH LIAISON – City At-large (Ages 14-17 – One-year terms)

MOTION WINSTON, SECOND XIONG:

7.1 TO APPOINT ABUNDANCE ANAKO TO THE RECREATION AND PARKS ADVISORY COMMISSION AS A YOUTH LIAISON REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A ONE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Aria Reickard)

7.1 TO APPOINT KEESHA RAMIREZ TO THE RECREATION AND PARKS ADVISORY COMMISSION AS A YOUTH LIAISON REPRESENTING THE CITY AT-LARGE EFFECTIVE APRIL 1, 2025 FOR A ONE-YEAR TERM TO EXPIRE APRIL 1, 2026. (Replacing Klarissa Yu)

MOTION PASSED UNANIMOUSLY.

7.2 Approve Proposed Use of Fiscal Year 2025/ 2026 Urban Hennepin County Community Development Block Grant Program Funds and Authorize Execution of Subrecipient Agreement with Hennepin County and any Third-Party Agreements.

John Kinara, Housing and Redevelopment Coordinator, briefed the Council on the proposed use of Fiscal Year 2025/ 2026 Urban Hennepin County Community Development Block Grant Program Funds and authorize execution of subrecipient agreement with Hennepin County and any third-party agreements.

7.2 MOTION KLONOWSKI, SECOND MCGARVEY TO WAIVE THE READING AND ADOPT RESOLUTION #2025-47 APPROVING PROPOSED USE OF FISCAL YEAR 2025/2026 URBAN HENNEPIN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS AND AUTHORIZE EXECUTION OF SUBRECIPIENT AGREEMENT WITH HENNEPIN COUNTY AND ANY THIRD-PARTY AGREEMENTS. MOTION PASSED UNANIMOUSLY.

7.3 Joint Powers Agreement with City of Minneapolis Pertaining to Prevailing Wage Investigations.

Zach Kramka, Asst to the City Manager, briefed the Council on the Joint Powers Agreement with City of Minneapolis Pertaining to prevailing wage investigations.

7.3 MOTION KLONOWSKI, SECOND ERIKSEN TO APPROVE THE JOINT POWERS AGREEMENT BETWEEN THE CITY OF BROOKLYN PARK AND THE CITY OF MINNEAPOLIS PERTAINING TO PREVAILING WAGE INVESTIGATIONS AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE AGREEMENT. MOTION PASSED UNANIMOUSLY.

7.4 Community Plan Adoption.

City Manager Jay Stroebel briefed the Council on the Community Plan and introduced Assistant to the City Manager Zach Kramka.

He briefed the Council on the Project Timeline, Brooklyn Park 2025 Story Map, Goal #1 and sample metrics, Goal #2 and sample metrics, Goal #3 and sample metrics, Goal #4 and sample metrics, Goal #5 and sample metrics, Goal #6 and sample metrics, Next Steps and Recommendation Action.

Council Member Klonowski stated she had a couple of ideas for metrics. One could go in the equity outcomes slide or thriving economy. She stated one of the metrics they talked about was black homeownership and statewide was low and slow in Brooklyn Park. She thought that would be a good one especially with the grants they tried to do for first time homeownership. She stated the other one was under innovated and responsive Slide #6 asking city staff how they rated their work environment that it was satisfactory and safe place for them especially if they were asking people in the community, women and people of color to participate in as city staff.

Council Member Eriksen asked about the metrics for Goal #6 Goal #5. He thought about adding something along the lines of business licensing satisfaction. He stated he had gotten feedback from a number of people who opened new businesses that they had been frustrated with the process. He stated it was not the city's process alone and some of it was from the state Department of Health. He stated maybe under thriving economy to add small business owner satisfaction with process and ease of doing business.

Mayor Winston stated going back to Goal #1, an inclusive and engaged community, one of the things that could be measured. When he looked at Council meetings, they were empty and thought it would be nice to see more people paying attention or aware of what the Council was doing at the Council level so they could take it back to their community. He stated it could be one thing they measured or work to improve in terms of inclusive and engaged community. He stated it would be nice if people were engaged at the local level.

He stated another one they could measure, how people felt about safe communities, was about getting safer. He stated, when looking at Goal #1; an inclusive and engaged community, he was talking about a strong reputation across the region. He thought it was a larger conversation and just being as proactive as they could in terms of their communication; narrative-getting the good things out about the city and knew staff were working hard at it, but also shaping the larger narrative, whether around biotech, or who could tell the Council how they should develop. He stated all of those different pieces, thought they needed to be aggressively controlling that narrative, so people understood exactly what they were leading with. They were leading with biotech and not density. He thought that it was another piece that played into it. He stated overall that it was a good approach and once they got into the final metrics, that would be key and thought all of those were good suggestions.

Council Member Eriksen stated for Goal # 6 could be a sub metric for voter turnout and would be the voter drop. He stated at the elections, there might be a 70% voter turnout and 100% of those people voted for Governor, but only 90% of them voted for County Commissioner and maybe 80% voted for Mayor or City Council. He stated that it would be a measure of the engagement on what everyone did and how important local engagement was.

Mr. Kramka Zach clarified if it was getting at the growth and drop between elections or was, he interested at looking at the number of district voters and changing over time.

Council Member Eriksen stated in each election fewer people voted for Mayor than voting for the Governor or voted for the Senator. He stated if 1,000 people in the city voted, 1,000 voted for the Governor, and only 900 of them voted for the mayor, mean 100 people just left their ballot blank.

Mayor Winston stated it was important to find ways to improve that, so more people were tracking what they were doing. He stated they would be more involved and inclined to follow the Council positions and what they were doing up at the dais. He stated they voted when it came to the elections because they had a good understanding of how important those seats were and, in some ways, it was just as important as the top on the ballot. He agreed they should help people understand what they were doing at the dais and then track that drop off.

He stated overall from his perspective they were good and once those were finalized and get into it, being more proactive and measuring it how they controlled their narrative as a of city. He stated sometimes the media had predetermined the narrative for the city and thought pushing back on that, and having the city's own narrative would be key. He stated some of what they

saw in the city, people who lived here but had to hear the media or other cities weigh in on the city they lived in. He stated they were not cherry picking the great things, they were cherry picking other things and people were responding to that internally and they wanted other people to start saying the very good positive things they were also doing.

7.4 MOTION MCGARVEY, SECOND PAGE TO APPROVE THE BROOKLYN PARK JEWEL OF THE NORTH COMMUNITY PLAN. MOTION PASSED UNANIMOUSLY.

8. DISCUSSION ITEMS – None.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Tran stated there was the Anti-violence Day activity at the Zanewood Recreation Center on March 21, from 5:30 p.m. to 7:30 p.m. She stated there would be bingo games and other social activities.

Council Member McGarvey stated the 44th National Veteran Wheelchair games would be held in Minnesota, in Minneapolis, and hosted by the Minneapolis VA healthcare system. He stated it was on July 17 through July 22 and co-presented by the VA, US Department of Veteran Affairs, and the Paralyzed Veterans of American. He stated one of the venues of the many in Minnesota was the Bolero bowling alley in the city where the bowling games would be held. He stated they needed volunteers and spectators and to go to wheelchairgames.org to find out information about 44th Annual Veterans Wheelchair games. He stated the information would be in the Park Pages newsletter.

A7 7:51 p.m. Council Member Tran departed.

Council Member Page stated she liked how they ended for the community planning and stated that at her home and at work, *"we don't talk about it, we be about it*" She stated if not saying and engage and part of the solution, she thought they should probably stop talking about it in the community if it was negative. She stated she would encourage those who had disagreements with how the city was being run, what was being done to just come to the chambers. She stated she appreciated the mayor put it out there to come and see what was happening because there was synergy in the Council, and she was appreciative and wanted their help. She stated the Council wanted to be challenged, wanted to be held to a higher standard and make the community better. She stated she wanted to end with gratitude and good things people left on voicemail or communicated with her from residents. She thanked all of the HOA boards, especially in the central district, but in the city. She stated they had some advocates, like Ms. Vanessa. She thanked all HOA boards and volunteers for the efforts to make the community a better place. Their dedication and commitment to enhancing the community and quality of life for the city were truly valued. She stated their work ensured that the neighborhoods remained welcoming but well maintained which was a testament to their hard work and leadership in those HOAs.

She stated she also received multiple emails in the last two weeks regarding the police department. She stated that on behalf of those messages wanted to extend their heartfelt gratitude to each one of the police officers and all employed in that department for their tireless efforts in serving the community especially in the last couple of weeks and last month, which had presented numerous challenges. She stated their dedication and commitment to keeping Brooklyn Park safe were truly valued by all of the residents. She stated they understood that work was not only affecting them but also their families and friends and they appreciated the

sacrifices they made to ensure the communities' wellbeing. She stated at the swearing in ceremony, the new police officers as well as the promotions, each person was excited to be part of the city and keep the residents safe and that was exciting for her to see. She thanked each one of them for their service, courage and resilience, their contributions are deeply appreciated, and they were grateful for all they did to protect the city.

She stated she wanted to mention a regular at the meetings. She stated Collette Guyotte Hempel, who was not attending tonight, her absence had been noticed and her tireless advocacy and dedication to the community of city was noted. She stated she wanted to wish her all the best and speedy recovery from any health challenges she might be facing. She stated if they were making noise and were all working toward a solution, then it was appreciated and valued and that was how she looked at her statements she brought to the Council. She stated the Council looked forward to her return, continued involvement and shaping the future of the city.

She thanked the mayor and Council members for welcoming her as new Council members and her ideas, her challenges that she created and thought they had a good thing going on. She stated she was sorry that Council Member Tran was not in attendance with the Council now because they were truly unified on this Council at that moment.

Council Member Eriksen stated it was mentioned during the RPAC report that the restaurant at the golf course, Edinburgh USA, was opened. He stated he visited on opening night on Wednesday last week and the food was great, cocktails were beautiful, and the staff was friendly. He stated it was a public restaurant on a city owned golf course and to stop by.

Mayor Winston stated they had new employees start and many of them were community intervention specialists and leading that under the police department was LaTreasure Dickson and she had done a great job. He stated in terms of putting it together, it would be rolled out soon and would make everyone aware when it rolled out. He gave a special thank you to Police Chief Bruley for working tirelessly to help support it to make it happen and understand the vision. He thought it was important to have leaders within the city who at a high level supportive of that work. He stated when they hit the ground running, they were going to get ahead of some of the issues they saw as a city. He stated he was excited to have them, the Council was very happy they had staff and the team the Council was supportive of that work and seen it work and able to pull it in house so they could be more assured of the quality because they had so much faith in the police department. He stated the quality they brought and instilled that into that team and would be in good hands as a city. He stated that was one of the main strategic reasons they brought it in house and also wanted to make sure it was funded because public safety was a top priority and would remain a priority.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated next Monday prior to the EDA meeting, at 6 p.m. there was a special joint Council/commission meeting to discuss the northwest area planning work. He stated it would be a joint meeting between the Council and planning commission and was ahead of the EDA meeting.

He stated that on public safety, where the city did put on different education opportunities for the public, one was coming up. Streets Smarts for Older Adults program, being put on this Thursday morning. He stated it was 3 hours and an opportunity for some of the older residents to prepare

themselves in terms of being smart in their day-to-day activities. He stated it was put on by Kim Czapar and If interested to reach out to the police department.

He stated next week, Wednesday, March 20, the 33rd Annual Real Estate Forum was being held in the morning at the Edinburgh USA. He stated it was a great opportunity to bring those folks in the community that were involved in promoting and selling Brooklyn Park to learn and share information about the great things the city had going on and how they could in turn share that information with perspective homeowners in the community.

ADJOURNMENT - With consensus of the Council, Mayor Winston adjourned the meeting at 8:00 p.m.

_____
HOLLIES WINSTON, MAYOR

_____
DEVIN MONTERO, CITY CLERK

BOARD OF APPEALS AND EQUALIZATION MEETING

Monday, April 14, 2025, 6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER – Chair Eriksen

PRESENT: Chair Christian Eriksen; Board Members Tony McGarvey, Amanda Cheng Xiong, Nichole Klonowski; Shelle Page and Maria Tran; City Manager Jay Stroebel; Finance Director LaTonia Green; City Assessor Tracy Bauer-Anderson; County Assessor Janene Hebert and City Clerk Devin Montero

ABSENT: Mayor Hollies Winston (excused)

Chair Eriksen read a statement regarding a Board Member attending the meeting by Interactive Technology.

PARTICIPATING REMOTELY VIA INTERACTIVE TECHNOLOGY: Board Member Maria Tran

Chair Eriksen read a statement regarding the Board of Appeals and Equalization.

Chair Eriksen gave a meeting overview. He stated the board was there tonight to hear concerns by taxpayers regarding the current assessment of the year 2025 property values. He stated the board would review the estimated market value and classification for the 2025 assessment, which would be reflected for taxes payable in 2026.

He stated the Board could reduce, increase, or sustain the value of a property. Adjustments must be substantiated by facts. Could add improvements to the assessment roll. Could change the classification of a property based on current use. Can add properties to the assessment roll.

He stated the Board could not consider prior assessments and they cannot exempt property or grant special programs.

He stated on the appeal process; the property owner should fill out an appeal form and schedule an appointment for the property to be inspected. The forms were available from the Assessing Staff at the desk in the entrance area.

He stated the property owner had the option to address the Board tonight. He asked that the presentation be limited to 3 minutes to allow time for others appealing to address the Board.

He stated a property owner who was contesting their value should present proof to the Board as to why they believe the property was incorrectly valued or classified.

B. ASSESSOR’S REPORT

B.1 City Assessor's Presentation

City Assessor Bauer-Anderson briefed the council on the 2025 Property Valuation. She briefed on: Assessing Division slide; Board Limit slide; Appraising vs Assessing slide; Factors that Make up Valuation of Property slide; estimated market value slide; Mass Appraisal Sales Analysis slide; Sales Verification; What isn't arms-length Slide; Ratio Study Guidelines slide; Sales Ratio Analysis slide; quintile inspection slide; Us vs Them slide; Time Trends Slide; Property Value and Property Tax Slide; Explaining the Effect of Assessed Value Changes Slide Table 1; Table 2 Slide; What does the data tell us slide; Who is involved in the process slide; Why are my taxes so high slide; EMV vs TMV slide; Continuing the Appeal Slide; Most Common questions slide; Property Type Value Change slide; Sales Slide; 2023 vs 2024 North and West Metro Home sales slide; and Residential Value Growth slide.

Chair Eriksen stated a couple of things would happen tonight. Any resident who has an unresolved appeal or who would appeal tonight had a chance to address the board tonight to share their concerns and evidence to the board. After that the Board would vote on those agreements already reached between city and resident. He stated the city assessor had the order of residents who would like to present tonight.

C. PROPERTY OWNER'S TESTIMONY WITH DOCUMENTATION

City Assessor Bauer-Anderson stated they would start off by reading the current appeals list. Those properties had not necessarily been inspected or had an opportunity to review their analysis they provided or any evidence they shared with them or the city did their own analysis with specific sales and documentation.

City Assessor Bauer-Anderson stated they would start with those who were present tonight.

1. 10232 Yates Court N. Bob Zimmerman addressed the Board and appealed the valuation.

City Assessor Bauer-Anderson stated the property owners had the right to provide evidence, state their concerns. She stated they would do an analysis between now and the reconvened meeting and would provide the necessary information for the Board to make a decision. She stated today the Board would be hearing from the residents.

At 6:20 p.m. Council Member Tran offline

2. 7208 Idaho Avenue N. Michael Vecellio addressed the Board and appealed the valuation.
3. 8529 Inverness Lane N. Paul Pella appealed the valuation. He did not address the Board.
4. 8328 Fairfield Road. Valerie Holler. Addressed the Board and appealed the valuation. Kevin Holler also addressed the Board.

At 6:40 p.m. Council Member Tran back online.

5. 7347 Zane Avenue N. Appealed valuation. Did not address the Board.
6. 10543 Toledo Drive. Tom Quirk addressed the Board and appealed the valuation.

City Assessor Bauer-Anderson read into the record the additional properties appealing and were not present to address the board.

1. 7335 Zane Avenue N.
2. 4301 and 4305 83rd Circle N.
3. 10460 Vera Cruz Drive N.
4. 9749 Thomas Avenue N.
5. 3927 Globeflower Avenue N.
6. 6409 88th Avenue N.
7. 7200 90th Avenue N.
8. 7347 Zane Avenue N.
9. 8800 95th Avenue N.
10. 8801 95th Avenue N.
11. 8100 Oxbow Creek Drive N.
12. 10501 Winnetka Avenue N.
13. 9200 Xylon Avenue N.
14. 8400 89th Avenue N.
15. 7601 Setzler Parkway N.
16. 10129 Ewing Avenue N.
17. 10703 Jersey Court N.
18. 7824 Noble Avenue N.

Board Member Tran stated she was representing the homeowner at 7335 Zane Avenue N. because of the damage going on affect group.

Board Member Klonowski called for a point of order and had a clarifying question. She asked if Board Member Tran was able to represent as a Board Member and a homeowner from upstairs. She asked if she needed to come down to the chambers and be present at the podium.

City Attorney Thomson stated Boad Member Tran was speaking as the property owner; and could appeal from upstairs.

Chair Eriksen stated property owners were present in the Chambers.

City Attorney Thomson stated it was up to the Board to allow owners to appear remotely. He stated there were no rules prohibiting it.

Chair Eriksen stated his understanding that Board Member Tran was neither the property owner nor was she present in the chambers like other speakers had been. He

asked if they allowed representatives of property owners and did they require the property owners to identify as the representative.

City Assessor Bauer-Anderson stated yes.

Chair Eriksen stated he didn't think Board Member Tran could speak to it at that point.

Board Member Tran stated she was the legal representative for the homeowner because he was her son and serving overseas. She stated she was recognized by the Hennepin County Board of Property Assessor. She stated she wanted to speak to the local Board and staff. She stated the damaged roof and water damage was going on and affected the whole neighborhood. She stated she got the form from the County to represent the homeowner in the area.

Chair Eriksen asked if the city assessing division received official notification that Board Member Tran was the legal representative for that property.

City Assessor Bauer-Anderson stated not this year.

Board Member Tran stated she talked to staff and the local Hennepin County Board.

Chair Eriksen stated Board Member Tran should provide to the Board the legal proof that she was the representative of the property owner, and she could address the Board during the reconvene on April 28, 2025.

Board Member Tran acknowledged and stated she just got it from the Hennepin County Board.

Chair Eriksen stated when that happened, she could address the Board as a homeowner when they reconvene the board but could not tonight.

Board Member Tran asked Chair Eriksen to repeat what he said.

Chair Eriksen stated she was not legally allowed to represent the homeowner before the Board until the city received proof that she was the legal representative of the homeowner.

Board Member Tran stated she would provide the proof and just wanted to let the local board know about it. She stated she just talked to the Hennepin County Board and that was their suggestion.

Chair Eriksen stated she was more than welcomed to take it to the County Board.

D. APPROVAL OF VALUATION AGREEMENTS

City Assessor Bauer-Anderson stated the following properties had valuation

agreements made between April 5, 2025, and April 14, 2025. They reviewed the properties and reached an agreement and would be voted on by the Board tonight.

1. 8080 Brooklyn Boulevard, 2025 Market Value-$4,365,700 reduced to $4,050,000.
2. 6001 96th Lane N., 2025 Market Value-$15,372,100 reduced to $13,440,000.
3. 7581 Dupont Ave N., 2025 Market Value-$313,200, reduced to $292,900.
4. 7418 75th Circle N., 2025 Market Value-$238,400, reduced to $223,900.
5. 7001 Janell Avenue Nr., 2025 Market Value-$295,400, reduced to $280,700.
6. 8400 Xerxes Avenue N., 2025 Market Value-$2,010,200, reduced to $1,900,000.
7. 5453 95th Way N., 2025 Market Value-$420,800, reduced to $394,000.

D.1 MOTION KLONOWSKI, SECOND PAGE TO ACCEPT THE CITY ASSESSOR'S VALUATION AGREEMENTS BETWEEN APRIL 5, 2025, AND APRIL 14, 2025.

Chair Eriksen called for a roll call vote.

D.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, ERIKSEN; NO-NONE.

Chair Eriksen asked if there were any more appellants for the board.

Chair Eriksen stated the next process was staff would get information on the properties that appealed. The information on the properties would be presented to the Board in two weeks when the Board reconvened.

E. SET DATE FOR RECONVENED BOARD OF APPEAL AND EQUALIZATION MEETING.

E.1 MOTION KLONOWSKI, SECOND PAGE TO RECONVENE THE BOARD OF APPEAL AND EQUALIZATION MEETING ON APRIL 28, 2025.

Chair Eriksen called for a roll call vote.

E.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, PAGE, MCGARVEY, TRAN, XIONG, ERIKSEN; NO-NONE.

F. RECESS MEETING TO RECONVENED DATE

RECESS – At 6:59 p.m. with consensus of the Board, Chair Eriksen recessed the meeting to April 28, 2025.

_____
CHRISTIAN ERIKSEN, CHAIR

_____
DEVIN MONTERO, CITY CLERK

REGULAR BROOKLYN PARK CITY COUNCIL MEETING

Monday, April 14, 2025 Brooklyn Park Council Chambers
7:06 p.m. 5200 85th Avenue North
Following the Board of Appeals and Equalization meeting

CALL TO ORDER – Mayor Pro Tem Christian Eriksen

PRESENT Mayor Pro Tem Christian Eriksen; Council Members Amanda Cheng Xiong, Nicole Klonowski, Shelle Page, Tony McGarvey and Maria Tran (7:13 p.m.); City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Tim Gladhill; Finance Director LaTonia Green; Acting Operations and Maintenance Director Greg Hoag; Recreation and Parks Director Brad Tullberg; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Mayor Hollies Winston (excused)

Mayor Pro Tem Eriksen read a statement regarding a council member meeting remotely via interactive technology.

MEETING REMOTELY VIA INTERACTIVE TECHNOLOGY: Council Member Maria Tran

Mayor Pro Tem Eriksen opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroeble stated there was one comment at the last council meeting from Mr. Clave. He was in a unique situation where he was not on city water and got his water from a well. But he is on the city's sanitary sewer system. He stated Mr. Clave got charged the base fee for the sewer service. He had concerns with the $72 per quarter charge and believed the water he used went down the sewer system did not necessitate a charge of that level. He stated Director Hoag did some work in reviewing his circumstances and also did some comparisons and shared that information with the council but wanted to share that publicly. He stated in terms base rate, other comparable cities around the city, Brooklyn Park was $72 per quarter, Coon Rapids at $78 per quarter, Champlin, $109 per quarter, Brooklyn Center, $103 per quarter and Burnsville, $98 per quarter. He stated the council had the prerogative of changing the policy or that particular fee, but in this case, without knowing exactly the amount of usage Mr. Clave had, there was a possibility of putting in a water meter and getting a sense in terms of how much water is going through the system. He stated the base sewer charges were well within line where other communities were at.

2B PUBLIC COMMENT – None.

3A. MOTION KLONOWSKI, SECOND MCGARVEY TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK. MOTION PASSED UNANIMOUSLY.

At 7:13 p.m. Council Member Tran joined remotely.

3B PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Presentation of Police Department Community Awards

Police Chief Bruley presented Police Department Community Awards recognizing Jeffrey Vang, Joseph Vang, Brenda Kennelly and Monica Habia in helping the Police Department address crime and livability in the community.

At 7:28 p.m. Mayor Pro Tem Eriksen called for a recess and have award recipients take pictures with the council.

At 7:29 p.m. Council Member Tran offline.

At 7:35 p.m. Mayor Pro Tem Eriksen reconvened the meeting.

3B.2 Mayor's Proclamation Declaring May 3, 2025, as "Arbor Day" and the Month of May as "Arbor Month" in the City of Brooklyn Park.

Mayor Pro Tem Eriksen read a proclamation declaring May 3, 2025, as "Arbor Day" and the month of May as "Arbor Month" in the city of Brooklyn Park.

Mayor Pro Tem Eriksen acknowledged the local Target store and team as they had scheduled a cleanup event for Earthy Day on April 22, 2025, at the Brooklyn Park Target store on 7535 West Broadway. He stated they would also be scheduling a cleanup day with Crest View elementary. He invite community members to track on social media as they listed opportunities for additional litter clean up dates to come as part of the efforts to beautify Brooklyn Park.

3B.3 Budget Advisory Commission Verbal Report and 2025 Workplan
Henry Blake, BAC Chair and William Petty, BAC Vice Chair presented the verbal report and work plan.

Council Member Klonowski stated they required the charter commission to review the mayor/council salaries and suggested the commission coordinate with the BAC as the commission didn't know the annual budget and BAC's input would be essential. She stated the next Charter Commission meeting would be in May and could coordinate to meet on that date.

Finance Director Green stated the BAC could do it per council direction and would see how that worked on the BAC April 22 agenda.

At 7:45 p.m. Council Member Tran joined remotely.

3B.3 MOTION KLONOWSKI, SECOND MCGARVEY TO ACCEPT THE BUDGET ADVISORY COMMISSION 2025 WORKPLAN.

Mayor Pro Tem Eriksen called for a roll call vote.

3B.3 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, KLONOWSKI, PAGE, MCGARVEY, TRAN, ERIKSEN; NO-NONE.

4.0 MOTION KLONOWSKI, SECOND MCGARVEY TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM:

> 4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-58 AUTHORIZING THE RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT FOR A THREE-YEAR TERM IN THE AMOUNT OF $196,261.57 PER YEAR FROM INSIGHT PUBLIC

SECTOR THROUGH THE NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS (NASPO) PROCUREMENT PROGRAM.

4.2 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-59 APPROVING THE REVOCATIONS AND DESIGNATIONS OF MUNICIPAL STATE AID STREETS IN THE CITY OF BROOKLYN PARK.

4.3 TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 103 OF THE BROOKLYN PARK CITY CODE PERTAINING TO ADOPTION OF THE MINNESOTA STATE PLUMBING CODE AND PLUMBING STANDARDS

4.4 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-60 APPROVING PROFESSIONAL SERVICE AGREEMENT WITH RUM RIVER CONSULTANTS FOR PLUMBING, BUILDING PLAN REVIEW AND INSPECTIONS SERVICES.

4.5 TO WAIVE THE READING AND ADOPT ON SECOND READING ORDINANCE #2025-1311 REMOVING SECTION 112.032, PARAGRAPH (D) (1) OF THE BROOLYN PARK CITY CODE PERTAINING TO US CITIZENSHIP REQUIREMENTS

4.6 TO APPROVE THE SUMMARY OF ORDINANCE #2025-1310 DETERMINING THAT IT CLEARLY INFORMS THE PUBLIC OF THE INTENT AND EFFECT OF THE ORDINANCE.

4.7 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-61 APPROVING THE JOINT POWERS AGREEMENT REGARDING THE MINNESOTA HUMAN TRAFFICKING INVESTIGATORS TASK FORCE.

4.8 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-62 APPROVING A SUBGRANT AGREEMENT WITH HENNEPIN COUNTY FOR JUSTICE ASSISTANCE GRANT (JAG) FUNDING.

4.9 TO WAIVE THE READING AND ADOPT RESOLUTION #2025-63 ADJUSTING LEVY 25126 WITH HENNEPIN COUNTY TO CORRECT A MISSORTED FILE SUBMISSION TO THE COUNTY AND TO ALIGN WITH RESOLUTION 2024-168.

4.10 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JANUARY 27, 2024, AS PRESENTED BY THE CITY CLERK.

4.10 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF FEBRUARY 10, 2024, AS PRESENTED BY THE CITY CLERK.

4.10 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL WORK SESSION OF MARCH 17, 2024, AS PRESENTED BY THE CITY CLERK.

4.10 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL SPECIAL MEETING OF MARCH 24, 2025, AS PRESENTED BY THE CITY CLERK.

4.10 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF MARCH 24, 2025, AS PRESENTED BY THE CITY CLERK.

Mayor Pro Tem Eriksen called for a roll call vote.

4.0 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, PAGE, MCGARVEY, TRAN, XIONG, ERIKSEN; NO-NONE.

5. PUBLIC HEARINGS.

5.1 Approve an On-Sale Intoxicating Liquor License for Si Senor Kitchen LLC, Doing Business as Si Senor Kitchen, Located at 8582 Edinburgh Center Drive N. Contingent on Completion of all Remaining Fire Code Issues.

Jason Newby, Inspections and Environmental Health Manager briefed the council on the On-Sale Intoxicating Liquor License for Si Senor Kitchen LLC, doing business as Si Senor Kitchen, located at 8582 Edinburgh Center Drive N. contingent on completion of all remaining fire code issues.

Mayor Pro Tem Eriksen opened the public hearing to consider the On-Sale Intoxicating Liquor License for Si Senor Kitchen LLC, doing business as Si Senor Kitchen, located at 8582 Edinburgh Center Drive N..

The following individuals addressed the council – None.

Mayor Pro Tem Eriksen closed the public hearing and returned the item back to the table for consideration.

5.1 MOTION MCGARVEY, SECOND KLONOWSKI TO APPROVE AN ON-SALE INTOXICATING LIQUOR LICENSE FOR SI SENOR LLC, DOING BUSINESS AS SI SENOR KITCHEN, LOCATED AT 8582 EDINBURGH CENTER DRIVE NORTH, CONTINGENT ON COMPLETION OF ALL REMAINING FIRE CODE ISSUES

Mayor Pro Tem Eriksen called for a roll call vote.

5.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-PAGE, MCGARVEY,TRAN, XIONG, KLONOWSKI, ERIKSEN; NO-NONE.

6. LAND USE ACTIONS-None.

7. GENERAL ACTION ITEMS.

7.1 Appointment of an Alternate Council Liaison to the Charter Commission.

City Manager Stroebel briefed the council on the appointment of an Alternate Council Liaison to the Charter Commission.

7.1 MOTION XIONG, SECOND KLONOWSKI TO APPOINT AMANDA XIONG AS THE ALTERNATE COUNCIL LIAISON TO THE CHARTER COMMISSION FOR THE YEAR 2025.

Mayor Pro Tem Eriksen called for a roll call vote.

7.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-MCGARVEY, XIONG, KLONOWSKI, PAGE, ERIKSEN; NO-NONE; ABSTAINED-TRAN.

8. DISUCSSION ITEMS

8.1 Reimagining Public Safety.

City Manager Stroebel briefed on the reimagining public safety and briefed on the Reimagining Public Safety Mission.

Representatives from Administration, Community Development, Police, and Recreation & Parks briefed the council on comprehensive approaches coordinated across several departments to contribute to a safe community, with a particular focus on connecting with youth.
Police Chief Bruley briefed on Population by Growth and Crime and History and Overview.

Youth Services Manager Pam McBride briefed on the History and Overview, Cities United Network Diagram and Youth Services Division.

Police Chief Bruley briefed on the Community Intervention Unit and introduced Community Intervention Manager LaTreasure Dickson.

Community Intervention Manager LaTreasure Dickson briefed don the Community Intervention Unit.

City Manager Stroebel briefed on Reimagining Public Safety 2.0.

Youth Services Manager Pam McBride and Community Intervention Manager LaTreasure Dickson briefed on Intervention.

Community Intervention Manager LaTreasure Dickson briefed on Intervention-Action/Timeline.

Erin? Brief on Prevention-Action/Timeline.

Community Experience and Engagement Manager Cindy Devonish briefed on Prevention-Community Engagement work.

Recreation and Parks Director Brad Tullberg briefed on Systems and Policy Change, Table-Action/Timeline.

Community Experience and Engagement Manager Cindy Devonish briefed on Citywide Community Response and Engagement.

Community Intervention Manager LaTreasure Dickson briefed on Coordinated Crisis Response, Table-Action/Timeline.

City Manager Stroebel briefed on Organization Coordination, Table-Action/Timeline.

Police Chief Bruley briefed on Population by Growth and Crime.

Council Member McGarvey thanked Mr. Kramka for putting together the presentation, and stated it was the most riveting presentation since he had been on the council. He thanked everyone for the work and was glad to see the departments working together and getting results.

Council Member Tran asked if they had information on the absent rate and truancy notified by the schools and after school activities for elementary schools on 85th Avenue by the District.

Police Chief Bruley stated he did not have that information and did work with Osseo School District a lot. He stated the district tracked truancy and had been an issue and was not enforced as it was years ago. He stated there had been a change in the direction of enforcing kids who were not attending school and did know the numbers had been up in the school district and was brought up in safety briefings in the past.

Council Member Klonowski stated it was amazing work and a great presentation, and the work was working. She asked how that work they put in so much time and energy and building out work with the violence interruption specialist. She stated she didn't know where that was at since they brought it inhouse, and asked if they coordinated it and was part of the team.

Community Intervention Manager LaTreasure Dickson stated there was certain amounts of information for the team that defined the roles. She stated not only were they traditional violence interrupters but now transformed that role to be community intervention specialists because they didn't just focus on violence and show up when there were incidents. She stated they utilized the information they had from the crime intervention specialist, Calvin Currington and Police data to utilize the information of saying what else could they provide. She stated their team, an 8-person community facing team, did work with not only Parks and Recreation, Community Development but also worked hand in hand with coworkers which were the community intervention specialists. She stated they had caseload portion of what that unit focused on and ;o checked in with the police department, Recreation and Parks, and coworkers to make sure where they were needed they went there first and they also were the boots on the ground and mad sure they had a good relationship with the residential manager, businesses, schools and SROs and were folded into everything.

Council Member Klonowski stated in the past they had independent groups doing the violence interruption work and it was now in-house and asked if Manager Latreasure managed that.

Manager LaTreasure stated that contracted work was where there was the highest crime and they were inhouse, police employees but also utilizing all the data information they needed from the department to be centralized inside the city instead of being focused on one particular area.

Council Member Page stated she was amazed by the work and collaboration with all the leaders in the departments and working together. She stated that was what she wanted the whole world to know and the narrative of the city to see how much the city cared, and it went way back, and it didn't just start. She stated they had been working on it for a long time even with new additions.

She asked about the alternate response team if it was intertwined with what they were doing for those situations for the youth that need it.

Police Chief Bruley stated the alternate response team was not directly related but could see the collaboration they had across inter-departments and the same with their organization. He stated the community health unit, which used to be called mental health unit was where social workers and the community response team also had a detective and sergeant that were assigned there. He stated the alternative response team took calls regarding mental health and a lot of those calls were at group homes, which had been a topic in the media recently and at the capitol about how many calls the city had had. He stated there were quite a few calls for the

alternative response teams at congregate care facilities but really was intended for anyone suffering from mental illness and crises.

Council Member Page asked if they would overlap.

Police Chief Bruley stated it could and where he was talking about collaboration, gave an example, When Manager Latreasure'ss team was deployed and the, she could call them out at night which had happened where officers had some juveniles with knives, and the complexities around that, called her team out. He stated many times in those incidents were suffering from mental illness and she could immediately reach out to the detective and ART team and have them go to a scene just like police officers. He stated that it was the idea that all the tools might have different disciplines but were available for them to find the best outcomes for those individuals they were dealing with.

Council Member Xiong thanked everyone for their presentation and to all staff and partners prioritizing the youth especially during conversations about public safety. She thanked them for centering the youth because they were smart and observant. She stated based on examples that were surrounding them was proud to say they had those programs in place and staff was leading the example for the youth. She stated she admired their work and the department's work and came together as one and provided those initiatives around public safety.

Council Member Tran asked about the after-school improvements from the Osseo school district. She stated she had residents concerned about this for long period of time and wanted to see if anything progress was done this year and future from the Osseo school district.

Chief Bruley stated they didn't control the school district in their after-school curriculum and communicated a lot with the school. He stated they had routine meetings with them, had SROs that were embedded in the schools, and everyone had the shared values. He stated what curriculum they operated; he was not aware of and didn't control how often they had the curriculum or after school programming. He stated what they were focused on was the extensive after school program that Recreation and Parks department had at the community activity center and Zanewood center. He stated the Zanewood center had the groundbreaking on Monday where they were expanding the facility to be able to provide additional after school programming.

Council Member Tran asked if the city could start looking into that because last month the Governor said the Osseo school district was irresponsible to take care of those kinds of things for local students in the area.

City Manager Stroebel stated that had been a topic that the mayor and him had talked with Superintendent Heil and a topic Director Tullberg and him had spoken to others within the Osseo Area school district. He stated they were well aware of the community's concern and city leaders had raised those concerns with the school district that had not brought a change of course. He encouraged community members and other members of the council to continue that work. He stated they had conveyed the message in their interest to expand youth for after school programming opportunities that were equitably shared across the school district. He recognized Council Member Tran's question and wanted others to know they had made efforts to make changes but ultimately that was the responsibly of the school to decide if they wanted to make those changes.

Mayor Pro Tem Eriksen stated the parks and recreation staff used to do direct intervention after

school and asked if that program was still running and how it interacted with the police department's programming.

Youth Services Manager Pam McBride stated they used to work with a contractor of a nonprofit organization but Kelvin Currington, Brooklyn Park Youth Outreach team, led their intervention efforts inside the parks and recreation department. She stated Kelvin worked with multiple facilitators, partners and outreach and the Zanewood recreation center to be able to respond. She stated he worked in partnership and met regularly with Manager Dickson and her team. She stated there were lots of different ways they could look at how the might have some young people that Kelvin might be seeing inside care management working with young people and might be a young person that got into more trouble and might be an opportunity to enlist their community intervention unit as partners to be able to have a warm handoff and be able to support the work as well. She stated it also went the other direction of being able to say how did they looked at young people that they both knew and look at how they might also be able to offer support in that way. She stated the intervention team inside of parks and recreation was still going great. She stated Klevin carried a caseload of over 30 young people on his own and connected with the Brooklyn Park outreach team to meet young people where they were at and made those referrals across the city and the schools and responded in a great way.

Mayor Pro Tem Eriksen stated the community intervention approach was unique, first of its kind and certainly in Minnesota. He stated the neighbors, Brooklyn Center, Robbinsdale and Champlin didn't have a robust resource as the city did. He asked how they were supporting and engaging the neighbors because they all knew that youth didn't know municipal boundaries. He asked to hear more about the cooperative work with the neighbors.

Chief Bruley stated when Manager Dickson's team got going and identified youth that were at high-risk kids and those were kids and gave an example, stop a stolen car; there was a gun in the car but there were two passengers, and the driver was arrested to be held accountable. He stated the two passengers were willing to get into a stolen car and aware there was a gun in there but there were no criminal charges on them but staff knew they were at high risk. He stated those were the kind of group of kids Manager Dickson was focused on, they were very transient, while her team tried to connect with them and the loved ones' family. He stated they were transient and gone, already in New Hope, Brookyln Center or Robbinsdale. He stated they had to be able to continue to follow them and work with them. He stated that it sparked their interest recently as a city to be able to figure out how they would align with the northwest suburbs to be more effective together. He stated resources or not, they shared the same interest and tried to resolve the same similar issues. He stated they united around common themes and one of them was around real time crime center and sharing information center both for enforcement but also heavily on the intervention work. He stated they took resources like Manager Dickson's team in a perfect world, would have a bigger team that would be regional across the northwest suburbs. He stated they had been to the state; the mayor and city manager led them to the state Capitol to ask for state investment in that idea of helping them get software and apparatus stood up to be able to share effectively between all communities both for intervention work and enforcement work. He stated the same issues existed for the enforcement, someone might commit a crime in the city and then go to Robbinsdale and find them or know what they were doing in Robbinsdale.

He stated it was a glaring issue they were going to have if you thought about working with youth who had been in a stolen car where they had a gun. He stated there was that intense case management of them to try to get the resources, potential mental health assessment, food, lodging, safety needs to get them out of the environment of willing to get into a stolen car. He

stated they would need the soft handoff, Youth Services Manager McBride talked about and how to get them in the Zanewood programming or other activities. He stated that activity gave them a new focus and those services were really hard to do when they were moving every month.

Mayor Pro Tem Eriksen asked if there was still legislative activity around that in the current session.

City Manager Stroebel stated there was legislative activity around that. He stated last week Representative Hiltsley was part of a meeting with additional representatives to try to garner support for some of the work. He stated resources were going to be challenging to get through the Capitol, if nothing else they were making the pitch. He stated he met several legislative leaders, Senator Limmer; Senator Hoffman; Senator Pha and number of leaders regarding that idea. He stated they hoped whether this session or future session, either state resources or county resources or other resources, they were able to take that regional plan and put that together. He stated their goal was to take that 5,708 and continue to drive it down and part of the situation they were dealing with was the 80/20 rule; maybe the 80% was an easier strategy, but now getting into more challenging strategies, and they were going to continue pushing the boundaries to make Brooklyn Park safer and make it their goal.

Mayor Pro Tem Eriksen asked if Commissioner Lunde was aware of those efforts given the geography overlapped his area.

City Manager Stroebel stated in addition with meeting with legislators; Chief Bruley, Mayor Winston, and Mayor of Golden Valley, had meetings with the Hennepin County Board Chair and Commissioner Lunde. He stated the focus at the County and State level had been great working in coordination with other communities and had been working on it since last fall. He stated they would continue that work until they got those resources to make it happen.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Klonowski stated the charter commission met last week discussed bringing a resolution regarding how to solve issues with long standing council absences where someone been absent in a seat. She stated like Council Member McGarvey’s spot, where the council did not have someone to fill the seat for 9 months. She stated that the ordinance amendment would be brought back to discuss at some point, and they were also reviewing the mayor/council salaries as statutorily required.

She stated she went to Skaalvenn Distillery and was amazing, met one of the owners, and they were celebrating the Cambodian New Year. She stated the city was fortunate to have an amazing distillery.

She congratulated Mayor Pro Tem Eriksen for running his first meeting and stated they all knew he would do a great job and as he had a great temperament to be the Mayor Pro Tem.

Council Member McGarvey concurred and stated he missed the Zanewood groundbreaking as he was out of town for work. He stated it sounded like it was a great event and was impressed on what the staff was doing.

Council Member Tran stated last weekend; there were workers on strike at the festival store and many of the councils were there including the mayor and Senator Hoffman. She stated she

hoped they would come to a solution between the employer and employees. Because people deserved to have a considerable wage to survive. She stated that was why they supported them because the less people that lived on poverty and welfare the better America economy was.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated he also wanted to recognize the Zanewood groundbreaking and also recognize Director Tullberg for all of the work leading up to that day; as it was an incredible opportunity. He stated as they presented Reimagining Public Safety2.0 tonight, it was one example of expanding that in creating opportunities for youth for decades ahead and exciting about the expansion and renovation of the space would bring.

He stated the council had a council/staff leadership retreat on Wednesday at the Edinburgh USA at 5:30 p.m. to talk about level setting in terms of how things were going and then spend most of the time on priorities.

ADJOURNMENT - With consensus of the Council, Mayor Pro Tem Eriksen adjourned the meeting at 9:05 p.m.

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CHRISTIAN ERIKSEN, MAYOR PRO TEM

_____
DEVIN MONTERO, CITY CLERK

City of Brooklyn Park
Request for Council Action

Agenda Item:	8.1	**Meeting Date:**	April 28, 2025
Agenda Section:	Discussion Items	**Originating Department:**	Administration, Operations and Maintenance
Resolution:	N/A	**Prepared By:**	Cindy Devonish-Hall, Community Experience and Engagement Manager Tim Pratt, Recycling Manager
Ordinance:	N/A		
Attachments:	1	**Presented By:**	Cindy Devonish-Hall and Greg Hoag, Acting Director Operations & Maintenance
Item:	Beautify Brooklyn Park Update		

City Manager's Proposed Action:

Staff will provide an update on the Beautify Brooklyn Park litter pick-up project.

Overview:

On March 3, 2025, the Brooklyn Park City Council held a work session on litter prevention and community clean-up initiatives. A PowerPoint presentation was shared that outlined the city's current efforts and potential strategies for keeping our community clean and free of debris. Key topics were discussed and highlighted the proactive measures we take with our existing resources to maintain a clean environment.

The City Council instructed staff to develop additional strategies to enhance the cleanliness of our parks, neighborhood streets, and major corridors. Our litter prevention and pick-up efforts are fragmented across various departments, contractors, and governmental agencies, including Hennepin County and the State of Minnesota. The city has dedicated team members in place to coordinate these initiatives effectively.

On April 28, 2025, another PowerPoint presentation will be shared with the Brooklyn Park City Council. This presentation will provide updates regarding strategies for our neighborhoods, corridors, and commercial areas, as well as plans to engage community members to help keep our city clean and attractive.

Key updates on current strategies and completed actions:

- The Continuous Improvement (CI) team has committed to conducting a SWOT (strengths, weaknesses, opportunities and threats) analysis to better understand the existing resources and partnerships supporting litter prevention across the city.
- The Environmental Health Division has added a Special Projects Intern to focus on litter-related initiatives. This role will support proactive enforcement, help identify key problem areas, contribute to public education efforts, and encourage community-led litter clean-up events.
- Language promoting litter awareness and personal responsibility will be included in the upcoming issue of Park Pages, scheduled for delivery around May 1, 2025.
- Operations and maintenance staff, contractors, and Sentence to Serve (STS) crews regularly remove litter from our parks and roadway corridors.

Additional initiatives under discussion:

- Developing a communications strategy focused on litter prevention and personal responsibility.

- Expand the Adopt-A-Park program to promote year-round participation rather than limit efforts to spring.
- We appreciate the Council's continued support and direction as we work toward a cleaner, more beautiful Brooklyn Park. We look forward to presenting a complete plan with additional details later this month.

- We continue to utilize our community partnerships to coordinate specific clean-up events actively. We have scheduled community-wide clean-up events designed to promote environmental stewardship.

    - East District:
      Cleanup: Scheduled at River Park Saturday, July 26, 2025, 10:00 am-12:00 pm. Based on community needs, we will disperse to a targeted destination with the greatest need.

    - Central District:
      Cleanup: Central Park-Scheduled for Saturday, June 28, 2025, 10:30 am-12:30 pm. Based on community needs, we will disperse to a targeted destination with the greatest need.

    - West District:
      The cleanup was held Tuesday, April 22, 2025, 10:30 am-1:00 pm at Central Park.

We remain committed to maintaining a clean, vibrant community through collaborative efforts and continued innovation. We appreciate the Council's continued support and direction as we work toward a cleaner, more beautiful Brooklyn Park.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The current litter prevention and pick-up expenditures are incorporated into our existing budgets. To expand these efforts, we will require dedicated staff time, funding, and other necessary resources.

Attachments:

8.1A EARTH DAY LITTER PICK-UP APPRECIATION

From: Cindy Devonish
To: Katrina Dosher; Devin Montero
Cc: Jay Stroebel; Angel Smith
Subject: FW: [External] Earth Day Litter Pick Up - Appreciation
Date: Tuesday, April 22, 2025 2:43:41 PM
Attachments: earth day 2.png
Image (1).png

Katrina,

Can we add the attached pictures and email to the RFCA?

From: Webster, Stephanie (CV) <WebsterS@District279.org>
Sent: Tuesday, April 22, 2025 2:31 PM
To: Chris Xiong <Chris.Xiong@brooklynpark.org>
Subject: Re: [External] Earth Day Litter Pick Up - Appreciation

Thank you!! The students shared the types of trash they collected and how proud they were to "clean up" with me. They were shocked at how much litter was scattered about. We appreciate you coming out with your team of volunteers. It made Earth Day memorable. Thanks for the pics! We'll put them on our newscast tomorrow.

Thoughtfully,

Stephanie Webster
Principal
Crest View Elementary
(763)561-5165 office
(763)549-2320 direct



