Monday, September 22, 2025 Brooklyn Park Council Chambers
6:00 p.m. 5200 85th Avenue North

REGULAR CITY COUNCIL MEETING – AGENDA #38

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 Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not engage in a dialogue with speakers. 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 informational purposes only. Public Comment will be limited to 15 minutes and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF MEETING 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 Applicant for Recreation and Parks Advisory Commission
  - **A.** COMMISSION VOTING FORM
- **3B.2** Proclamation Proclaiming October 6 through October 12, 2025, as “Physician Assistant Week” in the City of Brooklyn Park
  - **A.** PROCLAMATION
- **3B.3** Proclamation Recognizing September 22, 2025 as “65th Annual Celebration of the Nigerian Independence Day” in the City of Brooklyn Park
  - **A.** PROCLAMATION

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** Approve Change Order #1 to 2025 Street Reconstruction Project CIP 4003-25 Modifying Completion Schedule with no Change to the Approved Contract Price
  - **A.** RESOLUTION
  - **B.** 2025 STREET RECONSTRUCTION PROJECT LOCATION MAP
  - **C.** CONTRACTOR’S 2026 CONSTRUCTION SCHEDULE
- **4.2** Approve Change Order #2 for Brookdale Drive Pond Dredge Project, CIP 3712
  - **A.** RESOLUTION
  - **B.** LOCATION MAP
- **4.3** Approve Resolution Ordering a Special Assessment Hearing for Project CIP 4014
  - **A.** RESOLUTION
  - **B.** MAP OF AFFECTED PARCELS
- **4.4** Development Bond and Escrow Reductions/Releases
- **4.5** 2026 Toward Zero Deaths Grant Agreement
  - **A.** RESOLUTION
  - **B.** AGREEMENT

4.6 Inline Detailing Conditional Use Permit, #25-114 for an Auto Oriented Repair Service on a Property Zoned BP Business Park
- **A.** RESOLUTION
- **B.** LOCATION MAP
- **C.** PC MINUTES

4.7 Authorize Phase Two Furniture Purchase for Zanewood Recreation Center from Fluid Interiors
- **A.** RESOLUTION
- **B.** FLUID INTERIORS PROPOSAL

4.8 Kwik Trip 108th Ct CUP and Site Plan
- **A.** CONDITIONAL USE PERMIT RESOLUTION
- **B.** SITE PLAN REVIEW RESOLUTION
- **C.** LOCATION MAP
- **D.** PREVIOUS APPROVALS
- **E.** PLANNING COMMISSION MINUTES
- **F.** PLAN SET

4.9 Approve a Temporary On-Sale Liquor License for the Brooklyn Park Rotary Foundation for Their Oktoberfest Beer Fest to be Held on October 4, 2025, at Edinburgh USA, 8700 Edinbrook Crossing

4.10 Resolution Authorizing an Amendment to The Grant Contract Dated March 5, 2021, Between City of Brooklyn Park and the State of Minnesota
- **A.** RESOLUTION

4.11 Joint Powers Agreement with North Metro Mayors Association
- **A.** RESOLUTION
- **B.** JOINT POWERS AGREEMENT

4.12 Approve Change Order #2 for CIP 4014 109th Avenue Reconstruction
- **A.** RESOLUTION
- **B.** CHANGE ORDER #2

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

7.1 Council Adoption of Proposed 2026 Property Tax Levies and Preliminary 2026 -2027 General Fund and Debt Service Funds Budgets
- **A.** RESOLUTION APPROVING THE 2026 - 2027 COUNCIL PRELIMINARY GENERAL AND DEBT SERVICE FUNDS BUDGETS
- **B.** RESOLUTION ADOPTING THE 2026 PROPOSED GENERAL AND DEBT SERVICE FUNDS NET PROPERTY TAX LEVIES AND CERTIFYING THEM TO HENNEPIN COUNTY
- **C.** RESOLUTION ADOPTING A PROPOSED SPECIAL BENEFIT HRA TAX LEVY AND A PROPROSED EDA CITY TAX LEVY
- **D.** PROPOSED 2026-2027 GENERAL FUND BUDGET (WILL BE PROVIDED AT COUNCIL MEETING)

7.2 Kwik Trip Proposal at 9400 West Broadway Avenue
- **A.** PRESENTATION
- **B.** PLANNING COMMISSION MINUTES
- **C.** APPLICANT SUBMISSION

7.3 Ordinance Amendment: Cannabis Registration and Zoning
- **A.** CANNABIS ORDINANCE TEXT AMENDMENT

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

None.

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:**	September 22, 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 Applicant for Recreation and Parks Advisory Commission		

City Manager's Proposed Action:

Interview applicant to fill a vacancy on the Recreation and Parks Advisory Commission

Overview:

The City has advertised to fill an opening on the Recreation and Parks Advisory Commission. The appointment is to fill a vacancy in West District seat. We have one applicant interested in filling the open seat.

<u>Recreation and Parks Advisory Commission</u> – One opening
West (1) – replacing Mercy Matthews (balance of a term, expires April 1, 2027)

In the packet are voting forms to indicate your choice. At the end of the meeting, please pass your voting forms to Jay Stroebel with your choice indicated. Katrina Dosher will consolidate the votes. The appointments will be made during the October 6, 2025 Council work session.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.1A COMMISSION VOTING FORM

Recreation and Parks Advisory Commission Voting Form
September 22, 2025 Commission Interviews – Submit Voting Form to Mayor or Jay After Meeting

COUNCIL MEMBER: _____
(Name)

VACANCIES: 1
District # of openings:
West District 1

Name of applicant	Residing District	Confirmed Attendance
Wanyama, Judy	West	Yes

West District (1) – Judy Wanyama replacing Mercy Matthews

COUNCIL MEMBER CHOICE:

☐ YES
☐ NO

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.2	**Meeting Date:**	September 22, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	1	**Presented By:**	Mayor Hollies Winston
Item:	Proclamation Proclaiming October 6 through October 12, 2025, as "Physician Assistant Week" in the City of Brooklyn Park		

City Manager's Proposed Action:

The Mayor shall proclaim October 6 through October 12, 2025 as "Physician Assistant Week" in the City of Brooklyn Park

1. "I, Hollies Winston, Mayor of the City of Brooklyn Park, Minnesota, October 6 through October 12, 2025 as "Physician Assistant Week" in the City of Brooklyn Park"

   OR

2. By reading the proclamation.

Overview:

Physician Assistants (PAs) play a vital role in Minnesota's healthcare system, providing high-quality, patient-centered care across the state, with a particularly strong presence in rural and critical access communities where access to medical providers can be limited. By delivering primary, specialty, and emergency care, PAs help ensure that Minnesotans in every corner of the state have timely access to essential health services.

Primary Issues/Alternatives to Consider:

Representatives from the Minnesota Academy of Physician Associates (MAPA) will be in attendance to receive the proclamation.

Budgetary/Fiscal Issues: N/A

Attachments:

3B.2A PROCLAMATION

PROCLAMATION

PROCLAIMING OCTOBER 6 THROUGH OCTOBER 12, 2025, AS "PHYSICIAN ASSISTANT WEEK" IN THE CITY OF BROOKLY PARK, MINNESOTA

WHEREAS, physician associates/physician assistants (PAs) are licensed clinicians who practice medicine in every specialty and setting; and

WHEREAS, PAs are trusted health care providers who work as part of collaborative medical teams to expand access to high-quality care for patients; and

WHEREAS, the PA profession was created more than 50 years ago to improve and expand health care, especially in underserved areas; and

WHEREAS, PAs diagnose illness, develop and manage treatment plans, prescribe medications, and often serve as a patient's principal health care provider; and

WHEREAS, PAs in Minnesota are vital to the delivery of healthcare in urban, rural, and underserved communities; and

WHEREAS, the Minnesota Academy of PAs (MAPA) supports and advances the professional development of PAs across our state; and

WHEREAS, October 6 through October 12 is nationally recognized as PA Week, celebrating the contributions of PAs and the vital role they play in improving health.

NOW, THEREFORE, I, Hollies Winston, Mayor of Brooklyn Park, Minnesota do hereby proclaim October 6 through October 12, 2025, as "PHYSICIAN ASSISTANT WEEK" in the City of Brooklyn Park, Minnesota and encourage all citizens to recognize and support the vital contributions of PAs in our healthcare system.

Brooklyn Park

5200 85th Avenue North
Brooklyn Park, MN 55443

_____
Hollies Winston, Mayor

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.3	**Meeting Date:**	September 22, 2025
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Racial Equity Diversity & Inclusion Manager Dr. Marcellus Davis
Attachments:	1	**Presented By:**	Mayor Hollies Winston
Item:	Proclamation Recognizing October 1, 2025, as "65th Annual Celebration of the Nigerian Independence Day" in the City of Brooklyn Park		

City Manager's Proposed Action:

The Mayor shall recognize October 1, 2025, as the 65th annual celebration of Nigerian Independence in the City of Brooklyn Park by one of the following:

1. I, Hollies Winston, Mayor of the City of Brooklyn Park, Minnesota, do hereby recognize October 1, 2025, as Nigerian Independence Day.

OR

2. By reading the proclamation.

Overview:

Nigeria gained independence from British rule on October 1, 1960. The country's Independence Day celebrations include a variety of events and activities that reflect its rich cultural heritage and national pride.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.A PROCLAMATION

PROCLAMATION
The City of Brooklyn Park Recognizes
October 1, 2025
Nigerian Independence Day

WHEREAS, the City of Brooklyn Park recognizes October 1, 2025, as a public celebration recognizing the 65th annual Nigerian Independence Day; and

WHEREAS, Nigeria gained independence from the British rule on October 1, 1960. The city has partnered with the city of Udu Nigeria in our Sister City Program since March of 2023. This relationship centers around cultural exchanges and promoting goodwill; and

WHEREAS, the residents of Brooklyn Park, representing a vibrant and dynamic community, proudly celebrate the heritage and contributions of Nigerian Americans; and

WHEREAS, the spirit of independence embodies the values of freedom, self-determination, and the pursuit of prosperity, inspiring generations to strive for greatness; and

WHEREAS, it is essential to honor the rich cultural traditions, achievements, and sacrifices of the Nigerian people, fostering mutual respect and understanding among all communities; and

WHEREAS, we recognize the ongoing contributions of Nigerian Americans in our city, enhancing our cultural fabric and strengthening our community; and

WHEREAS, Brooklyn Park is home to the state's largest Igbo Fest Cultural Celebration. Igbo community members are an ethnic tribe of Nigeria.

NOW, THEREFORE, I, Hollies Winston, Mayor of Brooklyn Park, do hereby proclaim October 1, 2025, as Nigerian Independence Day in the City of Brooklyn Park.

Brooklyn Park

5200 85th Avenue North
Brooklyn Park, MN 55443

_____
Hollies Winston, Mayor

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Jason Ives, Senior Project Manager
Attachments:	3	**Presented By:**	Marc Culver, P.E. Public Works Director
Item:	Approve Change Order #1 to 2025 Street Reconstruction Project CIP 4003-25 Modifying Completion Schedule with no Change to the Approved Contract Price		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO APPROVE CHANGE ORDER #1 TO 2025 STREET RECONSTRUCTION PROJECT 4003-25 MODIFYING COMPLETION SCHEDULE WITH NO CHANGE TO THE APPROVED CONTRACT PRICE

Overview:

Operations and Maintenance (O&M) staff rate the condition of city roadways on an annual basis. Based on these ratings, O&M staff determined a full reconstruction project was necessary in two neighborhoods of the city for 2025 that includes the full replacement of the road section and all underground utilities such as sanitary sewer system, watermain system, and storm sewer system.

The 2025 Reconstruction Project is broken up into two phases with Phase 1 in the Greenhaven neighborhood and Phase 2 in the Birch Grove neighborhood. However, significant and sustained rain events, coupled with poor soil conditions, have delayed the progress in Phase 1.

Given the limited time remaining in the 2025 construction season, city staff have determined that proceeding with Phase 2 this year would risk project quality, increase costs, and will disrupt the Birch Grove neighborhood for an extended amount of time. Knowing the extent of work in Phase 2, this neighborhood will not be completed in 2025 and would need to be continued and completed in 2026.

Delaying Phase 2 until spring 2026 will provide a shorter construction window for the residents, ensure better working conditions, and allow for more efficient project completion without compromising quality or safety. The contractor has provided a construction schedule to start as soon as weather will allow in spring and have Phase 2 completed by July 15, 2026.

The contractor has agreed to hold the 2025 bid pricing through the 2026 season, which would allow the City to defer Phase 2 without incurring additional cost increase due to inflation or material pricing volatility.

City staff recommends the City Council approve Change Order #1 to delay Phase 2 of the 2025 Reconstruction Project until spring 2026, under the condition that the contractor will honor 2025 bid pricing.

Primary Issues/Alternatives to Consider:

1. Proceed with Phase 2 in late 2025 which will present substantial risk to time constraints, weather unpredictability, quality control issues and partial completion. This option will require the completion of this phase in 2026. (Not recommended)
2. Delay Phase 2 to spring 2026 will allow for a proper construction schedule and quality assurance without a cost increase. (Recommended)

3. Cancel Phase 2 entirely and rebidding as a separate project will incur cost increases due to inflation. (Not recommended)

Budgetary/Fiscal Issues:

This project is adopted in the 2025-2029 Capital Improvement Plan and was scheduled for a 2025 completion in accordance with City policies. These costs will be paid for utilizing the Franchise Fee Funds, Water Utility Funds, Sanitary Sewer Utility Funds and Storm Sewer Utility Funds. Deferral of Phase 2 will shift some expenditures into 2026 fiscal year with no change to the original contract.

Attachments:

4.1A RESOLUTION
4.1B 2025 STREET RECONSTRUCTION PROJECT LOCATION MAP
4.1C CONTRACTOR'S 2026 CONSTRUCTION SCHEDULE

RESOLUTION #2025-

RESOLUTION APPROVING CHANGE ORDER #1 TO 2025 STREET RECONSTUCTION PROJECT CIP 4003-25 MODIFYING THE COMPLETION SCHEDULE WITH NO CHANGE TO THE APPROVED CONTRACT PRICE

WHEREAS, the City Engineer initiated the 2025 Reconstruction Project to improve and upgrade critical public infrastructure in the Greenhaven and Birch Grove neighborhoods during the 2025 construction season; and

WHEREAS, significant rain events, in combination with poor soil conditions, have caused substantial delays to the project schedule and progress of Phase 1; and

WHEREAS, due to the limited construction window remaining in the 2025 construction season, City staff determined that commencing Phase 2 in 2025 would pose risks to project quality, increase disruptions to residents and potentially result in incomplete or substandard work; and

WHEREAS, the Contractor has formally agreed to hold 2025 bid pricing for Phase 2 work through 2026 construction season, allowing the City to defer the work without financial penalty; and

WHEREAS, delaying Phase 2 until spring 2026 is in the best interest of the City and it's residents, ensuring the project can be completed safely, efficiently, and within budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Minnesota, to approve Change Order #1 to 2025 Street Reconstruction Project CIP 4003-25 modifying the completion schedule with no change to the approved contract price.

CityView map
3/18/2025

Phase 1 - Greenhaven Neighborhood

Brooklyn Park
Unique. United. Undiscovered.

Map Scale = 1: 2,400

200 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

CityView map
3/18/2025

Phase 2 - Birch Grove Neighborhood

Brooklyn Park
Unique. United. Undiscovered.

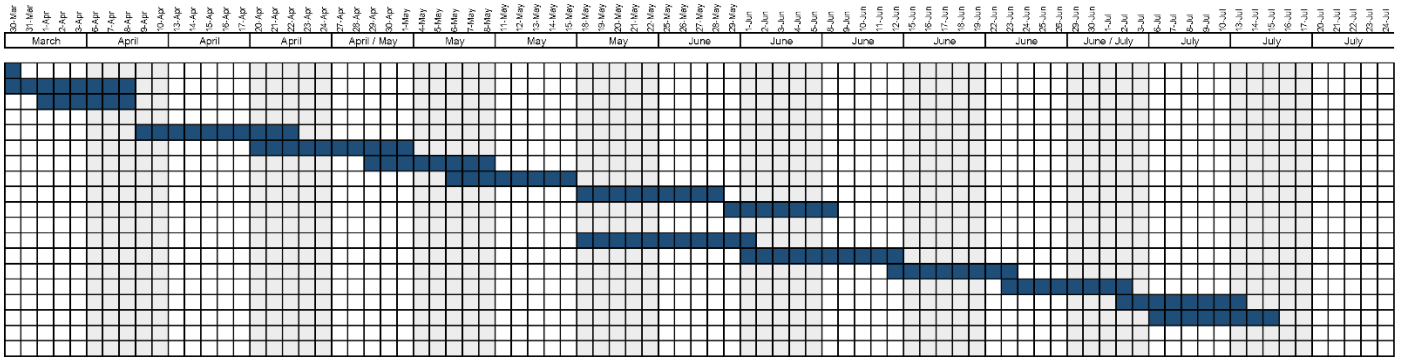
Map Scale = 1: 2,400 200 ft 1 in

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

Project Name: CIP 4003-25 Neighborhood Reconstruction
Project Number: 2025-04
Location: Brooklyn Park, MN
Completion Dates: Final July 15th, 2026

This Schedule is Weather Dependent

Project	# of Days	Start	End
Birch Grove			
Traffic Control	1	3/30/2026	3/30/2026
Removals, Topsoil, Curb, Bit	8	3/30/2026	4/8/2026
Temp Water	8	4/1/2026	4/8/2026
Phase #1 / West side			
Sanitary	10	4/9/2026	4/22/2026
Water Main	10	4/20/2026	5/1/2026
Services	8	4/29/2026	5/8/2026
Storm Sewer	8	5/6/2026	5/15/2026
Street Reconstruction	9	5/18/2026	5/28/2026
Restoration	7	5/29/2026	6/8/2026
Phase #2 / East Side			
Sanitary	11	5/18/2026	6/1/2026
Water Main	10	6/1/2026	6/12/2026
Services	8	6/12/2026	6/23/2026
Storm Sewer	8	6/23/2026	7/2/2026
Street Reconstruction	8	7/2/2026	7/13/2026
Restoration	8	7/6/2026	7/15/2026



The plan will be to have two crews working simultaneously on this project.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	September 22, 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:**	Mitch Robinson, Assistant City Engineer
Item:	Approve Change Order #2 for Brookdale Drive Pond Dredge Project, CIP 3712		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING CHANGE ORDER #2 FOR BROOKDALE DRIVE POND DREDGE, CIP 3712.

Overview:

As part of the City's Municipal Separate Storm Sewer System permit the City is required to inspect and maintain the storm water system. Based on these annual inspections, it was determined that the amount of sediment in the basin located northeast of Brookdale Dr and Upton Ave has been increasing since the basin was expanded in the early 1970's. CIP 3712 will remove sediment that has been deposited in the basin over the past 50 years.

The original contract that was approved by the City Council on November 28, 2022 included 3,500 cubic yards of material removed. Due to favorable bid prices received, Change Order #1 increased the amount of material to be removed to 7,000 cubic yards.

The project has not been completed to date due to weather constraints as well as DNR permitting issues. As the contract was bid three years ago, the Contractor has requested an 18% increase in bid prices ($51,007.50). In order to comply with DNR permitting, the City directed the contractor to install a silt fence ($35,585) around the project area to prevent wildlife from wintering in the project area. The original project was a partial dredge of the project area. Given the difficulties encountered with completing the project, staff recommends increasing the material removed for the project up to 18,000 cubic yards ($154,000).

The contract after Change Order #1 was $129,375.00. This change order will increase the amended contract value by $238,592.50 or 184%. The total contract value will be increased to $367,967.50. City staff discussed the change order amount with the City Attorney. As the project was originally publicly bid, the City attorney did not have concerns with the dollar amount of the change order. Staff recommends that the City Council approve Change Order #2.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The project is included in the adopted 2025-2029 Capital Improvement Plan (CIP) for a scheduled 2025 completion as project CIP 3712 with an estimated cost of $450,000 with an additional $150,000 in carry forward funding. In accordance with City policies, the City is proposing to pay for the project with Storm Sewer Utility Funds.

Attachments:

4.2A RESOLUTION
4.2B LOCATION MAP

RESOLUTION #2025-

RESOLUTION APPROVING CHANGE ORDER #2
FOR BROOKDALE POND DREDGE PROJECT, CIP 3712

WHEREAS, the City of Brooklyn Park has an existing contract with Sunram Construction Inc., said contract being let pursuant to statute and after advertising for bids; and

WHEREAS, said contract was awarded on a unit price basis; and

WHEREAS, in the proper performance of the contract unforeseen conditions were encountered requiring construction units exceeding that normally required and bid; and

WHEREAS, it is now the desire of the Council to include additional units at the same unit price and units for which no item in the contract is provided to complete the following improvements:

CHANGE ORDER #2

CIP PROJECT 3712-22 Total Additions: $238,592.50

WHEREAS, the contractor, Sunram Construction Inc., has agreed to add such additional units at the same unit price in accordance with the mutually agreed upon compensation in accordance with the General Conditions Section of the Contract Specifications Paragraphs GC 4.3, 4.4 and 7.4 and all in accordance with Chapter 429.041 Subd. 7 of the Minnesota Laws.

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

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Sunram Construction Inc. for additional units of work, at a cost of $238,592.50 in the name of the City of Brooklyn Park for the aforesaid improvements, according to the plans and specifications on file in the Office of the City Clerk.

2. The Contractor shall file an increased bond to cover $367,967.50 the full contractual amount, and the contractor’s written agreement to add to the existing contract shall be placed on file with the Clerk and made a part of the original contract, all in accordance with Chapter 429.041, Subd. 7 of Minnesota Laws.

BROOKDALE DRIVE POND DREDGE
LOCATION MAP

Brooklyn Park

PROJECT AREA

NO SCALE

T:\ENGFILES\DWGS\LOCATION\CIPS712-22 BROOKDALE POND

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Operations & Maintenance – Engineering Services Division
Resolution:	X	**Prepared By:**	Mitch Robinson, Assistant City Engineer
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Mitch Robinson, Assistant City Engineer
Item:	Approve Resolution Ordering a Special Assessment Hearing for Project CIP 4014		

City Manager's Proposed Actions:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ ORDERING A SPECIAL ASSESSMENT HEARING FOR PROJECT CIP 4014

Overview:

The City of Champlin and the City of Brooklyn Park share ownership of 109th Avenue. Both communities have been working together since 2015 to develop plans and obtain funds to reconstruct 109th Ave from Jefferson Hwy to Winnetka Ave. The communities have been awarded $2.5 million in regional solicitation grants and $10 million in State bonding funds. The Joint Powers Agreement for the project requires both cities to approve change orders for the project. The City of Champlin is the lead agency for the project.

Brooklyn Park has signal assessment agreements in place for the signal work at both Xylon Ave and Winnetka Ave. These agreements were put in place with the development of the Northpark Business Center. The amounts for those agreements are:

- 109th/Xylon – 100% of costs up to $350,000
- 109th/Winnetka – 25% of costs up to $87,500

The costs will be split amongst the affected parcels based on the amount of vehicle trips generated.

A public hearing is proposed to be held on October 13, 2025, for the Council's review of the proposed assessments and for property owners to have an opportunity to submit public comment. Prior to the hearing, staff will notify each of the impacted parcels of their assessment related to the signal installation.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.3A RESOLUTION
4.3B MAP OF AFFECTED PARCELS

RESOLUTION #2025-

RESOLUTION ORDERING A SPECIAL ASSESSMENT HEARING FOR PROJECT CIP 4014

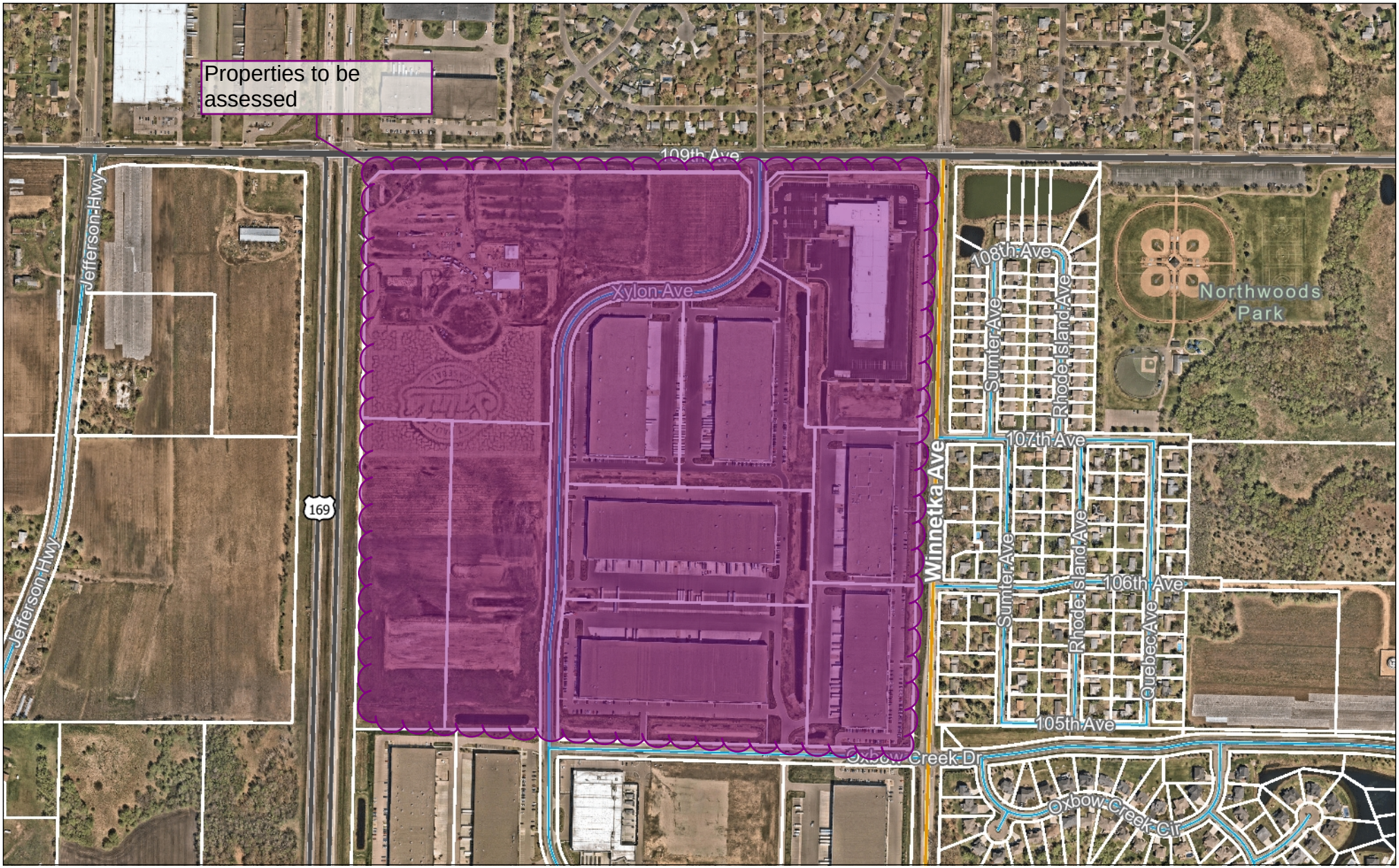
WHEREAS, Brooklyn Park and Champlin have a Joint Powers Agreement for Construction Services for 109th Avenue from Jefferson Highway to Winnetka Ave; and

WHEREAS, Brooklyn Park has signal assessment agreements for CIP 4014 in the amount of up to $350,000 for 109th and Xylon Ave and $87,500 for 109th and Winnetka Ave; and

WHEREAS, the assessment amount to the affected parcels will be based on vehicle trip generation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a public hearing be held on the 13th day of October, 2025 at 6:00 p.m. in the Council Chambers at City Hall located at 5200 85th Avenue North to consider the special assessments of traffic signals related to CIP 4014:

BE IT FURTHER RESOLVED, that the City Clerk be directed to file the proper legal notice of such hearing in the manner required by law.



Map Scale = 1: 7,238

603 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:	4.4	**Meeting Date:**	September 22, 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:**	Tim Gladhill, Community Development Director
Item:	Development Bond and Escrow Reductions/Releases		

City Manager's Proposed Action:

MOTION_____, SECOND____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($10,049.62), AND TO FULLY RELEASE THE DEVELOPER'S ESCROW ($10,178.80) FOR SATISFACTORY COMPLETION OF THE DEV19102 NORTHPARK BUSINESS CENTER BLDG. 3.

MOTION_____, SECOND____, TO FULLY RELEASE THE REMAINING DEVELOPER'S ESCROW ($49,392.36) FOR SATISFACTORY COMPLETION OF THE DEV21123 NORTHPARK VII-X AND XYLON AVE NORTH EXTENSION.

MOTION_____, SECOND____, TO FULLY RELEASE THE DEVELOPER'S ESCROW ($49,456.34) FOR SATISFACTORY COMPLETION OF THE DEV22112 610 JUNCTION WEST.

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:	4.5	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Police
Resolution:	X	**Prepared By:**	Stephanie Heiberger, Administrative Assistant
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Police Chief Mark Bruley
Item:	2026 Toward Zero Deaths Grant Agreement		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ AUTHORIZING THE POLICE DEPARTMENT TO ENTER INTO A GRANT AGREEMENT WITH THE STATE OF MINNESOTA DEPARTMENT OF PUBLIC SAFETY, OFFICE OF TRAFFIC SAFETY FOR THE 2026 TOWARD ZERO DEATHS ENFORCEMENT PROGRAM GRANT.

Overview:

The Police Department has been awarded a grant from the State of Minnesota, Department of Public Safety, Office of Traffic Safety for the 2026 Toward Zero Death Enforcement program. This grant will be used for overtime enforcement to address all traffic safety issues with an emphasis on impaired driving, occupant protection, speed and distracted driving. The Department of Public Safety is awarding federal funds to local communities to participate in the enforcement of specific areas of traffic safety. Brooklyn Park's allocation for the 2025 Fiscal Year is $138,900. The department is seeking Council authorization to accept the grant and enter into the grant agreement.

The Toward Zero Deaths grant program will cover the period of October 1, 2025 – September 30, 2026. The grant funds will be sub-granted to partner law enforcement agencies. The Brooklyn Park Police Department, as fiscal agent for the grant funds, will subgrant with the Brooklyn Center Police Department, Hennepin County Sheriff's Office, Champlin Police Department, and Osseo Police Department to work on combining increased enforcement with public awareness.

Receipt of these funds will enable the Police Department to enforce, in a proactive and prioritized manner, traffic laws, which are of concern to many residents. Being that the Toward Zero Deaths grant program activities will be performed by personnel on an overtime basis, it will not impact the delivery of other public safety services performed by the Police Department.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.5A RESOLUTION
4.5B AGREEMENT

RESOLUTION #2025-

RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO ENTER INTO A GRANT AGREEMENT WITH THE STATE OF MINNESOTA DEPARTMENT OF PUBLIC SAFETY, OFFICE OF TRAFFIC SAFETY FOR THE 2026 TOWARD ZERO DEATHS ENFORCEMENT PROGRAM GRANT

WHEREAS, the Minnesota Department of Public Safety has awarded the city of Brooklyn Park Police Department the 2026 Toward Zero Deaths Enforcement Program grant; and

WHEREAS, the grant will support law enforcement agencies to fund overtime for police officers to join in the enforcement campaigns to enforce traffic laws with an emphasis on impaired driving, occupant protection, speed and distracted driving; and

WHEREAS, these grant funds will enable the Police Department to enforce, in a proactive and prioritized manner, traffic laws, which are of concern to many residents and will not impact upon the delivery of other public safety services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Brooklyn Park to authorize the Police Department to accept this grant and enter into a grant agreement with the Minnesota Department of Public Safety, Office of Traffic Safety for the 2026 Toward Zero Deaths Enforcement Program grant during the period of October 1, 2025 through September 30, 2026.

	Grant Contract Agreement	Page 1 of 2

Minnesota Department of Public Safety ("State") Department of Public Safety, Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101	**Grant Program:** 2026 Enforcement **Grant Contract Agreement No.:** A-ENFRC26-2026-BRKPRKPD-020
Grantee: Brooklyn Park Police Department 5400 85th Ave N Brooklyn Park, Minn. 55443	**Grant Contract Agreement Term:** **Effective Date:** Oct. 1, 2025 **Expiration Date:** Sept. 30, 2026
Grantee's Authorized Representative: Sergeant Derek Zielin Brooklyn Park Police Department 5400 85th Ave N Brooklyn Park, Minn. 55443 (763) 493-8153 derek.zielin@brooklynpark.org	**Grant Contract Agreement Amount:** Original Agreement $ 138,900.00 Matching Requirement $ 0.00
State's Authorized Representative: Shannon Grabow Department of Public Safety, Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, Minn., 55101 (651) 373-9671 shannon.grabow@state.mn.us	**Federal Funding:** CFDA/ALN: 20.608, 20.616, 20.600 **FAIN:** 69A37525300004020MN0, 69A37525300001640MNA, 69A3752330000405BMNH, 69A3752430000405DMNL **State Funding**: N/A ***Special Conditions:** If equipment is purchased, a 50 percent match of the item is required. Refer to program manual.

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: Per Minn. Stat.§16B.98, Subd. 5, the Grantee must not begin work until this grant contract agreement is fully executed and the State's Authorized Representative has notified the Grantee that work may commence. Per Minn.Stat.§16B.98 Subd. 7, no payments will be made to the Grantee until this grant contract agreement is fully executed. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee, will:
Perform and accomplish such purposes and activities as specified herein and in the Grantee's approved 2026 Enforcement Application which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 1620, Saint Paul, Minnesota 55101. The Grantee shall also comply with all requirements referenced in the 2026 Enforcement Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (https://app.dps.mn.gov/EGrants), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee's Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee's Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

	Grant Contract Agreement	Page 2 of 2

Matching Requirements: (If applicable.) As stated in the Grantee's Application, the Grantee certifies that the matching requirement will be met by the Grantee.

***Payment*:** As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over $100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

Grant Contract Agreement No./ P.O. No.
A-ENFRC26-2026-BRKPRKPD-020/3000107239

Project No.(*indicate N/A if not applicable*): 26-04-01

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

2026 Enforcement

EXHIBIT A

Organization: Brooklyn Park Police Department

A-ENFRC26-2026-BRKPRKPD-020

Budget Summary

Budget				
Budget Category	**State Reimbursement**	**Local Match**		
Enf. Facilitator - Impaired				
Enf Facilitator - DWI	$4,000.00	$0.00		
Total	$4,000.00	$0.00		
Enf. Facilitator - Other				
Enf Facilitator - Other	$5,400.00	$0.00		
Total	$5,400.00	$0.00		
Dispatch- Impaired				
Dispatch/Admin - DWI	$3,000.00	$0.00		
Total	$3,000.00	$0.00		
Enforcement- Belt				
Enforcement - Belt	$15,800.00	$0.00		
Total	$15,800.00	$0.00		
Enforcement-Impaired				
Enforcement - DWI	$60,000.00	$0.00		
Total	$60,000.00	$0.00		
Enforcement- Non-Impaired				
Enforce - Speed, Distracted	$36,700.00	$0.00		
Total	$36,700.00	$0.00		
Match – Mileage Expenses				
Match - Mileage Expenses	$0.00	$0.00		
Total	$0.00	$0.00		
Optional Activities- Impaired				
Optional Activities - DWI	$6,300.00	$0.00		
Total	$6,300.00	$0.00		
Optional Activities- Other				
Optional Activities - Other	$7,700.00	$0.00		
Total	$7,700.00	$0.00		
Total	$138,900.00	$0.00		

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Asma Jihad, Program Assistant
Attachments:	3	**Presented By:**	Paul Mogush, Planning Director
Item:	Inline Detailing Conditional Use Permit, #25-114 for an Auto Oriented Repair Service on a Property Zoned BP Business Park		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE AT 8557 WYOMING AVE N SUITE #5.

Planning Commission

Planning Commission heard this request at the September 10, 2025 Regular Meeting, at which a public hearing was held. No member of the public spoke on this item. The Planning Commission voted unanimously in favor of recommendation of this application (9-0).

Summary

Inline Detailing and Autostyling provides vehicle services including auto detailing, window tinting, ceramic coating, and paint protection film installation. This business is currently operating just two miles away in Maple Grove and is looking to relocate into a recently purchased space at 8557 Wyoming Ave N, Suite #5. Per City ordinance, the services this company provides are considered an auto repair service, which requires a CUP.

There is no development proposed at this time. The existing structure is sufficient for the intended use of auto repair services for auto detailing, window tinting, ceramic coating, and paint protection film installation provided by the applicant. Any future intensification of auto repair services will require additional review per section 152.305.

Previous Approvals

This parcel has no previous conditional use permits. However, the parcel adjacent has been granted a conditional use permit for auto oriented repair services.

Current Conditions

The subject property is 1.3 acres and is located west of Wyoming Avenue, north of 85th Avenue, and south 89th Avenue.

Future Land Use Plan	BP - Business Park/ LRT Station Area
Current Zoning	BP - Business Park
Proposed Zoning	No Change
Neighborhood	Commerce
Site Area	1.3 Acres

Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	Legal notice was published in the SunPost 24 Public Hearing Notices mailed to properties within 500 feet, A Neighborhood email was sent to the Lakeland Park Neighborhood.
Timeline (MN §15.99) 60-day 120-day	 September 3, 2025 November 3, 2025

Land Use/Zoning and Overlay

The site is zoned Business Park and is within the Commerce neighborhood. The future land use for the property is Business Park and LRT Station Area.

Conditional Use Permit

Auto detailing, window tinting, ceramic coating, and paint protection film installation are a conditional use in the Business Park zoning district (§ 152.342.01). Conditional uses must be reviewed against the standards of the Code (§ 152.035). The use is evaluated below:

(D) Review Standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.

(1) Comprehensive Plan. Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Business Park. The Business Park uses include light industrial, with medium and high intensity uses. The Comprehensive Plan lists the focus of this land use as job creation. The intent is to minimize negative impacts on residential neighborhoods. Auto oriented repair service is consistent with the Comprehensive Plan.

(2) *Traffic*. The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.

Vehicular access to the site is available from two points along Wyoming Avenue.

(3) *Parking.* The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.

The code does not prescribe a number of parking spaces needed for auto oriented repair services. The applicant has indicated they only service one vehicle at a time, by appointment. They serve approximately four vehicles per day, and they have four parking spots in front of their building for customers and staff.

(4) *City services*. The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.

As this request is to grant auto detailing, window tinting, ceramic coating, and paint protection film installation, there is no additional need for public services.

(5) ***Screening and landscaping*****. The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.**

There are no proposed physical improvements to the site, and no addition landscaping or screening will be required.

(6) ***Architectural standards*****. The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.**

There are no proposed physical improvements to the site, so there is no need to review for architectural standards at this time.

(7) ***Other sections of the city code*****. The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.**

There are no additional code sections against which to review this CUP request.

Conditions of Approval

Staff recommend the adoption of a Resolution approving a Conditional Use Permit for an Auto Oriented Repair Service at 8557 Wyoming Ave N Suite #5 with the following conditions:

1. All vehicles parked on this property must be parked on a paved surface.
2. Outdoor storage of tires and parts is not permitted.
3. The storage of vehicles for the sole purpose of salvage or recycling of parts is prohibited.
4. Parking of any vehicles associated with the business must be on site. On-street parking is prohibited. Double parking of vehicles is prohibited.
5. Deliveries and vehicle drop-offs must occur within designated loading areas on the property, on-street loading or deliveries are prohibited.
6. All vehicular repairs must occur within the building, screened from public view.
7. Vehicle sales are prohibited on this property.
8. The property must remain compliant with the property maintenance code.
9. The property must remain compliant with all fire safety protocols.
10. Prior to using the space for auto oriented repair services, applicant must work with the Brooklyn Park Building Department and Brooklyn Park Fire Department to obtain all necessary building permits in accordance with all applicable building codes and requirements.

Alternatives to Consider:
1. Approve the Conditional Use Permit as presented.
2. Approve the Conditional Use Permit with modifications.
3. Deny the Conditional Use Permit based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

4.6A RESOLUTION
4.6B LOCATION MAP
4.6C PC MINUTES

RESOLUTION #2025-

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE AT 8557 WYOMING AVE N SUITE #5.

Planning Commission File #25-114

WHEREAS, Inline Detailing has made an application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

See EXHIBIT A

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby approved for an auto oriented repair facility on the above described parcel, subject to the following:

1. All vehicles parked on this property must be parked on a paved surface.
2. Outdoor storage of tires and parts is not permitted.
3. The storage of vehicles for the sole purpose of salvage or recycling of parts is prohibited.
4. Parking of any vehicles associated with the business must be on site. On-street parking is prohibited. Double parking of vehicles is prohibited.
5. Deliveries and vehicle drop-offs must occur within designated loading areas on the property, on-street loading or deliveries are prohibited.
6. All vehicular repairs must occur within the building, screened from public view.
7. Vehicle sales are prohibited on this property.
8. The property must remain compliant with the property maintenance code.
9. The property must remain compliant with all fire safety protocols.
10. Prior to using the space for auto oriented repair services, applicant must work with the Brooklyn Park Building Department and Brooklyn Park Fire Department to obtain all necessary building permits in accordance with all applicable building codes and requirements.

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

Unit 5, Wyoming Office Condominium, CIC No. 1604, According to the recorded plat thereof, Hennepin County, Minnesota.

Conditional Use Permit
Case #25-114 – Inline Detailing
Area of Request (August 2024 Air Photo)
8557 Wyoming Ave N, Suite 5

Brooklyn Park

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – SEPTEMBER 10, 2025

PUBLIC HEARING

5.1 Planning Case #25-114 – Inline Detailing – Conditional Use Permit

Senior Planner McDermott introduced the application for a Conditional Use Permit (CUP) for an automotive-oriented repair use from Inline Detailing for an auto detailing business. She provided information on the property location, zoning, application requirements, architectural analysis of the property suite, and recommended standard conditions of approval for this type of use. Staff recommends approval, subject to those conditions.

Commission Chair Cavin opened the public hearing.

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

Commissioner Udomah appreciated the desire of the applicant to start a new business in the community. He asked for more information on the paint protection film process.

Senior Planner McDermott replied that painting would require a paint booth, which will be addressed through the building permit process and is covered under a related condition.

Stan Petrashov, the applicant, commented that paint protection film is basically a big sticker that is applied to the front of the car to protect it from rock chips. He explained that it is the application of a film and not an actual painting. He confirmed that there would be no painting done in this location.

Commissioner Arah asked if that would be considered wrapping.

Mr. Petrashov replied that it could be considered under that category. He stated that they offer the paint protection film as described and paint restoration, which is done through buffing. He noted that neither service would include the application of actual paint.

Commission Chair Cavin asked about the previous use of this space.

Mr. Petrashov replied that this is a five-unit building, and this space was previously used as a waxing studio and storage warehouse.

Commission Chair Cavin asked about the anticipated number of employees.

Mr. Petrashov replied that there would be two employees. He noted that this is an existing business that he is relocating to this location.

Commissioner Gaye-Bai asked if there were other locations for this business.

Mr. Petrashov replied that this is the only location. He stated that he is a Brooklyn Park resident and is relocating his business from Maple Grove to Brooklyn Park. He anticipated that the business would open in the new location in December.

Commissioner Wako asked for more information on parking, the estimated number of vehicles that would be accommodated for service at one time, and whether vehicles would be left overnight.

Mr. Petrashov replied that the business operates by appointment only and typically services three to four vehicles per day. He stated that the building has shared parking for 50 vehicles and anticipates having one or two vehicles in the bay at a time. He stated that if vehicles are kept overnight, they would be kept in the bay to keep it clean. He commented that a vehicle could be stored outdoors overnight if the vehicle were dropped off the night before for a morning appointment. He commented that the building has sufficient parking to allow for that activity should it occur.

MOTION TURNER, SECOND KOROSSO TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Recreation and Parks
Resolution:	X	**Prepared By:**	Brad Tullberg, Director of Recreation and Parks
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Brad Tullberg
Item:	Authorize Phase Two Furniture Purchase for Zanewood Recreation Center from Fluid Interiors		

City Manager's Proposed Action:

MOTION_____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO AUTHORIZE PHASE TWO FURNITURE PURCHASE FOR ZANEWOOD RECREATION CENTER FROM FLUID INTERIORS IN THE AMOUNT OF $273,931.18.

Overview:

On September 23, 2024, the City Council approved the contract for the expansion and renovation of the Zanewood Recreation Center to Donlar Construction not to exceed the amount of $9,800,000. Through value engineering the final contract with Donlar Construction was reduced to $9,702,890. The Furniture, Fixtures and Equipment (FF&E) was not part of the construction contract with Donlar. FF&E was planned to be purchased directly by the City of Brooklyn Park to save the cost of sales tax.

Staff worked with the design architect, Design by Melo, and Fluid Interiors to identify furniture available through the Sourcewell and State of Minnesota Cooperative Purchasing Agreements to equip all the new program spaces and offices in the new teen center building. The furniture for the renovated K-5 side of the facility was approved by City Council at the June 23rd City Council meeting. The labor for the delivery and installation of the furniture is provided in compliance with the City of Brooklyn Park Prevailing Wage ordinance.

Primary Issues/Alternatives to Consider:

- Recreation & Parks staff recommend the purchase of the furniture as proposed
- The proposal meets the prevailing wage ordinance requirements for the City of Brooklyn Park

Budgetary/Fiscal Issues:

- The Furniture, Fixtures and Equipment were included in the $10M project budget.
- Additional funding from the Best Buy Teen Tech Center grant will cover $50,000 of the furniture purchase.

Attachments:

4.7A RESOLUTION
4.7B FLUID INTERIORS PROPOSAL

RESOLUTION #2025-

RESOLUTION TO AUTHORIZE FURNITURE PURCHASE FOR ZANEWOOD RECREATION CENTER WITH FLUID INTERIORS IN THE AMOUNT OF $273,931.18.

WHEREAS, On September 23, 2024, the City Council approved the contract for the expansion and renovation of the Zanewood Recreation Center to Donlar Construction not to exceed the amount of $9,800,000 and through value engineering the final contract amount was reduced to $9,702,890; and

WHEREAS, the Furniture, Fixtures and Equipment (FF&E) was not part of the construction contract with Donlar but part of the $10M project budget; and

WHEREAS, staff worked with the design architect, Design by Melo, and Fluid Interiors to identify furniture available through the Sourcewell and State of Minnesota Cooperative Purchasing Agreements to equip all the new program spaces and offices in the new teen center building; and

WHEREAS, the furniture for the renovated K-5 side of the facility was approved by City Council at the June 23rd City Council meeting; and

WHEREAS, the labor for the delivery and installation of the furniture is provided in compliance with the City of Brooklyn Park Prevailing Wage ordinance; and

WHEREAS, additional funding from the Best Buy Teen Tech Center grant will cover $50,000 of the furniture purchase; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to Authorize the Furniture Purchase for Zanewood Recreation Center from Fluid Interiors in the Amount of $273,931.18.

FLUID

Fluid Interiors
100 North 6th Street
Suite 100A
Minneapolis, MN 55403
Phone: 612-746-8700
Fax: 612-746-8701
Email/Web: www.fluidinteriors.com

Quotation

Project: 40541
Proj Desc: The Wood

Quote: 40541.004
Status: New

Sold To: 6637-00
City of Brooklyn Park
7100 Zane Ave N
Brooklyn Park, MN 55429
Attention: Brad Tullberg

Bill To: 6637-01
City of Brooklyn Park
5200 85th Avenue North
Brooklyn Park, MN 55443-4300
Attention: Accounts Payable

Ship To: 6637-00
City of Brooklyn Park
7100 Zane Ave N
Brooklyn Park, MN 55429
Attention: Brad Tullberg
Email: brad.tullberg@brooklynpark.org

Date Entered	Customer PO	Salesperson	FOB	Terms
09/02/2025		Natasha Fonville	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
1	00	TARIFF - COMMENT	TARIFFS & RELATED SURCHARGES NOT KNOWN OR INCLUDED AT TIME OF PRICING WILL BE INVOICED SEPARATELY.	0	0.00	0.00
2	00	DISCLAIMER - PRODUCT	PLEASE BE AWARE THAT FLUID CANNOT CONTROL MANUFACTURERS ABILITY TO FULFILL ORDERS PER ORIGINAL LEAD TIMES PRODUCTION CAPABILITIES. PLEASE REFER TO THE DELIVERY SECTION OF THE TERMS AND CONDITIONS FOR DISCLAIMERS.	0	0.00	0.00
3	00	DESIGN/SPECIFICATION - FLUID	DESIGN/SPECIFICATION - FLUID	1	5,208.44	5,208.44
4	00	SURCHARGE - FLUID	FLUID LOGISTICS MANAGEMENT	1	1,907.75	1,907.75
5	00	RETAIL DELIVERY FEE	MN ROAD IMPROVEMENT & FOOD DELIVERY FEE - TOTAL TAX INCLUDES $0.50 FEE	1	0.00	0.00
6	00	UNION LABOR - QUOTED AMOUNT	Union Labor Quoted	1	34,550.25	34,550.25
7	00	1-0273	SURCHARGE	1	6,800.00	6,800.00
8	00	S7H-44-0K	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, FELT GLIDE 111 COMMONS **Options:** ,TR-RR-RUSTY RED GRD B ,TR-F-BLACK GRD A	27	207.44	5,600.88
9	00	TCRN-2424-LJSNDN4	JIVE,TBL,RD,LAM,24"X24",EB3,STD,CO:NONE,DISC,N, 29"H 111 COMMONS **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-F-BLACK, GRADE A	3	468.88	1,406.64
10	00	TCRN-4848-LJSNDN4	JIVE,TBL,RD,LAM,48"X48",EB3,STD,CO:NONE,DISC,N, 29"H 111 COMMONS **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-F-BLACK, GRADE A	4	642.55	2,570.20
11	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE 116 FLEX ROOM **Options:** ,TR-1T-BALSAM GRD A ,TR-PLS-SMOOTH PLASTER GRD A	6	261.37	1,568.22
12	00	TCRT-4284-LJSNDN4	JIVE,TBL,RTRK,LAM,42"X84",EB3,STD,CO:NONE,DISC, N,29"H 116 FLEX ROOM **Options:** ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-BG-LIGHT BRONZE GRD B	1	1,331.11	1,331.11
13	00	BLAC-2442-TTBR8YR	BE_HOLD,LAT,ATTCH,O/B/F,24DX42W,TFL CSE,TFL FRNT,BLK MTRFOLD DRWR,INST BK,LIN,LK,REG CLSE 207 WS **Options:** ,G-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,G-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,LR-BL-BLACK, GRADE A	4	933.88	3,735.52

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Quotation

Project: 40541
Proj Desc: The Wood

Quote: 40541.004
Status: New

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Brooklyn Park, MN 55429
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14	00	BMAL-2442-YYYYS		BE_HOLD,TOP,3/4" THICK,HPL,24DX42W,1MM EDGBD,1MM EDGBD,1MM EDGBD,1MM EDGBD,STD 207 WS	4	74.59	298.36
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
15	00	EUF1-PF0B-21000		CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD 207 WS	2	129.06	258.12
16	00	EUF1-PF0B-21000		CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD 207 WS	4	129.06	516.24
17	00	EUFB-0000-SB		CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK 207 WS	2	30.96	61.92
18	00	EUFB-0000-SB		CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK 207 WS	4	30.96	123.84
20	00	SCT-20-7111		VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,ALUM BSE HD CTRS,BK LK, W/LUM, 207 WS	4	697.38	2,789.52
			Options:	(4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
21	00	STUF-2770-FRNMUC		CMP ECHO,FULL WRAP SCRN,27"H X70"W,FAB,RECT,NH,MODESTY,29/30" D 207 WS	2	683.51	1,367.02
			Options:	(6X_CHEVRON_RR)-{RAILROAD} CHEVRON ,RR-372-{RAILROAD} CHEVRON - RICKRACK (RR), GRADE A ,TR-K-CHARCOAL, GRADE A			
22	00	TAWB-0918		BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W 207 WS	4	81.11	324.44
23	00	TJRA-2970-LJSNCXG		UPSIDE+,TABLE,29"X70",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE 207 WS	4	819.33	3,277.32
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
24	00	TPRA-2466-LJSNAC6F		POPUP, TABLE,RECT,24IN D.X66IN W,LAM,EDGEBAND,STD CORE,NO CUTOUT,A LEG,CASTER,36 IN H,FOOTREST 207 WS	3	1,006.47	3,019.41
			Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-1E-ACCENT ORANGE GRD B ,TR-1E-ACCENT ORANGE GRD B ,TR-F-BLACK GRD A			
25	00	VZCC-0072-HG		COMPOSE,TOP TRIM 72IN.W,STL, GLZ PANEL 207 WS	2	49.76	99.52

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			Options:	,TR-F-BLACK, GRADE A			
26	00	VZCE-0000-H		COMPOSE, EOR, STEEL TRIM, CLIP, PK OF 5 207 WS	1	19.68	19.68
27	00	VZCE-4200-H		COMPOSE,PANEL TRIM,END-OF-RUN 42IN.H, STEEL 207 WS	4	22.13	88.52
			Options:	,TR-F-BLACK, GRADE A			
28	00	VZFF-2672-NNNNNR		COMPOSE, FRM,26HX72W,BS NOPWR,NOBS/NO BSTRM,NO BLT PWR,STD 207 WS	2	178.22	356.44
			Options:	,TR-F-BLACK, GRADE A			
29	00	VZGS-1672-1		COMPOSE,GLASS STACK 16IN.H X 72IN.W 207 WS	2	772.40	1,544.80
			Options:	,TR-F-BLACK, GRADE A (1G_E23)-SATIN ETCH TEMPERED - 3MM ,1G-E23-SATIN ETCH TEMPERED - 3MM, GRADE C			
30	00	VZLL-0000-PSF		COMPOSE, FRAME FOOT,PTD,INLINE 207 WS	4	143.84	575.36
			Options:	,TR-F-BLACK, GRADE A			
31	00	VZTI-2472-FNN		COMPOSE,SINGLE TILE,24IN.HX72IN.W,FABRIC/TACKABLE,STD CORE,NO TECH 207 WS	4	98.74	394.96
			Options:	(6X_CHEVRON_RR)-{RAILROAD} CHEVRON ,RR-372-{RAILROAD} CHEVRON - RICKRACK (RR), GRADE A			
32	00	EUE1-PF0B-3100		FTU,1SD,4 PORT,3 RECPT,1 USB,0 DATA PORT,NO CABLE GARAGE,BLK ANOD ALUM,BLK TCH,6 CORD 208 CONFERENCE	1	616.30	616.30
33	00	SCS-24-01E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARMLESS,HD CSTS, 208 CONFERENCE	6	314.26	1,885.56
			Options:	(3J)-HOBSON GRD A ,3J-3-CANVAS TENT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
34	00	TS00-6ZJ9		JIVE,TBL,RCTRKHLF,LAM,48 X78 ,EB3,STD,CO:NONE,BRD,GLD,29 H,PTD,SPC 208 CONFERENCE	1	1,105.69	1,105.69
			Options:	,H-KM-LANDMARK WOOD ,HP-KM-LANDMARK WOOD ,TR-F-BLACK			
35	00	SOPN-2252-00H		OPENEST CHICK POUF, RECTANGLE, 52, FABRIC SEAT, FABRIC BASE, PLASTIC GLIDE 210 ART GALLERY	1	1,113.47	1,113.47
			Options:	(4H)-BLANKET GRD A ,4H-CF-CAMPFIRE GRD A (3J)-HOBSON GRD A ,3J-9-FIRE PIT GRD A ,NS-RR-RUSTY RED GRD A			
36	00	CDSL-UU		HAWORTH, CARDIGAN LOUNGE 215 ART/FLEX	1	846.35	846.35
			Options:	,HAL-CB03-LIGHT BLUE GRD B			

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				,HAL-CB03-LIGHT BLUE GRD B ,TR-TW0-TEXTURED WHITE GRD A			
37	00	EHPO-PF0M-31		IMMERSE,ELECTRICAL,PLANTER - OBLONG,CORDED,6,3 POWER, 1 USB	2	1,186.74	2,373.48
				215 ART/FLEX			
			Options:	,TR-F-BLACK GRD A			
38	00	EHPR-PL0M-40		IMMERSE,ELECTRICAL,PLANTER - ROUND,CORDED,12,4 POWER,0 USB	2	808.19	1,616.38
				215 ART/FLEX			
			Options:	,TR-F-BLACK GRD A			
39	00	S7H-44-0K		MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, FELT GLIDE	18	261.37	4,704.66
				215 ART/FLEX			
			Options:	,TR-1W-WATER GRD A ,KR-V-CHROME GRD D			
40	00	TA01-0225		TABLE, WIRE MNGR RETAINING CLIPS, PLANES (PKG OF 10)	1	14.38	14.38
				215 ART/FLEX			
41	00	TCRA-3672-LJSNTH4A		JIVE,TBL,RECT,LAM,36"X72",EB3,STD,CO:NONE,T - EXTRUDED,CSTR/FLIP/DIAG NEST,29"H,PTD	1	977.35	977.35
				215 ART/FLEX			
			Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-F-BLACK GRD A			
42	00	THTD-48D8-LFSPDGAP		IMMERSE,TABLE,SHIFT,RACETRACK/ROUND,48"X96" (L)/60"X60" (U),LAM,KNIFE,STD,CO: 2SD/1SD,29"/36",PTD LEGS	2	4,790.52	9,581.04
				215 ART/FLEX			
			Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
43	00	SCS-24-31E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
				218 MEETING			
			Options:	(3J)-HOBSON GRD A ,3J-10-FREESTYLE GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
44	00	SCS-24-31E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
				218 MEETING			
			Options:	(3J)-HOBSON GRD A ,3J-3-CANVAS TENT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
45	00	SCS-24-31E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
				218 MEETING			
			Options:	(3J)-HOBSON GRD A ,3J-11-IRISH SWIM GRD A			

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				,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
46	00	SCS-24-31E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
				218 MEETING			
			Options:	(3J)-HOBSON GRD A ,3J-8-EPIC SWIM GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
47	00	EUEH-0087-3		BELONG,IN-FEED HARNESS 87IN.L, 3 CIR	2	124.54	249.08
				220 TECH CENTER			
48	00	EUER-153P-GS0S		TRIPLEX RECEPTACLE,15 AMP, 332, CM	2	79.76	159.52
				220 TECH CENTER			
			Options:	,TR-K-CHARCOAL GRD A			
49	00	SCS-24-31E		VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	12	314.26	3,771.12
				220 TECH CENTER			
			Options:	(4J)-MORSE GRD A ,4J-DT-DOT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
50	00	TPRA-2448-LJSNAC7F		POPUP, TABLE,RECT,24IN D.X48IN W,LAM,EDGEBAND,STD CORE,NO CUTOUT,A LEG,CASTER,41 IN H,FOOTREST	2	891.56	1,783.12
				220 TECH CENTER			
			Options:	,H-WL-LINEN, GRADE A ,HP-PW-PLY-EDGE, GRADE A ,TR-CTS-CHARTREUSE, GRADE B ,TR-CTS-CHARTREUSE, GRADE B ,TR-F-BLACK, GRADE A			
51	00	WBRA-2448-LJSC		INTUITY, WORKSURFACE,BENCHING,RECT,24X48,LAM,EB3,STD CORE, NO CBLMGT	12	137.32	1,647.84
				220 TECH CENTER			
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
52	00	ZBRA-4848-ASGHN3TC		INTUITY,BENCHING,UNDERSTRUCT,RECT,48DX48W, ADD-ON,ANGLED,FIXED,STEEL,NO TIE PLATE,3 CIR,TRAY,NO HATCH	4	716.83	2,867.32
				220 TECH CENTER			
			Options:	,TR-CTS-CHARTREUSE, GRADE B ,TR-CTS-CHARTREUSE, GRADE B			
53	00	ZBRA-4848-SAGHP3TC		INTUITY,BENCHING,UNDERSTRUCT,RECT,48DX48W, STARTER,ANGLED,FIXED,STEEL,TIE PLATE,3 CIR,TRAY,NO HATCH	2	902.91	1,805.82
				220 TECH CENTER			
			Options:	,TR-CTS-CHARTREUSE, GRADE B ,TR-CTS-CHARTREUSE, GRADE B ,TR-CTS-CHARTREUSE, GRADE B			
54	00	BMAL-2415-YYYYS		BE_HOLD,TOP,3/4" THICK,HPL,24DX15W,1MM EDGBD,1MM EDGBD,1MM EDGBD,1MM EDGBD,STD	2	34.15	68.30
				221 TECH OFFICE			

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		Options:	,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A			
55	00	BPMA-2415-TTBNFRWNR	BE_HOLD,PED,MOB,B/F,24DX15W,TFL CSE,TFL FRNT,BLK MTRFOLD,NO HND,TOP,INST BK,WING,NO LK,REG CLSE	2	526.77	1,053.54
			221 TECH OFFICE			
		Options:	,G-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,G-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
56	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
			221 TECH OFFICE			
		Options:	(4J)-MORSE GRD A ,4J-DT-DOT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
57	00	TCRA-3060-LJSNCH4A	JIVE,TBL,RECT,LAM,30"X60",EB3,STD,CO:NONE,C - EXTRUDED,CSTR/FLIP/DIAG NEST,29"H,PTD	2	890.66	1,781.32
			221 TECH OFFICE			
		Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-K-CHARCOAL GRD A			
58	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD	2	129.06	258.12
			223 ENGINEER			
59	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK	2	30.96	61.92
			223 ENGINEER			
60	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
			223 ENGINEER			
		Options:	(4J)-MORSE GRD A ,4J-DT-DOT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
61	00	TCRA-2454-LJSNBG4A	JIVE,TBL,RECT,LAM,24"X54",EB3,STD,CO:NONE,C - RD,GLD,29"H,PTD	2	388.41	776.82
			223 ENGINEER			
		Options:	,H-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
62	00	TCRN-3030-LJSNDN6	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 36"H	1	505.95	505.95
			223 ENGINEER			
		Options:	,H-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
63	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS,	2	314.26	628.52
			226 PODCAST			
		Options:	(3J)-HOBSON GRD A			

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			,3J-11-IRISH SWIM GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
64	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS, 226 PODCAST **Options:** (3J)-HOBSON GRD A ,3J-3-CANVAS TENT GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	2	314.26	628.52
65	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS, 226 PODCAST **Options:** (3J)-HOBSON GRD A ,3J-10-FREESTYLE GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	2	314.26	628.52
66	00	SCS-24-31E	VERY SIDE ENHANCED,FAB SEAT,PERFORATED BK,ARM,HD CSTS, 226 PODCAST **Options:** (3J)-HOBSON GRD A ,3J-8-EPIC SWIM GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	2	314.26	628.52
67	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE FUSION BREAKROO **Options:** ,TR-1K-WREN GRD B ,TR-M2-SMOOTH PLASTER MATTE GRD B	1	250.48	250.48
68	00	TCRN-3030-LJSNDN6	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 36"H FUSION BREAKROO **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	1	505.95	505.95
69	00	TCRQ-3030-LJSNDN4	JIVE,TBL,SQ,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H FUSION BREAKROO **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	3	502.20	1,506.60
70	00	TCRN-4848-LJSNDN4	JIVE,TBL,RD,LAM,48"X48",EB3,STD,CO:NONE,DISC,N, 29"H GAME ROOM **Options:** ,H-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A	1	642.55	642.55
71	00	SCT-20-7116	VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE SFT CTRS,BK LK, W/LUM, LOBBY **Options:** (4H)-BLANKET GRD A	2	683.65	1,367.30

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City of Brooklyn Park
7100 Zane Ave N
Brooklyn Park, MN 55429
Attention: Brad Tullberg
Email: brad.tullberg@brooklynpark.org

Date Entered	Customer PO	Salesperson	FOB	Terms
09/02/2025		Natasha Fonville	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
			,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
72	00	TCRN-3636-LJSNDN4	JIVE,TBL,RD,LAM,36"X36",EB3,STD,CO:NONE,DISC,N, 29"H	4	542.25	2,169.00
			OPEN LOUNGE A			
		Options:	,H-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
73	00	TCRN-3636-LJSNDN4	JIVE,TBL,RD,LAM,36"X36",EB3,STD,CO:NONE,DISC,N, 29"H	3	542.25	1,626.75
			OPEN LOUNGE B			
		Options:	,H-8J-CHARCOAL GRD A ,HP-8J-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
74	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD	1	129.06	129.06
			PO107			
75	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK	1	30.96	30.96
			PO107			
76	00	KUAF-XXXX	TACKBOARD,WALL-MOUNTED,UNIVERSAL 30"H X 60" W,VARIABLE SIZE,EXACT	1	286.86	286.86
			PO107			
		Options:	,RR-372 ,30IN ,60IN			
78	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE	2	207.44	414.88
			PO107			
		Options:	,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
79	00	SCT-20-7115	VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE HD CTRS,BK LK, W/LUM,	1	683.65	683.65
			PO107			
		Options:	(4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
80	00	TA0M-1360-LF	PLANES,MODESTY PANEL,13INX60IN,LAM,FULL	1	168.30	168.30
			PO107			
		Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A			
81	00	TAWB-0918	BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W	1	81.11	81.11
			PO107			
82	00	TCRN-3030-LJSNDN4	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H	1	502.20	502.20

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Quotation

Project: 40541
Proj Desc: The Wood

Quote: 40541.004
Status: New

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
			PO107			
		Options:	,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A			
83	00	TJRA-2970-LJSNCXN	UPSIDE,TABLE,29"X70",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE	1	689.17	689.17
			PO107			
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
84	00	ULNL-1760-NSN	MASTERS SERIES,OSU,OPEN,LAM,LTR,17"HX60"W	1	724.13	724.13
			PO107			
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
85	00	X5FB-1830-NSBSSYLLN	MASTERS SERIES,LAT FILE,ATTACHED,LAM,B/F,1.5H,18DX30W,BLK MITERFOLD,BAR PULL,FIN BK,LK,NO TOE KICK	1	925.57	925.57
			PO107			
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A ,LR-BL-BLACK, GRADE A			
86	00	X5Y5-1916-BSSNLRN	MASTERS SERIES,WRDROBE,LAM,5H,19DX16W,BAR PULL,NO LK,RH,NO TOE KICK	1	599.24	599.24
			PO107			
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
87	00	XLWF-1930-JSNNN	MASTERS SERIES,CREDENZA TOP,LAM,19"DX30"W,EB3,NO GRAIN,NO GROMMET	1	99.78	99.78
			PO107			
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
88	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD	1	129.06	129.06
			PO108			
89	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK	1	30.96	30.96
			PO108			
90	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE	2	245.04	490.08
			PO108			
		Options:	,TR-1W-WATER GRD A ,TR-PLS-SMOOTH PLASTER GRD A			
91	00	TAWB-0918	BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W	1	81.11	81.11
			PO108			
92	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD	1	129.06	129.06
			PO114			
93	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK	1	30.96	30.96
			PO114			

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
94	00	KUAF-XXXX	TACKBOARD,WALL-MOUNTED,UNIVERSAL 30"H X 60" W,VARIABLE SIZE,EXACT PO114 **Options:** ,RR-372 ,30IN ,60IN	1	286.86	286.86
96	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE PO114 **Options:** ,TR-1V-INDIGO, GRADE A ,TR-F-BLACK, GRADE A	2	207.44	414.88
97	00	SCT-20-7115	VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE HD CTRS,BK LK, W/LUM, PO114 **Options:** (4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	1	683.65	683.65
98	00	TA0M-1360-LF	PLANES,MODESTY PANEL,13INX60IN,LAM,FULL PO114 **Options:** ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A	1	168.30	168.30
99	00	TAWB-0918	BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W PO114	1	81.11	81.11
100	00	TCRN-3030-LJSNDN4	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H PO114 **Options:** ,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A	1	502.20	502.20
101	00	TJRA-2970-LJSNCXN	UPSIDE,TABLE,29"X70",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE PO114 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A	1	689.17	689.17
102	00	ULNL-1760-NSN	MASTERS SERIES,OSU,OPEN,LAM,LTR,17"HX60"W PO114 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1	724.13	724.13
103	00	X5FB-1830-NSBSSYLLN	MASTERS SERIES,LAT FILE,ATTACHED,LAM,B/F,1.5H,18DX30W,BLK MITERFOLD,BAR PULL,FIN BK,LK,NO TOE KICK PO114 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A ,LR-BL-BLACK, GRADE A	1	925.57	925.57
104	00	X5Y5-1916-BSSNLLN	MASTERS SERIES,WRDROBE,LAM,5H,19DX16W,BAR PULL,NO LK,LH,NO TOE KICK PO114	1	599.24	599.24

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
105	00	XLWF-1930-JSNNN	MASTERS SERIES,CREDENZA TOP,LAM,19"DX30"W,EB3,NO GRAIN,NO GROMMET PO114	1	99.78	99.78
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
106	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD PO115	1	129.06	129.06
107	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK PO115	1	30.96	30.96
108	00	KUAF-XXXX	TACKBOARD,WALL-MOUNTED,UNIVERSAL 30"H X 60" W,VARIABLE SIZE,EXACT PO115	1	286.86	286.86
		Options:	,RR-372 ,30IN ,60IN			
110	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE PO115	2	207.44	414.88
		Options:	,TR-1V-INDIGO GRD A ,TR-F-BLACK GRD A			
111	00	SCT-20-7115	VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE HD CTRS,BK LK, W/LUM, PO115	1	683.65	683.65
		Options:	(4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
112	00	TA0M-1360-LF	PLANES,MODESTY PANEL,13INX60IN,LAM,FULL PO115	1	168.30	168.30
		Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A			
113	00	TAWB-0918	BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W PO115	1	81.11	81.11
114	00	TCRN-3030-LJSNDN4	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H PO115	1	502.20	502.20
		Options:	,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A			
115	00	TJRA-2970-LJSNCXN	UPSIDE,TABLE,29"X70",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE PO115	1	689.17	689.17
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
116	00	ULNL-1760-NSN	MASTERS SERIES,OSU,OPEN,LAM,LTR,17"HX60"W PO115 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1	724.13	724.13
117	00	X5FB-1830-NSBSSYLLN	MASTERS SERIES,LAT FILE,ATTACHED,LAM,B/F,1.5H,18DX30W,BLK MITERFOLD,BAR PULL,FIN BK,LK,NO TOE KICK PO115 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A ,LR-BL-BLACK, GRADE A	1	925.57	925.57
118	00	X5Y5-1916-BSSNLLN	MASTERS SERIES,WRDROBE,LAM,5H,19DX16W,BAR PULL,NO LK,LH,NO TOE KICK PO115 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A	1	599.24	599.24
119	00	XLWF-1930-JSNNN	MASTERS SERIES,CREDENZA TOP,LAM,19"DX30"W,EB3,NO GRAIN,NO GROMMET PO115 **Options:** ,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A	1	99.78	99.78
120	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD PO122	1	129.06	129.06
121	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK PO122	1	30.96	30.96
122	00	KUAF-XXXX	TACKBOARD,WALL-MOUNTED,UNIVERSAL 30"H X 60" W,VARIABLE SIZE,EXACT PO122 **Options:** ,RR-372 ,30IN ,60IN	1	286.86	286.86
124	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE PO122 **Options:** ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	2	207.44	414.88
125	00	SCT-20-7115	VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE HD CTRS,BK LK, W/LUM, PO122 **Options:** (4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A	1	683.65	683.65
126	00	TA0M-1360-LF	PLANES,MODESTY PANEL,13INX60IN,LAM,FULL PO122 **Options:** ,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A	1	168.30	168.30

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127	00	TAWB-0918	BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W PO122	1	81.11	81.11
128	00	TCRN-3030-LJSNDN4	JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H PO122	1	502.20	502.20
		Options:	,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A			
129	00	TJRA-2970-LJSNCXN	UPSIDE,TABLE,29"X70",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE PO122	1	689.17	689.17
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
130	00	ULNL-1760-NSN	MASTERS SERIES,OSU,OPEN,LAM,LTR,17"HX60"W PO122	1	724.13	724.13
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
131	00	X5FB-1830-NSBSSYLLN	MASTERS SERIES,LAT FILE,ATTACHED,LAM,B/F,1.5H,18DX30W,BLK MITERFOLD,BAR PULL,FIN BK,LK,NO TOE KICK PO122	1	925.57	925.57
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A ,LR-BL-BLACK, GRADE A			
132	00	X5Y5-1916-BSSNLLN	MASTERS SERIES,WRDROBE,LAM,5H,19DX16W,BAR PULL,NO LK,LH,NO TOE KICK PO122	1	599.24	599.24
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
133	00	XLWF-1930-JSNNN	MASTERS SERIES,CREDENZA TOP,LAM,19"DX30"W,EB3,NO GRAIN,NO GROMMET PO122	1	99.78	99.78
		Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
134	00	EUF1-PF0B-21000	CLASSIC POWER MODULE,3 PORT,2 RECPT,1 USB,BLACK,6 CORD PO216	1	129.06	129.06
135	00	EUFB-0000-SB	CLASSIC POWER MODULE,BRKT,VERTICAL ABOVE WS,BLK PO216	1	30.96	30.96
136	00	KUAF-XXXX	TACKBOARD,WALL-MOUNTED,UNIVERSAL 30"H X 60" W,VARIABLE SIZE,EXACT PO216	1	286.86	286.86
		Options:	,RR-372 ,30IN ,60IN			
138	00	S7H-44-0H	MAARI SLED BASE, POLY SEAT, POLY BACK, NO ARM, PLASTIC GLIDE PO216	2	207.44	414.88
		Options:	,TR-F-BLACK, GRADE A			

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				,TR-F-BLACK, GRADE A			
139	00	SCT-20-7115		VERY TASK CHAIR,FAB SEAT,MESH BK,4D ARMS,PLSTC BSE HD CTRS,BK LK, W/LUM,	1	683.65	683.65
				PO216			
			Options:	(4H)-BLANKET GRD A ,4H-CC-COCOON GRD A (MS)-VERY TASK MESH GRD A ,MS-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A ,TR-F-BLACK GRD A			
140	00	TA0M-1360-LF		PLANES,MODESTY PANEL,13INX60IN,LAM,FULL	1	168.30	168.30
				PO216			
			Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A			
141	00	TAWB-0918		BELONG,UNIVERSAL,WIRE MANAGEMENT BASKET,9"HX18"W	1	81.11	81.11
				PO216			
142	00	TCRN-3030-LJSNDN4		JIVE,TBL,RD,LAM,30"X30",EB3,STD,CO:NONE,DISC,N, 29"H	1	502.20	502.20
				PO216			
			Options:	,H-8J-CHARCOAL, GRADE A ,HP-8J-CHARCOAL, GRADE A ,TR-K-CHARCOAL, GRADE A			
143	00	TJRA-2964-LJSNCXG		UPSIDE+,TABLE,29"X64",LAM,EB3,STD,NO CO,C-LEG,SINGLE STAGE, SIMPLE PADDLE	1	803.95	803.95
				PO216			
			Options:	,H-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,TR-K-CHARCOAL GRD A			
144	00	ULNL-1760-NSN		MASTERS SERIES,OSU,OPEN,LAM,LTR,17"HX60"W	1	724.13	724.13
				PO216			
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
145	00	X5FB-1830-NSBSSYLLN		MASTERS SERIES,LAT FILE,ATTACHED,LAM,B/F,1.5H,18DX30W,BLK MITERFOLD,BAR PULL,FIN BK,LK,NO TOE KICK	1	925.57	925.57
				PO216			
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A ,LR-BL-BLACK, GRADE A			
146	00	X5Y5-1916-BSSNLLN		MASTERS SERIES,WRDROBE,LAM,5H,19DX16W,BAR PULL,NO LK,LH,NO TOE KICK	1	599.24	599.24
				PO216			
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A ,TR-K-CHARCOAL, GRADE A			
147	00	XLWF-1930-JSNNN		MASTERS SERIES,CREDENZA TOP,LAM,19"DX30"W,EB3,NO GRAIN,NO GROMMET	1	99.78	99.78
				PO216			
			Options:	,H-KM-LANDMARK WOOD, GRADE B ,HP-KM-LANDMARK WOOD, GRADE A			
148	00	HN-20RD		HINCHADA 20.75X20.75X18 SMALL ROUND OTTOMAN	2	357.42	714.84

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Quotation

Project: 40541
Proj Desc: The Wood

Quote: 40541.004
Status: New

Sold To: 6637-00
City of Brooklyn Park
7100 Zane Ave N
Brooklyn Park, MN 55429
Attention: Brad Tullberg

Bill To: 6637-01
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Attention: Accounts Payable

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Line	Loc	Item Number		Description	Order Qty	Unit Price	Extended
				PHASE 2			
			Options:	QZ-CONCEALED GLIDE (STANDARD) ~OFS-OFS ~HALO-HALO - GRADE 2 3134190-LUSTRE X9-NO WELT X9-NO SELECTION X9-NO SELECTION - GRADE X9 X9-NO SELECTION - GRADE X9			
149	00	HN-20RD		HINCHADA - ROUND OTTOMAN	2	357.42	714.84
				PHASE 2			
			Options:	QZ-CONCEALED GLIDE (STANDARD) ~OFS-OFS ~HALO-HALO - GRADE 2 3134194-AURA X9-NO WELT X9-NO SELECTION X9-NO SELECTION - GRADE X9 X9-NO SELECTION - GRADE X9			
150	00	CC-M24CB		INTERMIX - CYLINDER BASE - LAMINATE	1	1,162.42	1,162.42
				PHASE 2			
			Options:	~HPL-OFS HPL BLP-BLACK (BLP) RB-WIRE ACCESS DOOR			
151	00	CC-P6060RT		INTERMIX - TFL WOODGRAIN 2MM PP EDGE - SEATS 7	1	393.76	393.76
				PHASE 2			
			Options:	CO2-LINEN (CO2) CO2-LINEN (CO2) QV-CUTOUT OVER 1ST BASE			
152	00	PS-69B		IN SURFACE POWER - - BLACK	1	163.30	163.30
				PHASE 2			
153	00	ASK12226		INTERMIX - DEUCE BASES	1	1,454.52	1,454.52
				PHASE 2			
			Options:	H7A-WIRE MANAGEMENT BKO-ONYX BKO-ONYX			
154	00	PSH-16PP		IN SURFACE POWER - - SILVER POWDER COAT	2	179.86	359.72
				PHASE 2			
155	00	CC-P14448RT		INTERMIX - TFL WOODGRAIN TOP WITH 2MM PP EDGE - SEATS 12	1	842.26	842.26
				PHASE 2			
			Options:	CO2-LINEN (CO2) CO2-LINEN (CO2) ~3BA-CUTOUTS FOR 3 BASES QS-QT-CUTOUT ONLY BETWEEN 1ST & 2ND AND 2ND & 3RD			
156	00	88-42HYU-C		GATHR - GANGING MODULE, CENTER POSITION	1	3,229.20	3,229.20
				PHASE 2			
			Options:	~HPL-HPL COP-LINEN (QUARTER GRAIN) GSKG-GRAY GASKET A8Y-CENTER POWER H8P-BLACK BKO-ONYX			

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				X9-NONE X9-NONE - GRADE X9 ~QTR-VENEER QUARTER - SUPER MATTE SMOAK-OAK SUPER MATTE PBL-LINER ~SPR-SPRADLING ~WHISPER-WHISPER - GRADE 3 3009835-BLACK WHI-2140			
157	00	88-42HYU-L		GATHR - GANGING MODULE, LEFT POSITION PHASE 2	1	4,162.54	4,162.54
			Options:	~HPL-HPL COP-LINEN (QUARTER GRAIN) GSKG-GRAY GASKET A8Y-CENTER POWER H8P-BLACK BKO-ONYX X9-NONE X9-NONE - GRADE X9 ~QTR-VENEER QUARTER - SUPER MATTE SMOAK-OAK SUPER MATTE ~QTR-VENEER QUARTER - SUPER MATTE SMOAK-OAK SUPER MATTE PBL-LINER ~SPR-SPRADLING ~WHISPER-WHISPER - GRADE 3 3009835-BLACK WHI-2140			
158	00	88-42HYU-R		GATHR - GANGING MODULE, RIGHT POSITION PHASE 2	1	4,162.54	4,162.54
			Options:	~HPL-HPL COP-LINEN (QUARTER GRAIN) GSKG-GRAY GASKET A8Y-CENTER POWER H8P-BLACK BKO-ONYX X9-NONE X9-NONE - GRADE X9 ~QTR-VENEER QUARTER - SUPER MATTE SMOAK-OAK SUPER MATTE ~QTR-VENEER QUARTER - SUPER MATTE SMOAK-OAK SUPER MATTE PBL-LINER ~SPR-SPRADLING ~WHISPER-WHISPER - GRADE 3 3009835-BLACK WHI-2140			
159	00	PS-GDB		GATHR - POWER DISTRIBUTION BLOCK PHASE 2	3	25.30	75.90
160	00	PS-MPW		GATHR - POWER INFEED PHASE 2	1	164.68	164.68
161	00	PS-MJ		GATHR - POWER JUMPER PHASE 2	2	44.16	88.32
			Options:	54-54"			
162	00	C02LNG0501		CLARETTE,LOUNGE,1 SEAT,ARMLESS FLEX ROOM 116	3	1,055.25	3,165.75
			Options:	1-GRADE 1 13119-ENTWINE BERRY STD-STANDARD GLIDE			
163	00	C02LNG0501		CLARETTE,LOUNGE,1 SEAT,ARMLESS	2	1,055.25	2,110.50

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			FLEX ROOM 116			
			Options: 1-GRADE 1 13124-ENTWINE SCARLET STD-STANDARD GLIDE			
164	00	C02LNG0901	CLARETTE,INSIDE CORNER	1	1,318.05	1,318.05
			FLEX ROOM 116			
			Options: 1-GRADE 1 13124-ENTWINE SCARLET STD-STANDARD GLIDE			
165	00	N93GB2	FRINGE,GANGING CONNECTOR BRACKET,SET OF 2	2	45.45	90.90
			FUSIONBREAKROOM			
166	00	N93MBH2MSPX	FRINGE,MID BOOTH,2 SEAT,SINGLE-SIDE,PLINTH BASE,CONTRAST	3	2,137.95	6,413.85
			FUSIONBREAKROOM			
			Options: 2-GRADE 2 11905-DOLCE PEACOCK 2-GRADE 2 11905-DOLCE PEACOCK 2-GRADE 2 11905-DOLCE PEACOCK 2-GRADE 2 11905-DOLCE PEACOCK G23BL-POWER GROMMET,BLACK,LEFT STD-STANDARD GLIDE			
167	00	C02BKT0101	CLARETTE, GANGING BRACKET KIT	1	61.20	61.20
			INTERVENTION			
168	00	C02LNG0601	CLARETTE, LOUNGE, 1 SEAT, RIGHT ARM	1	1,176.75	1,176.75
			INTERVENTION			
			Options: 1-GRADE 1 13127-ENTWINE HARBOR STD-STANDARD GLIDE			
169	00	C02LNG0701	CLARETTE, LOUNGE, 1 SEAT, LEFT ARM	1	1,176.75	1,176.75
			INTERVENTION			
			Options: 1-GRADE 1 13127-ENTWINE HARBOR STD-STANDARD GLIDE			
170	00	N10PSQ1414	TOSS,PILLOW,14DX14W,SQUARE	2	84.60	169.20
			INTERVENTION			
			Options: F1-CLASSIC FILL 1-GRADE 1 13125-ENTWINE SQUASH			
171	00	C02BKT0101	CLARETTE, GANGING BRACKET KIT	3	61.20	183.60
			MUSIC ROOM			
172	00	C02LNG0501	CLARETTE, LOUNGE, 1 SEAT, ARMLESS	2	1,055.25	2,110.50
			MUSIC ROOM			
			Options: 1-GRADE 1 13117-ENTWINE DEEP SEA STD-STANDARD GLIDE			
173	00	C02LNG0501	CLARETTE, LOUNGE, 1 SEAT, ARMLESS	1	1,055.25	1,055.25
			MUSIC ROOM			
			Options: 1-GRADE 1 13127-ENTWINE HARBOR STD-STANDARD GLIDE			
174	00	C02LNG0701	CLARETTE, LOUNGE, 1 SEAT, LEFT ARM	1	1,176.75	1,176.75

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			MUSIC ROOM			
			Options: 1-GRADE 1 13127-ENTWINE HARBOR STD-STANDARD GLIDE			
175	00	PHKL040	PHKL040 KILO ISLAND - SMALL CONFIGURATION KILO ISLAND - SMALL CONFIGURATION W 64.5", D 54.5", H 32", SH 16.5" PHASE 2	2	5,057.02	10,114.04
			Options: SOLO 2-INCLUDED SOLO 6-INCLUDED KNOLL INFINITE PEPPER-ORANGE			
176	00	HTFE015-BLP	FLOTE LOUNGE CHAIR - CONTRASTING WELT DETAIL FLOTE LOUNGE CHAIR - CONTRASTING WELT DETAIL LEG OPTION: BLACK PO PHASE 2	4	2,820.54	11,282.16
			Options: KNOLL HOURGLASS AEGEAN-466846-018 KNOLL HOURGLASS SPRING-466846-016 BLACK POWDER COAT			
177	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER	1	2,813.36	2,813.36
178	00	TARIFFS & SURCHARGES	TARIFFS & SURCHARGES	1	1,366.44	1,366.44
179	00	FLEX-FLC-5414-30-G05	FLEX FLOOR, 90 DEGREE CURVE, 30"H (54" X 14") PHASE 2	2	3,139.08	6,278.16
			Options: 09505230-MOMENTUM HYDE CV - PERIDOT			
180	00	FLEX-FLC-4014-20-G05	FLEX FLOOR, 90 DEGREE CURVE, 20"H, (40" X 14") PHASE 2	2	1,596.92	3,193.84
			Options: 09504988-MOMENTUM HYDE CV - CANEWARE			
181	00	FLEX-FLS-5614-30-G05	FLEX FLOOR STRAIGHT MODULAR SEATING - 3H PHASE 2	1	1,594.46	1,594.46
			Options: 09505230-MOMENTUM HYDE CV - PERIDOT			
182	00	FLEX-FLS-5614-20-G05	FLEX FLOOR STRAIGHT MODULAR SEATING - 2H PHASE 2	1	1,271.39	1,271.39
			Options: 09504988-MOMENTUM HYDE CV - CANEWARE			
185	00	BY1-OTTOLG-GY	BUMPER LARGE OTTOMAN VESPER LIGHT GREY PHASE 2	1	481.25	481.25
186	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM BLUDOT	1	1,461.83	1,461.83
187	00	HM1-CTRSTL-BK	HOT MESH BLACK / COUNTER STOOL PHASE 2	6	293.13	1,758.78
188	00	HM1-CTRSTL-GG	HOT MESH GREY GREEN / COUNTER STOOL PHASE 1	2	293.13	586.26
189	00	HM1-CTRSTL-YL	HOT MESH NATURAL YELLOW / COUNTER STOOL PHASE 2	2	293.13	586.26
190	00	HM1-CTRSTL-YL	HOT MESH NATURAL YELLOW / COUNTER STOOL PHASE 2	8	293.13	2,345.04

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191	00	HM1-CTRSTL-YL	HOT MESH NATURAL YELLOW / COUNTER STOOL PHASE 2	9	293.13	2,638.17
192	00	HM1-SCHAIR-BK	HOT MESH CHAIR BLACK PHASE 2	3	205.63	616.89
193	00	HM1-SCHAIR-RD	HOT MESH CHAIR HUMBLE RED PHASE 2	2	205.63	411.26
194	00	HM1-SCHAIR-YL	HOT MESH CHAIR NATURAL YELLOW PHASE 2	4	205.63	822.52
195	00	LS1-SWVLNG-CA	LOOKESEE SWIVEL LOUNGE CHAIR CAMEL LEATHER PHASE 2	4	2,008.13	8,032.52
196	00	LS1-SWVLNG-CA	LOOKESEE SWIVEL LOUNGE CHAIR CAMEL LEATHER PHASE 2	1	2,008.13	2,008.13
197	00	NT1-TLSIDE-WH	NOTE TALL SIDE TABLE WHITE PHASE 2	1	345.63	345.63
198	00	LGCAFETABLE	WALL MOUNTED CAFE TABLE, LARGE- 24" - BLACK PHASE 2	2	585.37	1,170.74
		Options:	24" BLACK			
199	00	57440	YUKON 46" 9-DRAWER MOBILE STORAGE CABINET IN BLUE PHASE 2	1	426.71	426.71
200	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM HARBOR FREIGHT	1	244.11	244.11
201	00	BKC2631016	ELEMENT ARP RUG 53" X 59" COLOR: BLUE PHASE 2	1	496.00	496.00
202	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM LUMENS LIGHTING LUMENS LIGHT LIVING	1	92.00	92.00
203	00	09505230	MOMENTUM HYDE CV, PERIDOT 14 YARDS NEEDED PHASE 2	14	60.37	845.18
		Options:	RANDYS CUSTOM BOOTHS COM, ALEASHA CADWALLADER 5140 W BROADWAY AVE CRYSTAL, MN 55429			
204	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM MOMENTUM	1	133.33	133.33
205	00	BRUNSWICK	BRUNSWICK TABLE TENNIS CONVERSION TOP, SUITABLE FOR 7-8 POOL TABLE PHASE 2	1	532.59	532.59
206	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM K. E. PETERS BILLIARD SUPPLY PETERS BILLIARDS	1	141.43	141.43
207	00	BANQUETTE 3	8" VERTICAL CHANNEL BACK, PULLOVER TOP AND SIDES W/UNITARY SEAT (WITH 3 SECTIONS) UPHD IN COM FABRIC WITH MOME PHASE 2	1	5,231.71	5,231.71
208	00	FREIGHT - COMMON CARRIER	FREIGHT - COMMON CARRIER FROM RANDYS BOOTH CO INC	1	2,600.00	2,600.00
209	00	MURPHEYDESK	MURPHEY DESK AND WALL MOUTNED TABLE MATERIAL: ASHLAND DIMENSIONS: 20" X 16" PHASE 2	1	670.73	670.73

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210	00	W006677318	MACKINZI 55 LED COLUMN FLOOR LAMP BY ORREN ELLIS IN BLACK FINISH PHASE 2	1	73.54	73.54
211	00	W006677318	MACKINZI 55 LED COLUMN FLOOR LAMP BY ORREN ELLIS IN BLACK FINISH PHASE 2	1	73.54	73.54

Subtotal		273,931.19
Total Tax	**USD**	0.00
TOTAL AMOUNT -		**273,931.19**
Deposit Required :		**138,972.78**

Project Notes:
Brooklyn Park Teen & Youth Center

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This Quote will expire on: September 17, 2025

TERMS AND CONDITIONS

FLUID INTERIORS, LLC TERMS AND CONDITIONS (GOODS AND SERVICES)

These Terms and Conditions ("Terms") are entered into by and between Fluid Interiors, LLC, a Minnesota limited liability company and its division (Christiansons by Fluid), (collectively "Fluid"), and the Buyer named below and are effective as of the Effective Date.

APPLICABILITY AND SCOPE. These Terms are the only terms and conditions that govern the sale of products or goods ("Products"), or the provision of design, project management, installation, and related services (collectively, "Services") by Fluid to Buyer. References to the "Agreement" shall mean these Terms and any Proposal or Quote supplied by Fluid and approved by Buyer (an "Order"), and any attachments to the Order.

PURCHASE ORDERS.
a. Following the parties' execution of the initial Order, the parties may, from time-to-time, execute additional Orders contemplating the provision and receipt of new or expanded Products and Services provided under a prior Order.
b. Design services will be included in the Order based on the signed approval drawings. Project management services to coordinate and oversee installations are required and will be included in the Order. Any additional design or project management services beyond those originally quoted in the Order will be billed hourly according to Fluid's standard rate schedule in effect at that time.

NOT RETAIL. Products are not stocked by Fluid. Products are specifically ordered for Buyer and are not returnable. It is understood and agreed that the Order is final and binding and cannot be canceled or modified except by mutual written consent of the parties.

CHANGES.
Fluid's order confirmation is final and binding and any subsequent changes are subject to Fluid's ability to conform and are dependent upon supplier approval. Buyer may request changes or modifications when needed however, these shall be treated as non-binding requests unless and until both Buyer and Fluid have agreed in writing of the changes and any change in costs related to product, shipping, restocking fee or other costs. Fluid will make every effort to accommodate change requests at little to no additional costs. Change in quantity or specification are subject to approval by Fluid and supplier. Any resultant charges from supplier would be paid by the Buyer. All changes in quantity or specification shall be delivered in writing. Fluid will not be held responsible for supplier's failure to accept any changes. Change orders, amendments or modifications will not nullify the agreement between Fluid and Buyer.
a. If changes occur on the jobsite or installation site (the "Site") requiring additional work, Fluid will present a written "Field Change Order" specifying the additional Services and corresponding charges for Buyer's approval.

PRICING & PAYMENT.
a. Prices quoted by Fluid are good for fifteen (15) days from the date of Fluid's quotation. Buyer shall purchase the Products and Services from Fluid at the prices ("Price(s)") set forth in the Order. Unless specifically stated, Prices do not include any sales, use, and excise taxes, and any other applicable taxes, duties, and charges of any kind on any amounts payable by Buyer. Buyer is responsible for all such charges, costs and taxes. Fluid will make commercially reasonable efforts to include applicable manufacturer tariffs and surcharges in the Price. Tariffs and surcharges that are not presented at time of the Order will be invoiced to the Buyer separately.
b. For all orders 50% deposit and balance due Net 15 days from date of invoice, which will be issued monthly upon substantial completion of work for services and upon delivery of product from the manufacturer. A monthly service charge of 2 1/2% per month will apply to all delinquent payments and will be added to the balance outstanding. A credit application is required when 50% deposit is made. Should Buyer not want to complete a credit application or if a credit application is denied by Fluid, 100% deposit is due before an order can be placed. Fluid may suspend the delivery, provision or performance of any Products or Services if Buyer fails to pay any amounts when due under the Agreement.

DELIVERY TERMS.
a. Fluid will inform Buyer of an estimated date of delivery and install for the Products ("Estimated Delivery Date") when Fluid receives an estimated shipping date from its supplier or the product manufacturer. Buyer agrees that the Estimated Delivery Date is an estimate, is not guaranteed, and is subject to change without notice. Lead times vary widely by manufacturer, series, finish, and Buyer's Customer's Own Material ("COM") fabric. Fluid shall not be liable for any delays in delivery, including without limitation due to availability of COM fabrics or any other materials. Fluid will take commercially reasonable steps to facilitate timely delivery or performance.
b. Delivery and installation work will be performed by Fluid's staff during normal business hours Monday through Friday, unless otherwise agreed in writing by Fluid. Installations and Services done after normal business hours or on weekends or holidays will be subject to an additional overtime charges and subject to Fluid's written acceptance.
c. Unless otherwise agreed in writing by the parties, Fluid shall deliver the Products FCA manufacturer's shipping point using the Product manufacturer's standard methods for packaging and shipping.
d. If special packaging or handling is required, it will be an extra charge payable by the Buyer.
e. Fluid reserves the right in its sole discretion, without liability or penalty, to progress invoice Orders. Buyer shall pay for the Products shipped whether such shipment is in whole or partial fulfillment of Buyer's Order.
f. Safe and adequate storage space for the Products will be provided by the Buyer at its sole cost and expense. If the space provided is inadequate, requires excessive sorting, storage or is inconveniently located or on another floor, Fluid will invoice Buyer for the extra cost of such handling or moving.
g. If delivery cannot be made because of building or Site conditions, or other reasons beyond Fluid's control, Products will be placed in storage in Fluid's warehouse or a public warehouse (at Fluid's sole option). Fluid will invoice Buyer for additional charges as applicable for, any storage, labor and delivery charges. Buyer understands, acknowledges, and agrees that Fluid will invoice 100% of the un-invoiced Product as of manufacturer ship date. Storage charges will be invoiced for Products held in Fluid's warehouse at the Buyer's request for over thirty (30) days, unless otherwise agreed to in writing by both

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Quotation

Project: 40541
Proj Desc: The Wood

Quote: 40541.004
Status: New

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Attention: Brad Tullberg

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parties.

JOB SITE & INSTALLATION SERVICES.
a. The Site must be ready to accept furniture with construction complete (ceiling grid and tile in, wall covering/paint done, carpet and baseboard finished, electrical/data work done, etc.) and the space free of trades (punch list trades only), as well as clean and free of debris. Adequate facilities for off-loading, staging, moving and handling of product shall be provided by Buyer. Sites not ready to accept furniture will be subject to additional fees. The Price is based on a single-phase installation, any additional phasing due to unfinished construction will result in additional fees. Fluid is not responsible to keep furniture installation area free from construction dust. Any cleaning Services provided by Fluid to remove dust and debris created by on-going construction activity, during or after Fluid's installation, will be invoiced to Buyer on a "Time and Materials" basis.
b. Electric connections, heat, ventilation, hoisting and elevator service at the Site will be provided by Buyer without charge to Fluid. Carrying or moving Products up or down stairs is NOT included in the Services, unless noted otherwise.
c. Fluid's ability to erect or assemble furniture knocked-down or to permanently attach, affix, or bolt in place movable furniture is dependent on requirements based on the location of the Site and Products.

INSPECTION AND REJECTION OF DELIVERED PRODUCTS.
a. Buyer shall inspect the Products within seven (7) days of delivery of the Products to the Site ("Inspection Period"). Buyer will be deemed to have accepted the Products unless it notifies Fluid in writing of any Nonconforming Products during the Inspection Period and furnishes written evidence or other documentation as required by Fluid.
b. "Nonconforming Products" means only the following: (i) Product shipped is different than identified in Buyer's Order; or (ii) Product's label or packaging incorrectly identifies its contents. Nonconforming Products does not include Products that have different variations in wood grain, finish, or dye lot; and Products may not be rejected on this basis. Slight variations in wood product grain or color due to product age or natural differences in graining structure are beyond the control of Fluid. Minor variations between finishes in products provided by single or multiple manufacturers are also considered to be acceptable. Fabrics and painted products are subject to dye lot differences, which can cause minor variations in color. Such slight variations are generally acceptable and are beyond the control of Fluid.
c. If Buyer timely notifies Fluid of any Nonconforming Products, Fluid shall, in its sole discretion, work with manufacturer to (i) replace such Nonconforming Products with conforming Products or (ii) provide another acceptable remedy.
d. Buyer acknowledges and agrees that the remedies set forth in this section are Buyer's exclusive remedies for the delivery of Nonconforming Products.

TITLE, RISK OF LOSS, AND SECURITY INTEREST. The risk of loss passes from the manufacturer to the Buyer upon shipment from manufacturers dock. Fluid does not take ownership of the Product but will work with affected parties should a loss occur in the preceding. As collateral security for the payment of the Price of the Products, Buyer grants to Fluid a lien on and security interest in and to all of the right, title, and interest of Buyer in, to and under the Products, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Minnesota Uniform Commercial Code. Failure to pay for Product may result in Fluid's repossession of the Product. Fluid shall have the right to repossess without court order all delivered Products for which payment in full has not been received. Buyer agrees to pay costs and expenses, including attorneys' fees resulting from actions taken under this section.

INSURANCE. During the term of this Agreement, Buyer shall at its own expense, maintain and carry insurance in full force and effect, which shall include, but is not limited to, commercial general liability insurance (including product liability) in a sum no less than $100,000, workers' compensation, and property insurance for the Transit, Site and Storage of the Products, with financially sound and reputable insurers.

WARRANTY DISCLAIMER.
a. Fluid provides punch documentation to the Buyer during installation and no less frequent than at the end of the job. Punch consists of Fluid personnel inspecting all products installed per plan completing any adjustments required so that the finished product, as installed, is free from defect or installation concerns. Once punch documentation is created and agreed upon (signed/documented), it is considered final and no adjustments will be considered. Any punch items unable to be remedied at substantial completion of install will be documented separately. Fluid warrants their labor and installation for the first year, beginning day 1 after installation, which will be communicated to the buyer at the same time as punch sign off. Fluid does not make any warranties of product sold hereunder whatsoever, including any warranty of merchantability or warranty that the product is fit for any particular use or purpose. The Buyer shall rely exclusively upon warranties provided by the supplier of all products sold hereunder, which are passed through to Buyer when permissible and "as is". Fluid will assist Buyer in the event of any claims for defective material or workmanship that may be made during the warranty period stated by the supplier. If Fluid is requested to perform warranty work and subsequently is determined that the product is not covered by any supplier warranty, Buyer will be charged for services at the current labor and travel rate. b. WHILE FLUID MAY AGREE IN ITS SOLE DISCRETION TO REPLACE THE PRODUCT(S) OR REFUND THE PURCHASE PRICE FOR THE PRODUCT(S) AND TO THE EXTENT PERMITTED BY LAW, FLUID DISCLAIMS AND SHALL HAVE NO OTHER WARRANTY OBLIGATION WHATSOEVER, INCLUDING WITHOUT LIMITATION THE WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEAL, WITH RESPECT TO THE PRODUCT(S) AND SERVICES, AND ANY OTHER CLAIMS, LOSSES, LIABILITIES, DAMAGES, COSTS OR EXPENSES ATTRIBUTABLE TO ANY FAILURE TO CONFORM TO ANY WARRANTY UNDER THESE TERMS WILL BE SOLELY AS PERMITTED UNDER THESE TERMS. FLUID IS NOT RESPONSIBLE FOR COSTS OR ANY DAMAGES THAT RESULT FROM USE OR MISUSE OF THE PRODUCT(S).

CLAIMS AND LIMITATION OF LIABILITY.
a. All claims shall be deemed waived unless made in writing and delivered to Fluid within seven (7) days after receipt of Products. Buyer shall afford Fluid

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prompt and reasonable opportunity to inspect the Products, Site, or Services. Fluid reserves the right, at its sole discretion, but does not have the obligation, to remedy any claimed defect in the Products or to replace such Products. Buyer may not offset or otherwise reduce or restrict payment of any invoice due to a claim.
b. IN NO EVENT SHALL FLUID BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY LOSS OF USE, LOSS OF REVENUE OR PROFIT, MANUFACTURING COSTS, DIMINUTION IN VALUE, LOSS OF PRODUCTS WILL, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT FLUID HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.
c. IN NO EVENT SHALL FLUID'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID TO FLUID FOR THE PRODUCTS AND SERVICES SOLD UNDER THE SPECIFIC ORDER AT ISSUE.

INDEMNIFICATION. Each Party shall indemnify, defend, and hold harmless to the other party and its affiliates and their representatives, directors, officers, employees, and agents from and against any and all third-party claims, demands, suits, actions, judgments, costs, and liabilities (including attorney's fees) caused by the negligent or willful acts or omissions of Buyer or its directors, officers, employees, contractors, subcontractors, or agents.

TERMINATION. In addition to any remedies that may be provided under these Terms, Fluid may terminate this Agreement with immediate effect upon written notice to Buyer, if Buyer: (a) fails to pay any amount when due under this Agreement and such failure continues for ten (10) days after Buyer's receipt of written notice of nonpayment; (b) has not otherwise performed or complied with any of these Terms, in whole or in part; (c) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors; or (d) at its convenience and for any reason or no reason.

COMPLIANCE WITH LAW. Buyer shall comply with all applicable laws, regulations, and ordinances. Buyer shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

FORCE MAJEURE. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Buyer to make payments to Fluid), when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) other events beyond the reasonable control of the Impacted Party. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In addition, any act or omission of Buyer or its agents, subcontractors, consultants, or employees that impedes or delays Fluid's performance will be a Force Majeure Event.

GENERAL TERMS & CONDITIONS.
a. These Terms and the Agreement is the final expression of the agreement between the Buyer and Fluid and supersedes all prior or contemporaneous oral and written statements regarding the Order. The Agreement may only be modified in writing by Fluid, or by a revised acknowledgment duly issued by Fluid. Fluid rejects any additional terms, provisions, or obligations that are not contained in these Terms, the Proposal or Quote, and Buyer's acceptance of the Proposal or Quote. Any other or additional terms, provisions, or obligations in Buyer's acceptance are expressly rejected.
b. The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any form of joint enterprise, employment, or fiduciary relationship between the parties; and neither party shall have authority to contract for or bind the other party in any manner whatsoever.
c. Buyer shall reimburse Fluid for all costs incurred in collecting any payments due to Fluid, including, without limitation, reasonable attorneys' fees and court costs.
d. This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns; and, nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.
e. All matters arising out of or relating to this Agreement are governed by and construed in accordance with the internal laws of the State of Minnesota without giving effect to any choice or conflict of law provision or rule (whether of the State of Minnesota or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Minnesota. Any legal suit, action, or proceeding arising out of or relating to this Agreement shall be instituted in the federal or state courts of the State of Minnesota in each case located in Hennepin County and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.
f. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") shall be in writing and addressed to the parties at the addresses set forth on the face of the Order or to such other address that may be designated by the receiving party in writing. All Notices shall be delivered by email, personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile (with confirmation of transmission), or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) upon receipt of the receiving party, and (b) if the party giving the Notice has complied with the requirements of this Section.
g. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
h. Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of this Agreement.

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i. No waiver by Fluid of any of the provisions of this Agreement is effective unless explicitly set forth in writing and signed by Fluid. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement operates, or may be construed, as a waiver thereof. No single or partial exercise of any right, remedy, power or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.
j. Buyer shall not assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Fluid. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves Buyer of any of its obligations under this Agreement.

Subtotal	273,931.19
Tax	0.00
Total	**273,931.19**

Signature **Title** **Date**

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XX		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	6	**Presented By:**	Paul Mogush, Planning Director
Item:	Kwik Trip 108th Ct (DEV #25-116) Conditional Use Permit and Site Plan Requests for a fuel station at 8200 108th Court		

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 FUEL STATION AT 8200 108TH COURT.

MOTION_____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FUEL STATION AT THE LOCATION OF 8200 108TH COURT.

Overview:

Planning Commission:

Planning Commission heard this request at the September 10, 2025 Regular Meeting, at which a public hearing was held. One member of the public was present to speak on this item. The member of the public requested information about the lot location, lighting, transportation, on-site employees, and signage for the proposed project. Staff responded to all questions and discussed a question with Engineering Staff following Planning Commission to confirm east-bound traffic on 109th Ave could do a U-turn at Zealand Ave to return to Hwy 169. The Planning Commission voted unanimously in favor of recommendation of this application (9-0).

Summary:

This request is for a single 24-hour 9,176 square foot fuel station with twenty fuel pumps for vehicles and two diesel fuel pumps intended to serve large vehicles such as semi-trailer trucks. Two land use applications are included with this application: a conditional use permit and a site plan.

The site plan proposes a building, two fuel canopies, parking, internal site circulation, a stormwater pond, and a trash enclosure. 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.

Current Conditions:

Planning and Zoning Information		
	Current	**Proposed**
Land Use Plan	Employment; Development/Redevelopment	No Change
Current Zoning	Business Park (BP)	No Change

Site Area	3.05 acres
Neighborhood	Future Neighborhood 4
Conforms to	Land Use Plan – Yes Zoning Code – Yes
Public Notice	51 Public Hearing Notices mailed
60-Day 120-Day	September 30, 2025 November 29, 2025

Previous Approvals:

This lot was created in 2025 as part of the NorthPark Business Center (Planning Case 25-103).

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. A subdivision was approved earlier in 2025 in the northwest corner of the Northpark Business Center to accommodate a mix of commercial development. The applicant is now seeking to develop a fuel station in line with the intent of the subdivision.

The updated alternative urban areawide review (AUAR) for the NorthPark Business Center was approved in 2024. A fuel station with ten fuel pumps was analyzed and supported by the AUAR's traffic analysis. This AUAR was updated in February 2025 to analyze a fuel station with 16 pumps.

Land Use/Zoning and Overlay:

This property is zoned Business Park and is in the Planned Development Overlay for the North Park Business Center (2015-1193).

Conditional Use Permit:

Fuel stations are a conditional use in the Business Park zoning district (Table 152.609.1). Conditional uses must be reviewed against the standards of the Code (§ 152.305 and § 152.903). The proposed use is evaluated below:

(D) Review Standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.

(1) Consistency with the Comprehensive Plan;

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Employment with a Development/Redevelopment Overlay. Fuel stations are a conditional use in both future land use designations.

(2) *Traffic generation, volume, and safety associated with the use and driveway location on adjacent roads, sidewalks, and trail connections;*

Vehicular access to the site will be provided at three access points, one on Zealand Ave and two on 108th Court. 108th Court will connect to Zealand Ave which will extend from 109th Ave N and Xylon Ave. An Alternative Urban Areawide Review (AUAR) was developed for Northpark. This AUAR analyzed traffic generation from a 16 pump fuel station. This property will be assessed a portion of the costs for a new traffic signal

installed along 109th Ave. The City's Transportation Engineer does not have concerns with traffic generation for this proposal.

Pedestrian connections to the site will be provided by a sidewalk connecting to a trail on 109th Ave N. Sidewalks will also be on Zealand Ave and 108th Court.

There will be sufficient access to and from the site.

(3) ***The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage and lighting;***

The project is proposing 42 parking stalls, with proof of parking for 4 additional stalls if needed in the future, 18 and 20-feet in length on the south and east sides of the building and property. This includes 3 ADA parking stalls. Additionally, the project will include an eight stall bike rack. There will be 20 fuel service points for vehicles on the south side of the property in addition to 2 diesel fuel points on the west side of the property. The application meets the minimum requirements and the intent of the zoning code and the future land use designation.

(4) ***The provision of adequate public infrastructure to the site where the use is proposed;***

The applicant will be extending water and sewer infrastructure from 108th Court. The Operations & Maintenance team reviewed to ensure there was adequate infrastructure to this area of Northpark when the plat was reviewed in early 2025 and for this application. There is sufficient infrastructure capacity for a fuel station at this location.

(5) ***The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood;***

The applicant provided a site plan with a proposal to screen the parking areas and loading areas from the public rights-of-way with vegetation. trees are also proposed between the diesel fuel points and the adjacent property to the west.

(6) ***The degree that the site or building associated with the proposed use meets or exceed the architectural design standards for the district in which it is located;***

The proposed building exceeds the architectural requirements. The zoning code requires 65% of exterior building materials be Class I materials, the proposed development exceeds this requirement with 100% Class 1 materials, primarily red brick with tan stucco and tan soldier course.

(7) ***Compliance with any other applicable section of this chapter or city code.***

Fuel Stations have additional standards listed in 152.903(E) as follows:

a. An evaluation of subsurface conditions, soil resistivity and groundwater table conditions prepared by a professional engineer, licensed by the State of Minnesota.

The applicant has provided a geotechnical analysis which has been reviewed by the Building Department. The Fire Department will witness and inspect installation of the underground fuel tank. In addition, the Minnesota Pollution Control Agency will assign a tank inspector to supervise tank installation.

b. Information that demonstrates compliance with the installation requirements of the requirements of the Minnesota Pollution Control Agency.

The applicant has indicated they will work with the Minnesota Pollution Control Agency.

c. The minimum frontage on any street must be 150 feet for a station with four pump/meter stations or less, and stations with additional pump/meter stations may provide additional frontage and area to provide equivalent and sufficient space for servicing vehicles, off-street parking, safe vehicular approaches into the station, and visibility for pedestrians and drivers.

The frontage of this property exceeds the minimum frontage.

d. Canopies or other weather protection structure (free standing or projecting from a building).

(a) Maximum height. 25 feet.

(b) Lighting.

1. Except for permitted signs, no lighting or the face of the canopy is allowed. This includes a prohibition on backlit panels on the face of the canopy.

2. All lighting installed must be recessed into the canopy and lights must be directed downward and away from adjacent properties in compliance with § 152.1014.

The applicant proposes 20-foot canopies. Lighting is prohibited on the canopies, except approvable signage, all canopy lighting is to be recessed into the canopies.

e. Pump/meter islands.

(a) *Setbacks.*

1. From public right-of-way: 50 feet.

2. Interior side or rear: 40 feet.

3. From a residential district or use: 100 feet.

(b) *Vehicle stacking.*

1. Vehicle stacking for gas pump dispensing must be provided for at least one car beyond the pump island in each direction in which access can be gained to the pump. The required vehicle stacking area for gas dispensing may not interfere with the internal circulation drive aisles or designated parking aisles.

2. Vehicle stacking for gas pump dispensing may not be permitted in any public right-of-way, private access easement, or within the required parking setback area.

The proposed pump/meter islands meet the required setbacks.

The applicant has provided a vehicle stacking diagram which meets the requirements. The applicant acknowledges no parking is permitted in the public right-of-way.

f. All paved areas must be surfaced with concrete or bituminous surfacing to control dust and provide adequate drainage, designed to meet the requirements of a minimum seven-ton axle load.

The applicant proposes concrete and bituminous on site.

g. Layout of the publicly accessible areas on the site may be designed so that the employees of the establishment and any law enforcement personnel inside the business can observe all patrons while they have access to any merchandise offered for sale in the building or are at fuel pumping areas.

According to the applicant, the publicly-accessible portions of the store are designed to allow law enforcement personnel and there is camera monitoring on site.

The required findings of § 152.305 and § 152.903 have been addressed and Staff recommends approval of the conditional use permit.

Site Plan Review:

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

Vehicular Access and Circulation:

Three access points are proposed. One access point is proposed on Zealand Ave, one on 108th Court, and a second on 108th Court on the cul-de-sac. Stop signs are provided at all driveway exits to City streets (§ 152.1020(G)).

A vehicle circulation plan was provided by the applicant. Semi-truck trailers are intended to enter the site Zealand Ave, circulate around the north side of the proposed building, fuel at the diesel canopy on the west side of the site, and exit at the west driveway on the 108th Court cul-de-sac. Emergency vehicles would also be able to circulate the site.

Building and Site Design Standards:

The proposed building meets the setback requirements in the Business Park district (Table 152.608.2).

The minimum height for a principal building on any property must be no less than 15 feet in height as measured from the highest adjacent grade to the top of the roof (§152.608(B)(3)). The proposed building is 24 feet.

This proposal meets building and site design standards (§152.1005).

Impervious Surface:

The impervious surface must not exceed 85% (Table 152.608.1). The site plan proposes impervious surface coverage of 92,040 square feet 69.3%.

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 stormwater wet pond in the southeast corner of the property. The proposed wet pond would be hydrologically connected to the Northpark stormwater system.

The proposed on-site drainage has been reviewed by Engineering staff. Approval of the grading plan is required prior to building permitting.

Staging Area:

A staging area is proposed on the west side of the building. Staging areas visible from public rights-of-way areas must be screened (§ 152.1015(C)).

Off-Street Parking:

46 parking stalls and 2 bicycle parking spaces are required (Table 152.1019.2). The project is proposing 42 parking stalls, with proof of parking for 4 additional stalls if needed in the future, 18 and 20-feet in length on the south and east sides of the building and property. This includes 3 ADA parking stalls. Additionally, the project will include an eight stall bike rack. The proposed parking meets the minimum requirements (Figure 152.1019.2). Additionally, the applicant proposes 20 service points under the fuel canopy on the south side of the site and two diesel points on the west side of the site.

The parking lot landscaping for the proposed site plan must be updated to meet requirements in §152.1020. This application meets the requirement for at least 10% landscaping in of the impervious, interior parking areas (§152.1020(J)(2)).

Pedestrian Connections:

A trail is being installed by others on 109th Ave N and sidewalks are being installed by others on Zealand Ave and 108th Court. The applicant has provided one sidewalk connection to the trail on 109th Ave N as requested by the Operations & Maintenance Department for pedestrian access to the site. A walkway is proposed between the building and the waste enclosure and parking area east of the proposed building. The proposed sidewalk improvements meet pedestrian circulation requirements as prescribed in § 152.1022.

Landscaping:

The proposed landscaping does not meet landscaping requirements as prescribed in § 152.1013. Updates needed are described below.

This application meets the requirement for at least 10% landscaping in of the impervious, interior parking areas (§152.1020(J)(2)). This application also meets the canopy cover requirement for one large or two medium trees per 360 feet of required parking lot area green space (§152.1013(D)(a)).

Open areas landscape require a percentage of the development not be occupied by building or hardscape. These areas are required to be planted with trees, shrubs, flowers, native species or similar plantings as well as sodded or mulched where appropriate. This project is required to provide 15% of open space. This proposal meets this requirement.

Plant diversity requires no more than 25% of any trees be planted from the same family, and no more than 15% of the same species. This proposal meets this requirement.

The applicant proposes street trees along the rights-of-way as required in §152.1013(D)(d).

Foundation Landscape requirements state at least 40% of the perimeter must be sodded or landscaped with approved ground cover with low level plantings in an area of no less than six feet in width. This proposal meets this requirement.

The application must be revised to ensure trees are at least five feet from any gas, electric, telephone, cable TV or other underground utility §152.1013(D)(d)(5)(f).

Architectural Standards:

The applicant provided a code analysis indicating how the building meets requirements in §152.1005(C)(4). The proposed building exterior will be primarily red brick with tan stucco, tan soldier course, and a metal roof.

The façade is made up of 100% Class I materials and exceeds the 65% Class I requirement of § 152.1005.

Utilities:

The proposed utilities have been reviewed by Operations & Maintenance staff. Approval of the utilities plan is required prior to building permitting.

Lighting:

The proposed lighting does not meet lighting requirements as prescribed in § 152.1014.

The applicant must submit a new lighting plan that meets requirements in Table 152.1014.1.

Screening:

The proposed screening meets screening requirements as prescribed in § 152.1024. The site plan proposes adequate screening for the parking areas and loading area (§152.1020)(J)). The applicant has provided adequate screening for the waste enclosure (§152.1028) and rooftop equipment (§ 152.1024).

Outdoor Display:

The applicant proposes display of two ice chests and one propane cage. Outdoor display is allowed and the proposal meets requirements as prescribed in § 152.904(M).

Staff Recommendation:

The required findings of § 152.303 have been addressed and Staff recommends approval of the resolution denying the Site Plan Review for the construction of a fuel station at 8200 108th Court.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

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

Attachments:

4.8A SITE PLAN REVIEW RESOLUTION
4.8B CONDITIONAL USE PERMIT RESOLUTION
4.8C LOCATION MAP
4.8D PREVIOUS APPROVALS
4.8E PLANNING COMMISSION MINUTES
4.8F PLAN SET

RESOLUTION #2025-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108TH COURT.

Planning Commission File # 25-116

WHEREAS, Brent Dusek, of Kwik Trip, has made an application for a Site Plan Review under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Business Park; 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 public hearing who have given their advice and recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review is hereby approved at 8200 108th Court as legally described in the attached EXHIBIT A, because of the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans for this development on file in the City Clerk's office dated September 12, 2025 are approved, subject to the conditions listed below.

1.02 Building elevations for the fuel station dated August 25, 2025 are approved to proceed to building permit, subject to the 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 **$945,200.00**, a cash bond in the amount of **$49,700.00** and a developer's escrow in the amount of **$29,800.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

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

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer

has been released from any further obligation by City Council motion received in writing from the Engineering Department.

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

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

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

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

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

4.07 A copy of this resolution shall be recorded with the Hennepin County Recorder prior to issuance of a building permit.

5.00 CONDITIONS

5.00 Prior to issuance of a Certificate of Occupancy, the Applicant must install stop signs at all driveway exits to City streets in accordance with §152.1020(G) of the zoning code, to the satisfaction of the City Engineer.

5.01 Prior to issuance of a building permit, the Applicant must submit a Landscaping Plan that meets the requirements of §152.1013.

5.02 Prior to issuance of a building permit, the Applicant must submit a Lighting Plan that meets the requirements of §152.1014.

EXHIBIT A

Lot 1, Block 2, Northpark Business Center Ninth Addition, Hennepin County, Minnesota

RESOLUTION #2025-

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FUEL STATION AT THE LOCATION OF 8200 108TH COURT.

Planning Commission File # 25-116

WHEREAS, Brent Dusek, of Kwik Trip, has made an application for a Conditional Use Permit under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Business Park in which fuel stations are conditional 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 public hearing who have given their advice and recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby granted for the operation of a fuel station at 8200 108th Court and as legally described in the attached EXHIBIT A, subject to the following conditions:

1. Prior to the issuance of a building permit, a site plan meeting the conditions of Resolution Approving a Site Plan for the Construction of a Fuel Station at 8200 108th Court must be approved.

2. Prior to issuance of a Certificate of Occupancy, the Applicant must install stop signs at all driveway exits to City streets in accordance with §152.1020(G) of the zoning code, to the satisfaction of the City Engineer.

3. Pursuant to §152.1015(C) of the zoning code, staging areas visible from the public rights-of-way areas must be screened.

4. Signage must comply with all requirements of City Code Chapter 150: Signs.

5. The property must remain compliant with Title VII: Traffic Code of the City's Code.

6. The property must remain compliant with Title IX: General Regulations of the City's Code.

7. The property must remain compliant with Title XI: Business Regulations of the City's Code.

8. The property must remain compliant with the Minnesota State Fire Code.

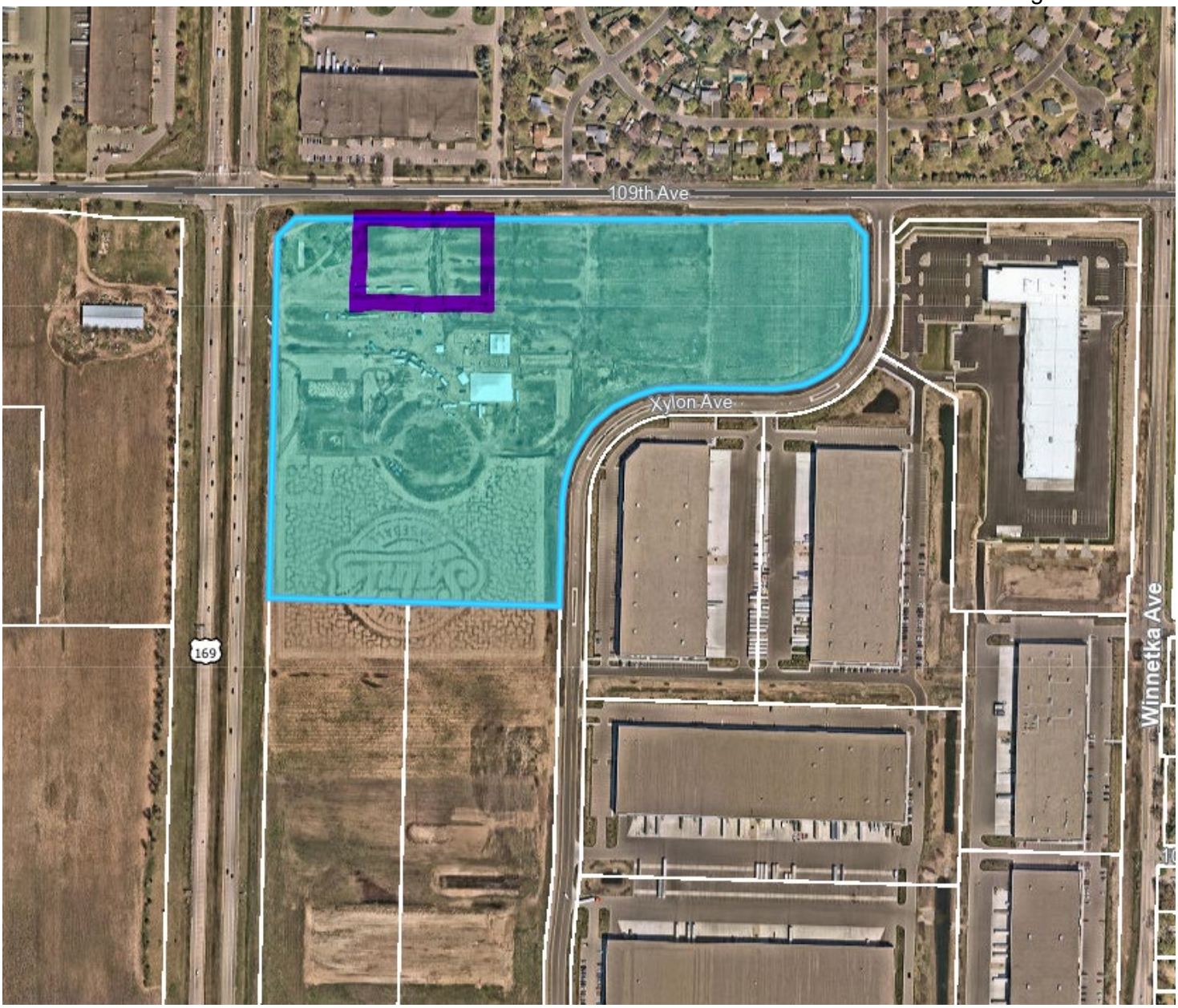
9. This resolution must be recorded with the Hennepin County Recorder's office.

10. If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may include revocation of the permit in accordance with §152.035(H)(1) of the Municipal Code.

This resolution expires one year from the date of approval unless all conditions are met. This resolution must be recorded with the Hennepin County Recorder's office within one year of the date of approval. The approvals can be revoked if not in compliance with the conditions stated above.

EXHIBIT A

Lot 1, Block 2, Northpark Business Center Ninth Addition, Hennepin County, Minnesota.



Conditional Use Permit and Site Plan
Case #25-116 – Kwik Trip 108th Court
Area of Request (August 2024 Air Photo)
8200 108th Court

Brooklyn Park

RESOLUTION #2025-68

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.

The foregoing resolution was introduced by Council Member Klonowoski and duly seconded by Council Member McGarvey.
The following voted in favor of the resolution: Klonowski, Page, McGarvey, Eriksen, Xiong and Winston.
The following voted against: None.
The following were absent: Tran.
The following abstained: None.
Where upon the resolution was adopted.

ADOPTED MAY 2, 2025

HOLLIES WINSTON, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on May 2, 2025.

WITNESS my hand officially as such Clerk and the corporate seal of the city this 6th day of May 2025.

(SEAL)

DEVIN MONTERO, CITY CLERK

RESOLUTION #2025-69

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.

The foregoing resolution was introduced by Council Member Klonowoski and duly seconded by Council Member McGarvey.
The following voted in favor of the resolution: Klonowski, Page, McGarvey, Eriksen, Xiong and Winston.
The following voted against: None.
The following were absent: Tran.
The following abstained: None.
Where upon the resolution was adopted.

ADOPTED MAY 2, 2025

HOLLIES WINSTON, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on May 2, 2025.

WITNESS my hand officially as such Clerk and the corporate seal of the city this 6th day of May 2025.

(SEAL)

DEVIN MONTERO, CITY CLERK

#2025-69

EXHIBIT A

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

RESOLUTION #2025-70

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.

The foregoing resolution was introduced by Council Member Klonowoski and duly seconded by Council Member McGarvey.
The following voted in favor of the resolution: Klonowski, Page, McGarvey, Eriksen, Xiong and Winston.
The following voted against: None.
The following were absent: Tran.
The following abstained: None.
Where upon the resolution was adopted.

ADOPTED MAY 2, 2025

HOLLIES WINSTON, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on May 2, 2025.

WITNESS my hand officially as such Clerk and the corporate seal of the city this 6th day of May 2025.

(SEAL)

DEVIN MONTERO, CITY CLERK

#2025-70

EXHIBIT A

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

RESOLUTION #2025-67

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.

The foregoing resolution was introduced by Council Member Klonowoski and duly seconded by Council Member McGarvey.
The following voted in favor of the resolution: Klonowski, Page, McGarvey, Eriksen, Xiong and Winston.
The following voted against: None.
The following were absent: Tran.
The following abstained: None.
Where upon the resolution was adopted.

ADOPTED MAY 2, 2025

HOLLIES WINSTON, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK

I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on May 2, 2025.

WITNESS my hand officially as such Clerk and the corporate seal of the city this 6th day of May 2025.

(SEAL)

DEVIN MONTERO, CITY CLERK

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – SEPTEMBER 10, 2025

5.2 Planning Case #2025-116 – Kwik Trip 108th Ct. – Conditional Use Permit and Site Plan

Senior Planner Donovan introduced the application for a Conditional Use Permit (CUP) and Site Plan for Kwik Trip on 108th Court. She presented information on the property location, zoning, CUP considerations, Site Plan details, and building elevations. She stated that staff recommends approval of the CUP and Site Plan requests, subject to the conditions included in the staff report.

Dean George, applicant, commented that they had a lot of discussion with staff related to the proposed Site Plan and appreciated the guidance of staff throughout this process.

Commission Chair Cavin opened the public hearing.

Bonnie O'Brien, 8203 109th Place N in Champlin, asked for clarification on the location of the property and whether outlot C would remain vacant. She noticed that the business would be open 24 hours and asked if the employees would also be on-site 24 hours. She referenced the proposed access and exit for the site and was concerned with the path traffic would follow to get back to TH 169. She liked that downcast lighting would be used within the gas canopy areas and asked for more information on the overall lighting for the remainder of the site. She asked for information on signage and when construction is anticipated to begin.

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 the property was subdivided six months ago and provided information on the proposed Kwik Trip property location. She provided details on the proposed traffic circulation for the site.

Planning Director Mogush was unsure if there would be a no U-turn sign installed as part of the 109th project, but noted that he would follow up to provide that information to the resident.

Senior Planner Donovan provided information on the updated lighting plan from the applicant and stated that signage has not yet been provided as part of the application, and therefore, a separate application for signage would be expected to follow.

Mr. George stated that the business will be staffed 24 hours a day by a minimum of two employees. He provided information on the planned construction timeline, noting a delay until the completion of the 109th road project.

Commissioner Borer asked if there would be outdoor picnic tables or seating planned.

Senior Planner Donovan replied that there is a small picnic area planned on the east side of the building.

Commissioner Udomah asked for more information on traffic flow, not only from this business but also from the carwash and other uses.

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – SEPTEMBER 10, 2025

Senior Planner Donovan replied that this site is part of the Northpark Business Center, which completed an AUAR for the entire business center and analyzed the traffic for these specific uses to ensure there would be no issues with congestion. She stated that the new traffic light at Xylon is being installed in anticipation of these uses.

Mr. George commented on changes that were made to the traffic flow since the initial concept to direct all traffic to the signalized intersection.

Commission Chair Cavin commented on the distance between the building and the trash bin.

Mr. George stated that it was the most logical location given the constraints of the site and driveways. He noted that employees would be parking in that area as well.

Commission Chair Cavin asked if sustainability was considered.

Mr. George recognized that it is a changing marketplace, and they continue to analyze the need for EV charging stations. He stated that they have set this site up for easy installation of charging stations should they be added in the future.

Commissioner Fraser asked about the timing of the traffic signal installation.

Senior Planner McDermott replied that it will be part of the 109th reconstruction project, and the light will be installed in 2026.

MOTION FRASER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FUEL STATION AT THE LOCATION OF 8200 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION FRASER, SECOND TURNER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

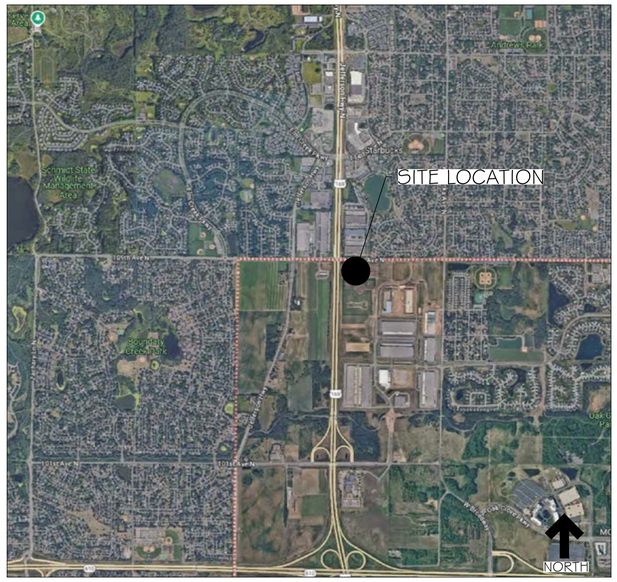
MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on September 22, 2025.

SITE IMPROVEMENT PLANS FOR:

KWIK TRIP #1779
BROOKLYN PARK, MN

SITE LOCATION MAP:



SITE AERIAL MAP:

DRAWING INDEX	
C001	TITLE SHEET
C010	ALTA SURVEY
C020	DEMO PLAN
C180	SITE CIRCULATION PLAN
C181	SITE CIRCULATION PLAN ENLARGED
C182	SITE DIMENSION PLAN
C100	SITE KEYNOTE PLAN
C200	GRADE PLAN
C201	GRADE PLAN DETAIL
C202	GRADE PLAN SPOT DETAIL
C203	GRADE PLAN SPOT DETAIL
C204	ACCESSIBILITY PLAN
C300	STORM SEWER PLAN
C400	UTILITY PLAN
C401	UTILITY NOTES & DETAILS
C402	UTILITY DETAILS
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C800	PHOTOMETRIC SITE PLAN
C801	PHOTOMETRIC RENDERING PLAN

OWNER:
KWIK TRIP INC.
1626 OAK STREET
LA CROSSE, WI 54602
BRENT DUSEK
bdusek@kwiktrip.com
608-351-7118

SITE PLANNER:
INSITES SITE PLANNING
3131 FERNBROOK LN N, SUITE 260
PLYMOUTH, MN 55447
BOB MUELLER
763-383-8400
Bob@InsitesInc.net

CIVIL ENGINEER:
SUNDE ENGINEERING
10830 NESBITT AVE SOUTH
BLOOMINGTON, MN 55437
952-881-3344

ARCHITECT:
VANTAGE ARCHITECTS
750 3RD ST N, SUITE F
LA CROSSE, WI 54601
608-784-2729

DEVELOPER:
KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225,
EDEN PRAIRIE, MN 55344
612-315-1272

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

TITLE SHEET

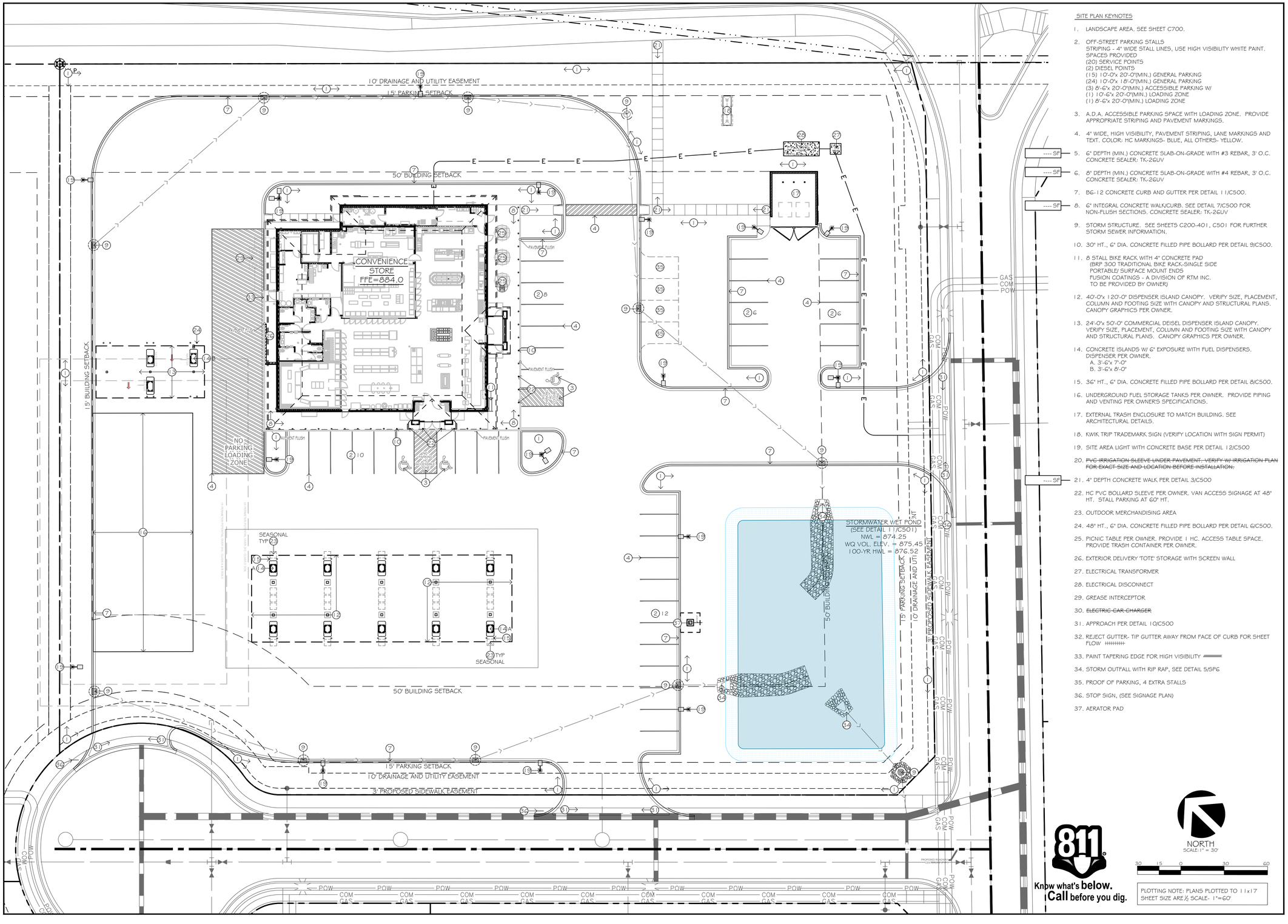
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C001

INSITES 25-013 PM B.D.



SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET C700.
2. OFF-STREET PARKING STALLS
   STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT.
   SPACES PROVIDED
   (20) SERVICE POINTS
   (2) DIESEL POINTS
   (15) 10'-0"x 20'-0"(MIN.) GENERAL PARKING
   (24) 10'-0"x 18'-0"(MIN.) GENERAL PARKING
   (3) 8'-6"x 20'-0"(MIN.) ACCESSIBLE PARKING W/
   (1) 10'-6"x 20'-0"(MIN.) LOADING ZONE
   (1) 8'-6"x 20'-0"(MIN.) LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
5. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV
6. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV
7. BG-12 CONCRETE CURB AND GUTTER PER DETAIL 11/C500.
8. 6" INTEGRAL CONCRETE WALK/CURB. SEE DETAIL 7/C500 FOR NON-FLUSH SECTIONS. CONCRETE SEALER: TK-26UV
9. STORM STRUCTURE. SEE SHEETS C200-401, C501 FOR FURTHER STORM SEWER INFORMATION.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9/C500.
11. 8 STALL BIKE RACK WITH 4" CONCRETE PAD
    (BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE
    PORTABLE/ SURFACE MOUNT ENDS
    FUSION COATINGS - A DIVISION OF RTM INC.
    TO BE PROVIDED BY OWNER)
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 24'-0"x 50'-0" COMMERCIAL DEISEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
14. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
    A. 3'-6"x 7'-0"
    B. 3'-6"x 8'-0"
15. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 8/C500.
16. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
17. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
18. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
19. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12/C500
20. ~~PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.~~
21. 4" DEPTH CONCRETE WALK PER DETAIL 3/C500
22. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
23. OUTDOOR MERCHANDISING AREA
24. 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 6/C500.
25. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
26. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
27. ELECTRICAL TRANSFORMER
28. ELECTRICAL DISCONNECT
29. GREASE INTERCEPTOR
30. ~~ELECTRIC CAR CHARGER~~
31. APPROACH PER DETAIL 10/C500
32. REJECT GUTTER- TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW
33. PAINT TAPERING EDGE FOR HIGH VISIBILITY
34. STORM OUTFALL WITH RIP RAP, SEE DETAIL 5/SPG
35. PROOF OF PARKING, 4 EXTRA STALLS
36. STOP SIGN, (SEE SIGNAGE PLAN)
37. AERATOR PAD

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

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP
KWIK STAR

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FAX (608) 781-8960

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Plymouth, Minnesota 55441
763 . 383 . 8400
insitesmc.net mail@insitesmc.net

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.

Date 12-2024 License No. 19306

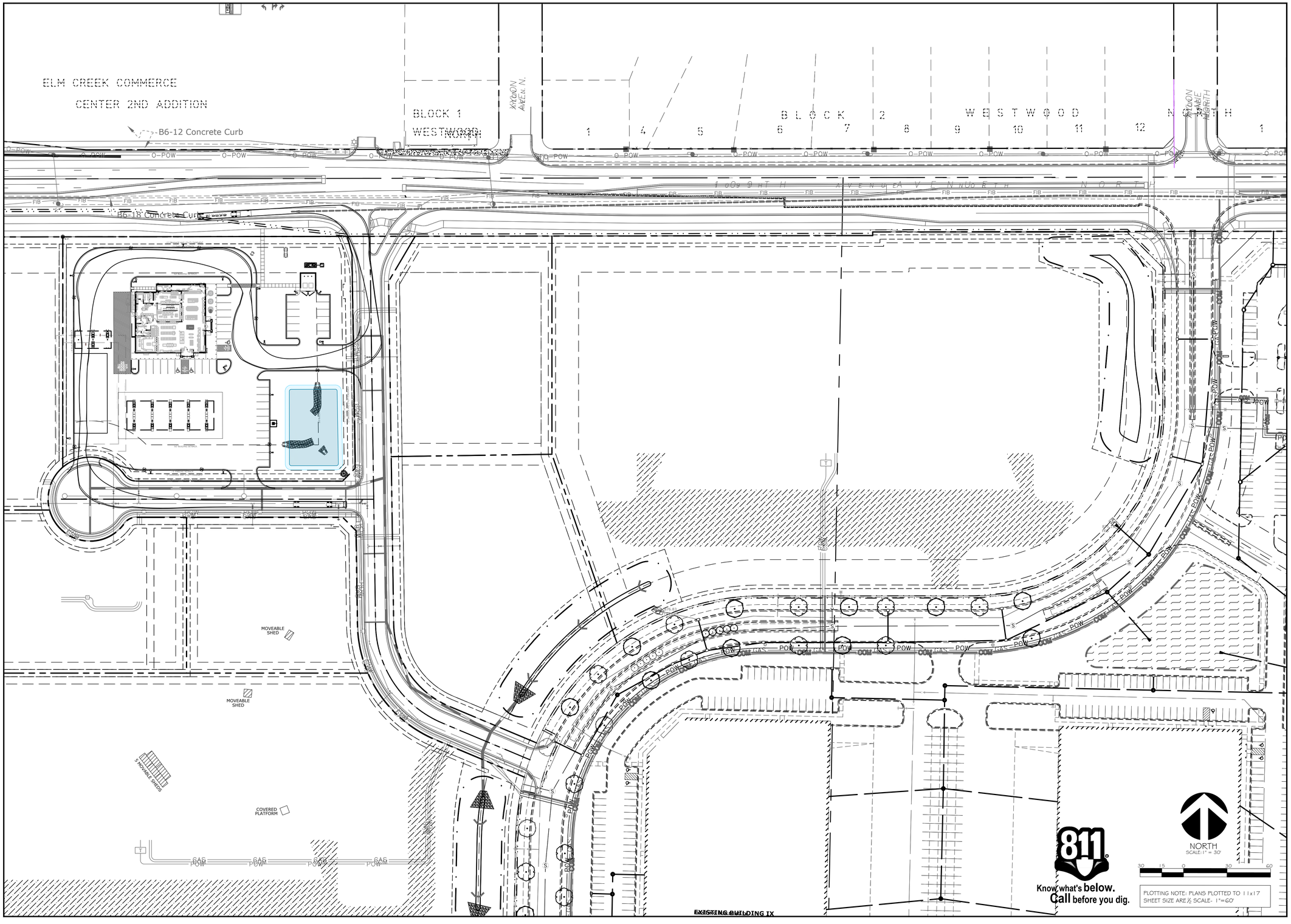
Signed Robert J. Mueller

SITE KEYNOTE PLAN
CONVENIENCE STORE 1779
-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY:
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET **C100**

INSITES 25-01 5 PM B.D.



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SITE CIRCULATION PLAN

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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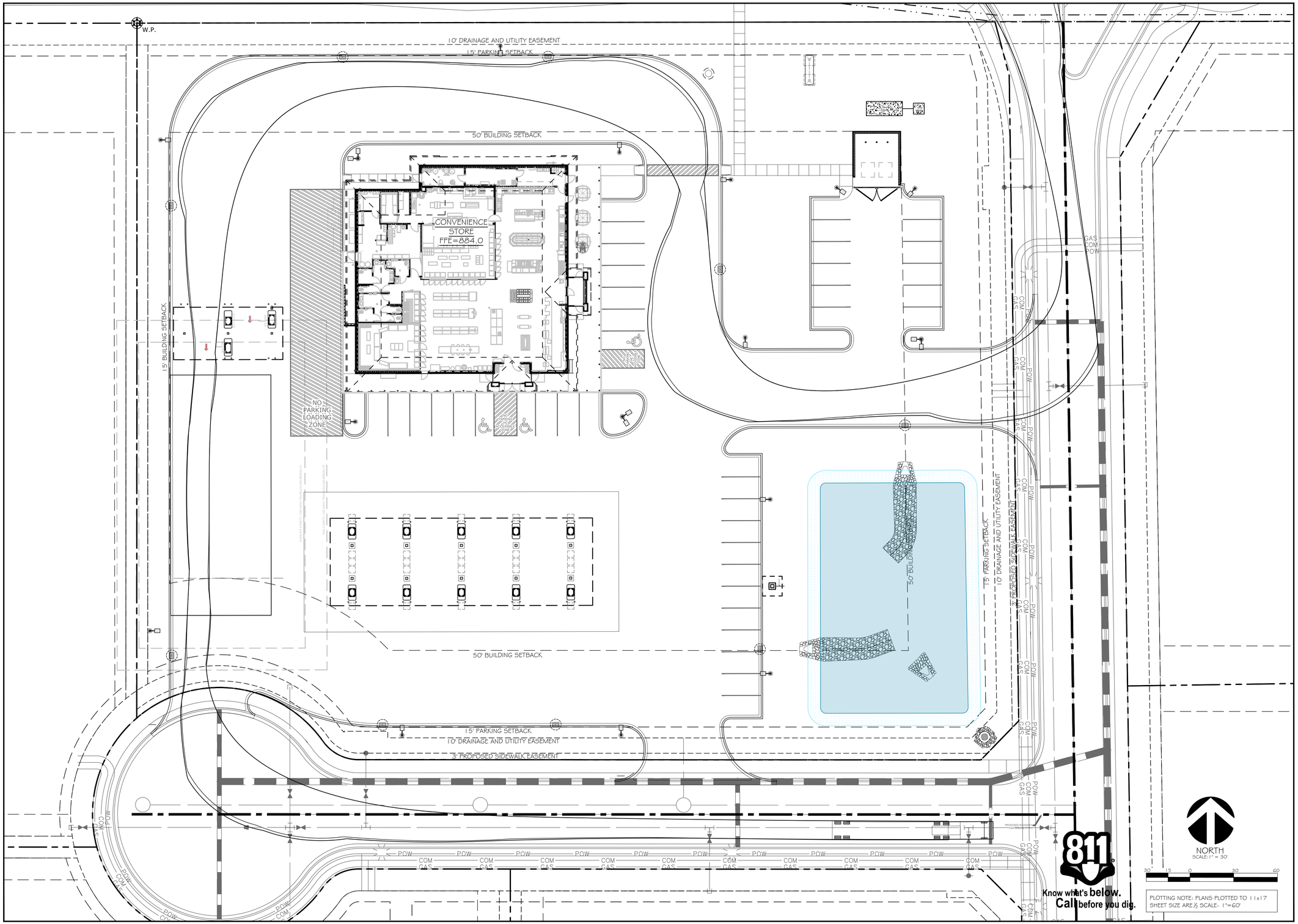
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	XX/XX/XXXX
SHEET	C180

INSITES 25-01 5 PM B.D.



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SITE CIRCULATION PLAN ENLARGED

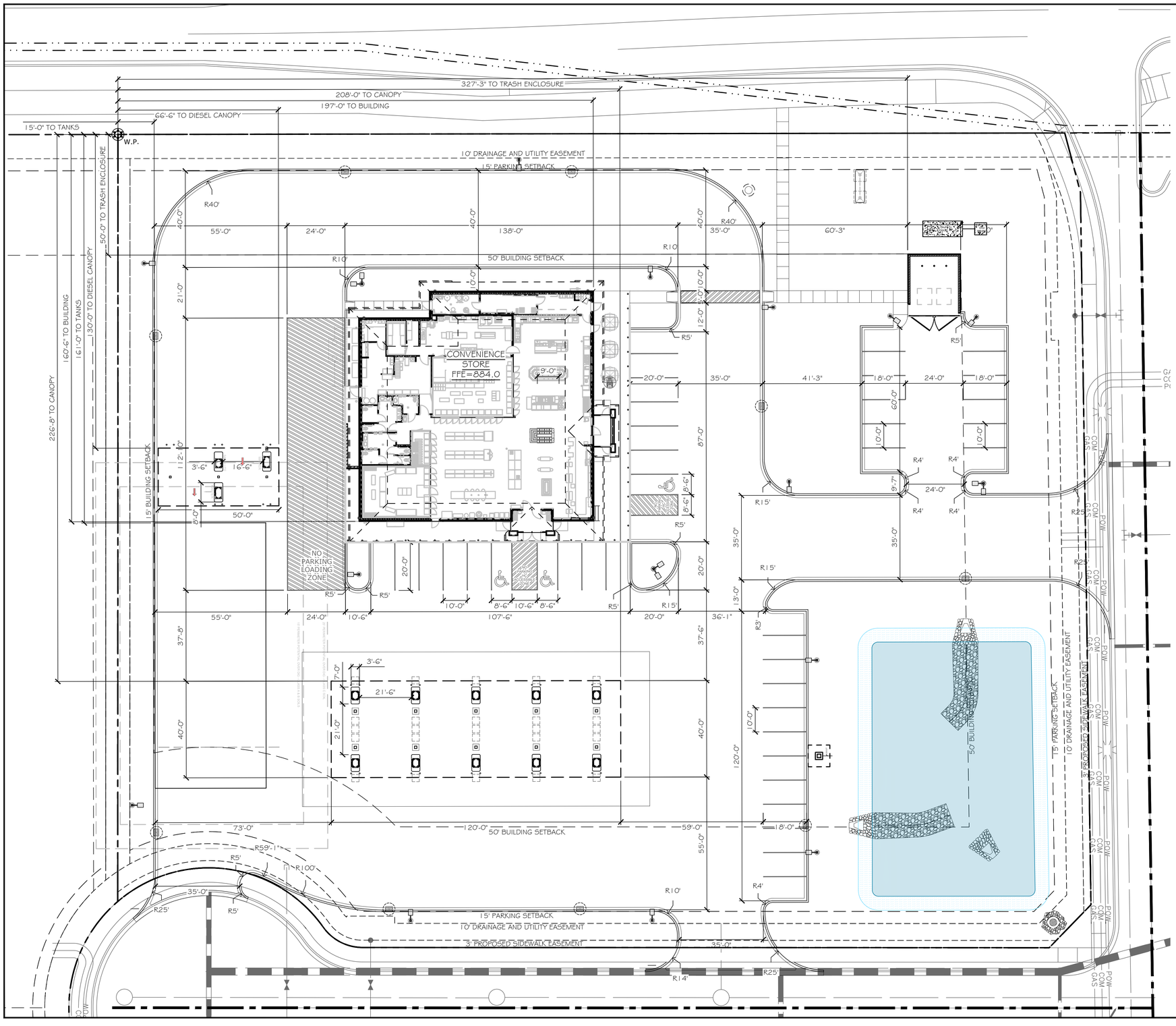
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	XX/XX/XXXX
SHEET	C181

INSITES 25-013 PM, B.D.



CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   KIMLEY-HORN AND ASSOCIATES, INC.
   11995 SINGLETREE LANE, SUITE 225,
   EDEN PRAIRIE, MN 55344
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
   CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
   EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

SITE DATA:

ZONING DISTRICT:	BUSINESS PARK DISTRICT (BP)
TOTAL SITE AREA:	132,720 SF
EX. IMPERVIOUS:	0%
EX. PERVIOUS:	100%
PARKING REQUIREMENTS	
PARKING REQUIRED	1/200 SF OF GROSS FLOOR AREA = 46
PARKING PROVIDED	42 STALLS 20 SRV. PNTS + DIESEL
BUILDING HEIGHTS	
CONVENIENCE STORE	24.5'
CANOPY	20.0'
BUILDING SETBACKS	
FRONT	50'
REAR	50'
SIDE	15'
PROPOSED GREEN AREA:	45,404 SF
PROPOSED HARD COVER:	82,040 SF
PAVED AREA:	74,952 SF
BUILDING AREA:	9,176 SF

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
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FAX (608) 781-8960

insites
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Date 12-2024 License No. 19306

Signed Robert J. Mueller

SITE DIMENSION PLAN

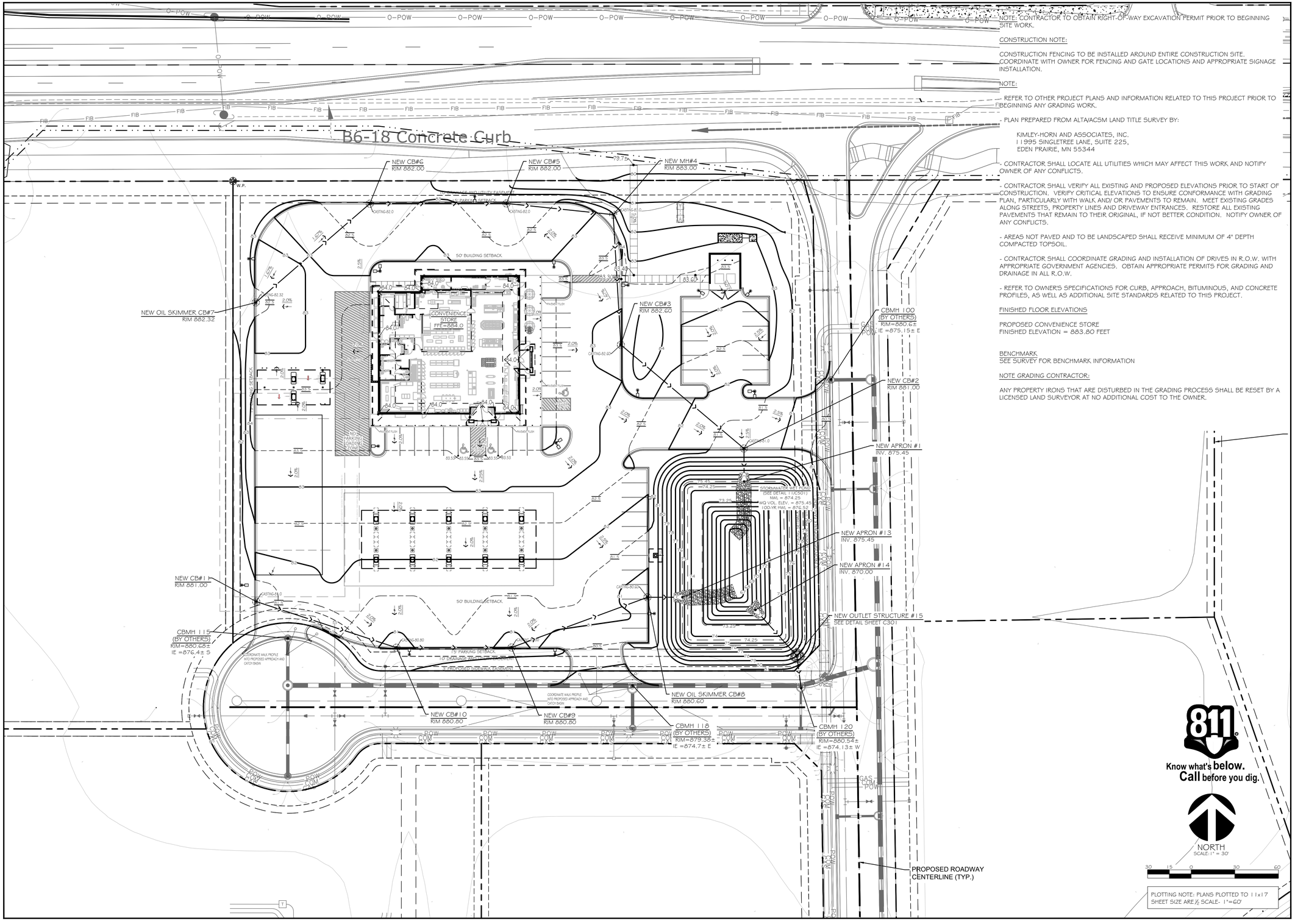
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	XX/XX/XXXX
SHEET	C182

INSITES 25-013 PM B.D.



NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:

  KIMLEY-HORN AND ASSOCIATES, INC.
  11995 SINGLETREE LANE, SUITE 225,
  EDEN PRAIRIE, MN 55344

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION = 883.80 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK INFORMATION

NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

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GRADE PLAN

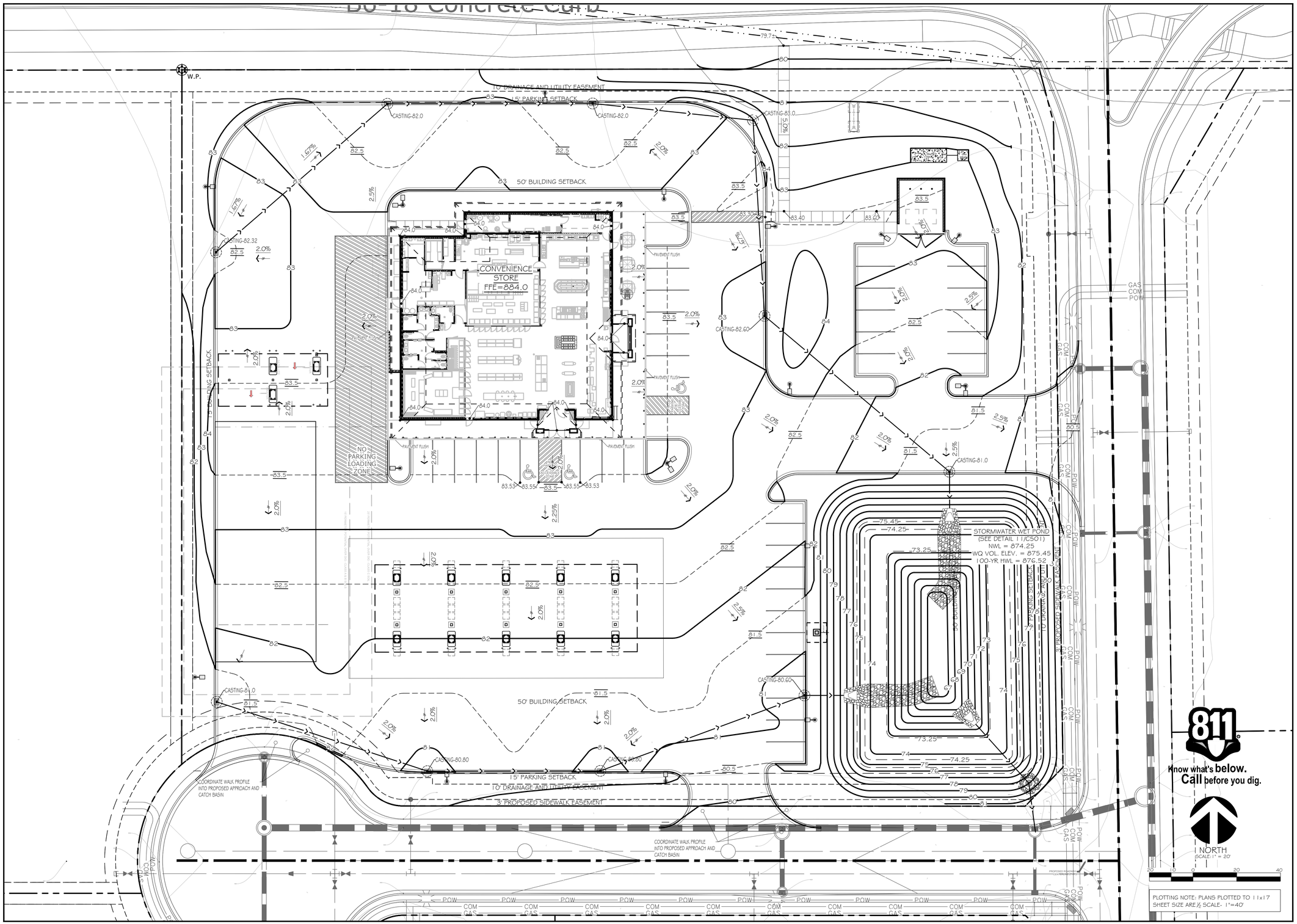
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET **C200**

INSITES 25-013 PM B.D.



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Date 12-2024 Reg. No. 19306

Signed Robert J. Mueller

GRADE PLAN

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
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-	11SEP25	CITY COMMENTS V2

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

NORTH
SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=40'

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET **C201**

INSITES 25-0113 PM BD

GOPHER STATE ONE CALL

WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

PROPOSED PLAT OF LOT 1 BLOCK 2 NORTHPARK BUSINESS CENTER

109TH AVENUE N
RIGHT-OF-WAY

CITY OF BROOKLYN PARK NOTES:

1. STORMWATER MAINTENANCE AGREEMENT REQUIRED (RECORD WITH HENNEPIN COUNTY)
2. APPLY FOR THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NPDES PERMIT)

KEYNOTES:

① – Minnesota Rules Section 310.5: All storm sewer inlets to the storm water pond must have inverts at or above the water–quality elevation of the pond as determined by the applicable City or Watershed District design requirements.

② – CLASS III RIPRAP TO POND BOTTOM.

NEW CB#6
RIM 882.00
INV. 876.63

NEW CB#5
RIM 882.00
INV. 876.35

NEW MH#4
RIM 883.00
INV. 876.13

S89°54'38"W 392.42

94 LF 15" H.D.P.E. @ 0.30%

74 LF 18" H.D.P.E. @ 0.30%

90 LF 18" H.D.P.E. @ 0.30%

67 LF 8" PVC @ 1.0% (48" BURY OR INSULATE PIPE)

2GLF 10" PVC @ 1.0% (48" BURY OR INSULATE PIPE)

104 LF 12" PVC SCH 40 @ 0.30%

24 LF 6" PVC SCH 40 @ 1.05% (48" BURY OR INSULATE PIPE)

35 LF 6" PVC SCH 40 @ 1.05% (48" BURY OR INSULATE PIPE)

35 LF 8" PVC SCH 40 @ 1.05% (48" BURY OR INSULATE PIPE)

DRAIN BASIN
INV. 877.39

57 LF 6" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

34 LF 8" PVC @ 1.00% (48" BURY OR INSULATE PIPE)

64 LF 8" PVC @ 1.00% (48" BURY OR INSULATE PIPE)

49 LF 4" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

NEW OIL SKIMMER CB#7
RIM 882.32
INV. 876.94
(SEE DETAIL)

CONVENIENCE STORE
FFE=884.0

OVERFLOW ROOF DRAINS WITH DOWNSPOUTS TO 8" NYLOPLAST DRAIN BASIN W/ STANDARD GRATE. DOWNSPOUT MUST BE OPEN TO THE AIR.

NEW CB#3
RIM 882.60
INV. 875.86

83 LF 6" PVC SCH 40 @ 1.05% (48" BURY OR INSULATE PIPE)

111 LF 18" H.D.P.E. @ 0.30%

21 LF 6" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

10 LF 8" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

10LF 4" PVC @ 1.05% (TYP.) (48" BURY OR INSULATE PIPE)

68 LF 6" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

880.2
SB-PARCEL 5

50' BUILDING SETBACK
15' PARKING SETBACK
10' DRAINAGE AND UTILITY EASEMENT
3' PROPOSED SIDEWALK EASEMENT

COORDINATE DRIVEWAY GRATE AND CASTING TYPE WITH NORTHPARK NW CORNER MIXED USE DEVELOPMENT

CBMH 100
(BY OTHERS)
RIM=880.6±
IE =875.15± E

NEW CB#2
RIM 881.00
INV. 875.53

23 LF 18" H.D.P.E. @ 0.35%

NEW APRON #1
INV. 875.45

STORMWATER WET POND
(SEE DETAIL 11/C501)
NWL = 874.25
WQ VOL. ELEV. = 875.45
100-YR HWL = 876.52

NEW APRON #13
INV. 875.45

NEW APRON #14
INV. 870.00

42 LF 15" H.D.P.E. @ -4.88%

NEW OUTLET STRUCTURE #15
SEE DETAIL SHEET C301

23 LF 15" RCP @ 0.52%

CONNECT TO CBMH 120 PER NORTHPARK NW CORNER MIXED USE DEVELOPMENT PLAN AT INV. ELEV. = 874.13. FIELD VERIFY SIZE, LOCATION, AND ELEVATION PRIOR TO CONSTRUCTION.

101 LF 12" SCH-40 PVC @ 0.31%

NEW CB#11
RIM 881.00
INV. 876.40

COORDINATE DRIVEWAY GRATE AND CASTING TYPE WITH NORTHPARK NW CORNER MIXED USE DEVELOPMENT

CBMH 115
(BY OTHERS)
RIM=880.68±
IE =876.4± S

13LF 4" PVC @ 1.05% (TYP.) (48" BURY OR INSULATE PIPE)

22LF 6" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

44LF 4" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

21 LF 6" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

51 LF 8" PVC @ 1.05% (48" BURY OR INSULATE PIPE)

47 LF 10" PVC SCH 40 @ 1.00% (48" BURY OR INSULATE PIPE)

LAT=N045° 09' 03.17"
LONG=W093° 23' 19.98"

79 LF 15" H.D.P.E. @ 0.31%

100 LF 18" H.D.P.E. @ 0.31%

24 LF 18" H.D.P.E. @ 0.33%

S89°58'50"E 284.60

NEW OIL SKIMMER CB#8
RIM 880.60
INV. 875.53
(SEE DETAIL)

NEW CB#10
RIM 880.80
INV. 876.08

NEW CB#9
RIM 880.80
INV. 875.84

CBMH 118
(BY OTHERS)
RIM=879.38±
IE =874.7± E

CBMH 120
(BY OTHERS)
RIM=880.54±
IE =874.13± W

COORDINATE DRIVEWAY GRATE AND CASTING TYPE WITH NORTHPARK NW CORNER MIXED USE DEVELOPMENT

NORTH

20 10 0 20 40

KWIK TRIP

KWIK STAR

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LACROSSE, WI 54602-2107
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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.

Brian H. Munstadt

Brian H. Munstadt

DATE:09/11/25 REG. NO.: 23468

STORMWATER POND AND SEWER PLAN
CONVENIENCE STORE 1779
BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/21/25	CITY COMMENTS
-	09/11/25	CITY COMMENTS V2

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	JUNE 25, 2025
SHEET	C 00

KWIK TRIP P.M. B.D.

STORM DRAINAGE:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"–ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified top elevation at the front rim.

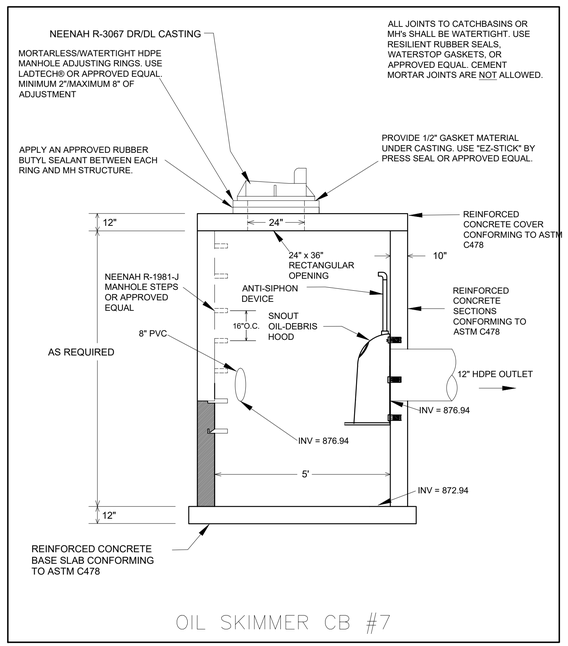
3. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press–Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping may be made by appropriate use of wyes and bends (see Minnesota Rules part 4714.706). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid–core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push–on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Minnesota Rules part 4714.605.2.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open–trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with Minnesota Rules part 4717.719 and 4714.1101.13. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4–inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R–1914–A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O–ring rubber gasket (also referred to as a confined O–ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety–trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6–inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1107.

HDPE REQUIREMENTS:

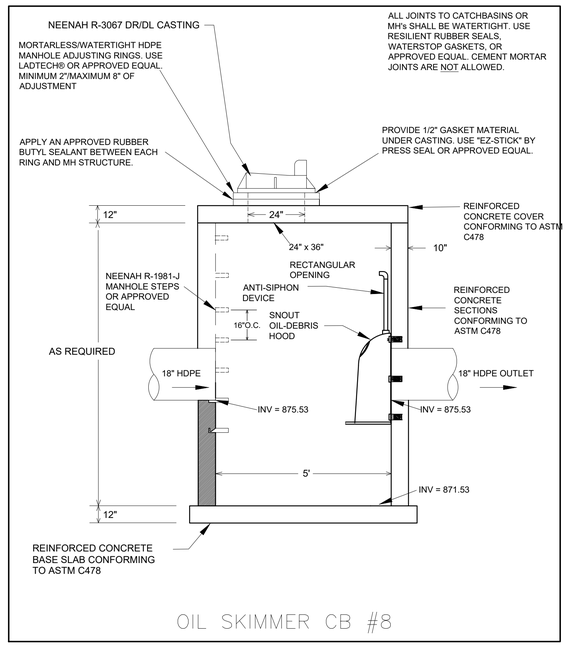
1. Install dual–wall, smooth interior, corrugated high–density polyethylene (HDPE) pipe at locations indicated on the plan. High–density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual–wall, smooth interior, corrugated high–density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4–inch to 10–inch diameter. Dual–wall, smooth interior, corrugated high–density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12–inch to 60–inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water–tight joints must be used at all connections including structures in conformance with ASTM F2510.
5. HDPE pipes must be listed and labeled.
6. HDPE pipes must be installed with a minimum 10–feet separation from water piping and may not cross above water service lines (see UPC Section 720.1).
7. HDPE pipes must not be installed within 10 feet of building. The connection between HDPE and a different pipe material must be made by means of an approved transition coupling for the specific application.
8. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press–Seal or Kor–N–Seal "Watertight Connector", Cast–A–Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
9. HDPE pipe installation must be open–trench on a continuous granular bed per ASTM D2321 and manufacturer's installation instructions. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
10. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

Building storm sewers shall be tested in accordance with Minnesota Rules part 4714.712 or the Hydrostatic Test Method from the City Engineers Association of Minnesota. The Hydrostatic Test Method, provisions E2 and E3, as specified in Standard Utilities Specifications for Watermain and Service Line Installation and Sanitary Sewer and Storm Sewer Installation, written and published by the City Engineers Association of Minnesota, 2018 edition, is incorporated by reference. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.

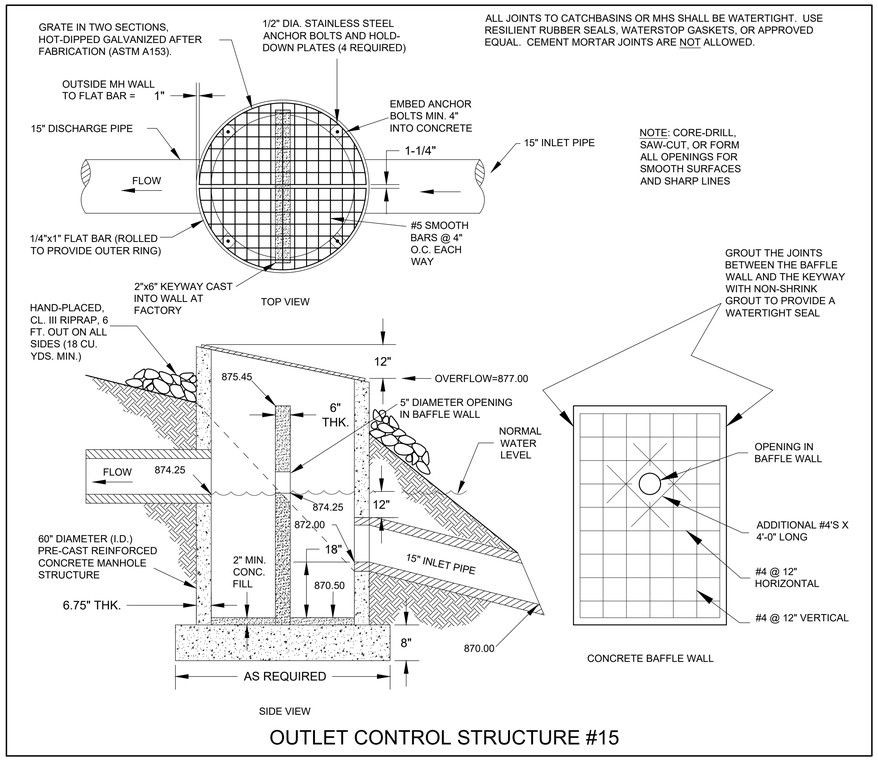
13. Drainlite: In accordance with Minnesota Rules part 4714.1101.4.6, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F667) on all drainlite. Install drainlite with high permittivity circular knit polymeric filament filter sock per ASTM D6707–01. MnDot 3733 Type I sewn seam non–woven fabric shall not be used. Drainlite pipe directly connected to the storm sewer is classified as storm sewer. Drainlite inlet elevations to the catch basins must be above the storm sewer outlet elevations.
14. Use Neenah R–3067–DR/DL casting with curb box, or approved equal, on CB #2, CB #3, CB #5, CB #6, CB #7, CB #8, CB #9, CB #10, and CB #11. Casting shall include the "DUMP NO WASTE. DRAINS TO FRESH WATER." environmental notice.
15. Use Neenah Foundry Co. R–1642 casting with self–sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
16. Trace Wire: Install locating wires on all conductive and non–conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE–insulated copper–clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3–Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade–level/in–ground trace wire access boxes and drive–in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
17. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3–inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non–ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color–Code standard for identification of buried utilities. Use Pro–Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
18. In no case shall water from roofs be allowed to flow upon the public sidewalk (see Minnesota Rules part 4714.1101.2). This shall include the discharge from all rainwater conductors, including overflow roof drains.
19. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Hi–40 plastic foam insulation.
20. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
21. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
22. Televise all existing lines prior to connection.
23. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as–built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
24. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.



OIL SKIMMER CB #7



OIL SKIMMER CB #8



OUTLET CONTROL STRUCTURE #15

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Brian R. Munkstock
DATE: 09/11/25 REG. NO.: 23468

STORM SEWER DETAILS 1
CONVENIENCE STORE 1779
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/11/25	CITY COMMENTS
-	09/11/25	CITY COMMENTS V2

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	JUNE 25, 2025
SHEET	C301

KWIK TRIP P.M. B.D.

GOPHER STATE ONE CALL

WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

109TH AVENUE N
RIGHT-OF-WAY

S89°54'38"W 392.42

EXISTING FIRE HYDRANT

NEW FIRE HYDRANT, 6" AUXILARY VALVE, AND 6" HYDRANT LEAD.

SAN. S. CLEANOUT RIM = 882.51 INV = 875.69

8"X8"X6" TEE

6" GATEVALVE AND POST INDICATOR

2"X6"X8" TEE

94LF 6" PVC SAN. S. @ 1.1%

SAN. S. CLEANOUT RIM = 882.50 INV. = 874.66

43LF 6" PVC SAN. S. @ 1.1%

43LF 6" PVC SAN. S. @ 1.1%

ELECTRIC SERVICE LOCATION

8" PVC C900 WATER

TRANSFORMER AND CT CABINET PAD LOCATION

2" CURBSTOP AND VALVE BOX

SAN. S. CLEANOUT RIM = 883.25 INV. = 874.19

GAS SERVICE AND METER LOCATION

SAN. S. CLEANOUT RIM = 883.00 INV = 876.16

6" FIRE PROTECTION SERVICE AND FIRE DEPT. CONNECTION

2" DOMESTIC WATER SERVICE AND METER LOCATION

TELEPHONE SERVICE LOCATION

FIRE HYDRANT (BY OTHERS)

40LF 6" PVC SAN. S. @ 1.1%

6" PVC C900 WATER

GREASE TRAP. REFER TO PLUMBING PLANS.

STORE
FFE=884.0

92LF 6" PVC SAN. S. @ 1.1%

2" COPPER WATER (OR APPROVED DQUIVALENT)

SAN. S. CLEANOUT RIM = 883.70 INV = 876.60

9,176 SQ.FT.

SAN. S. CLEANOUT RIM = 883.15 INV. = 873.18

6" PVC SAN. S. INV @ BLDG = 877.00

16LF 6" PVC SAN. S. @ 2.5%

PLAT OF LOT 1 BLOCK 2 NORTHPARK

COORDINATE NEW UG GAS SERVICE WITH UTILITY COMPANY

COORDINATE NEW UG TELEPHONE SERVICE WITH UTILITY COMPANY

INSULATE SANITARY SEWER WITH LESS THAN 7.5-FEET OF COVER. INSULATE 147 LF 6" PVC SANITARY SEWER SERVICE IN ACCORDANCE WITH CITY STANDARDS.

NO PARKING LOADING ZONE

SB-PARCEL 5

92LF 6" PVC SAN. S. @ 1.1%

N0°01'02"E 317.89

8" PVC C900 WATER

COORDINATE NEW UG ELECTRIC SERVICE WITH UTILITY COMPANY

COORDINATE WITH UTILITY COMPANY ON REMOVING AND RE-ROUTING OVERHEAD UTILITY LINES

BUSINESS CENTER

SAN. S. CLEANOUT RIM = 882.37 INV = 872.17

92LF 6" PVC SAN. S. @ 1.1%

8" PVC C900 WATER

A SAN. S. MH
TOP = 880.52
INV. = 871.16

FIRE HYDRANT (BY OTHERS)

10LF 6" PVC SAN. S. @ 1.0%

CONNECT TO EXISTING 8" PVC WATER STUB. FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.

CONNECT TO 6" PVC STUB AT INV. ELEV. = 871.06± (PER PLAN). FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.

96.57 R=58.00 Δ=95°23'43"

19.12 R=20.00 Δ=54°45'56"

3.33

N0°01'10"E 13.00

S89°58'50"E 284.69

24.85 N44°09'18"E

31LF 6" PVC SAN. S. STUB @ 1.00% (BY OTHERS)

PROPOSED 10TH COURT NORTH

SS-11 (BY OTHERS) RIM=879.71 IE=870.75 W/N/S IE=870.65 E

PROPOSED 10TH AVENUE

NORTH

20 10 0 20 40

Due to the shallow depth of the street sewer and the long distance to the proposed connection, it is impractical to construct the proposed sanitary sewer service at a 2 percent slope. Therefore, the proposed sanitary sewer service shall be constructed with a slope of not less than 1 percent in accordance with Minnesota Rules part 4714.0708.1. The number of fixture units allowed on the 6-inch building sewer shall not exceed 576 drainage fixture units. The number of fixture units allowed on the 4-inch building sewer shall not exceed 172 drainage fixture units. See Minnesota Rules part 4714.717 and table 703.2.

KEYNOTES:

(1) – LOWER WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING. SEWER PIPE WITHIN 10 FEET OF THE CROSSING MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING IN ACCORDANCE WITH MN RULES 4714. WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF CROSSING. TEST ALL PORTIONS OF THE STORM SEWER SYSTEM WITHIN 10 FEET OF THE CROSSING IN ACCORDANCE WITH MN RULES 4714.1109.

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KWIK STAR

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Brian H. Murdstock

Brian H. Murdstock

DATE: 09/11/25 REG. NO.: 23468

TILIT PLA
CO E IE CE STORE 1779
- BROOKL PARK, I ESOTA

NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/21/25	CITY COMMENTS
-	09/11/25	CITY COMMENTS V2

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	JUNE 25, 2025
SHEET	C400

KWIK TRIP PRP B.D.

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a developer plan set by Kimley Horn, dated 4/15/2025. The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. Trenching standards require protective systems on trenches deeper than 5 feet. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Do not expose workers to the dangers of being struck by material and equipment. Keep soil and other materials at least 2 feet from the edge of any trenches. Trenches must be inspected by a competent individual, be free of standing water and atmospheric hazards, and have a safe means of entering and exiting before allowing a worker to enter. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the tie connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket numbers and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. Grading for all sidewalks and accessible routes, including driveway crossings, shall conform to current State and Federal Americans with Disabilities Act (ADA) requirements. In accordance with ADA Section 403.3, slopes shall not exceed exceed 2% cross slope or 5% in the direction of travel. Sidewalk access to external building doors shall be ADA compliant. Accessible parking stalls shall not exceed 2% slope in any direction.
38. Curb ramps on accessible routes shall comply with sections 405 and 406 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
39. Accessible parking spaces shall include the International Symbol of Accessibility complying with ADA Section 703.7.2.1 painted in the center of the parking space, 4-ft. high. Hatch handicapped access aisles with white 4-inch wide painted stripes 18-inches on center and at 45 degree angles to the stalls.
40. Accessible parking spaces shall be provided in accordance with Minnesota Rules 1341.0502 A117.1 Section 502.
41. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
42. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
43. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
44. Obtain permits from the City for work in the public right-of-way.
45. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
46. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
47. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
48. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
49. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2018, or the latest revised edition.
50. These plans, prepared by Sunde Engineering, PLLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
51. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
52. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
53. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
54. See architectural for building waterproofing and foundation drainage.
55. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
56. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
57. Provide as-builts in accordance with City and Watershed District requirements. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
58. In order to document and verify acceptance for adequate storm water treatment, provide a post-construction as-built survey in accordance with City and Watershed District requirements for all storm water infrastructure. This as-built survey shall include, but is not limited to, locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts; all basin/swale grades; pipe inlets, outlet pipes and structures; emergency overflows, orifices, weirs; pipe sizes; draintile elevations and sizes; ponds, tanks, infiltration or filtration basins; and any associated storm water infrastructure.
59. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, deflection tests on all HDPE pipe.
60. Property Corners: Take care during construction and excavation in order to protect survey markers, monuments, and/or property irons.

WATER DISTRIBUTION SYSTEM:

1. Secure all permits and pay all fees prior to the start of construction. Obtain permits from the City for work in the public right-of-way.
2. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for the water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.
3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules part 4714.720 and 4714.721. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination in accordance with Minnesota Rules part 4714.609.6. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.701. Only ASTM D1785, D2665, F891, or F1488 Schedule 40 PVC may cross above or less than 12 inches below potable water lines (see Minnesota Rules part 4714.720.1). No joints or connections are allowed on the water line within 10-feet of the crossing.
4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect the completed watermain with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules part 4714.609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with Minnesota Rules part 4714.609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry: The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health: The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.604.2).
9. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PVC water service pipe under or within any building, structure, or part thereof.
10. Polyethylene (PE) Building Water Services must comply with the requirements of AWWA Standard C901; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PE water service pipe under or within any building, structure, or part thereof. PE pipe ranges in nominal size from 3/4 in. (19 mm) through 3 in. (76 mm) and conforms to the outside-diameter (OD) dimensions of iron pipe size (IPS). PE tubing ranges in size from 3/4 in. (19 mm) through 2 in. (51 mm) and conforms to the OD dimensions of copper tube size (CTS).
11. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.604). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
12. Polyethylene Sheet Or Tubes For Corrosion Protection Of Buried Ductile Iron: Polyethylene encasement is required on all buried ductile iron pipe, fittings, valves, and other appurtenances. Polyethylene encasement must comply with AWWA C105/ANSI A21.5. Use V-Bio Enhanced Polyethylene Encasement (www.mcwaneductile.com) or approved equal.
13. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
14. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 316 stainless steel, or approved equivalent.
15. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 316 stainless steel, or approved equivalent.
16. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Oriseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
17. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and place 4 cubic yards of crushed rock around the hydrants with a tag stating the need for the hydrants to remain plugged. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 316 stainless steel, or approved equivalent.
18. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
19. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
20. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
21. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
22. Lead Content: All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. See Minnesota Rules part 4714.604.2. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.1.4).
23. Indicator posts shall be UL/ULC listed and FM approved. Use Mueller A-20806, or approved equal. Indicator posts shall be tapped for tamper switch installation. Coordinate the tamper switch installation, wiring, and underground conduits with the electrician. Install a padlock on the post indicator and provide keys to the Owner.
24. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
25. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wye fittings may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5) because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must use ASTM F656 purple primer and ASTM D2564 cement in accordance with Minnesota Rules part 4714.605.2.2. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with Minnesota Rules part 4714.719. Install cleanouts for pipes 4-inch and over in size at intervals not to exceed 100 feet in straight runs and for each aggregate horizontal change in direction exceeding 135 degrees. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer in accordance with the Minnesota Rules Sections 4714.712 and 4714.713. Concrete manholes and sewer lines shall be tested by negative pressure in accordance with ASTM C1214-19, ASTM C1244-17, or the Hydrostatic Test Method in section 1107.2.3(b). Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.ssisealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Grease Interceptor: The grease interceptor shall be readily accessible. Manhole risers for grease interceptor tanks shall be provided with a substantial, fitted, gas-tight cover of concrete, steel, cast iron or other approved material. Manhole covers shall terminate at or above grade and shall have an approved locking device. A minimum 4x6-inch permanent label shall be affixed to the manhole cover, identifying the interceptor tank with the words GREASE INTERCEPTOR.
11. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
12. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
13. The minimum depth of cover for sanitary sewer without insulation is 7.5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 7.5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
14. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
15. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
16. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
17. Televise all existing lines prior to connection.

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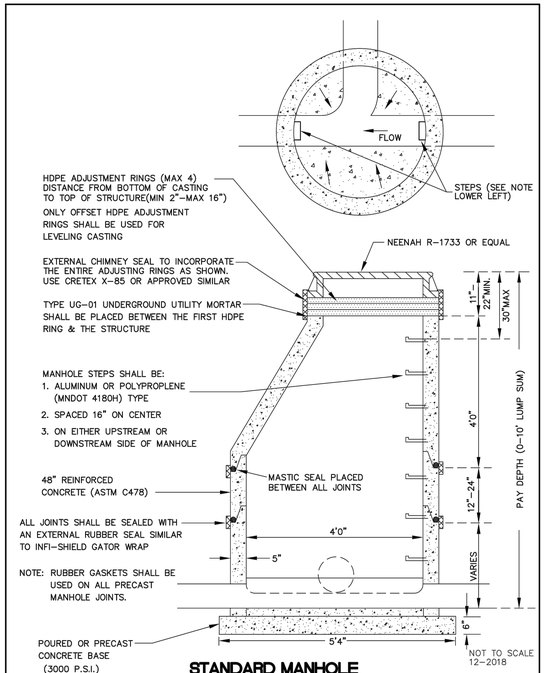
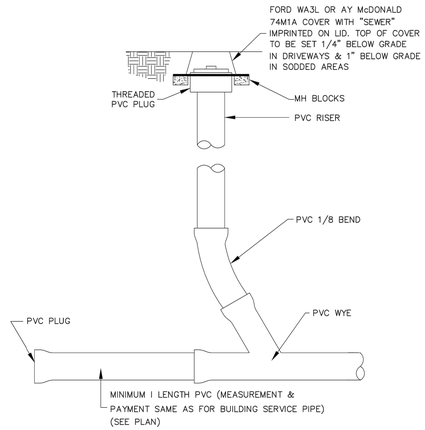


NOT TO SCALE
12-2018

STANDARD MANHOLE DETAIL DRAWING S-1 CITY OF BROOKLYN PARK

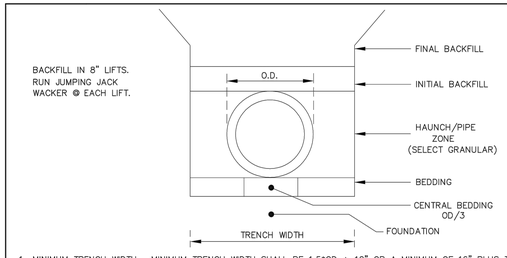


NOTE : LUMP SUM BID PRICE TO INCLUDE :
1. PVC WYE
2. 1/8TH PVC BEND
3. PVC RISER
4. PVC PLUG
5. 4", 6" OR 8" SDR 26 PVC PIPE
6. THREADED PVC PLUG
7. 2 MH BLOCKS
8. COVER W/ LOCKING LID

SIZE OF CLEAN-OUT STRUCTURE SHALL BE THE SAME AS SERVICE PIPE

NOT TO SCALE
3-2007

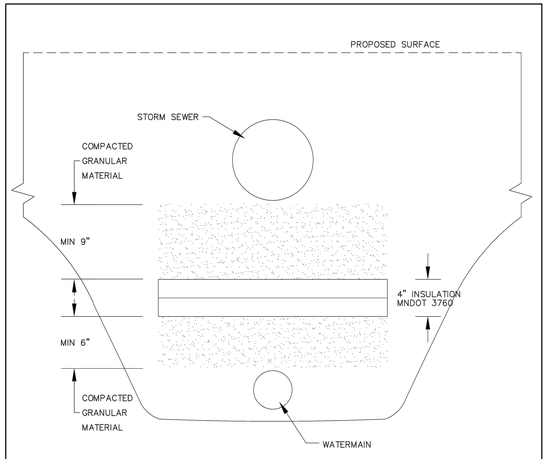
CLEAN - OUT STRUCTURE DETAIL DRAWING S-8 CITY OF BROOKLYN PARK



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.

NOT TO SCALE
1-2018

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



NOT TO SCALE
4-96

WATERMAIN INSULATION DETAIL DRAWING W-6 CITY OF BROOKLYN PARK

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www.sundecivil.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.

Brian H. Munnstock

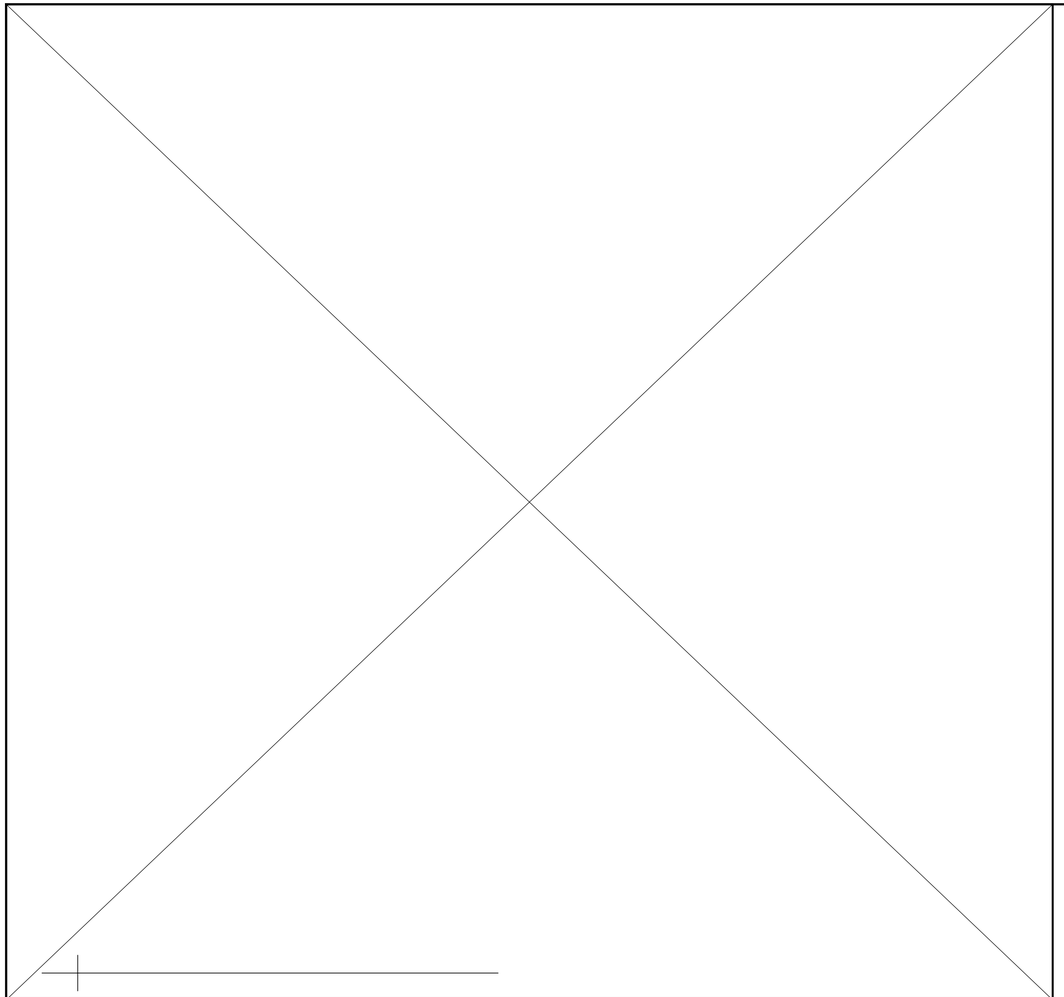
Brian H. Munnstock
DATE: 09/11/25 REG. NO.: 23468

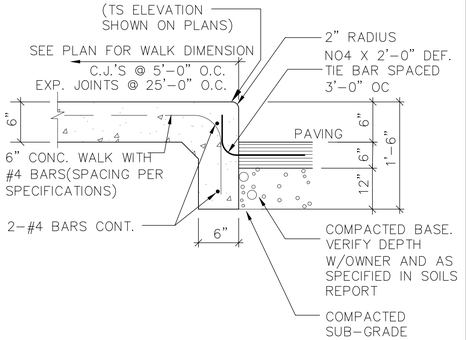
UTILITY DETAILS
CONVENIENCE STORE 1779
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/21/25	CITY COMMENTS
-	09/11/25	CITY COMMENTS V2

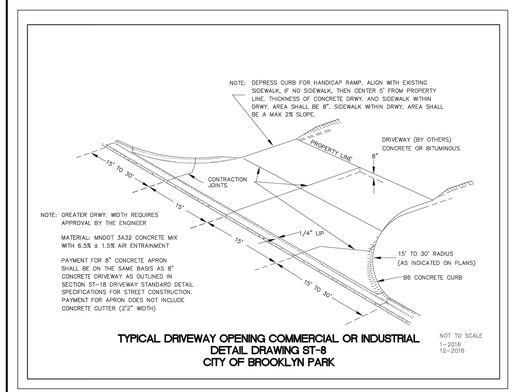
DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	JUNE 25, 2025
SHEET	C402

KWIK TRIP PM B.D.

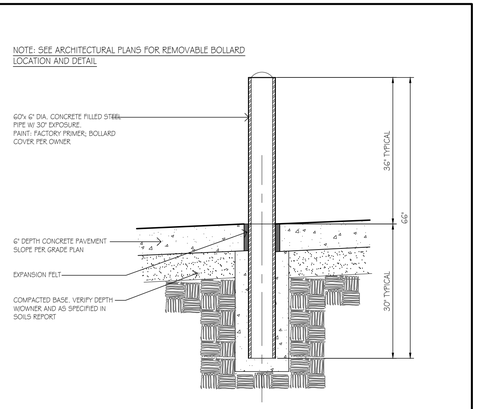




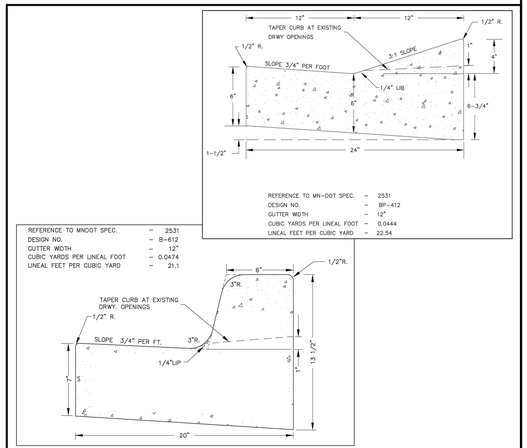
7 | C500 | SIDEWALK/ CURB DETAIL
NOT TO SCALE



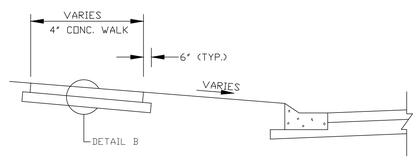
10 | C500 | CONCRETE APPROACH DETAIL
NOT TO SCALE

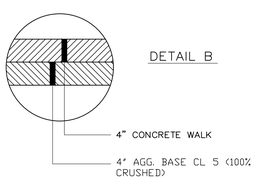


8 | C500 | 36" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"



11 | C500 | CONCRETE CURB DETAIL
NOT TO SCALE

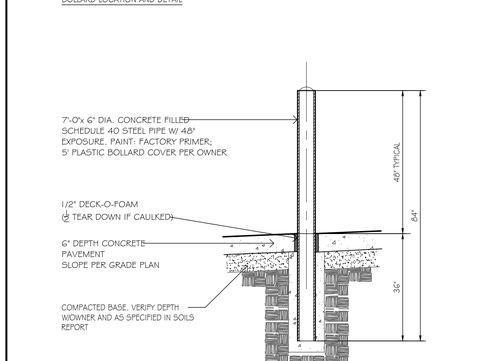




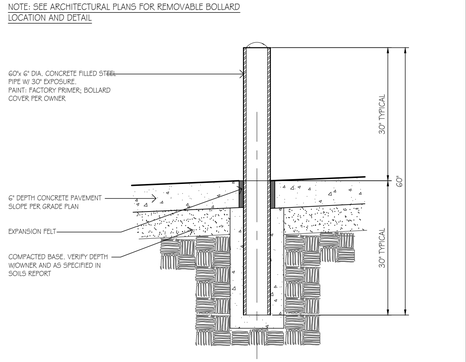
NOTES:

1. 8' THICK CONCRETE SIDEWALK AT ALL DRIVEWAYS
2. PLACE PEDESTRIAN CURB RAMPS AT ALL INTERSECTIONS.
3. PROVIDE EXPANSION JOINT MATERIAL AT MAX. 60 FOOT SPACING.
4. PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH EDGES OF WALK, WHERE WALK IS CONTAINED BETWEEN FIXED OBJECTS.

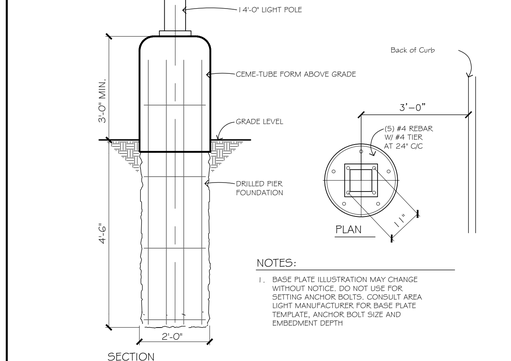
3 | C500 | CONCRETE WALK/ PAD DETAIL
NOT TO SCALE



6 | C500 | 48" HEIGHT PIPE BOLLARD
SCALE - 1/2"= 1'-0"



9 | C500 | 30" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"



NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

12 | C500 | ROUND AREALIGHT FOUNDATION
SCALE - 1/2"= 1'-0"

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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.

Date 12-2024 Reg. No. 19306

Signed Robert J. Mueller

SITE PLAN DETAILS

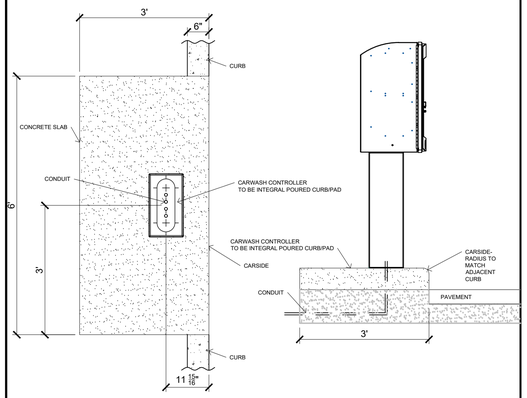
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

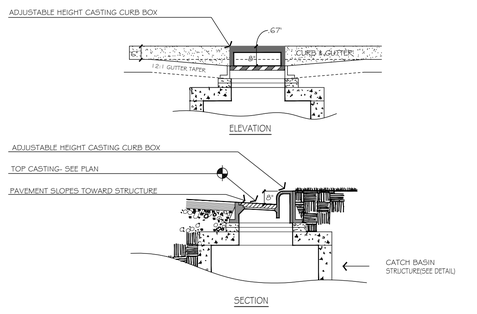
DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET **C500**

INSITES 25-013 PM B.D.

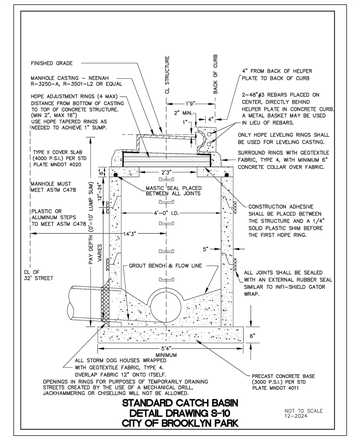


1 | C501 | CAR WASH PAY STATION | NOT TO SCALE

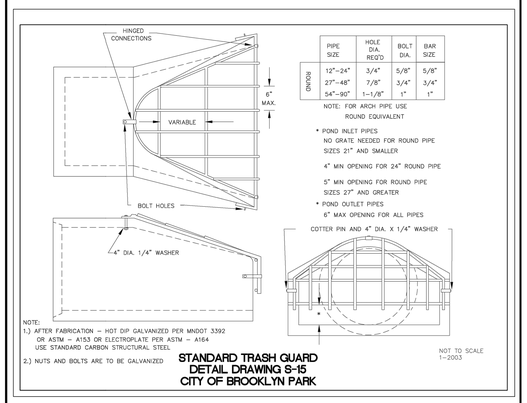
NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 8" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO.)



4 | C501 | CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS) | NOT TO SCALE



7 | C501 | STANDARD STORM SEWER CATCHBASIN | NOT TO SCALE

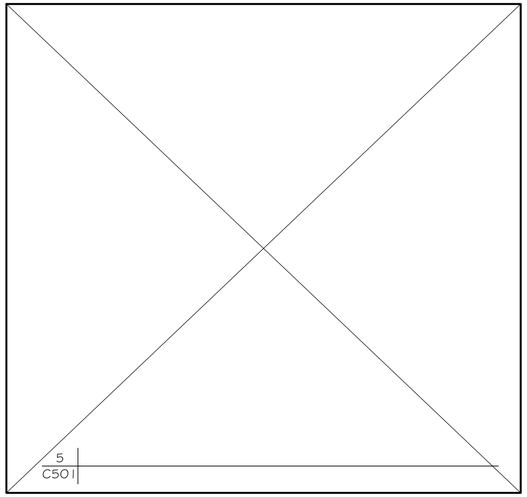


ROUND	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
	12"–24"	3/4"	5/8"	5/8"
	27"–48"	7/8"	3/4"	3/4"
	54"–90"	1–1/8"	1"	1"

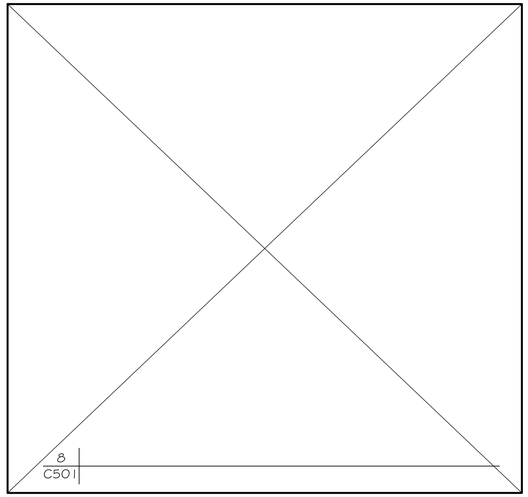
NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

- 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

2 | C501

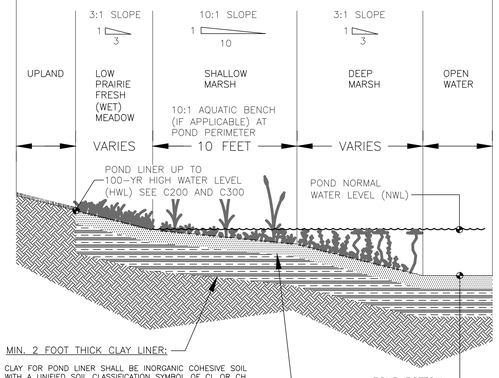


5 | C501



8 | C501

SEED MIXTURES IN ACCORDANCE WITH LANDSCAPE PLAN



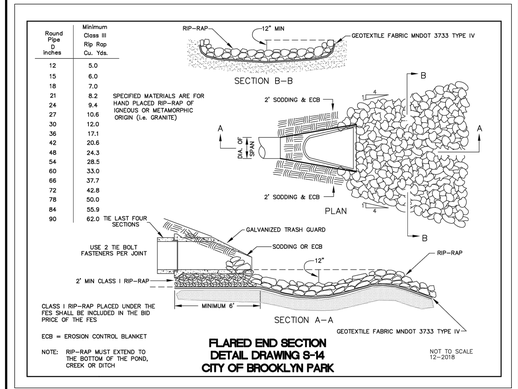
MIN. 2 FOOT THICK CLAY LINER:

CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION SYMBOL OF CL OR CH MEETING THE FOLLOWING CRITERIA:

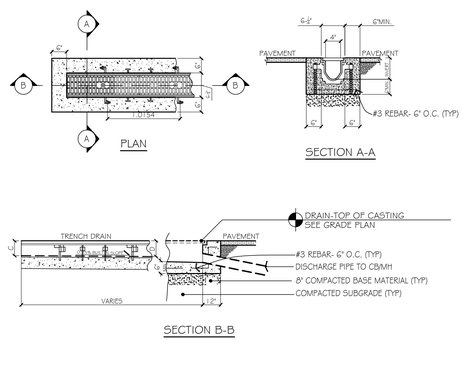
- LIQUID LIMIT (LL): LL > 25 WITH NONE LESS THAN 20.
- PLASTICITY INDEX (PI): PI > 12 WITH NONE LESS THAN 10.
- PERCENT FINER THAN #200 SIEVE: > 50% (WET SIEVE).
- PERCENT FINER THAN 1 INCH: > 95%.
- MAXIMUM PARTICLE SIZE: 2 INCH (DRY SIEVE).
- LINER THICKNESS: 2.0 FEET MIN.
- COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY AND 90% FOR MODIFIED PROCTOR.
- MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- SMOOTH DRUM COMPACTION EQUIPMENT IS NOT ALLOWED FOR CLAY COMPACTION.
- CLAY SHALL BE PLACED IN LIFTS OF NO GREATER THAN 6" PRIOR TO COMPACTION.
- CLAY SHALL BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS. MAXIMUM CLOD SIZE IS 4".

SUBCUT 8 INCHES BELOW THE PROPOSED FINISHED GRADE. BACKFILL WITH HYDRIC/ORGANIC SOIL TO FINISHED GRADE. PREPARE AND SEED THE HYDRIC SOIL MATERIAL AS SOON AS PRACTICAL IN ORDER TO MINIMIZE THE NATURAL GERMINATION OF UNDESIRABLE REED CANARY GRASSES.

11 | C501 | POND CROSS-SECTION | NOT TO SCALE

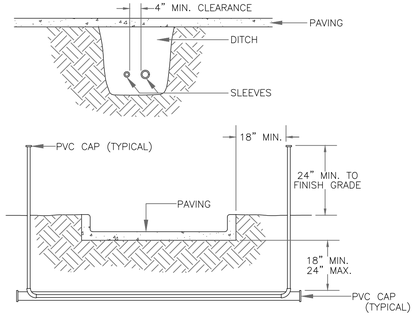


3 | C501



TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 860GN

6 | C501 | Z 886 TRENCH DRAIN DETAIL | SCALE - 1/4"= 1'-0"



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

9 | C501 | TYPICAL SLEEVING | NOT TO SCALE

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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.

Date 12-2024 License No. 19306

Signed Robert J. Mueller

SITE PLAN DETAILS

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C501

INSITES 25-013 PM B.D.

CENTER-ZING ADDITION

B6-12 Concrete Curb

B6-18 Concrete Curb

Estimated Preliminary Erosion Control Quantities

(actual quantities subject to change)

Item	Quantity	
Rock Construction Entrance	255	SQ. YD.
Silt Sack	20	TOTAL STRUCTURES
Erosion Control Blanket (basin)	2,034	SQ. YD.
Rip Rap	XXX	CU. YD.
Silt Fence	1,186	L. FT.
Rock Filtration Dikes	XXX	L. FT.
Bio Roll/Erosion Log	207	L. FT.

Note: for maintenance purposes contractor shall all sufficient quantities for repair and replacement of erosion control devices throughout all phases of the projects construction.

RECEIVING WATER - MISSISSIPPI RIVER
LOCATED WITHIN 2 MILES FROM SITE

PROJECT DATA

PROJECT START DATE	MARCH 2026
PROJECT COMPLETION DATE	OCTOBER 2026
SITE AREA DATA	
TOTAL SITE AREA	132,726 SF
PRE-CONSTRUCTION IMPERVIOUS AREA	0 SF
POST-CONSTRUCTION IMPERVIOUS AREA	87,623 SF
APPROX. AREA OF LAND DISTURBANCE	100%
SITE RUNOFF COEFFICIENT (CN)	
PRE-CONSTRUCTION	39
POST-CONSTRUCTION	78
SOIL DATA	
SURFACE SOIL	HUBBARD LOAMY SAND, HSG A
SUB-SURFACE SOIL	--
DEPTH OF GROUND WATER	--FT
DOWN-STREAM TRIBUTARY	MISSISSIPPI RIVER WATERSHED

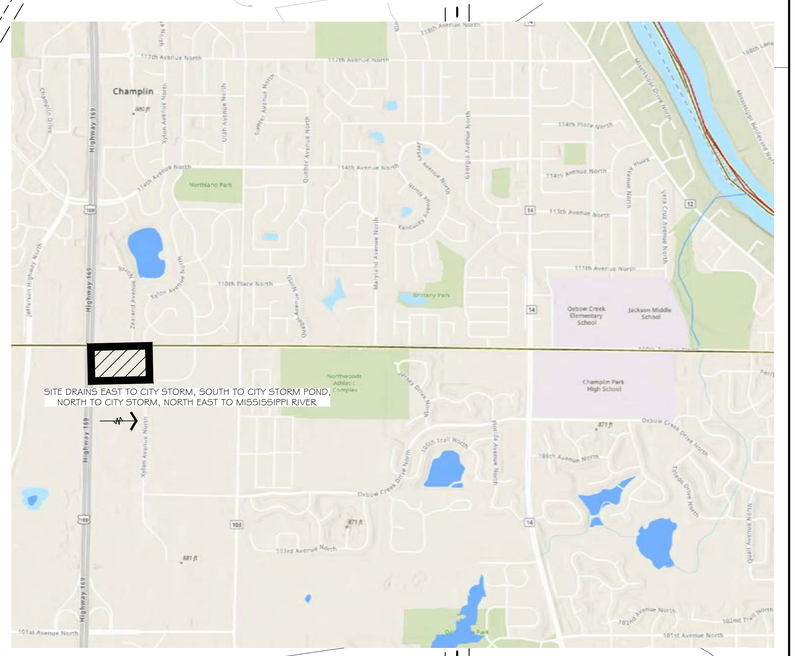
ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE TO STATE AND DNR TECHNICAL STANDARDS

-ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS SWP2-4 FOR MORE INFORMATION.

CONTACT BRENT DUSEK
KWIK TRIP INC.
1626 OAK STREET
LACROSSE, WI 54602
608-351-7118



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

NORTH
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net

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.

Date 12-2024 Lic. No. 19306
Signed
Robert J. Mueller

EROSION CONTROL PLAN

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C600

INSITES 25-013 PM B.D.

GENERAL STORMWATER POLLUTION PREVENTION:

Apply for and obtain the General Storm Water Permit for Construction Activity from the Minnesota Pollution Control Agency.

Storm Water Pollution Prevention Plan (SWPPP): The SWPPP includes this narrative, Plan Sheets C500-501 and CG00, and the Storm water Management Calculations. Keep a copy of the SWPPP, all changes to it, and inspections and maintenance records at the site during the construction. During the construction process the SWPPP will have to be amended to the changes performed by the contractor. the owner shall be aware of the amendments prior to changes made in the SWPPP. All notes, photographs, recorded dates, sketches, references, and diagrams will have to be recorded and made available as part of the SWPPP permit.

Individual(s) preparing the SWPPP for the project, overseeing implementation of the SWPPP, revising and amending the SWPPP, and at least one individual on the project performing installation, inspection, maintenance, and repairs of BMP's must be trained. The training must be done by a local, state, federal agencies; professional organization; or other entities with expertise in erosion prevention, sediment control, or permanent Storm water management. Training information and those certified must be noted in the SWPPP. Documentation of this information must be included in the SWPPP or made available within 72 hours. All trained individuals must be identified, including DESIGNER, INSTALLER and INSPECTOR.

Responsible Parties: The contractor must designate a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction.

CONTACT BRENT DUSEK
KWIK TRIP INC
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LACROSSE, WI 54602
608-351-7118

The owner is responsible for identifying who will have responsibility for the long term operation and maintenance of the permanent storm water management systems.

SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION :

Contractor shall ensure a trained person will oversee the installation of all devices. Name and certification of individual(s) responsible for installation shall be in the SWPPP. those individuals include those overseeing implementation and/or performing or supervising the installation.

1. Prior to any work, contractor shall visit the site, document existing conditions as necessary(photos, notes, etc) and note existing drainage patterns on and off site that are related to the project. Installer and inspector of the SWPPP shall determine on site if there are additional ways to create buffer zones and or phasing of the project construction to limit the extent of exposed soils. If this is determined to be helpful, the SWPPP shall be amended accordingly. These notes and changes shall be part of the SWPPP.

2. Install all temporary erosion and sediment control measures including silt fence, rock construction entrance(s), erosion control berms, rock filters, silt sacks, rock /earth berms, and sedimentation basins. Protect all receiving waters, catch basins, ditches, inlets etc. in and around the site. All protective and preventative measures must be in place and inspected prior to beginning site clearing, grading, or other land-disturbing activity.

3. Prior to beginning site clearing and grading, protect all storm sewer inlets that receive runoff from disturbed areas. In order to prevent sediment from leaving the site and entering the downstream storm sewer system, seal all storm sewer inlets that are not needed for site drainage during construction. Protect all other storm sewer inlets by installing sediment control devices, such as silt sacks, or rocked filtration logs/weirs. Straw bales or fabric under the grates are not acceptable forms of inlet protection. Protect new storm sewer inlets as they are completed. Maintain storm sewer inlet protection in place until all sources with potential for discharging to the inlets are stabilized.

4. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site When at all possible contractor shall designate only one access point for vehicles entering and exiting the site. The rock on the entrance will have to be inspected daily and replaced or rock supplemented by the contractor when over 50% of the voids in the rock are filled. A cleaning station should be made available to drivers and visibly signed to see. Provide shovels, brooms and/or hose with a wash out area so soils can be removed from vehicles on site.

5. Avoid entire removal of trees and surface vegetation all at once whenever possible as this limits the amount of site susceptible to erosion. Schedule construction zones and note this on the SWPPP in order to expose the smallest practical area of soil at any given time. Utilize vegetation removed by on site grinding and mulching and using this material to protect the soil from erosion.

6. Areas That Discharge to Special or Impaired Waters: As a general rule for areas draining less than 10 acres, additional or alternative measures shall take place which include but are not limited to installing multiple lines of silt fence, constructing small basins/sediment collection ditches, vegetative strips, tarps, mulching or forms of temporary vegetation. Following initial soil disturbance or re-disturbance, complete permanent or temporary stabilization against erosion due to rain, wind, and running water within 7 calendar days on all disturbed or graded areas. This requirement does not apply to those areas that are currently being used for material storage on a daily basis or for those areas on which grading, site building, or other construction activities are actively underway. Provide temporary cover on all stacked topsoil piles, and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Stockpiles can be mulched,covered with poly or fabric, and or seeded during prolonged exposure. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed green-space areas with a minimum of 4" topsoil immediately after final sub-grade completion. Seed and mulch, or sod and protect these areas within 48 hours after completion of final grading work (weather permitting). Stabilize all disturbed areas to be paved using early application of gravel base. Stabilize the normal wetted perimeter of any temporary or permanent drainage ditch that conveys water from the construction site, or diverts water around the construction site, within 200 lineal feet from the property edge, or within 200 feet from the point of discharge to any surface water. Stabilize temporary or permanent drainage ditches within 24 hours of connecting to a surface water. Protect outfalls minimum of 200feet down stream and to the side of the discharge point. Additional settling "pots" achieved by filter logs or filtered stick bales staked in the channel will dissipate the water energy. Provide pipe outlets with temporary or permanent energy dissipation within 24 hours of connection to a surface water.

7. Receiving Waters - It is the contractors responsibility to inspect the site discharge point as well as downstream to the receiving body of water(pond, lake, stream, etc.) on a regular basis including after each storm event and document if any differences or changes in normal in discharge and if material is leaving the construction site. If so it shall be documented and removed immediately. Contractor shall be aware of DNR "water restrictions" during specified fish spawning time frames and all exposed soil areas that are within 200 feet of the waters edge, and drain to these waters must complete the stabilization activities within 24 hours of the restriction period.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

POLLUTION CONTROL:

1. Designate a Concrete Wash-out and truck wash area:
   Make it visible in the field to vehicle operators and note this on the SWPPP.

   a. When washouts occur on the site, concrete washout water must be contained in a leak-proof containment facility or impermeable liner. Liquid and solid wastes may not touch the ground and there must not be runoff from the concrete washout operations or areas.

   b. Limit external washing of trucks and other construction vehicles to a defined area preferably before the construction access/exit point. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.

2. Solid Waste: Properly dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes in compliance with Minnesota Pollution Control Agency requirements.

3. Hazardous Materials: Properly dispose of all waste and unused building materials (including garbage debris, cleaning wastes, oil, gasoline, paint, wastewater, toxic materials, and hazardous materials) off-site. Do not allow waste and unused building materials to be carried by runoff into a receiving channel or storm sewer system. Properly store oil, gasoline, paint, and other hazardous materials in order to prevent spills, leaks, or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.

4. Machinery: and mechanized equipment that leaks waste shall have a protective barrier or containment under the device adequate to contain the waste. Properly dispose of the waste.

5. Emergency spill station: Contractor shall locate and sign an emergency spill station that has necessary containment or cleanup devices for all workers to access.

EROSION CONTROL :

Apply necessary moisture to the construction area and haul roads to prevent the spread of dust.

Contractor shall utilize coarsely ground wood and tree mulches to cover exposed soils. Mulches shall be stored on site to supplement and use in problem areas during all phases of the construction project.

Contractor shall uses star tack or other organic substances in situations to prevent soil from eroding away by wind or rain.

Whenever possible contractor shall grade areas of soil to limit potential of erosion, to include tracking perpendicular to fall line of grades as well as diverting water flows from problematic areas on the site.

Seeding, fiber blankets, poly/tarps or cover mulches, disked mulches and compost can be used to cover temporarily exposed areas from wind and rain. Other methods by the contractor shall be documented in the SWPPP.

SEDIMENT CONTROL:

Inlet Sediment Control Protection Devices:
The following area approved Inlet Sediment Control Devices:

a. Road Drain Top Slab Model RD 23 (fits rough opening for 2'x3' inlet), Road Drain Top Slab Model RD 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CG 3067 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by:
WIMCO
799 Theis Drive
Shakopee, MN, 55379
Phone (952) 233-3055
or approved equal

b. Silt Sack manufactured by:
ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA, 23234
Phone (800) 448-3636
or approved equal

c. InfraSafe Sediment Control Barrier. Install geotextile sock on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2'x3' openings.
Distributed by:
ROYAL ENTERPRISES AMERICA
30622 Forest Boulevard
Stacy, MN, 55079
Phone (651) 462-2130
or approved equal

d. Ridge Bag Rock Log. Use rock logs only for curb inlets after pavement is in place.
Manufactured by RED BARN RIDGE, 3135
County Road 136, Saint Cloud, MN, 35301
Phone (320) 253-3744
or approved equal

e. Inflatable drain plugs by Interstate Products www.interstateproducts.com or approved equal

Riprap:
Place a 450 mm (18 inch) thick layer of MNDOT 3601 Class III riprap onto a 225 mm (9 inch) thick layer of MNDOT 3601.2.B granular filter material at locations indicated on the plan in accordance with MNDOT 2511. Install two layers of MNDOT 3733 Type IV Geotextile fabric beneath the granular filter material. At pipe outfalls configure the installation as shown on MNDOT Standard Plate No. 3133C for the size of pipe indicated and extend the geotextile fabric under the culvert apron a minimum of 3 feet. For pipe sizes smaller than 300 mm (12 inch) diameter, the minimum quantity of riprap and filter blanket shall be no less than that required for 300 mm (12 inch) diameter pipes.

Silt Fence:
Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the up-slope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geo-textile fabric shall meet the requirements of MNDOT Standard Specification 3886 for pre-assembled silt fence, furnished in a continuous roll in order to avoid splices. Geo-textile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange. In high traffic areas contractor shall reinforce silt fence with wire fencing and metal posts. extreme circumstances will require temporary concrete median sections to support material backing of stock piled soil or filled earth.

Install silt-fence, or other effective sediment controls, around all temporary soil stockpiles. Locate soil or dirt stockpiles containing more than 10 cubic yards of material such that the down-slope drainage length is no less than 8 m (25 feet) from the toe of the pile to a roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt sacks or staked silt-fence. Do not stock pile soil or material near catch basins or drainage ways.

Temporary Rock Construction Entrance:
Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geo-textile fabric material beneath the aggregate in order to prevent migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.

Temporary Sediment Basins
In the construction process or if noted on the plan the contractor shall construct temporary sediment basin(s). the basin shall be constructed before other construction starts. As per general rule the sediment basin shall be sized appropriately to a capacity related to the drainage area on a ratio of 3,600 cubic feet of sediment storage per acre of drainage zone entering the basin. Sediment basins shall be fenced if side slope exceed 4:1. Basins shall be inspected after every rainfall even. Sediment shall be removed at time of 1/2 the wetted volume/depth if filled. Sediment material shall be removed and stabilized. If changes to the basin are made, document and amend the SWPPP.

DEWATERING:

If de-watering is required and sump pumps are used, all pumped water must be discharged through an erosion control facility (temporary sedimentation basin, grit chamber, sand filter, up-flow chamber, hydro-cyclone, swirl concentrator, de-watering bag-not less than 100NTU's or other appropriate facility). Contractor shall allow silt and sediment to settle out in sediment basin prior to discharge and leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system. Discharge clear water only to vegetated areas, and must be discharged in a manner that does not cause nuisance conditions such as erosion in receiving channels or down slope properties. To achieve better separation of the material suspended in the water where soils are high in clay content, a biodegradable not toxic flocculent agent may be required.

If the contractor determines that de-watering will be necessary, a de-watering plan may have to be submitted to the watershed and/or DNR by the contractor for approval. A trench permit may also have to be submitted and will be the responsibility of the contractor. Water pumped from the site shall be pumped and treated for water quality per watershed and/or DNR.

Wet Basin gravity fed draw down shall be performed with a floating head intake "Faircloth skimmer" or similar device to remove clear un-silted water column in the ponds or temporary basins or excavated areas. Should areas need to be pumped contractor shall use a "Hale floating pump" to drawn down areas below gravity fed inverts.

For more information and materials on de-watering go to by Interstate Products www.interstateproducts.com
www.haleproducts.com and www.fairclothskimmer.com

INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN

Contractor must ensure that a trained person will oversee and inspect the construction site at least once every 7 days during active construction and within 24 hours after rainfall events greater that 0.5 inches in 24 hours.. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after the rainfall event. Note date and time in the SWPPP documents and name of person doing the inspections. Any changes made as the result of the inspection must be documented in the SWPPP.

1. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas on a daily basis until land-disturbing activity has ceased. Thereafter, inspect at least on a weekly basis until vegetative cover is established. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Immediately replace deteriorated, damaged, rotted, or missing erosion control devices. Document inspections and dates of rainfall events. Maintain a written log of all inspection, maintenance, and repair activities related to erosion and sediment control facilities. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access.

2. All inspections and maintenance activities must be recorded in writing DAILY in a detailed record(notes, photographs, sketches, etc, and kept with the SWPPP.

3. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.

4. All soil hauled from the site shall be accounted for and documented in the SWPP. Its final destination and how the soil has been stored and stabilized.

5. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in green-space). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and non-biodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.

6. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.

7. Inspect infiltration areas to ensure that no sediment from ongoing construction activities is accumulating. Remove sediment immediately ensuring sub-soils are not compacted by machinery.

8. Every vehicle shall not track material off-site. Clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.

9. Reinforce erosion control facilities in areas where concentrated flows occur (such as swales, ditches, and areas in front of culverts and catch basins) by backing them with snow fence, wire mesh, or stiff plastic mesh reinforcement until paving and turf establishment operations have been completed. Posts for the reinforcing fence shall be 100 mm (4 inch) diameter wood posts, or standard steel fence posts weighing not less than 0.59 kg (1.3 lbs) per lineal foot, with a minimum length of 762 mm (30 inches) plus burial depth. Space posts for the reinforcing fence at intervals of 3 m (10 feet) or less. Drive posts for the reinforcing fence at least 0.6 m (2 feet) into the ground.

GENERAL SOIL STABILIZATION:
(SEE LANDSCAPE PLAN FOR MORE INFORMATION)

Establishment of lawn, prairie/wildflower and/or plant bed areas will be noted on the landscape plan to ensure stabilization of soils, re-staking of sod where applicable, proper watering and mulch maintenance will be required. Inspect seeded or sodded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and re-mulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Special maintenance provisions for wild and prairie grass seeded areas as noted in the landscape plan. Promptly replace all sod that dries out to the point where it is presumed dead and all sod that has been damaged, displaced, weakened, or heavily infested with weeds at no additional cost to the Owner.

In areas to be temporarily seeded, use seed mixture equivalent to MNDOT No. 21-113 (Soil Building Cover Crop). Apply seed mixture at a rate of 110 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent turf stabilization (not sodded) use seed mixture equivalent to MNDOT No. 25-131(Low Maintenance Turf). Apply seed mixture at a rate of 220 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent installations incorporate a fertilizer (slow release type with 10 week residual) consisting of 23-0-30 (%N-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. In problematic areas it may be necessary to us a low phosphorus organic fertilizer in cases where seeds may not germinate. If this is the case, seed and fertilizer shall be disked into the surface and mulched properly to ensure germination and uptake of the Phosphorus by the seed.

For additional reference see MNDOT Standard Spec. Table 3876-1 for season of planting introduced seed mixtures. To ensure adequate germination of the seed the work will be performed as follows:
Spring- from April 1 through May 15.
Fall- from August 15 to September 20.
After September 20, wait until October 30 to perform dormant seeding. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 25 mm (1 inch) does not exceed 4.44 degrees C (40 degrees F) in order to prevent germination.

In seeded areas with slopes steeper than 3:1 and lengths less than 15 meters (50 feet), install biodegradable erosion control blankets uniformly over the soil surface by hand within 24 hours after seeding in accordance with manufacturers recommendations. Use MNDOT Standard Spec. 3885 Straw 1S, or Wood Fiber 1S type blanket.

NOTE: THE PROJECT'S LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

SWPPP DESIGN CERTIFICATION	SWPPP INSTALLER CERTIFICATION	SWPPP INSPECTOR CERTIFICATION
I, Robert Mueller, hereby certify that I have completed designer SWPP-Erosion and Stormwater Management Certification Program My certification expires May 2023	I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program signed expiration	I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program signed expiration

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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1626 OAK STREET
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insites
SITE PLANNING LANDSCAPE ARCHITECTURE
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesinc.net mail@insitesinc.net

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.

Date 12-2024 License No. 19306
Signed
Robert J. Mueller

EROSION CONTROL NOTES

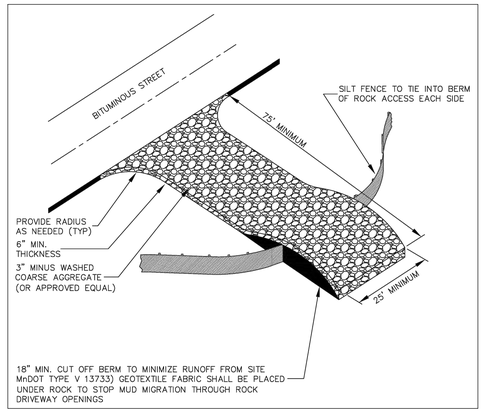
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

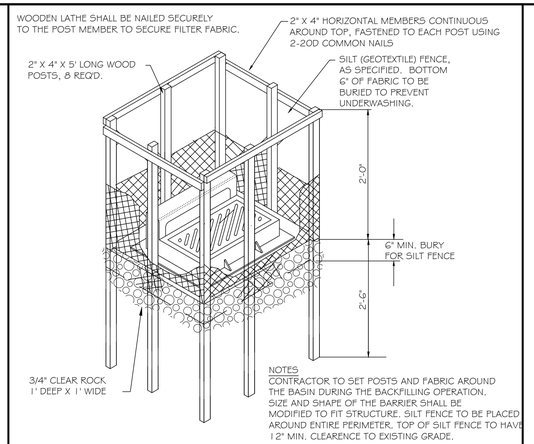
NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET **C601**

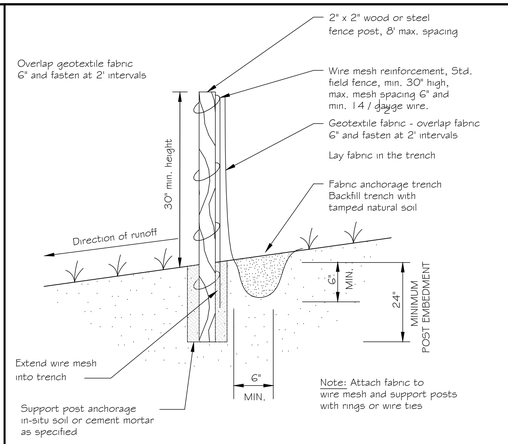
INSITES 25-013 PM B.D.



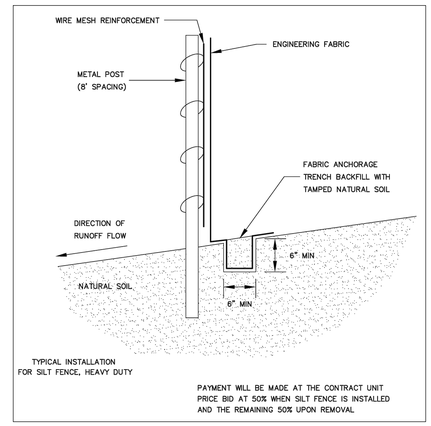
1 | C602 ROCK CONSTRUCTION ENTRANCE



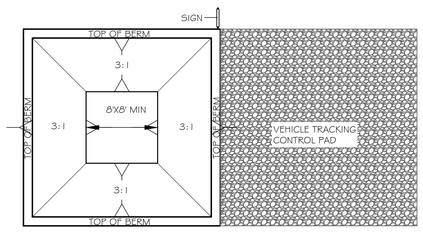
2 | C602 EROSION CONTROL AROUND CATCH BASIN



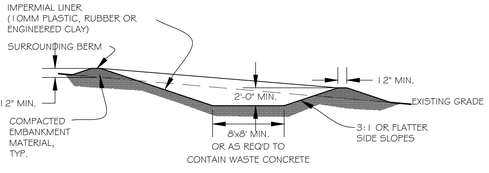
3 | C602 HEAVY DUTY SILT FENCE



4 | C602 SILT FENCE



PLAN
1/8"= 1'-0"



TYPICAL SECTION
1/8"= 1'-0"

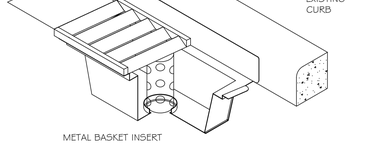
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

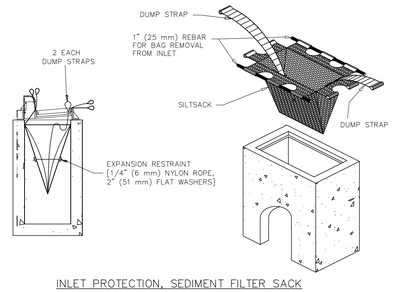
CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

5 | C602 CONCRETE WASHOUT AREA



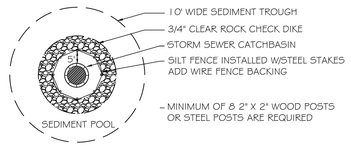
INLET PROTECTION, METAL BASKET TYPE



INLET PROTECTION, SEDIMENT FILTER SACK

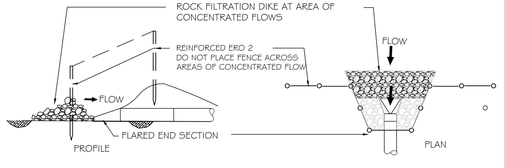
6 | C602 INLET PROTECTION AT CATCH BASIN

A. EROSION CONTROL AROUND BEEHIVE BASINS

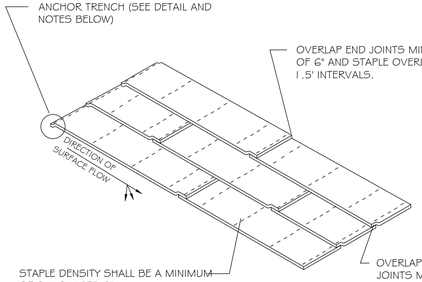


PLAN

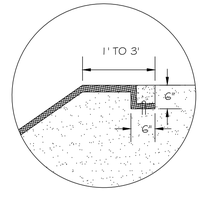
B. EROSION CONTROL AT FLARED END SECTION
TOP OF SILT FENCE TO BE LOWER THAN LOWEST ADJACENT OVERFLOW



7 | C602 EROSION CONTROL FOR OPEN SPACE CATCH BASINS AND FLARED-END SECTIONS



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



8 | C602 EROSION CONTROL BLANKET INSTALLATION

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SITE PLANNING LANDSCAPE ARCHITECTURE
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insitesmn.net mail@insitesmn.net

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Date 12-2024 License No. 19306

Signed Robert J. Mueller

EROSION CONTROL NOTES

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	25JUN25	REVIEW SET
-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS
-	11SEP25	CITY COMMENTS V2

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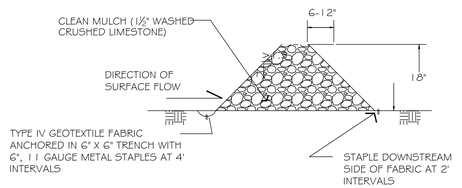
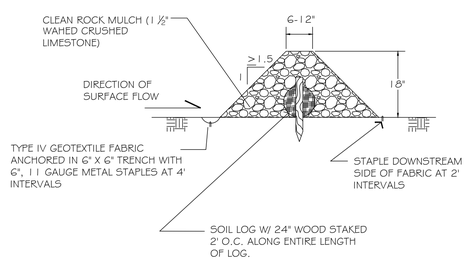
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C602

INSITES 25-013 PM B.D.

I. ROCK WEEPER @ MINIMAL WATER FLOWS

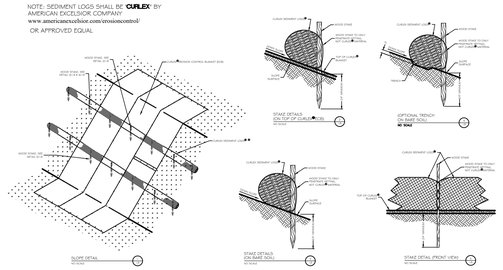


II. BIO WEEPER @ CONCETRATED FLOWS

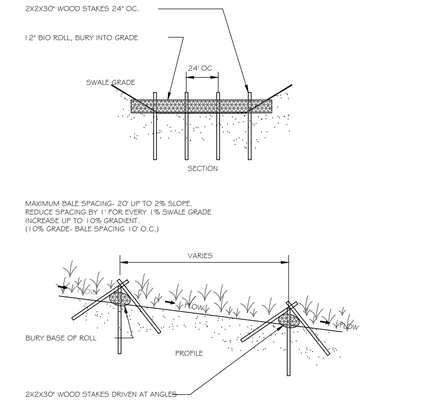


1 | C603 | DITCH CHECKS, ROCK WEEPERS, & ROCK BIO WEEPERS
EROSION CONTROL

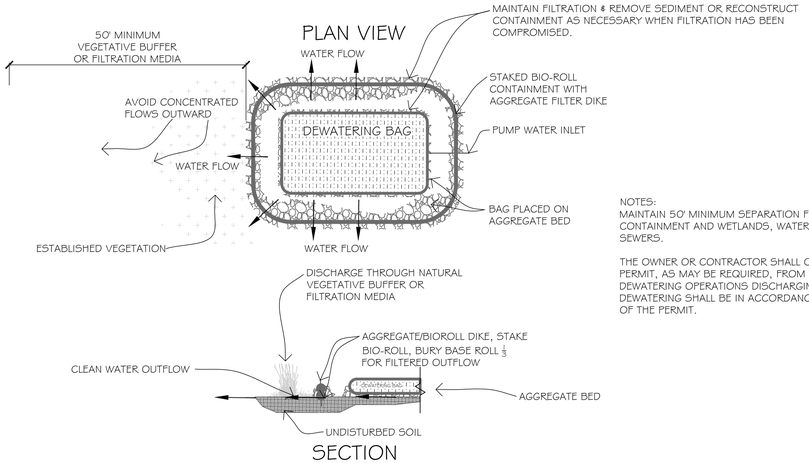
NOTE: SEDIMENT LOGS SHALL BE "CURLEX" BY AMERICAN EXCELSIOR COMPANY www.americanexcelsior.com/erosioncontrol/ OR APPROVED EQUAL



2 | C603 | BIO ROLL INSTALLATION



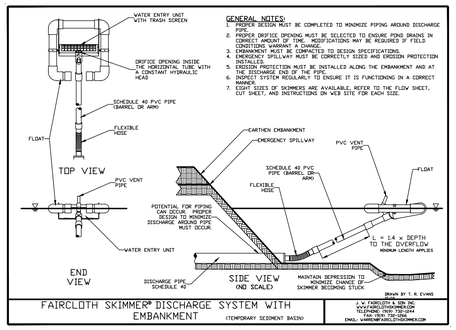
3 | C603 | DITCH CHECKS FOR DRAINAGE SWALES



NOTES:
MAINTAIN 50' MINIMUM SEPARATION FROM DISCHARGE CONTAINMENT AND WETLANDS, WATER BODIES, OR STORM SEWERS.

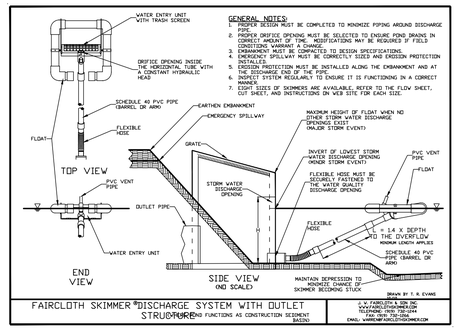
THE OWNER OR CONTRACTOR SHALL OBTAIN DEWATERING PERMIT, AS MAY BE REQUIRED, FROM THE STATE PRIOR TO ANY DEWATERING OPERATIONS DISCHARGING FROM THE SITE. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT.

4 | C603 | DEWATERING BAG INSTALLATION, FOR DISCHARGING ERODED, SUSPENDED PARTICLES IN WATER
NOT TO SCALE



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT (TEMPORARY SEDIMENT BASIN)

DRAWN BY T. R. EVANS
© FAIRCLOTH & SON INC
WWW.FAIRCLOTHSKIMMER.COM
TEL: (910) 762-0444
FAX: (910) 762-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE (FUNCTIONS AS CONSTRUCTION SEDIMENT BASIN)

DRAWN BY T. R. EVANS
© FAIRCLOTH & SON INC
WWW.FAIRCLOTHSKIMMER.COM
TEL: (910) 762-0444
FAX: (910) 762-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

NOTE: USE ONLY IF NEEDED. WHEN CONSTRUCTION IS FINISHED, SEDIMENT IS TO BE REMOVED FROM POND. ONCE THE POND IS STABILIZED THE FAIRCLOTH SKIMMER CAN BE REMOVED AND THE INLET PIPE TO THE OUTLET STRUCTURE BE MADE FUNCTIONAL PER DETAIL SHEET SP3

5 | C603 | FAIRCLOTH SKIMMER DISCHARGE SYSTEM(OR APPROVED EQUAL BY OWNER)
SEDIMENT CONTROL

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
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Date 12-2024 Reg. No. 19306

Signed
Robert J. Mueller

EROSION CONTROL NOTES
CONVENIENCE STORE 1779
-- BROOKLYN PARK, MINNESOTA

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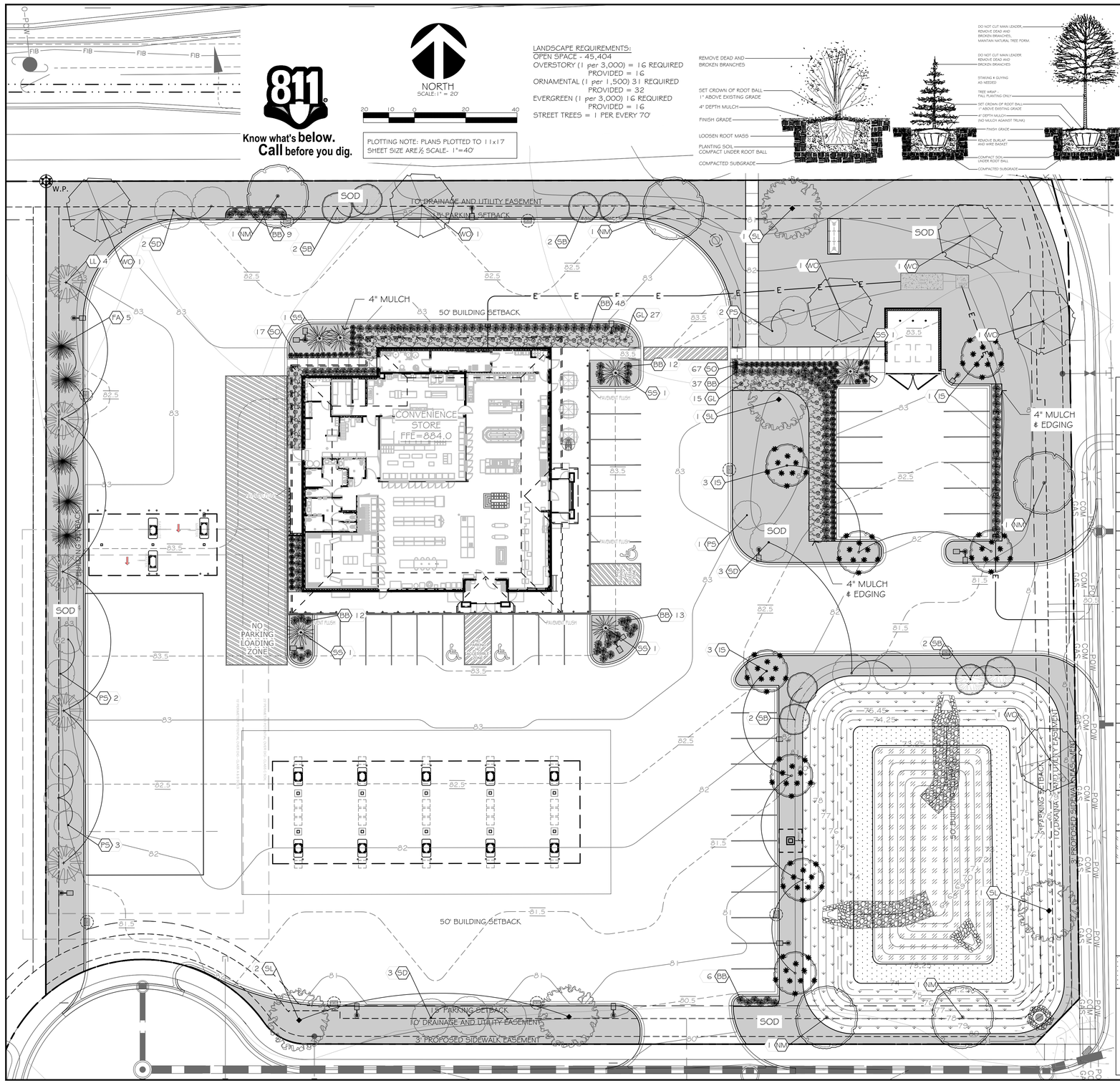
SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C603

INSITES 25-013 PM B.D.



NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
- LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- IF SPECIFIED; ALL GRAVEL MULCH SHALL BE 1"+ DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/ OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

PLANT MATERIAL

	QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME	HEIGHT X WIDTH
OVERSTORY TREES					
WO	6	2.5" CAL	B&B	WHITE OAK *Quercus alba*	50' x 50'
NM	5	2.5" CAL.	B&B	NORTHWOOD MAPLE *Acer rubrum 'Northwood'*	50' x 35'
SL	5	2.5" CAL.	B&B	SKYLINE HONEYLOCUST *Gleditsia tricanthos var. inermis 'Skycole'*	50' x 30'
EVERGREEN TREES					
LL	5	6' HT	B&B	AMERICAN LARCH *Larix laricina*	60' x 20'
SS	6	6' HT	pot	SWISS STONE ALGONQUIN PILLAR *Pinus cembra 'Algonquin Pillar'*	25' x 10'
FA	5	5' HT	B&B	FAT ALBERT BLUE SPRUCE *Picea pungens 'Fat Albert'*	15' x 15'
UNDERSTORY TREES					
IS	8	1.5" CAL.	B&B	IVORY SILK LILAC *Syringa reticulata 'Ivory Silk'*	25' x 15'
SB	8	1.5" CAL.	B&B	AUTUMN BRILLIANCE SERVICEBERRY *Amelanchier x grandiflora 'Autumn Brilliance'*	20' x 15'
SD	8	2" CAL.	B&B	SNOWDRIFT CRAB *Malus 'Snowdrift'*	20' x 20'
PS	8	2" CAL.	B&B	PINK SPIRES CRAB *Malus 'Pink Spires'*	15' x 12'
SHRUBS					
GL	42	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC *Rhus aromatica 'Gro-Low'*	2' x 7'
GRASSES					
BB	152	#1 CONT	pot	BIG BLUESTEM *Andropogon gerardii*	5' x 3'
SO	84	#1 CONT	pot	SIDEOATS GRAMA *Bouteloua curtipendula*	3' x 2'

EDGING - 96 LF
MULCH - 47 CY
SOD - 3,087 SY

	849 SY	STORM BASIN SLOPES: UPLAND MIX, MNDOT TALL ROADSIDE MIX (OR APPROVED EQUAL). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES. - MIX #36-241 / 36-411 SEED NORTHWEST TALLGRASS ROADSIDE - MIX #36-241 / 36-211 SEED SOUTHERN TALLGRASS ROADSIDE
	443 SY	DETENTION BASIN: MNDOT MIX #2575.608 33-261 / 36- 361 SEED WET DITCH. OR APPROVED EQUAL TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES BELOW:

FORBS - *Canada Anemone, Marsh Milkweed, Common Milkweed, Canada Milkvetch, Nodding Bur Marigold, Canada Tick Trefoil, Flat-topped Aster, Common Bonset...*
GRASSES - *Big Bluestem, Fringed Brome, Bluejoint, Nodding Wild Rye, Virginia Wild Rye, Tall Manna Grass, Rice Cut Grass, Perennial Ryegrass, Switchgrass, Fowl Bluegrass...*
SEDGES - *Porcupine Sedge, Awl fruited Sedge, Fox Sedge, Duddley's Rush, Dark Green Bulrush, Woolgrass...*

ALL MIXTURES SHALL BE SUBMITTED & APPROVED BY OWNER.
INSTALL PER STATE DOT SPECIFICATIONS, FOR PRAIRIE & DITCH INSTALLATIONS THAT MAY INCLUDE SPECIFIC EROSION PROTECTION ON THE SEED.

	246 SY	10' AQUATIC EMERGENT BENCH: MNDOT MIX #2575.608 33-261 / 33-361 SEED WET DITCH. OR APPROVED EQUAL TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING SPECIES BELOW:

FORBS - *Canada Anemone, Marsh Milkweed, Common Milkweed, Canada Milkvetch, Nodding Bur Marigold, Canada Tick Trefoil, Flat-topped Aster, Common Bonset...*
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Date 12-2024 Lic. No. 19306

Signed
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LANDSCAPE PLAN

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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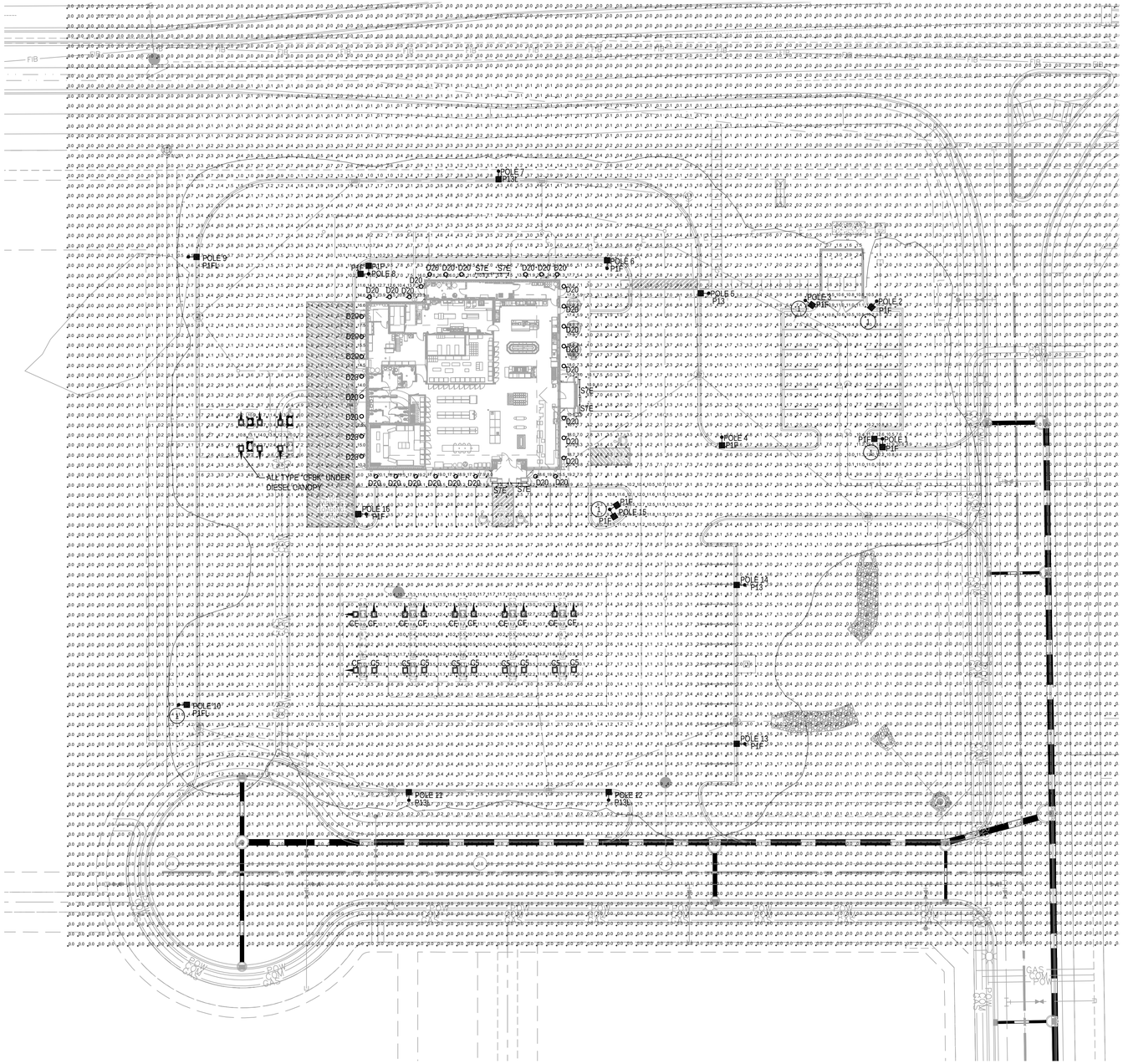
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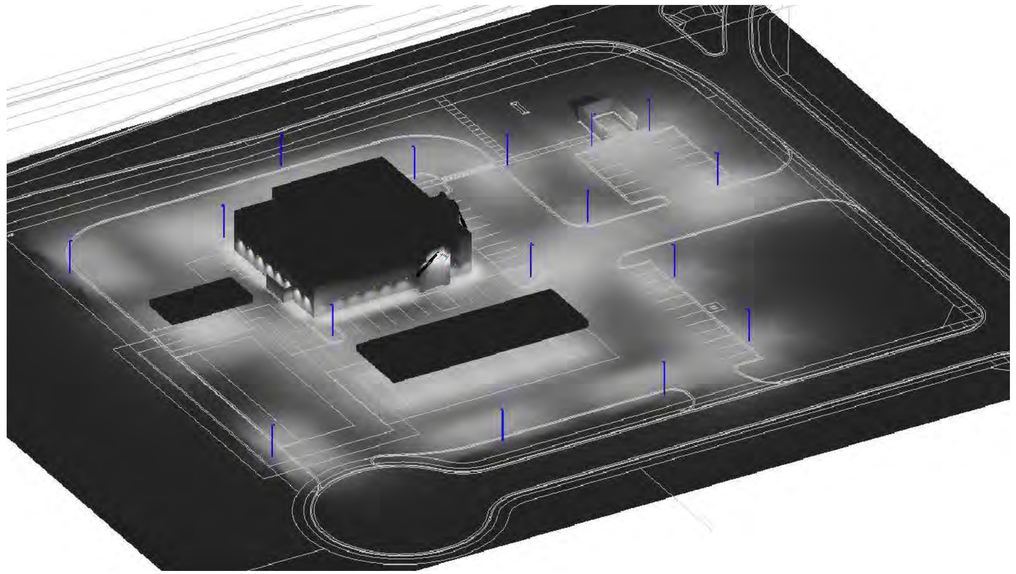
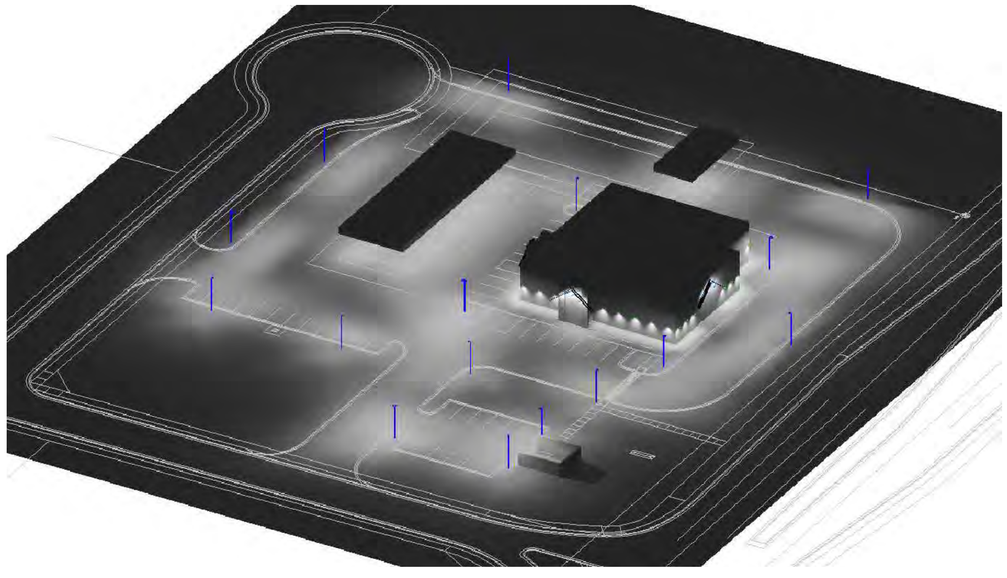


PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE

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

Alan Czarnecki Reg. No. 14540

Date: 06-27-25

2025-0195.14

GRAEF
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Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

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SHEET	C801

INSITES 25-013 PM B.D.

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

September 12, 2025

Cara Donovan
Senior Planner
City of Brooklyn Park
5200 85th Avenue North
Brooklyn Park, MN 55443

Conditional Use §152.903.E - Kwik Trip 1779 – Brooklyn Park, Minnesota

This letter is intended to accompany the submittal for our Application for Planning Consideration for a Conditional Use Permit City of Brooklyn Park. We've analyzed §152.903.E of the City of Brooklyn Park Code of Ordinances. Our responses are listed below in RED.

Fuel and service stations

(1) All applications for fuel and service stations must be accompanied by the following:

(a) An evaluation of subsurface conditions, soil resistivity and groundwater table conditions prepared by a professional engineer, licensed by the State of Minnesota;
Please see the preliminary Geotechnical Report that accompanies this submittal.

(b) Information that demonstrates compliance with the installation requirements of §§ 93.30 through 93.41 and the requirements of the Minnesota Pollution Control Agency.
At the time of this submittal codes §93.30 through 93.41 are unavailable to us. We work with the MPCA to ensure we're meeting all their criteria and have a representative present on site during installation of underground storage tanks. We also inspect our equipment monthly plus a more thorough annual inspection, have remote monitoring systems in place, and emergency shutoff equipment in convenient locations in case of emergency.

(2) The minimum frontage on any street must be 150 feet for a station with four pump/meter stations or less, and stations with additional pump/meter stations may provide additional frontage and area to provide equivalent and sufficient space for servicing vehicles, off-street parking, safe vehicular approaches into the station, and visibility for pedestrians and drivers.

We have 403' of frontage on the proposed 108th Court North and 338' of frontage on Zealand Avenue North.

3) Canopies or other weather protection structure (free standing or projecting from a building)

(a) Maximum height. 25 feet.

Comment Noted, our canopy height is 20 feet in height. We appear to comply.

(b) Lighting

1. Except for permitted signs, no lighting or the face of the canopy is allowed. This includes a prohibition on backlit panels on the face of the canopy.

Comment noted

2. All lighting installed must be recessed into the canopy and lights must be directed downward and away from adjacent properties in compliance with § 152.1014.

All lighting within the canopy is recessed and directed downward.

(4) Pump/meter islands

(a) Setbacks

1. From public right-of-way: 50 feet.

We comply with the 50 foot setback from the public right-of-way.

2. Interior side or rear: 40 feet.

We comply with the 40 foot setback from interior side and rear yards.

3. From a residential district or use: 100 feet.

We are not near a residential district; therefore this requirement is not applicable to this project.

(b) Vehicle stacking

1. Vehicle stacking for gas pump dispensing must be provided for at least one car beyond the pump island in each direction in which access can be gained to the pump. The required vehicle stacking area for gas dispensing may not interfere with the internal circulation drive aisles or designated parking aisles.

Please refer to the vehicle stacking plan that accompanies this submittal to better visualize the vehicle stacking for this project.

2. Vehicle stacking for gas pump dispensing may not be permitted in any public right-of-way, private access easement, or within the required parking setback area.

Comment noted, we do not have any stacking shown within the public right-of-way, private access easement, or the required parking setback area.

(5) All paved areas must be surfaced with concrete or bituminous surfacing to control dust and provide adequate drainage, designed to meet the requirements of a minimum seven-ton axle load.

Kwik Trip has used concrete and bituminous surfacing on all our store locations. This portion of the code aligns with Kwik Trip's construction requirements.

(6) Layout of the publicly accessible areas on the site may be designed so that the employees of the establishment and any law enforcement personnel inside the business can observe all patrons while they have access to any merchandise offered for sale in the building or are at fuel pumping areas.

The portions of the store open to the public were designed in a way that makes it easy for employees and law enforcement personnel can respond to most situations quickly. We also have camera monitoring to best monitor the fuel pumps if an issue arises.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Brooklyn Park may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

Brent Dusek

Brent Dusek
Project Manager
Kwik Trip - Store Engineering
bdusek@kwiktrip.com
608-351-7118

KWIK TRIP INC.

Store Engineering

PHONE 608-793-5555
FAX 608-781-8960

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

August 28, 2025

Cara Donovan
Senior Planner
City of Brooklyn Park
5200 85th Avenue North
Brooklyn Park, MN 55443

§152.1019.2 Parking Deficit Response - Kwik Trip 1779 – Brooklyn Park, Minnesota

This letter accompanies our Site Plan Review Application submitted to the City of Brooklyn Park. We are requesting approval for a proposed design that includes 42 parking spaces, which is a deviation from the 46 spaces required under Table §152.1019.2 of the City of Brooklyn Park Code of Ordinances.

Based on our extensive experience developing convenience store locations, we typically aim to provide a minimum of 35 parking spaces to ensure adequate customer access and flow. Notably, our Brooklyn Park location at 5801 96th Avenue North operates efficiently with only 33 parking spaces, and our site at 9465 Noble Parkway functions well with just 32. While both locations fall below our internal target, they continue to meet customer needs effectively.

We also consider the service points located beneath the fuel canopy as functional parking areas, which further support guest access and convenience. Given these operational precedents, we are confident that the proposed parking allocation will adequately serve the needs of this new location, consistent with our other successful Brooklyn Park sites.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Brooklyn Park may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

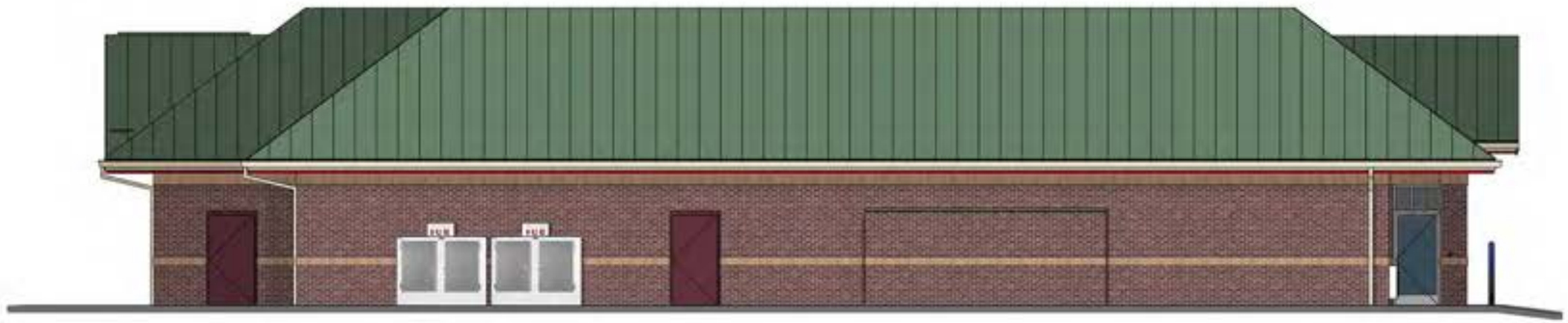
Brent Dusek

Brent Dusek
Project Manager
Kwik Trip - Store Engineering
bdusek@kwiktrip.com
608-351-7118

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

1 **SOUTH ELEVATION**



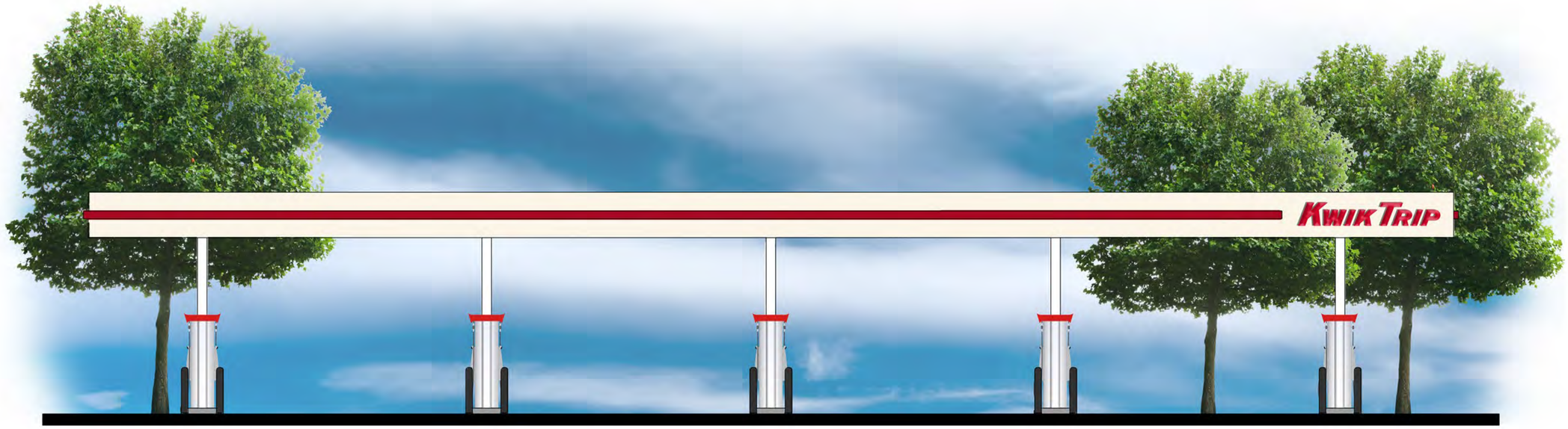
2 **WEST ELEVATION**

3 **NORTH ELEVATION**

4 **EAST ELEVATION**

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8980



1 **FRONT ELEVATION**

2 **SIDE ELEVATION**

KWIK TRIP
KWIK STAR

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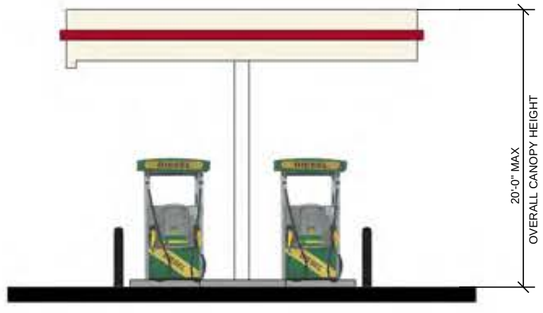
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD

1 **FRONT ELEVATION**



2 **SIDE ELEVATION**

3 **REAR ELEVATION**

KWIK TRIP
KWIK STAR

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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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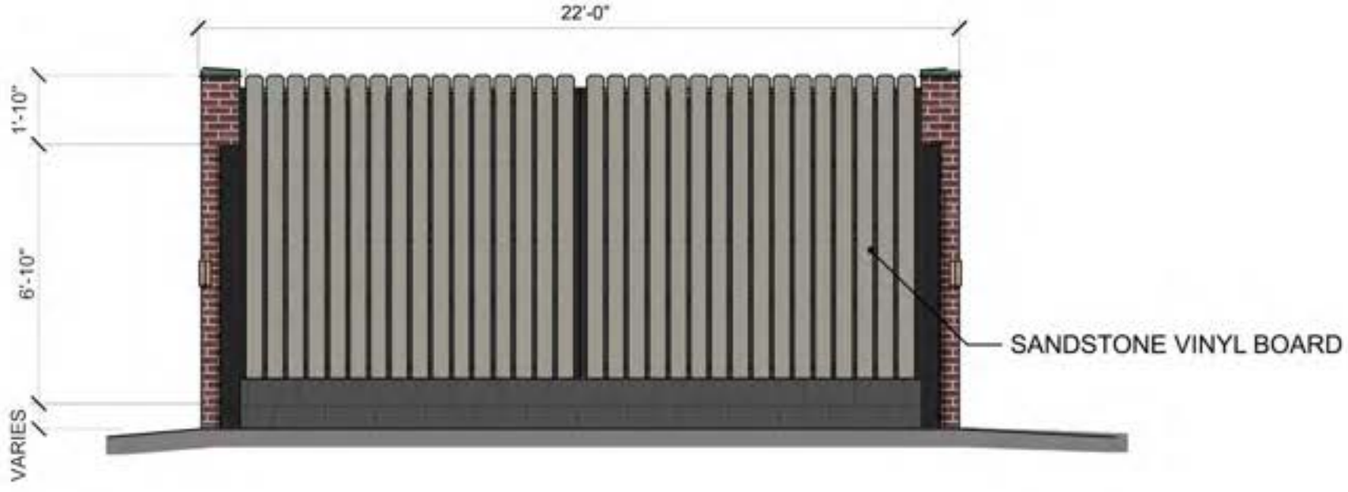
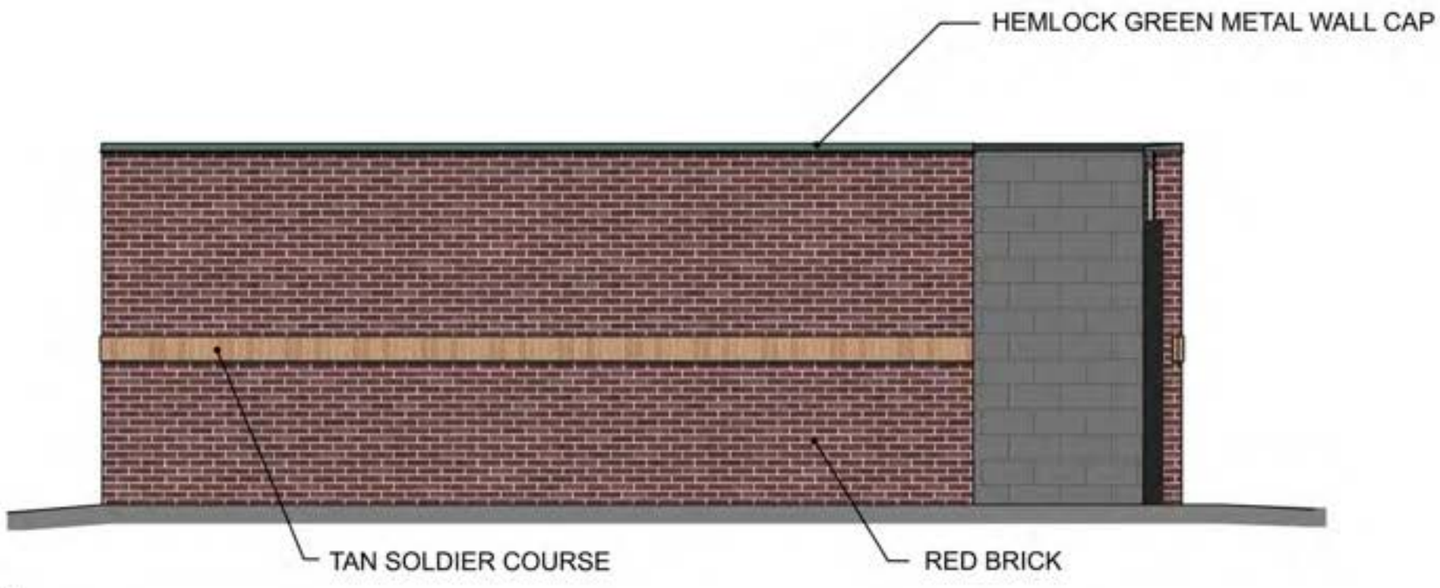
FAX (608) 781-8960

2 LANE DIESEL



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION

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City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development Rental and Business Licensing
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Megan Bookey, Program Assistant III
Attachments:	N/A	**Presented By:**	Keith Jullie, Rental and Business Licensing Manager
Item:	Approve a Temporary On-Sale Liquor License for the Brooklyn Park Rotary Foundation for Their Oktoberfest Beer Fest to be Held on October 4, 2025, at Edinburgh USA, 8700 Edinbrook Crossing		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE A TEMPORARY ON-SALE LIQUOR LICENSE FOR THE BROOKLYN PARK ROTARY FOUNDATION FOR THEIR OKTOBERFEST BEER FEST TO BE HELD ON OCTOBER 4, 2025, AT EDINBURGH USA, 8700 EDINBROOK CROSSING.

Overview:

The Brooklyn Park Rotary Foundation is hosting their Oktoberfest Beer Fest on October 4, 2025, at Edinburgh USA, 8700 Edinbrook Crossing. The hours of the event are 2:00 p.m. to 5:00 p.m. Proper security and age verification procedures will be in place to ensure a safe event.

The Community Development Department has approved the application, and the Police Department has completed their investigation of the applicant. There are no known code violations at the property and staff recommend approval of the Temporary On-Sale Liquor license.

The license must be approved by the State of Minnesota Alcohol and Gambling Enforcement Division once the City of Brooklyn Park has approved the license.

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:	4.10	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Malcolm Hicks, Economic Development and Housing Director
Ordinance:	N/A		
Attachments:	1	**Presented By:**	Malcolm Hicks, Economic Development and Housing Director
Item:	Resolution Authorizing an Amendment to The Grant Contract Dated March 5, 2021, Between City of Brooklyn Park and the State of Minnesota		

City Manager's Proposed Action:

MOTION_____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ AUTHORIZING AN AMENDMENT TO THE GRANT CONTRACT DATED MARCH 5, 2021, BETWEEN CITY OF BROOKLYN PARK AND THE STATE OF MINNESOTA ACTING THROUGH THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT FOR THE PROJECT ENTITLED JUNOPACIFIC, INC.

Overview:

JunoPacific, Inc., approached the State of Minnesota's Department of Employment and Economic Development (DEED) and the City of Brooklyn Park in regard to a 1-year extension of their Minnesota Investment Fund Grant award. If supported, this extension will allow for the continued creation of the remaining 53 jobs to achieve compliance with their workforce and wages deliverables

Background:

On November 2020, Juno Pacific, a precision manufacturer specializing in medical device manufacturing, approached the City of Brooklyn Park to request the submittal of an application to the Minnesota Department of Employment and Economic Development (DEED) for funding through the Minnesota Investment Fund (MIF) program. The resolution considered at that time authorized City staff to complete and submit the MIF application to DEED for review and approval.

DEED offered $800,000 to be used to help Juno Pacific relocate from its space in Anoka to Brooklyn Park. The move allowed the company to expand operations, introduce new product lines, and commit to creating 105 jobs by the grants first compliance date, and an additional 36 by the second. For compliance the company was also required to retain the 155 jobs held prior to the grant execution.

For almost 60 years, Juno Pacific had served as a premier medical device contract manufacturer and supplier, providing components and customized devices to companies worldwide.

MIF provided dollars to local units of government in the form of grants. Cities then provided low-interest or forgivable loans to help businesses retain and create high-quality jobs in engineering, manufacturing, and technology-related industries. The State determined the type of assistance a company received, including interest rates and terms, based on job creation and overall investment in the community. MIF dollars could be used to assist in the purchase of fixed assets including real estate, machinery, and equipment. In this case, DEED's preliminary approval indicated the award would be structured as a fully forgivable loan once Juno Pacific met its job creation and retention goals.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.10A RESOLUTION

RESOLUTION #2025-

RESOLUTION AUTHORIZING AN AMENDMENT TO THE GRANT CONTRACT DATED MARCH 5, 2021, BETWEEN CITY OF BROOKLYN PARK AND THE STATE OF MINNESOTA ACTING THROUGH THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT FOR THE PROJECT ENTITLED JUNOPACIFIC INC.

WHEREAS, that the City of Brooklyn Park acted as the legal sponsor for the project contained in the Minnesota Investment Fund Program for the project entitled JUNOPACIFIC INC.

WHEREAS, the City of Brooklyn Park has the legal authority to amend the Grant Contract dated March 5, 2021, between the City of Brooklyn Park and the State of Minnesota acting through the Department of Employment and Economic Development.

WHEREAS, that the City of Brooklyn Park has held a public hearing for the purpose of accepting comments for the purpose to amend the Grant Contract in compliance with the Minnesota Business Subsidy Law to extend the term of the Grant Contract.

WHEREAS, the City of Brooklyn Park has held a public hearing for the purpose of accepting comments for the purpose to amend the Loan Agreement between the City of Brooklyn Park and JunoPacific

WHEREAS, the City Council of the City of Brooklyn Park authorizes to execute an amendment to the Grant Contract dated March 5, 2021, between the City of Brooklyn Park and the State of Minnesota acting through the Department of Employment and Economic Development.

WHEREAS, that the City Council of the City of Brooklyn Park authorizes to execute an amendment to the Loan Agreement between the City of Brooklyn Park and JunoPacific

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Minnesota, to authorize and execute the amendment thereto, as is necessary to implement the project on behalf of the City of Brooklyn Park

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.11	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Administration & Finance
Resolution:	X	**Prepared By:**	Katrina Dosher, Program Assistant
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Jay Stroebel, City Manager
Item:	Joint Powers Agreement with North Metro Mayors Association		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ TO APPROVE THE JOINT POWERS AGREEMENT BETWEEN THE CITY OF BROOKLYN PARK AND THE NORTH METRO MAYORS ASSOCIATION TO ESTABLISH AN ORGANIZATION TO PROMOTE TRANSPORTATION AND ECONOMIC DEVELOPMENT PROJECTS AND TO ASSIST IN CONDUCTING GOVERNMENT FUNCTIONS EFFECTIVELY AND EFFICIENTLY IN THE MEMBER COMMUNITIES OF THE NORTHERN METROPOLITAN AREA.

Overview:

Current Members of NMMA determined in 2010 that it was in the best interest of the public to amend the joint powers agreement of the Coalition. In 2019 Current Members determined that it was in the best interest of the public to amend the Amended and Restated JPA of the Coalition. The City of Crystal is interested in becoming members to the NMMA JPA, with the majority of members in agreement. This action provides the city of Brooklyn Park's support of the city of Crystal joining the North Metro Mayors Association.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.11A RESOLUTION
4.11B JOINT POWERS AGREEMENT

RESOLUTION 2025-

A RESOLUTION TO APPROVE THE JOINT POWERS AGREEMENT BETWEEN THE CITY OF BROOKLYN PARK AND THE NORTH METRO MAYORS ASSOCIATION TO ESTABLISH AN ORGANIZATION TO PROMOTE TRANSPORTATION AND ECONOMIC DEVELOPMENT PROJECTS AND TO ASSIST IN CONDUCTING GOVERNMENT FUNCTIONS EFFECTIVELY AND EFFICIENTLY IN THE MEMBER COMMUNITIES OF THE NORTHERN METROPOLITAN AREA.

WHEREAS, the purpose of the Joint Powers Agreement is to establish an organization to promote transportation and economic development projects and to assist in conducting government functions effectively and efficiently in the member communities of the northern metropolitan area; and

WHEREAS, the City of Brooklyn Park is a member of the North Metro Mayors Association (NMMA); and

WHEREAS, the NMMA has determined that it is in the best interest of the public to amend the JPA to allow the City of Crystal as a member; and

WHEREAS, the City Council of the City of Brooklyn Park deems that it is in its best interest to approve such changes.

NOW THEREFORE BE IT RESOLVED by the City Council of Brooklyn Park, Minnesota to approve the second amended changes to the Joint Powers Agreement with the North Metro Mayors Association to allow membership of the City of Crystal.

SECOND AMENDED
JOINT POWERS AGREEMENT
FOR A COALITION OF METROPOLITAN COMMUNITIES

THIS AGREEMENT, made and entered into by and between the cities of Andover, Anoka, Brooklyn Center, Brooklyn Park, Champlin, Circle Pines, Coon Rapids, Dayton, Fridley, Mounds View, Maple Grove, New Brighton, New Hope, Ramsey, and Spring Lake Park, which cities are all of the current eligible members (hereinafter collectively referred to as the "Current Members") of the North Metro Mayors Association, a Minnesota joint powers organization (hereinafter referred to as the "Coalition").

WHEREAS, the Current Members determined in 2010 that it was in the best interest of the public to amend the joint powers agreement of the Coalition; and

WHEREAS, the Current Members determined in 2019 that it was in the best interest of the public to amend the Amended and Restated JPA of the Coalition.

WHEREAS, the city of Crystal is interested in becoming Members to the JPA and a majority of Members are in agreement to allow the new Member city.

WHEREAS, furthermore current Members determined it is in the best interest to amend the JPA as set forth below;

NOW, THEREFORE, by virtue of the powers granted by law and in consideration of the mutual covenants and agreements of the parties hereto, it is agreed as follows:

1. Definitions. All capitalized terms, not otherwise separately defined herein, shall have the meanings ascribed to them in the Joint Powers Agreement.

2. Addition of Crystal. As of the date hereof, the City of Crystal shall become a party to the Joint Powers Agreement and shall assume all the responsibilities and liabilities of the parties thereunder.

3. Full Force and Effect. Except as expressly amended herein, the terms and provision contained in the Joint Powers Agreement and its Amendments shall continue to govern the rights and obligations of the Cities, and the Joint Powers

[The remainder of this page intentionally left blank.]

CITY OF ANDOVER

By: _____

And by: _____

CITY OF ANOKA

By: _____

And by: _____

CITY OF BROOKLYN CENTER

By: _____

And by: _____

CITY OF BROOKLYN PARK

By: _____

And by: _____

CITY OF CHAMPLIN

By: _____

And by: _____

CITY OF CIRCLE PINES

By: _____

And by: _____

CITY OF COON RAPIDS

By: _____

And by: _____

CITY OF DAYTON

By: _____

And by: _____

CITY OF FRIDLEY

By: _____

And by: _____

CITY OF MOUNDS VIEW

By: _____

And by: _____

CITY OF MAPLE GROVE

By: _____

And by: _____

CITY OF NEW BRIGHTON

By: _____

And by: _____

CITY OF NEW HOPE

By: _____

And by: _____

CITY OF RAMSEY

By: _____

And by: _____

CITY OF SPRING LAKE PARK

By: _____

And by: _____

CITY OF CRYSTAL

By: _____

And by: _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.12	**Meeting Date:**	September 22, 2025
Agenda Section:	Consent	**Originating Department:**	Operations and Maintenance Engineering Services Division
Resolution:	X	**Prepared By:**	Mitch Robinson, Assistant City Engineer
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Mitch Robinson, Assistant City Engineer
Item:	Approve Change Order #2 for CIP 4014 109th Avenue Reconstruction		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING CHANGE ORDER #2 FOR CIP 4014 109TH AVENUE RECONSTRUCTION.

Overview:

The City of Champlin and the City of Brooklyn Park share ownership of 109th Avenue. Both communities have been working together since 2015 to develop plans and obtain funds to reconstruct 109th Ave from Jefferson Hwy to Winnetka Ave. The communities have been awarded $2.5 million in regional solicitation grants and $10 million in State bonding funds. The Joint Powers Agreement for the project requires both cities to approve change orders for the project. The City of Champlin is the lead agency for the Phase I portion of the overall project

During the construction of the project, unforeseen conditions were experienced requiring a price adjustment from the original contract including:

- Hennepin County fiber conduit replacement due to watermain install and grading along Winnetka Ave ($21,655)
- Irrigation repair for the homeowners association located at the southeast corner of 109th Ave and Winnetka Ave due to watermain install and grading along Winnetka Ave ($30,975)
- Traffic control to open roadways prior to the installation of traffic signals ($13,768.32)

The estimated cost of Change Order 2 is $66,398.32. The original contract for the project was awarded to North Pine Aggregate for $6,023,094.15 with Changer Order #1 adding approximately $126,250 to the contract. The cost will be split between Champlin and Brooklyn Park.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The $10 million in State bonding funds secured for the project will cover the full cost for Change Order #2.

Attachments:

4.12A RESOLUTION
4.12B CHANGE ORDER #2

RESOLUTION #2025-

RESOLUTION APPROVING CHANGE ORDER #2 FOR CIP 4014 109TH AVENUE RECONSTRUCTION

WHEREAS, Brooklyn Park and Champlin have a Joint Powers Agreement for Construction Services for 109th Avenue from Jefferson Highway to Winnetka Ave; and

WHEREAS, the Joint Powers Agreement appointed Champlin as the lead agency and requires each city to approve change orders for the project; and

WHEREAS, the contractor, North Pine Aggregate, was awarded the contract from the City of Champlin in the amount of $6,023,094.15; and

WHEREAS, Change Order #1 was approved at the May 27, 2025 City Council meeting with an estimated cost of $126,050; and

WHEREAS, in the proper performance of the contract unforeseen conditions were encountered requiring unit price adjustment from the original contract.

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

The City approves Change Order #2 for CIP 4014 109th Avenue Reconstruction in the estimated amount of $65,630.

STATE AID FOR LOCAL TRANSPORTATION
CHANGE ORDER

SP/SAP	Minn. Project No.	Change Order No. 2
Project Location: 109th Avenue North Corridor Improvements - Project 1		
Local Agency: City of Champlin	Local Project No.	
Contractor: North Pine Aggregate, Inc.	Contract No.	
Contractor Address: 14551 Lake Drive NE Forest Lake, MN 55025		
Total Change Order Amount: $66,398.32		

Issue:
In accordance with the terms of this Contract, you are hereby authorized and instructed to perform the work as altered by the following provisions.

The Engineer in concurrence with the City of Champlin, City of Brooklyn Park and Hennepin County, agree that opening 109th Ave N. east of TH 169 and the intersecting roads of Xylon Lane N. and Winnetka Avenue N before the new signal systems are installed is necessary. Due to the signal steel having a late delivery, it was decided that opening the road will help with local congestion and ease detours for the local schools. Additional traffic control will be necessary to open the road safely.

This work will be considered "Contract Revisions" as provided for by Specification 1402. Payment for this work will be contract unit prices per the special provisions.

The Engineer in concurrence with the City of Champlin, City of Brooklyn Park and Hennepin County, agree that reinstalling the Hennepin County Fiber line is necessary to complete the interconnection that was previously in place. Due to the new planned watermain and slope grading, the existing conduit was removed in several places. It is necessary to re-install the conduit so Hennepin County can reinstall their fiber line.

This work will be considered "Contract Revisions" as provided for by Specification 1402. Payment for this work will be negotiated unit prices.

The Engineer in concurrence with the City of Champlin and City of Brooklyn Park, agree that the existing irrigation system be replaced for the HOA property on the east side of Winnetka Avenue between 109th Ave N and 107th Ave N. The new planned watermain and grading elevations, requires removal of the existing irrigation system. This work will be completed by the HOA irrigation contractor.

This work will be considered "Contract Revisions" as provided for by Specification 1402. Payment for this work will be per invoice.

The Engineer in concurrence with the City of Champlin and City of Brooklyn Park, have determined that extending the project completion date is necessary due to multiple private utility relocation delays. Special Provisions S-38 (1806) Determination and Extension of Contract Time Paragraph C is replaced with "The Contractor must complete all work to have all roadways open to traffic before November 14, 2025. Roadways open to traffic must be on paved surfaces. This can be the base course pavement, prior to the final lift of pavement. Paragraph D is replaced with "The Contractor must complete all Work to meet the requirements of 1516.2, “Project Acceptance,” under this Contract before November 14, 2025, not including the signal installation at Xylon Lane North. Contractor must complete all signal work on Xylon Lane North to meet the requirements of 1516.2 Project acceptance under this contract before December 31st, 2025.

This work will be considered “Determination and Extension of Contract Time” as provided for by specification 1806.

Contract Time: is extended to November 14th, 2025 for all contract work not including Xylon Lane N signal, and December 31st, 2025 for all Xylon Lane Signal work.

Estimate Of Cost: *(Include any increases or decreases in contract items, any negotiated or force account items.)*

Group/Funding Category**	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount $
1 - Participating - State Aid / 109th	2563.601	ADDITIONAL TRAFFIC CONTROL	LS	$13,768.32	1	$13,768.32

2 - Non-Participating - State Aid / Brooklyn Park	2502.601/ 001	IRRIGATION SYSTEM PROVISION	LS	$30,975.00	1	$30,975.00
2 - Non-Participating - State Aid / Brooklyn Park	2545.601	TWO (2) 1.25" NON-METALLIC COND (DIRECTIONAL BORE)	LS	$21,655.00	1	$21,655.00
					Net Change this Change Order	**$66,398.32**

Group/funding category is required for federal aid projects

Contractor: Sam Weaver Date: 9/16/25

Print Name: Sam Weaver Phone: 612-546-9388

Project Engineer: _____ Date: 9/16/2025

Print Name: Paul Kyle Phone: 612-360-1310

Champlin: _____ Date: _____

Print Name: _____ Phone: _____

Brooklyn Park: _____ Date: _____

Print Name: _____ Phone: _____

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local funds

District State Aid Engineer: _____ Date: _____

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.1	**Meeting Date:**	September 22, 2025
Agenda Section:	General Action Items	**Originating Department:**	Finance
Resolution:	XXX		
Ordinance:	N/A	**Prepared By:**	Molly Lopez, Asst Finance Director
Attachments:	3	**Presented By:**	Jay Stroebel, City Manager LaTonia Green, Finance Director
Item:	Council Adoption of Proposed 2026 Property Tax Levies and Preliminary 2026 -2027 General Fund and Debt Service Funds Budgets		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ APPROVING THE 2026 – 2027 PRELIMINARY GENERAL AND DEBT SERVICE FUNDS BUDGETS.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ ADOPTING THE PROPROSED 2026 GENERAL AND DEBT SERVICE FUNDS NET TAX CAPACITY PROPERTY LEVIES AND CERTIFYING THE TAX LEVIES TO HENNEPIN COUNTY.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-_____ ADOPTING A PROPROSED SPECIAL BENEFIT HRA TAX LEVY AND A PROPROSED EDA CITY TAX LEVY FOR THE PURPOSE OF DEFRAYING THE COSTS INCURRED BY THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY UNDER ITS HOUSING AND REDEVELOPMENT POWERS FOR THE YEAR 2026, CERTIFYING THEM TO HENNEPIN COUNTY.

Overview:

This represents the first action of the 2026 - 2027 budget process. The Council is being asked to consider the adoption of the 2026 - 2027 Council Preliminary Budget for the General Fund and Debt Service Funds. In addition, the Council needs to consider adopting the 2026 Proposed Property Tax levies maximum, which are required to be submitted to Hennepin County by September 30, 2025.

Starting the 2026 - 2027 budget process allows the City to prepare for and respond to the changes in local government funding faced over the last several years, thus building stability in the budget process. A stable budget cycle means policymakers, senior management, employees, and residents will have better information for adjusting and prioritizing budget allocations.

As a reminder, in 2026, Local Government Aid (LGA) increased from $917,834 in 2026 to $935,178. However, LGA is still significantly lower than historical amounts. From 2014 to 2022 the average LGA received was $1.3 million a year. Furthermore, the City's distribution share of the Fiscal Disparities increased from 2025 by $1.3 million to $10.7 million ($184,477 allocated to HRA).

During the City Council work session on September 8, 2025, the Council was presented with a proposed 2026 tax levy rate of 12.5%. Since then, staff has developed a scenario for the Council to consider when setting the maximum allowable tax levy.

In this scenario, the 2026 - 2027 Council Preliminary Budgets are estimated to be $80.7 million for 2026. The proposed increase in the 2026 budget is 7.6% over 2025 Adopted Budget of $75 million. In the 2026 scenario below, Council is being presented with an initial proposed tax levy totaling $76.5 million.

The Proposed 2026 Tax Levies for the 9.50% scenario as compared to 2025 are shown below:

	2025 Final Adopted	2026 Proposed	2026 Proposed from 2025 Final Adopted	
General Fund Levy	64,130,917	68,043,864	3,912,947	6.10%
Heritage Levy	2,042,940	2,142,940	100,000	4.89%
Less: Local Government Aid (LGA)	(917,834)	(935,178)	(17,344)	1.89%
Tax Abatement	750,000	750,000	-	0.00%
Debt Service Levy	1,011,710	3,365,204	2,353,495	232.63%
EDA Levy (.01813% of EMV)	1,626,649	1,789,314	162,665	10.00%
HRA Levy (.01850% of EMV)	1,200,000	1,320,000	120,000	10.00%
Total Tax Capacity Levy (inc.EDA/HRA)	69,844,382	76,476,143		
	9.99%	9.50%		
Less: Fiscal Disparities	(9,407,396)	(10,736,810)	1,329,414	14.13%
Total Net Tax Capacity (NTC) Levy	60,436,986	65,739,333	5,302,347	8.77%
NTC Levy % Change from Prior Year	9.27%	8.77%		
Referendum Bonds				
2019 Referendum	319,883	317,153	(2,730)	-1%
2021A Park Projects	891,135	889,140	(1,995)	-0.2%
2025 Referendum		410,780		
Total Referendum Bonds	1,211,018	1,617,073	(4,725)	33.5%
Referendum Levy % Change from Prior Year	6.69%	33.53%		
Total Tax Capacity Levy & Referendum Levy	71,055,399	78,093,216	7,037,817	9.90%

In this scenario, the 2026 - 2027 Council Preliminary Budgets are estimated to be $85.3 million for 2027. The proposed increase in the 2027 budget is 5.7% over 2026 Proposed Budget of $80.7 million. In the scenario below, Council is being presented with an initial proposed tax levy totaling $83.8 million.

	2026 Proposed	2027 Proposed	2027 Proposed from 2026 Final Adopted	
General Fund Levy	68,043,864	73,427,739	5,383,875	7.91%
Heritage Levy	2,142,940	2,242,940	100,000	4.67%
Less: Local Government Aid (LGA)	(935,178)	(935,178)	-	0.00%
Tax Abatement	750,000	755,000	5,000	0.67%
Debt Service Levy	3,365,204	4,863,941	1,498,737	44.54%
EDA Levy (.01813% of EMV)	1,789,314	1,968,245	178,931	10.00%
HRA Levy (.01850% of EMV)	1,320,000	1,452,000	132,000	10.00%
Total Tax Capacity Levy (inc.EDA/HRA)	76,476,143	83,774,687		
	9.50%	9.54%		
Less: Fiscal Disparities	(10,736,810)	(10,736,810)	-	0.00%
Total Net Tax Capacity (NTC) Levy	65,739,333	73,037,877	67,735,530	11.10%
NTC Levy % Change from Prior Year	8.77%	11.10%		
Referendum Bonds				
2019 Referendum	317,153	319,463	2,310	0.73%
2021A Park Projects	889,140	886,515	(2,625)	-0.30%
2025 Referendum	410,780	408,743	(2,037)	-0.50%
Total Referendum Bonds	1,617,073	1,614,721	(2,352)	-0.15%
Referendum Levy % Change from Prior Year	33.53%	-0.15%		
Total Tax Capacity Levy & Referendum Levy	78,093,216	85,389,408	7,296,192	3.67%

Considerations:

The 2026 - 2027 budgets will continue to be analyzed and reviewed. The 2026 budget is still being developed based on 2025 and the preliminary budget will change based on 2026 being finalized. This represents the beginning of the budget discussion, which is anticipated to conclude on December 8, 2025. Looking at the budget challenges facing the city in 2026 and future years, the Council needs to determine the tax levy that will best meet the City's priorities.

Please keep in mind that once the Council sets the maximum tax levy, it may be lowered but not increased. The 9.50% tax levy includes 7.50% to fund the current service level and 2.0% in approved initiatives which include inflationary contractual obligations. Two additional positions are proposed for 2026, with seven more positions to be added in 2027, to support ongoing operational requirements. The debt service tax capacity-based levy is projected to increase by 232.63% from 2025 to 2026 and by 44.54% from 2026 to 2027, primarily due to the construction of the new central fire station. The debt levy referendum increase from 2025 to 2026 is 33.5% higher, with a .15 % decrease in 2026 to 2027.

Primary issues/alternatives to consider:

Per the State of Minnesota, governing bodies of each city must adopt a proposed property tax levy for taxes payable 2026 and certify that amount to Hennepin County. The proposed tax levies cannot be increased but may be reduced prior to the adoption of the final tax levies, which is planned for the December 8, 2025, City Council meeting. The maximum tax levies are used for truth-in-taxation notices that are sent out in November.

Budgetary/Fiscal Issues:

This preliminary budget is not intended to be the final budget. More detailed information including service and funding level discussions are intended to continue into the fall.

The Council is being asked to adopt a 2026 - 2027 preliminary budget on the General Fund and Debt Service

Funds.

Attachments:

7.1A RESOLUTION APPROVING THE 2026 - 2027 COUNCIL PRELIMINARY GENERAL AND DEBT SERVICE FUNDS BUDGETS
7.1B RESOLUTION ADOPTING THE 2026 PROPOSED GENERAL AND DEBT SERVICE FUNDS NET PROPERTY TAX LEVIES AND CERTIFYING THEM TO HENNEPIN COUNTY
7.1C RESOLUTION ADOPTING A PROPOSED SPECIAL BENEFIT HRA TAX LEVY AND A PROPROSED EDA CITY TAX LEVY
7.1D PROPOSED 2026-2027 GENERAL FUND BUDGET – (*WILL BE PROVIDED AT COUNCIL MEETING)*

RESOLUTION #2025-

RESOLUTION APPROVING THE 2026 - 2027 COUNCIL PRELIMINARY GENERAL AND DEBT SERVICE FUNDS BUDGETS

WHEREAS, the City of Brooklyn Park is required to prepare and review preliminary budgets for its General Fund of $80,715,571,in 2026 and $85,276,710 in 2027 for the calendar years 2026-2027; and

WHEREAS, the City Council has considered the preliminary budgeted expenditures of $5,987,933 in 2026 and $7,096,063 in 2027 that will affect the levy for the Debt Service Funds; and

WHEREAS, the City Council desires to set forth such preliminary budgets to comply with statutory requirements and to facilitate subsequent budget and levy hearings, reviews, and final adoption;

	2026 Council Preliminary Budget	2027 Council Preliminary Budget
Total General Fund Expenditures	$ 80,715,571	$ 85,276,710
Total Debt Service Funds	$ 5,987,933	$ 7,096,063

RESOLUTION #2025-

RESOLUTION ADOPTING THE PROPOSED 2026 GENERAL AND DEBT SERVICE FUNDS NET TAX CAPACITY PROPERTY LEVIES AND CERTIFYING THE LEVIES TO HENNEPIN COUNTY

WHEREAS, Minnesota Statutes require the adoption of the proposed property tax levies; and

WHEREAS, the proposed property tax levies must be certified to Hennepin County on or before September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the city of Brooklyn Park adopts the following proposed 2026 General Fund and Debt Service Net tax levies, certifying them to Hennepin County:

General Property Taxes	
General Levy	$68,043,864
Heritage Fund Levy	1,207,762
Tax Abatement	750,000
Total General Property Taxes	70,001,626

	Proposed Levy
General Obligation Debt Service – Tax Capacity Based	
G.O. Capital Improvement Bonds, Series 2014A	680,453
G.O. Bonds, Series 2017A	304,723
G.O. Bonds, Series 2021A	24,043
G.O. Bonds, Series 2025A	2,355,985
Total Debt Service – Tax Capacity Based	3,365,204
Total Tax Capacity Based Levies	73,366,830
General Obligation Debt Service – Market Value Referendum	
G.O. Park Referendum 2019A	317,153
G.O. Parks Projects, 2021A	889,140
G.O. Park Referendum 2025	410,780
Total Debt Service – Market Value Referendum	1,617,073
Total Tax Levies	$74,983,903

RESOLUTION #2025-

RESOLUTION ADOPTING A PROPOSED SPECIAL BENEFIT HRA TAX LEVY AND A PROPOSED EDA CITY TAX LEVY FOR THE PURPOSE OF DEFRAYING THE COSTS INCURRED BY THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY UNDER ITS HOUSING AND REDEVELOPMENT POWERS FOR THE YEAR 2024, CERTIFYING THEM TO HENNEPIN COUNTY

WHEREAS, the Brooklyn Park Economic Development Authority (the "EDA") was created by the City Council of the City of Brooklyn Park (the "City Council") by its adoption of Resolution #1988-273, dated October 24, 1988, pursuant to *Minnesota Statutes*, §§469.090 to 469.1081 (the "Enabling Resolution"); and

WHEREAS, the Enabling Resolution was amended by Resolution #1995-72, dated March 20, 1995, whereby the EDA was granted all of the powers, rights, duties, and obligations set forth in *Minnesota Statutes* §§469.001 to 469.047 (the "HRA Act"); and

WHEREAS, pursuant to §469.033, Subd. 6 of the HRA Act, the EDA is authorized to levy a special benefit tax within its area of operation, not to exceed 0.0185 percent of the City's estimated market value, for the purpose of defraying its operational costs under the HRA Act (the "HRA Levy"); and

WHEREAS, pursuant to §469.107, Subd. 1 of the EDA Act, the EDA may request that the City levy a special benefit tax within its area of operation, not to exceed 0.01813 percent of the City's estimated market value, for the purpose of defraying its operational costs under the EDA Act; and

WHEREAS, by Resolution #2025-27, the EDA Board of Commissioners approved a 2026 HRA Levy in the amount of $1,320,000, pursuant to Section 469.033, Subd. 6 of the HRA Act, as amended, for the purpose of defraying the EDA's operational costs; and

WHEREAS, by Resolution #2025-27, the EDA Board of Commissioners approved a 2026 EDA Levy in the amount of $1,789,314 which does not exceed 0.01813 percent of taxable estimated market value in the City, pursuant to Section 469.107, Subd. 1 of the EDA Act for the purpose of defraying the EDA's operational costs.; and

WHEREAS, the City Council has reviewed the EDA Levy Resolution as a part of establishing the 2024 - 2025 Preliminary Economic Development Authority budget.

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

1. Adopt a 2026 proposed HRA Levy in the amount of $1,320,000 for the purpose of defraying the EDA's operational costs pursuant to *Minnesota Statutes*, §469.033, Subd. 6, and certify it to Hennepin County.

2. Adopt a 2026 proposed EDA levy in the amount of $1,789,314 for the purpose of defraying the EDA's operational costs and certify it to Hennepin County.

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.2	**Meeting Date:**	September 22, 2025
Agenda Section:	Land Use Items	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	3	**Presented By:**	Tim Gladhill, Community Development Director
Item:	Kwik Trip Proposal at 9400 West Broadway Avenue		

City Manager's Proposed Action:

Provide direction to Staff on how to proceed with Kwik Trip proposal at 9400 West Broadway.

Alternatives

- Motion to direct Staff and Applicant to ***revise the current design/proposal*** to remove (or reduce) the need for Variances or Zoning Amendments *(Staff Preference, based on current Plans and Zoning)*
- Motion to direct Staff and Applicant to ***revise the current Application*** and bring forward the proposal ***as presented*** as a ***Zoning Amendment*** *(Planning Commission Recommendation)*
- Motion to direct Staff and Applicant to ***proceed as currently proposed*** and bring forward as a ***series of Variances*** *(not recommended)*

Overview:

Brent Dusek, on behalf of Kwik Trip, Inc., has submitted a proposal for development with applications including a Site Plan Review, Conditional Use Permit, and 8 variance requests. The proposal is for the construction of their Gen 9 convenience store, which will operate 24 hours a day, provide 8 auto fuel stations, and general sales within the 9,176 square foot structure.

In the time since the application was submitted, staff have discovered additional information that changes the previous understanding of the zoning regulations applicable to the subject property. At the September 10 Planning Commission meeting, staff presented the attached slides and requested Planning Commission feedback.

Staff is recommending working with the applicant to find a compromise between the proposed development and the approved Site Development Plan that was adopted by Ordinance 2016-1210 at the time of subdivision of this property, and development of the hotels north of this site. This recommendation is illustrated in the Planning Commission presentation.

However, the Planning Commission voted unanimously (6-0) for staff to work with the applicant on a zoning path forward that achieves their submitted plan as presented. Rather than processing as a series of multiple Variances, a Zoning Amendment to allow the use and design without the need for Variances is desired.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

7.2A PLANNING COMMISSION PRESENTATION
7.2B PLANNING COMMISSION MINUTES
7.2C APPLICANT SUBMISSION

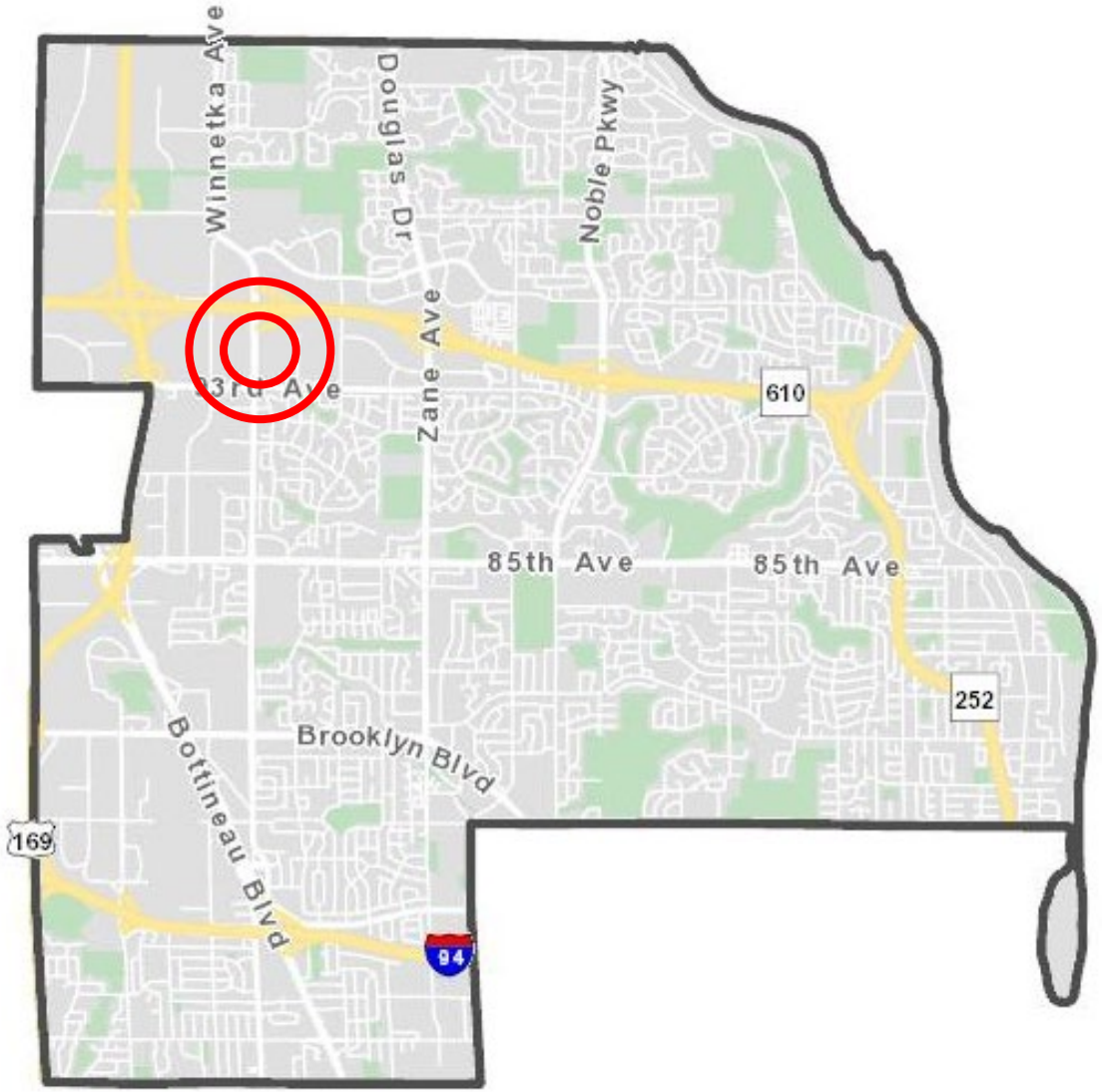
Brooklyn Park

Kwik Trip
9400 West Broadway
DEV25-104
Discussion

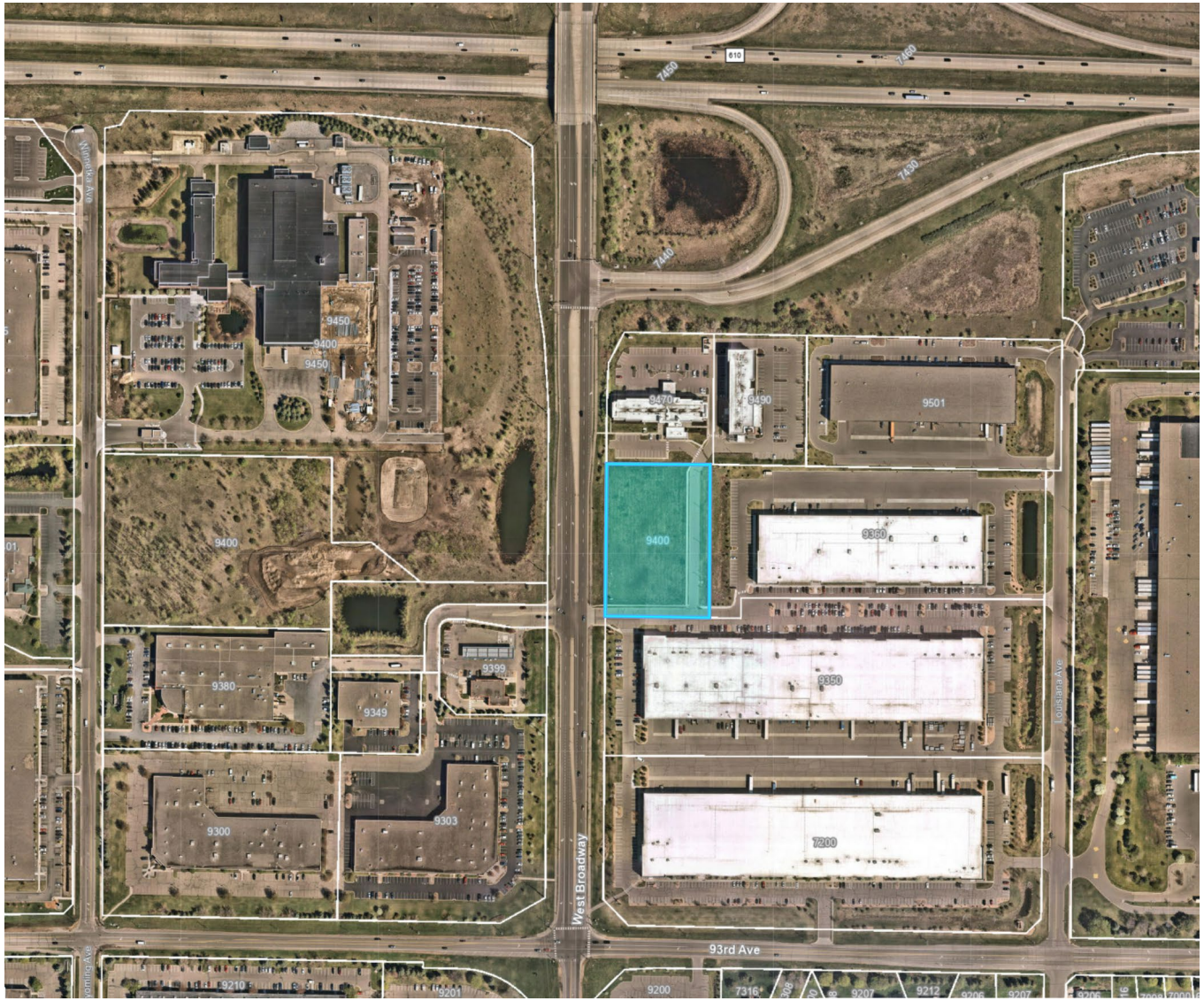
Planning Commission

September 10, 2025

General Location Map



Site Vicinity/Map



Brooklyn Park

Requested Action

- Staff direction on how to proceed
- Staff and applicant will come back for formal consideration, likely in November

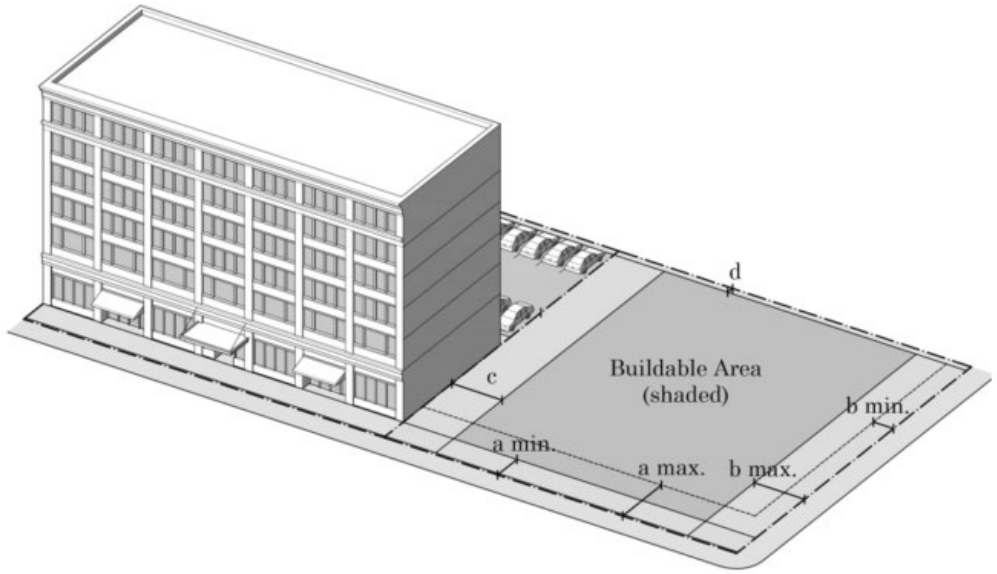
93rd Avenue Station

TOD Zoning

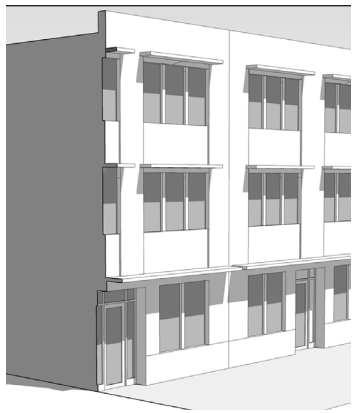
§152.607 "TOD-C" TRANSIT ORIENTED DEVELOPMENT CENTER DISTRICT

(A) Standards. All parcels in TOD-C must meet the standards of Table 9 below.

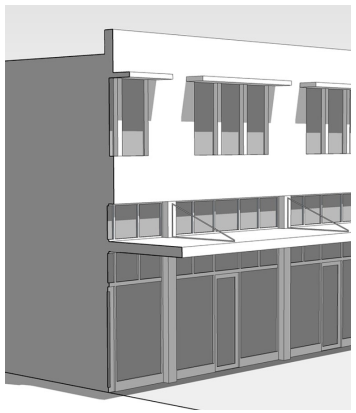
Table 9. TOD-C Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
Front street	1 ft. min. – 12 ft. max.	Front street	30 ft. min.
Side street	2 ft. min. – 12 ft. max.	Side street	12 ft. min.
Side property line	0 ft. or 6 ft. min.	Side property line	0 ft. min.
Rear property line	3 ft. min.	Rear property line	3 ft. min.
MINIMUM FRONTAGE BUILDOUT		**LOT COVERAGE**	
Front street	80% min.	Lot coverage by buildings	80% max.
Side street	50 ft. min. from front street		
MINIMUM GLAZING			
Front street	60% min. except as regulated by Table 7		
Side street	30% min. except as regulated by Table 7		
Upper floors	15% min.		



Common entry frontage type

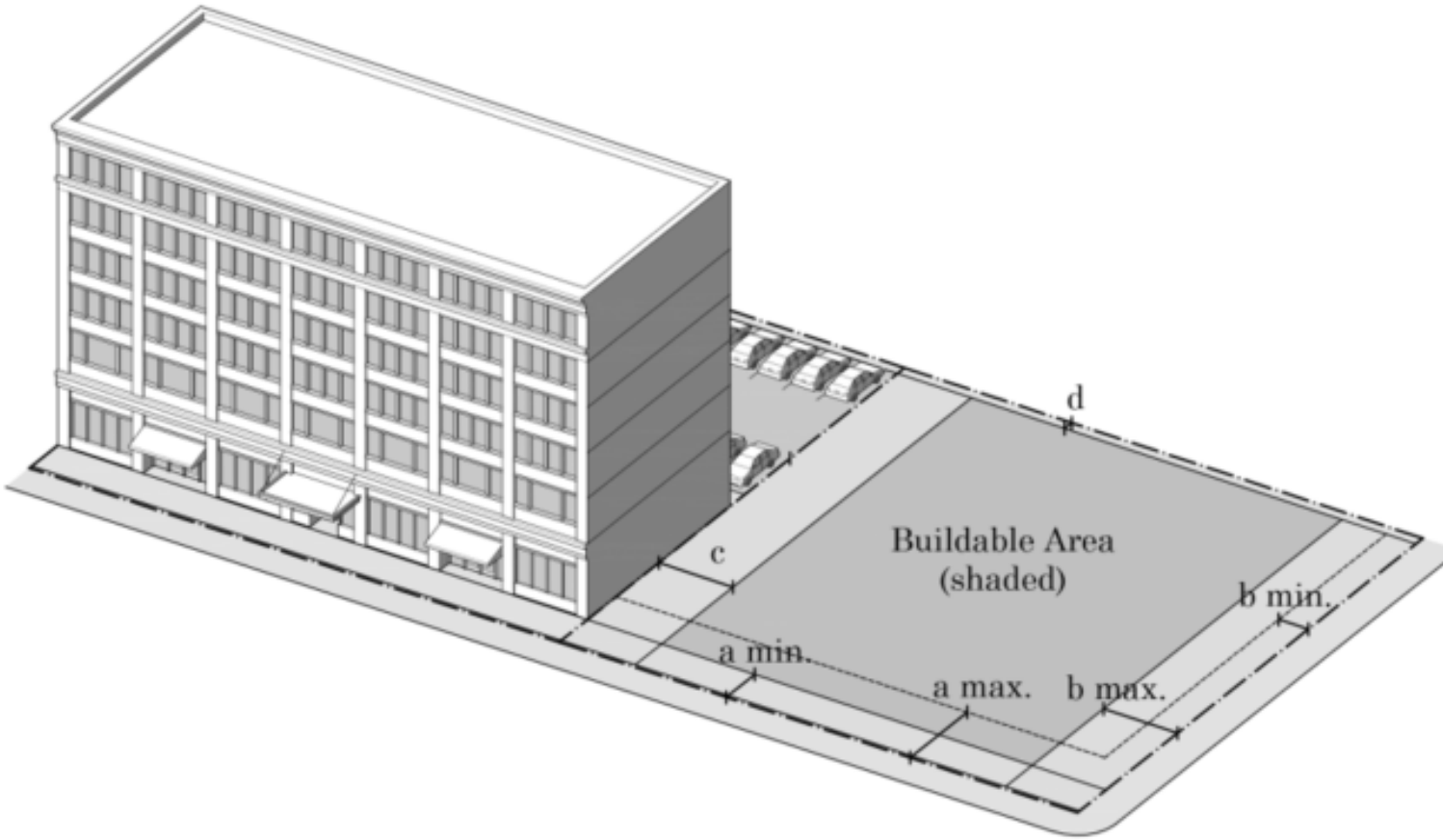


Storefront/shop frontage type

Stoop entry frontage type

TOD Zoning

- Front of building near sidewalk
- Minimum window requirement
- Main entrance (door) facing front sidewalk
- Parking in back or on the side
- Minimum linear frontage
  (Minimal empty space between buildings)
- Minimum Floor Area Ratio (0.5 in TOD-E)



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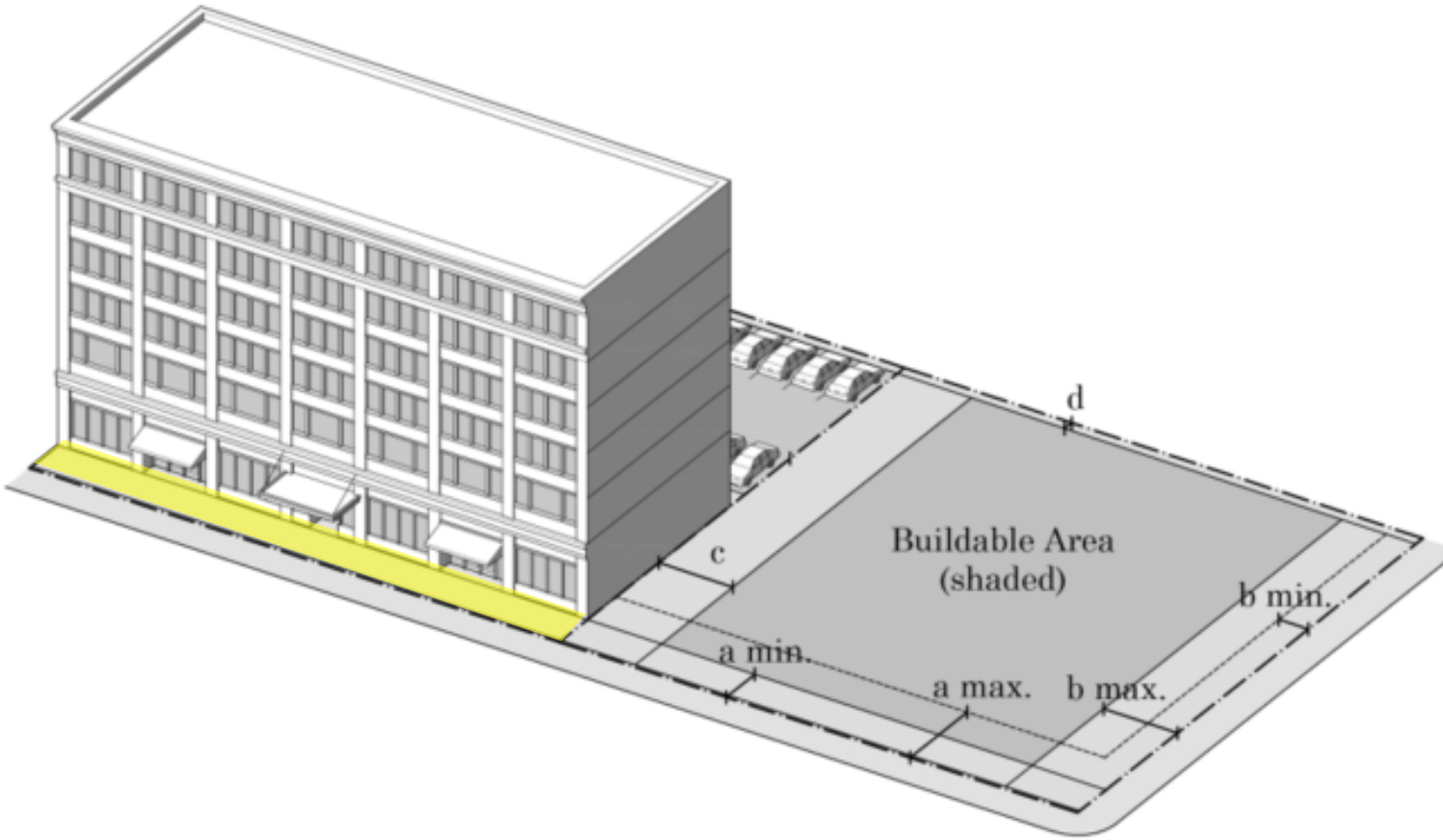

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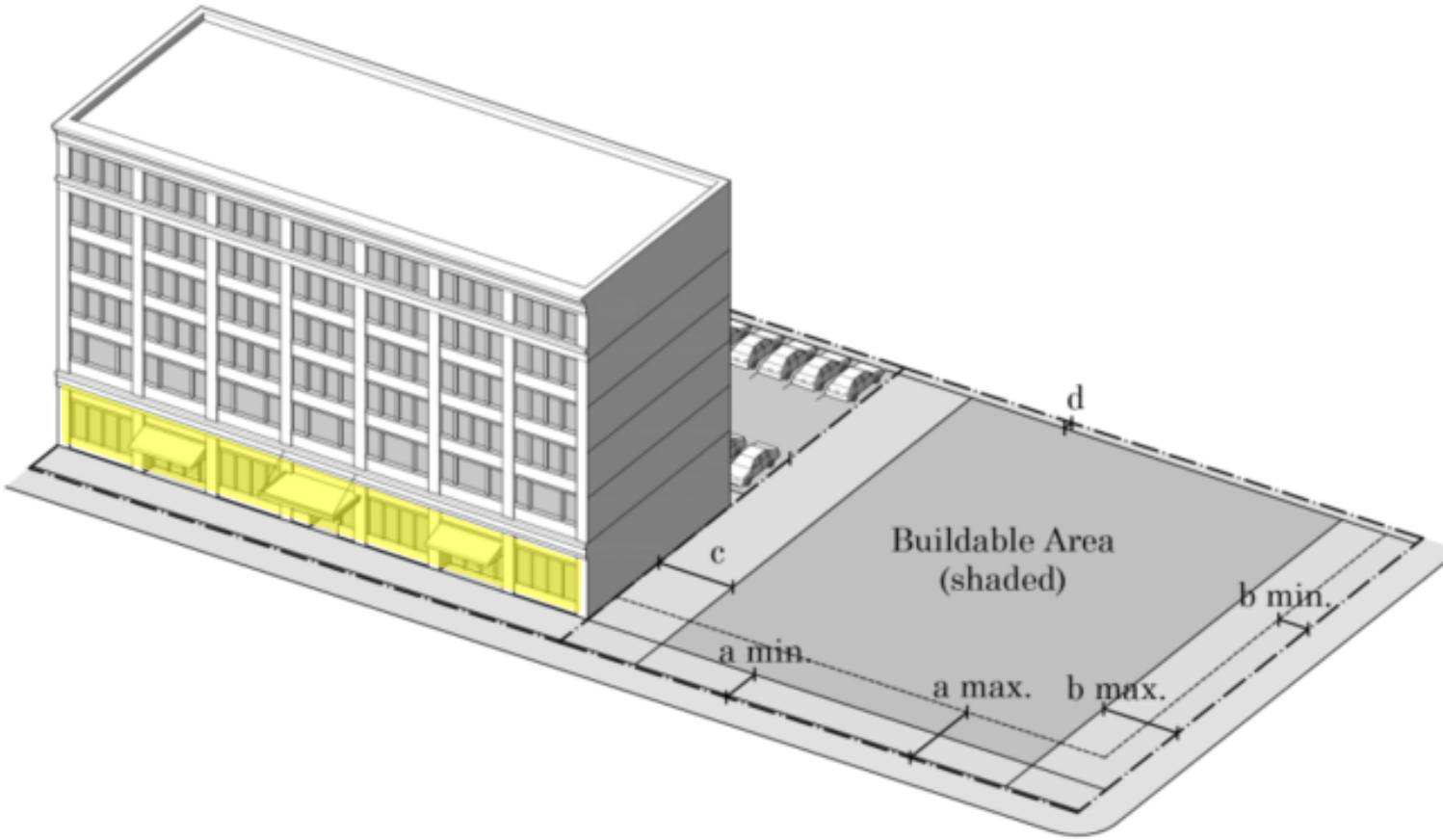

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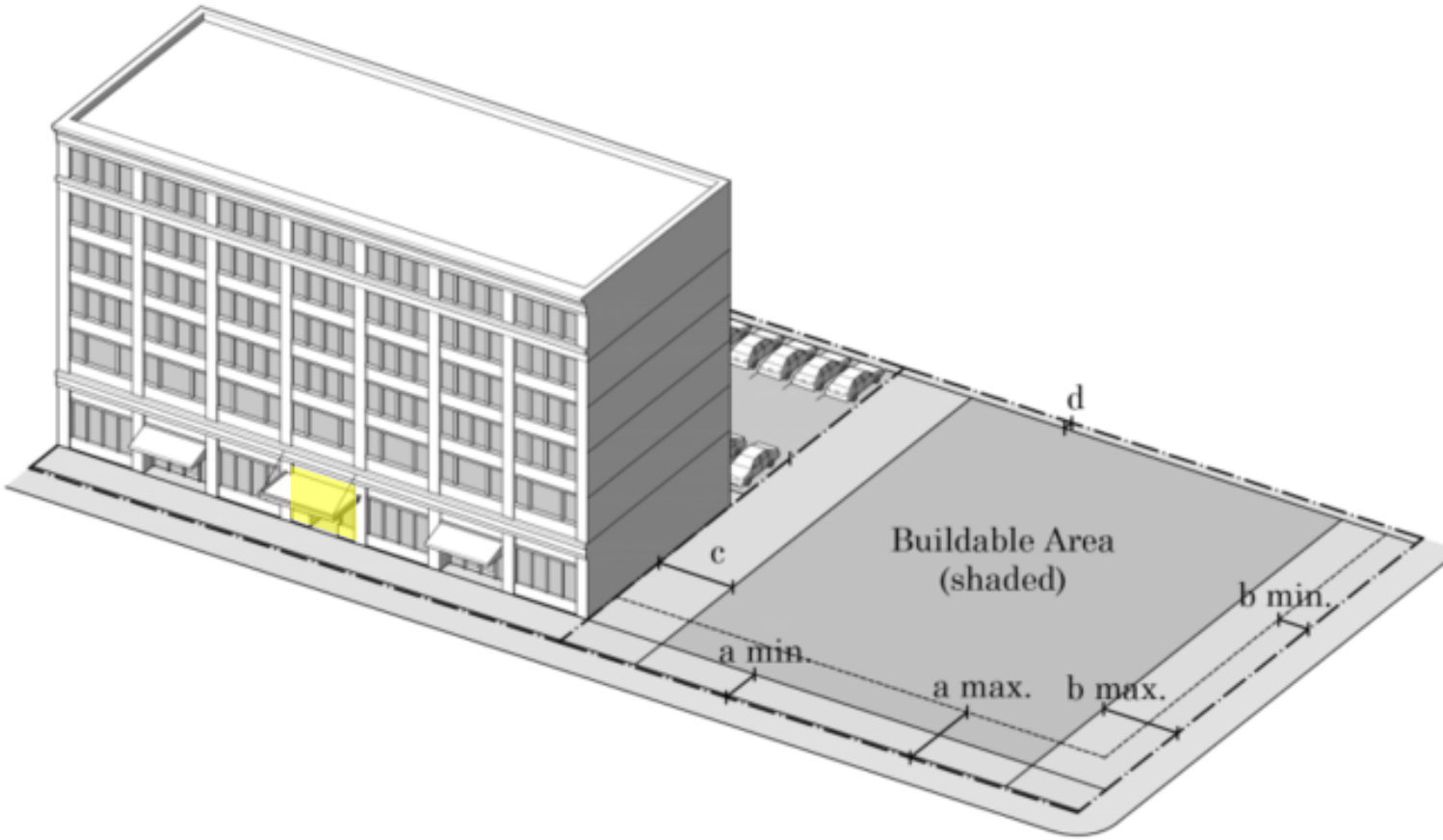

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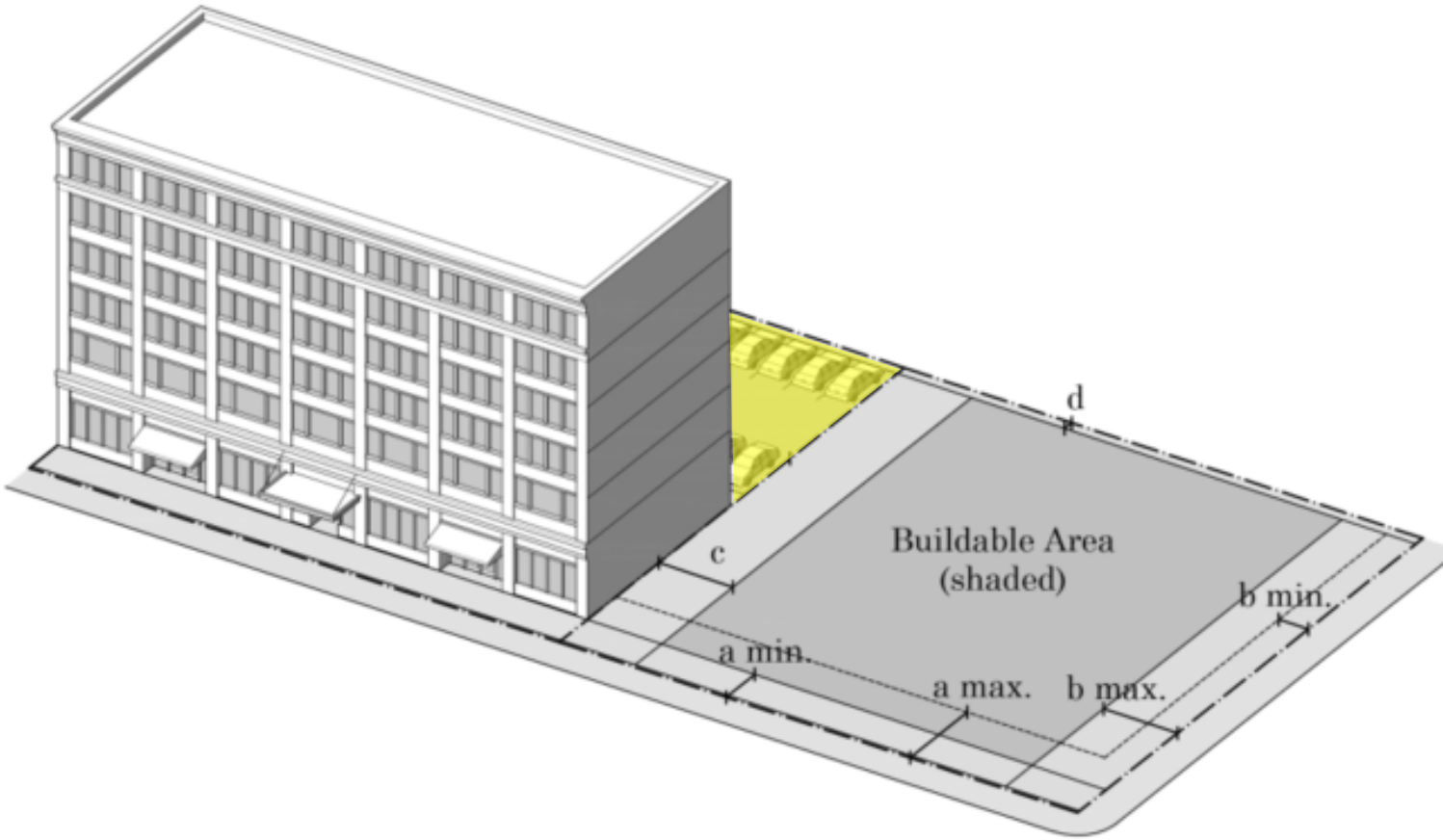

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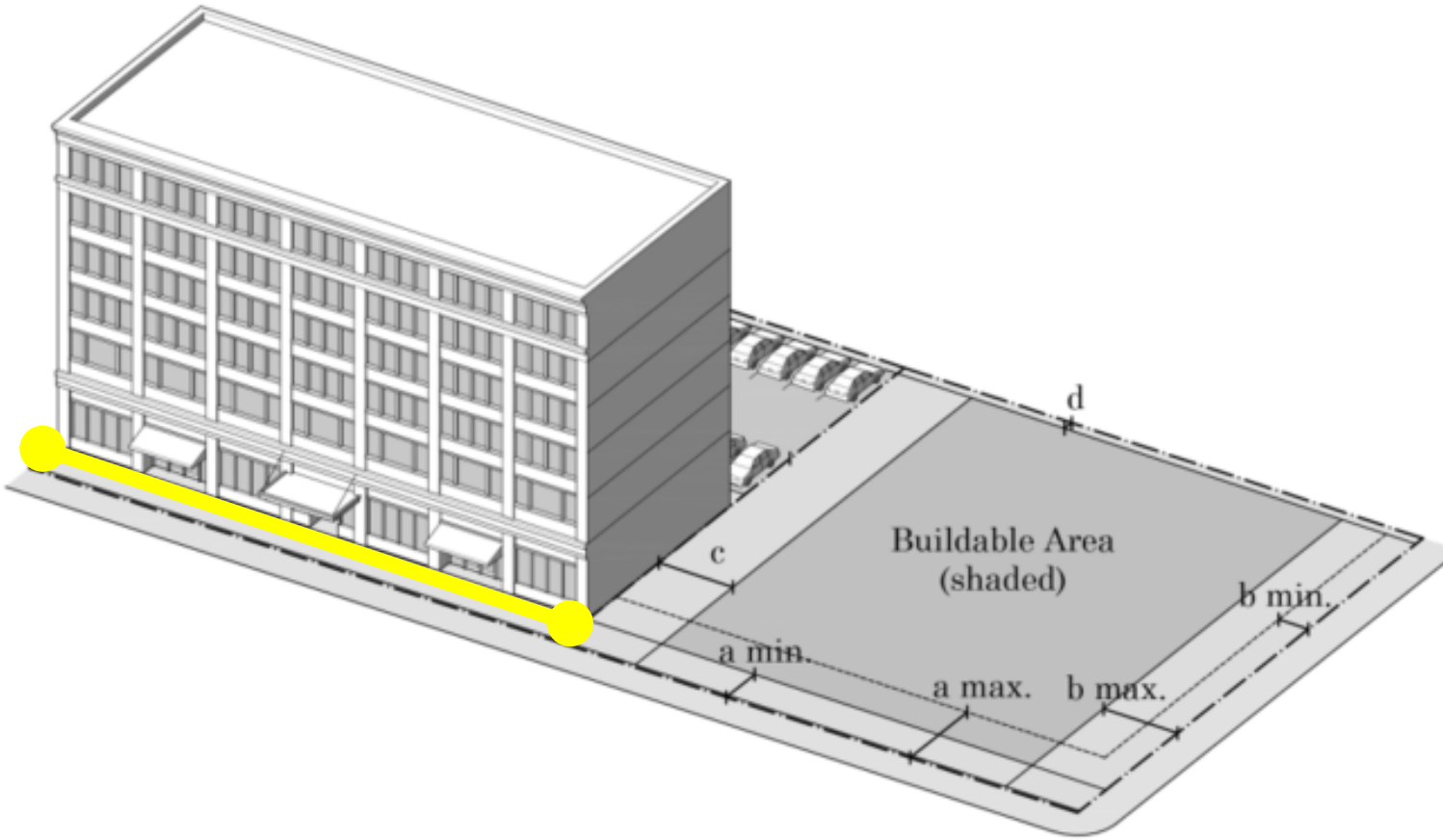

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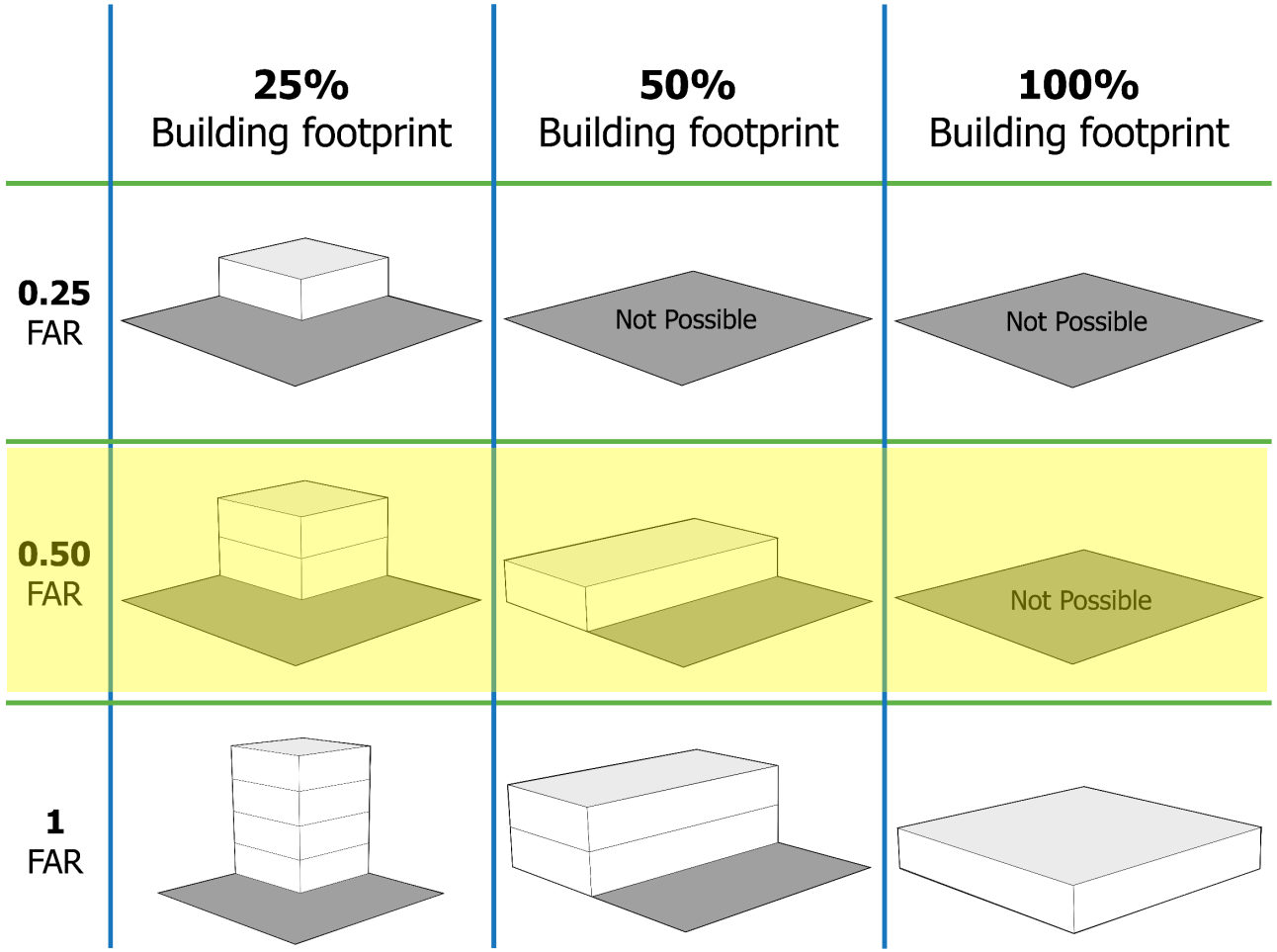


FORAGE KITCHEN

W Broadway

Proposed Future Kwik Trip Store

SEPT. 10TH, 2025

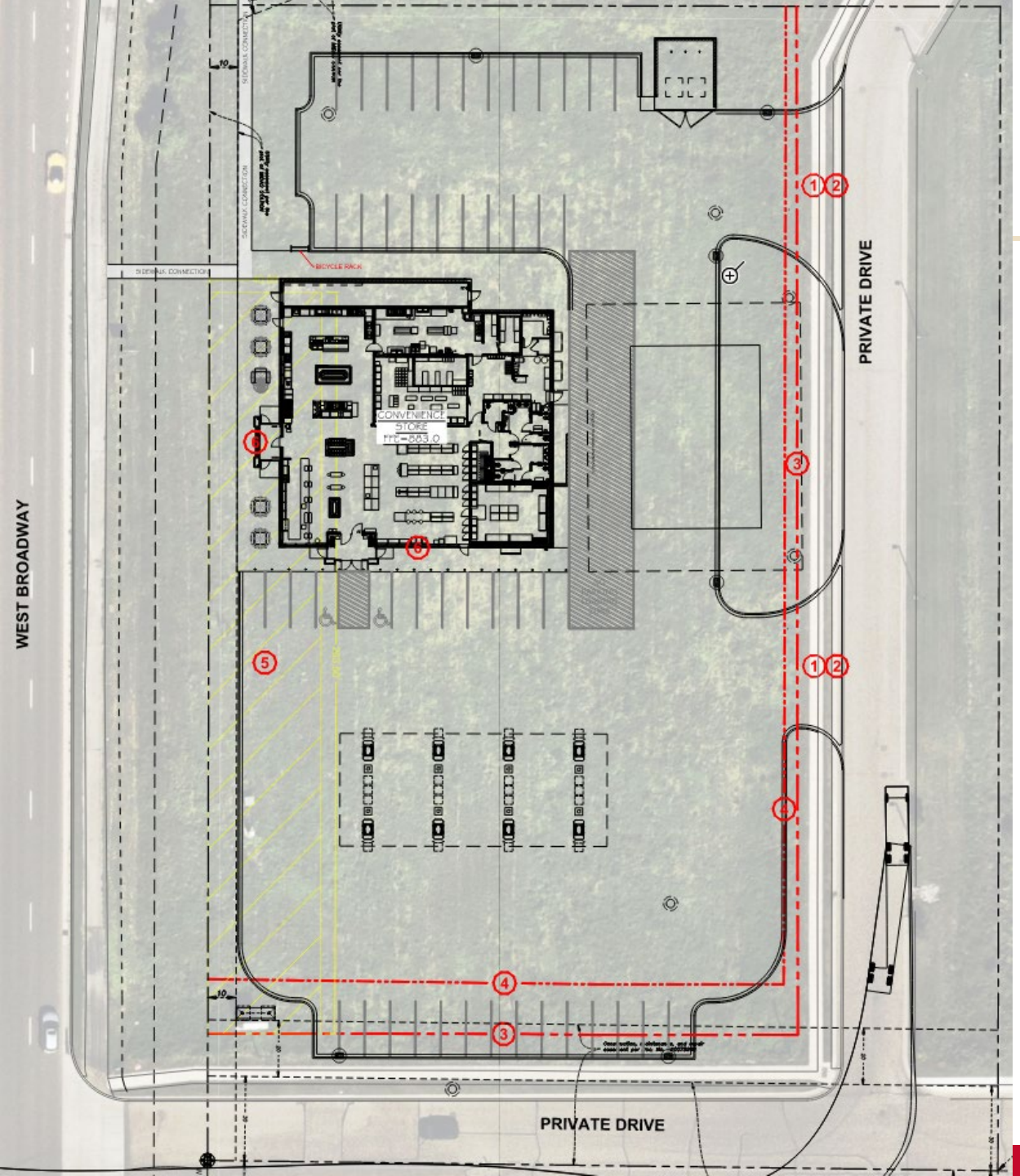
9400 WEST BROADWAY

KWIK TRIP™ | KWIK STAR®

Benefits to Brooklyn Park

- Large Tax base and investment
- 25-40 new jobs(40% FT, 60% PT
- Awarded Top Workplace(WI, MN, IA)
- Lowest turnover in our industry-46.6%
- The difference is our people
- Promotes a culture of caring
- Promotes Sustainability
- Promotes Community involvement

Updated Site Plan

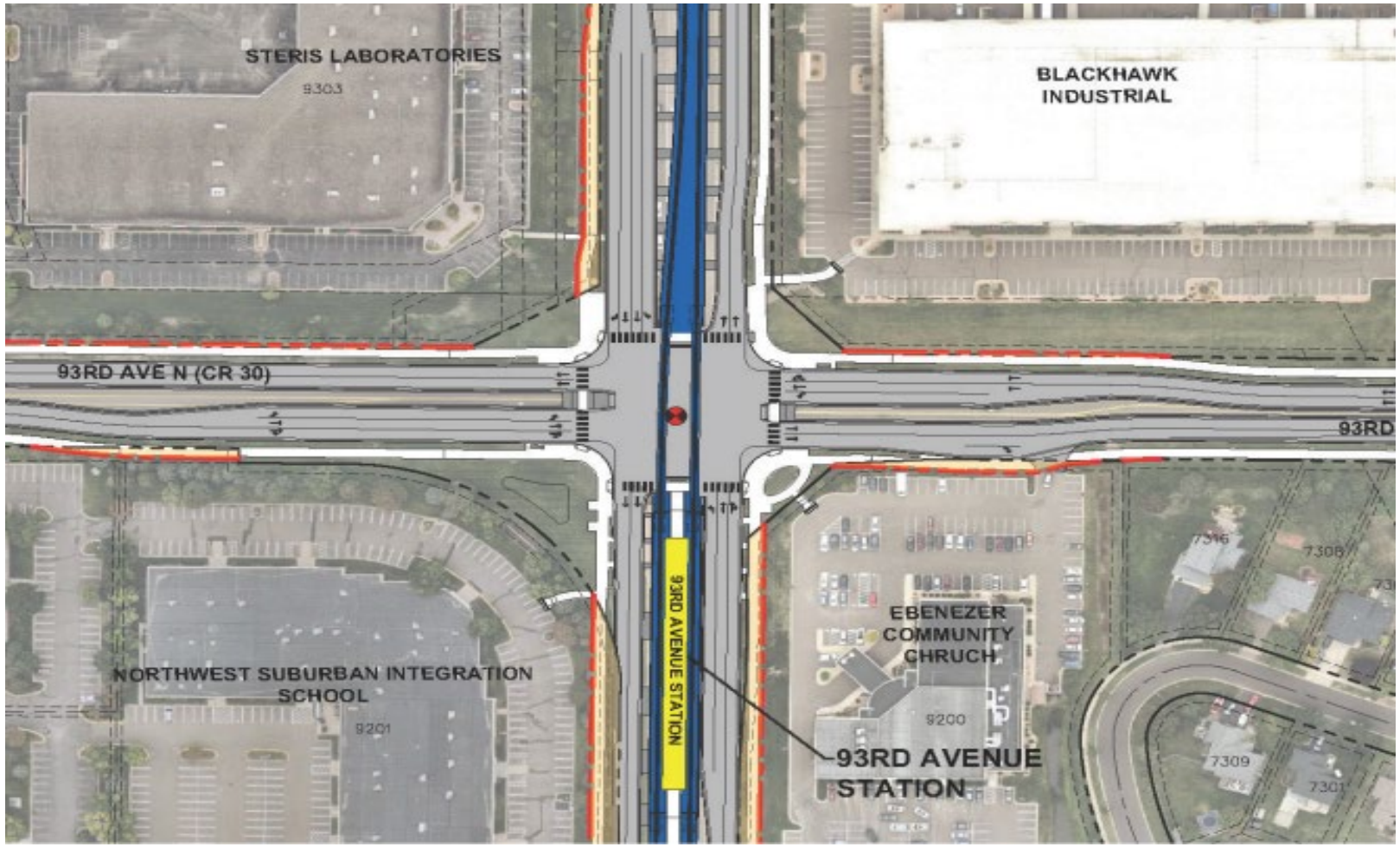


Gen 3 Kwik Trip

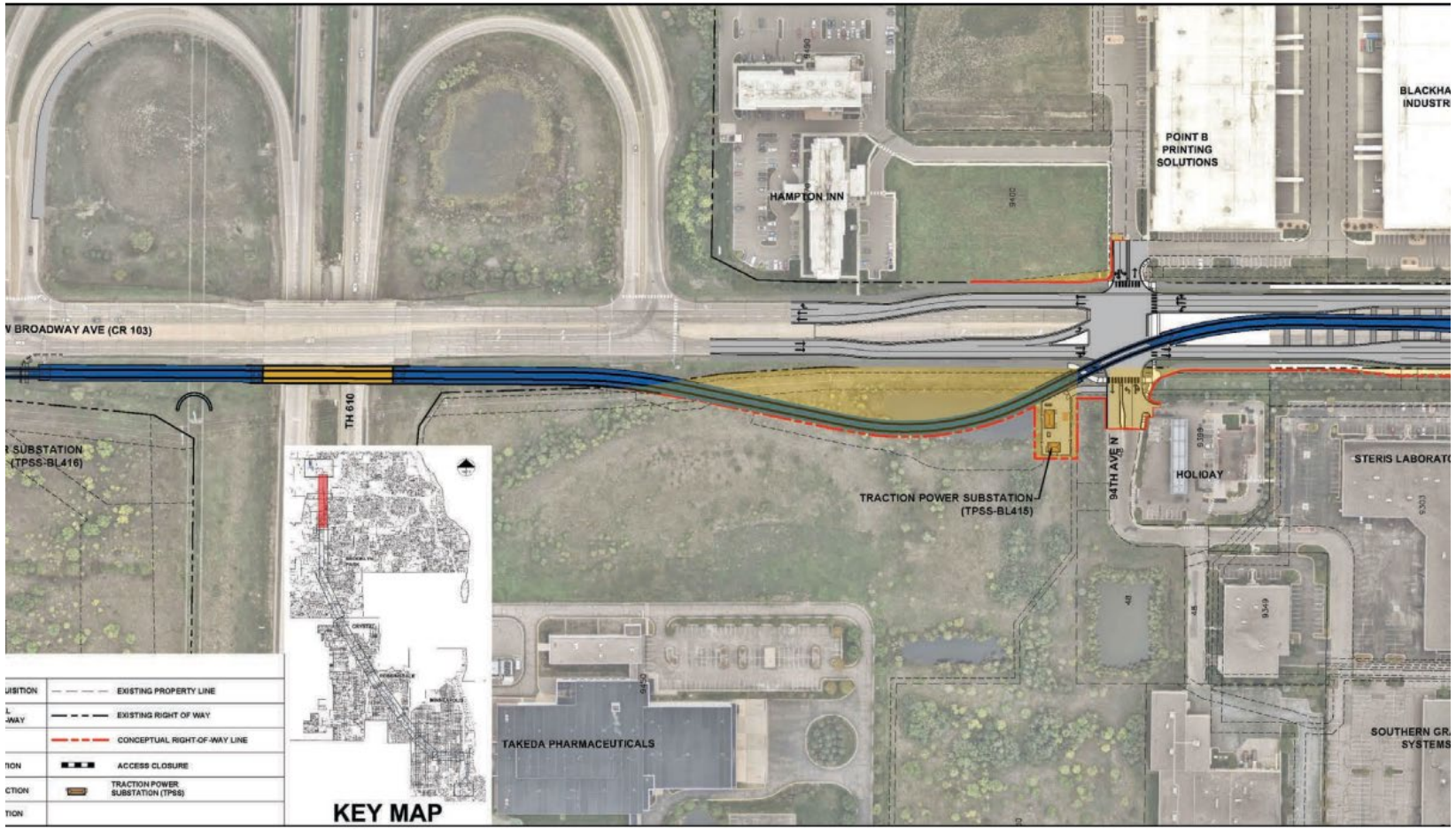
1. Additional Hightop Seating for patrons
2. Additional Outside Seating with 5 picnic tables with umbrellas
3. Added Sidewalk to the store for patrons using West Broadway (Holiday does not have this access)
4. Larger grocery offering for patrons
    - Provides grocery option for neighborhood and Blueline riders
    - Separate produce island
    - Increased meat and take-home meals
5. 2 Self check outs for faster service
6. Full kitchen to provide catering and food service to the local businesses and hotel
7. Call ahead and take out service
8. Large amount of landscaping and lighting to provide a “Welcoming Feeling”, visually pleasuring parcel, safety and easy access
9. No Fee ATM’s for customers

W BROADWAY
Google Earth

93rd Station Blue Line Stop



Blue Line Route

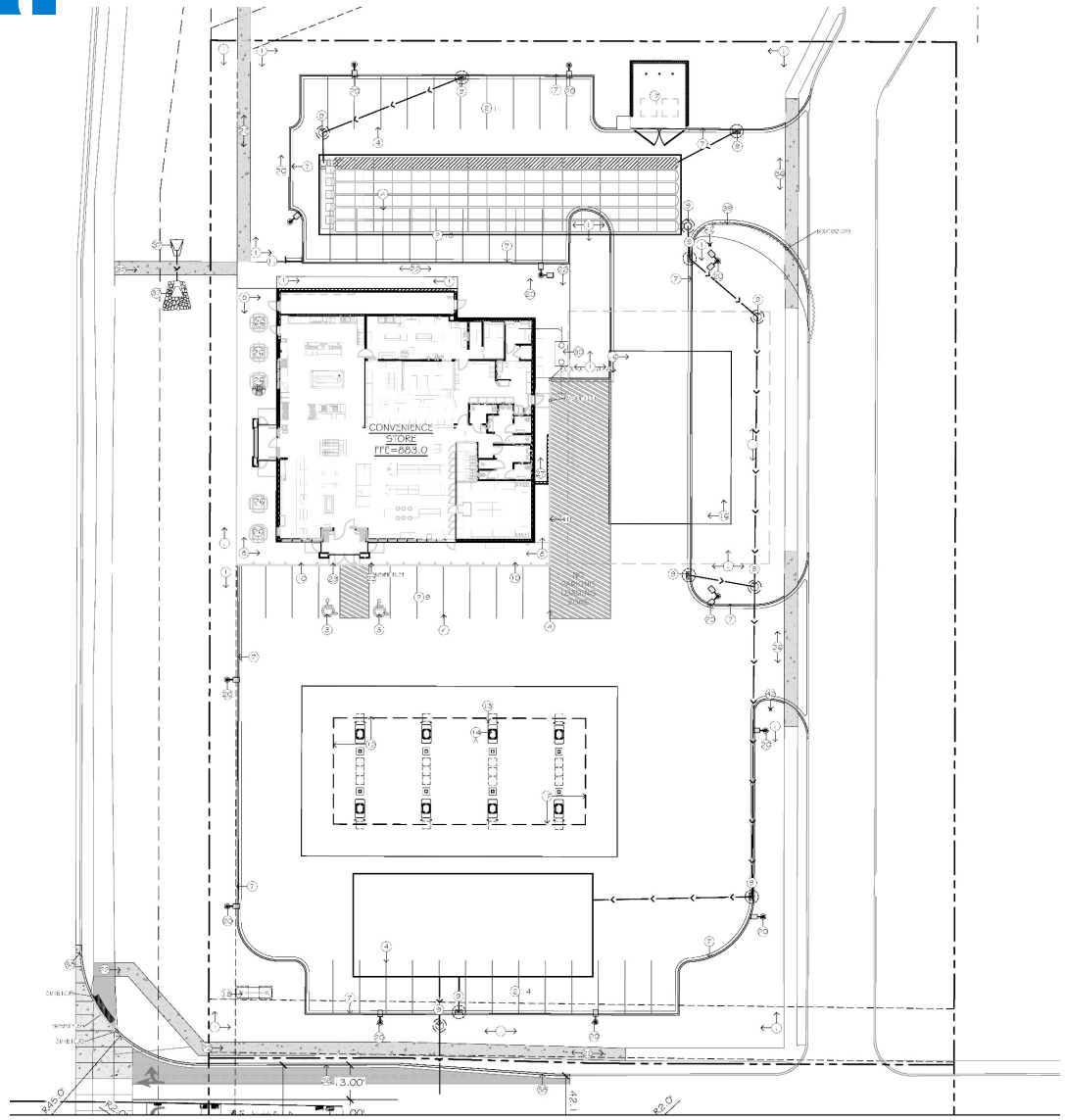


Thank You!

KWIK TRIP™ | KWIK STAR®

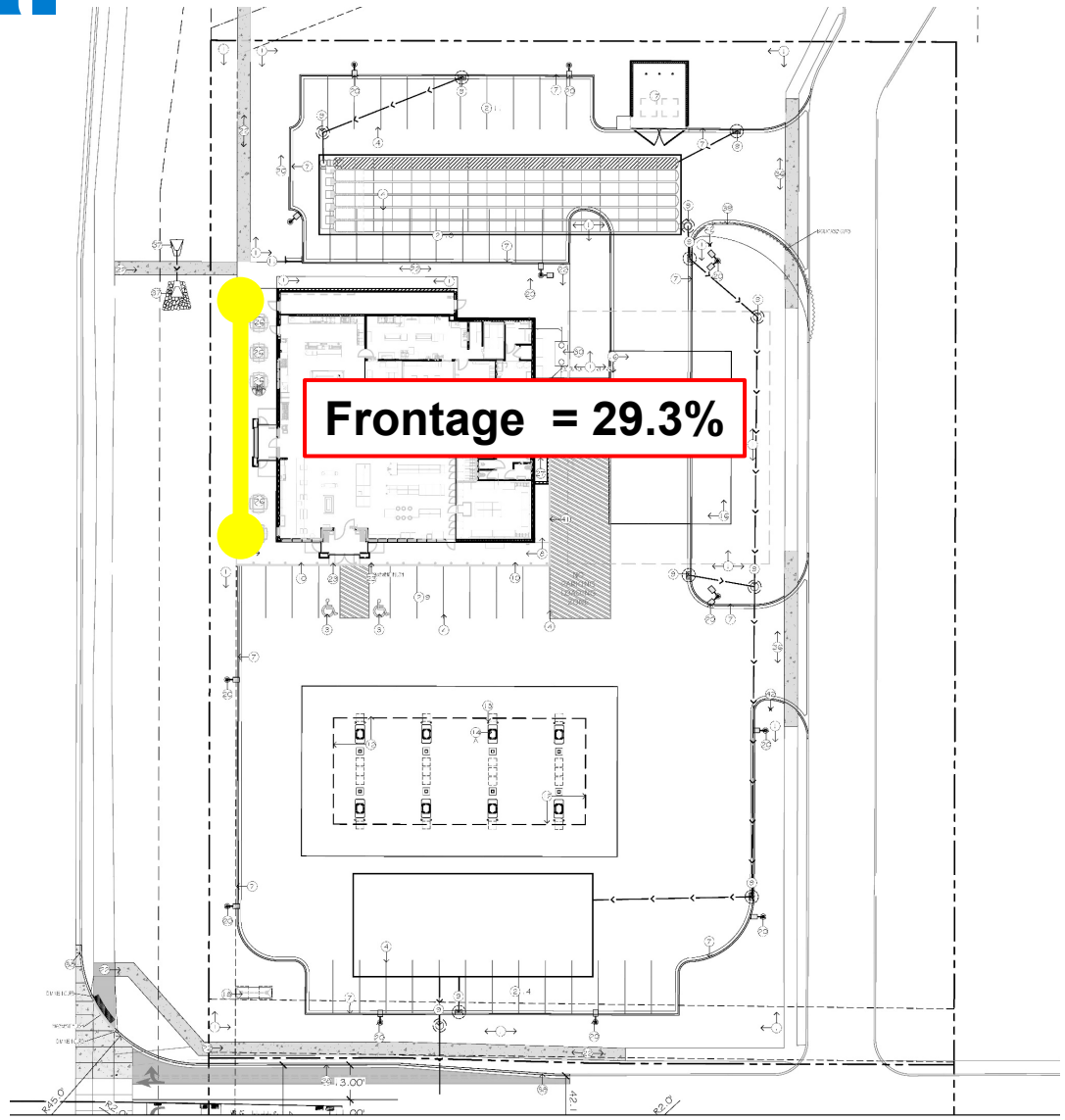
Kwik Trip Proposal

- ✓ Front of building near sidewalk
- ✓ Minimum window requirement
- ✓ Main entrance (door) facing front sidewalk
- ✓ Parking in back or on the side
- X Minimum linear frontage
  (Minimal empty space between buildings)
- X Minimum Floor Area Ratio (0.5 in TOD-E)



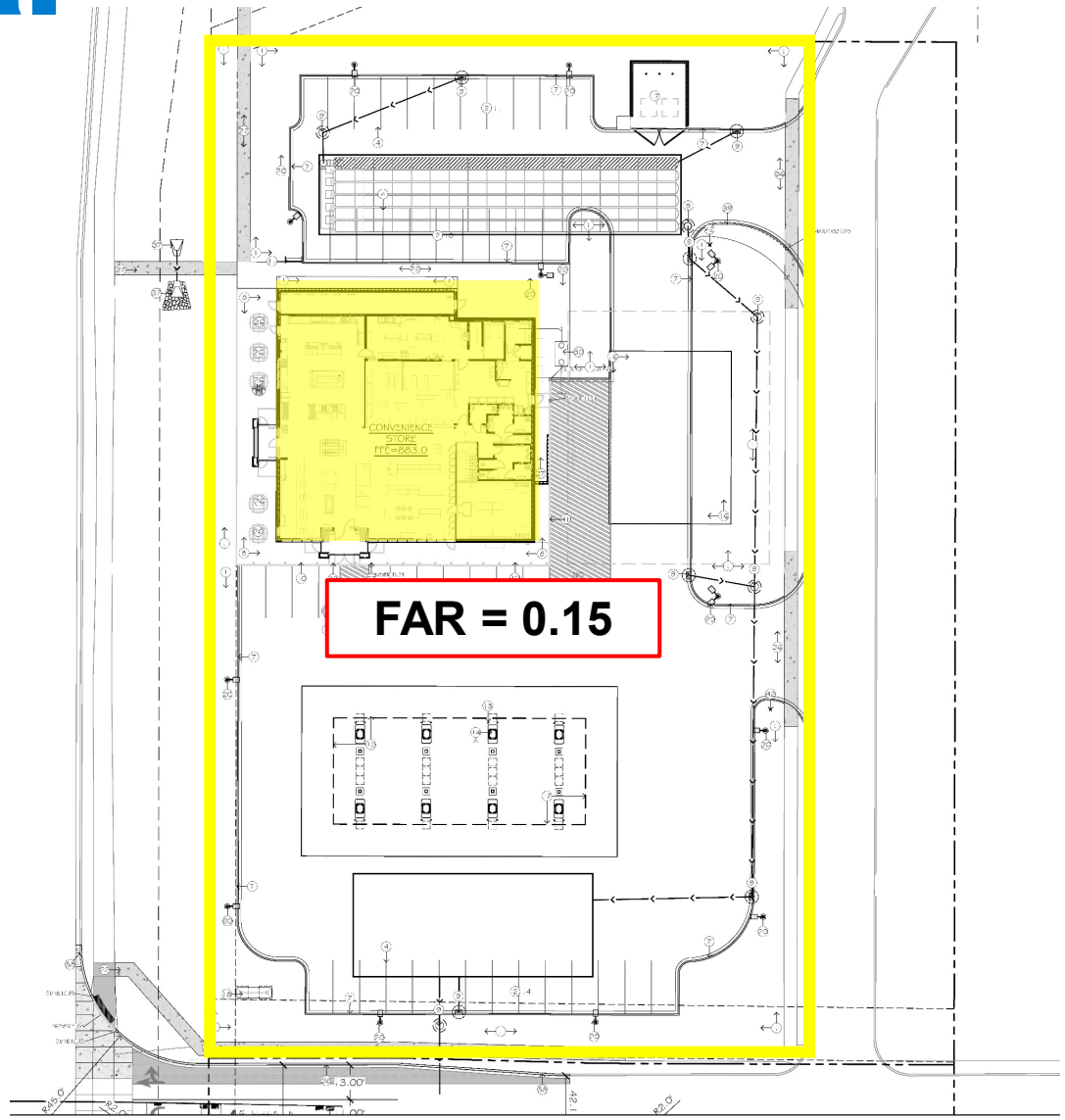
Kwik Trip Proposal

- ✓ Front of building near sidewalk
- ✓ Minimum window requirement
- ✓ Main entrance (door) facing front sidewalk
- ✓ Parking in back or on the side
- X Minimum linear frontage (70% in TOD-E)
  (Minimal empty space between buildings)
- X Minimum Floor Area Ratio (0.5 in TOD-E)



Kwik Trip Proposal

- ✓ Front of building near sidewalk
- ✓ Minimum window requirement
- ✓ Main entrance (door) facing front sidewalk
- ✓ Parking in back or on the side
- X Minimum linear frontage
  (Minimal empty space between buildings)
- X Minimum Floor Area Ratio (0.5 in TOD-E)



Planned Development Overlay

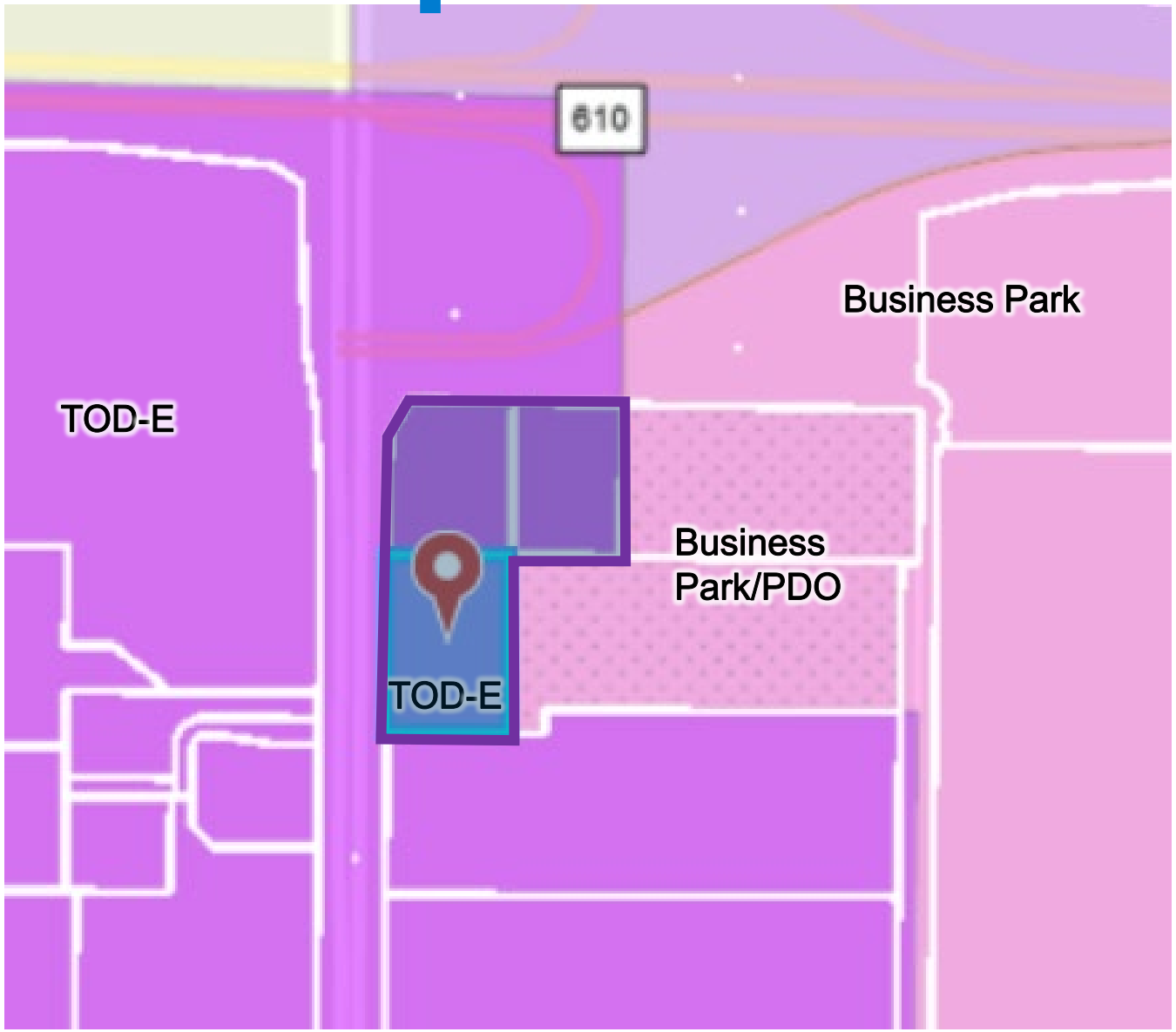
What does it do?

- Flexibility in Zoning Standards
- Better land use outcome

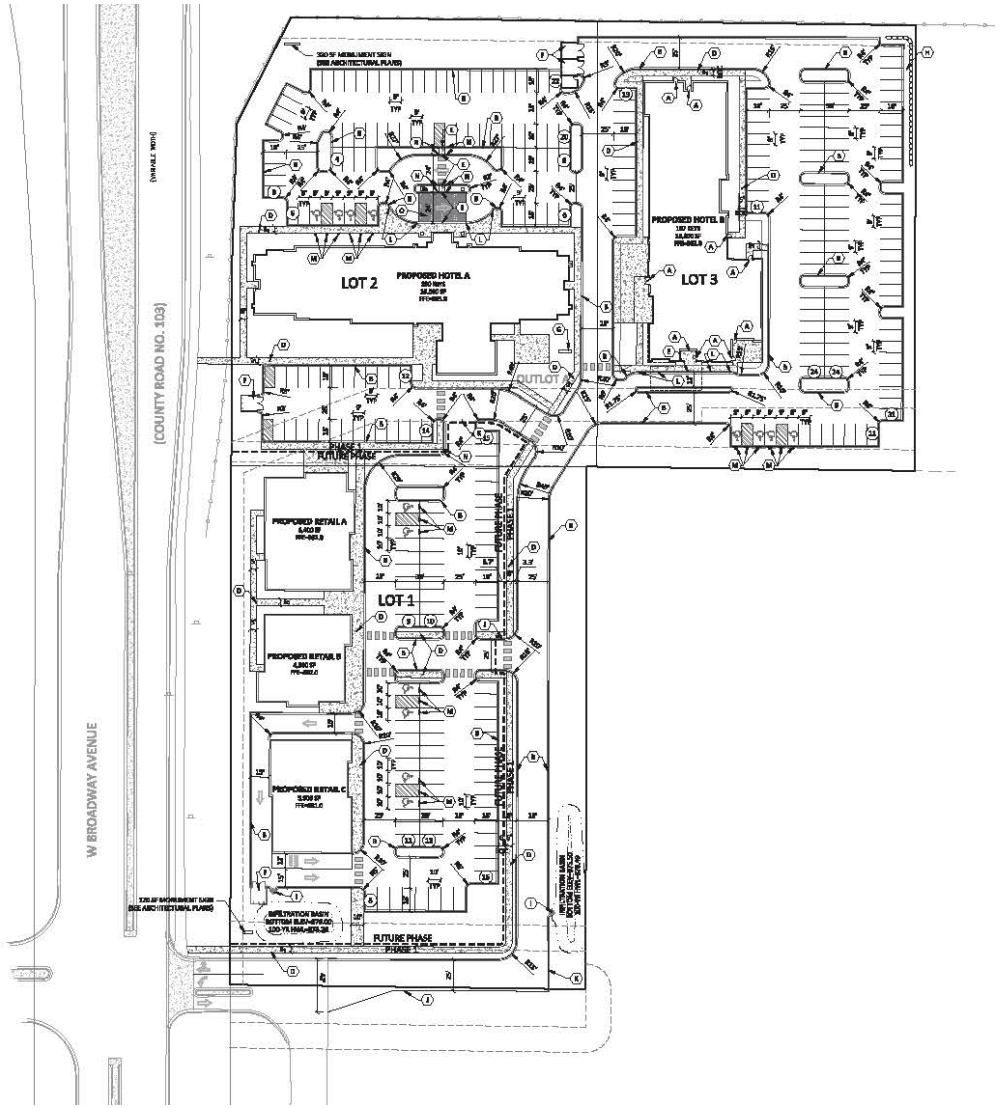
What did it do here?

- Uses
- Placement, Layout

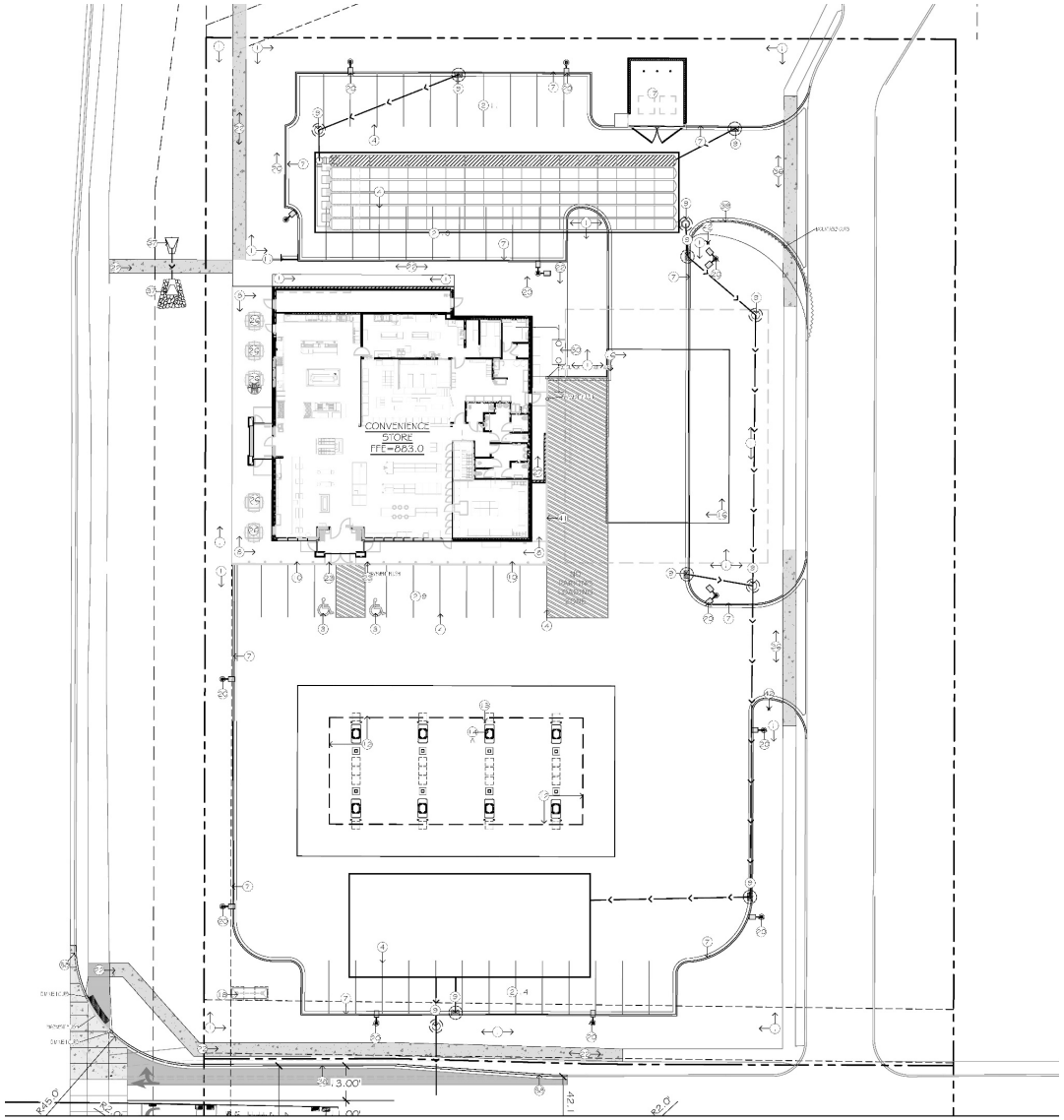
PDO Impacted Parcels

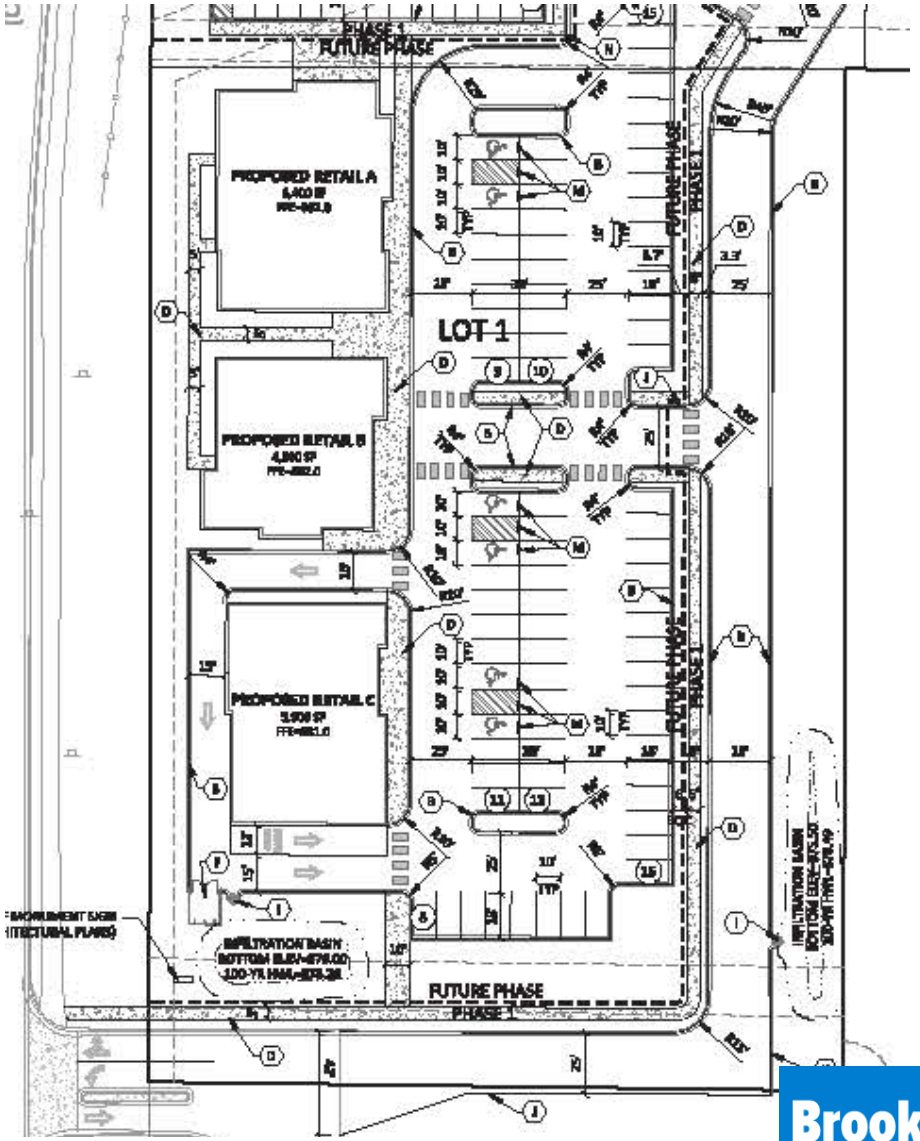


Approved Site Development Plan



Side By Side Comparison





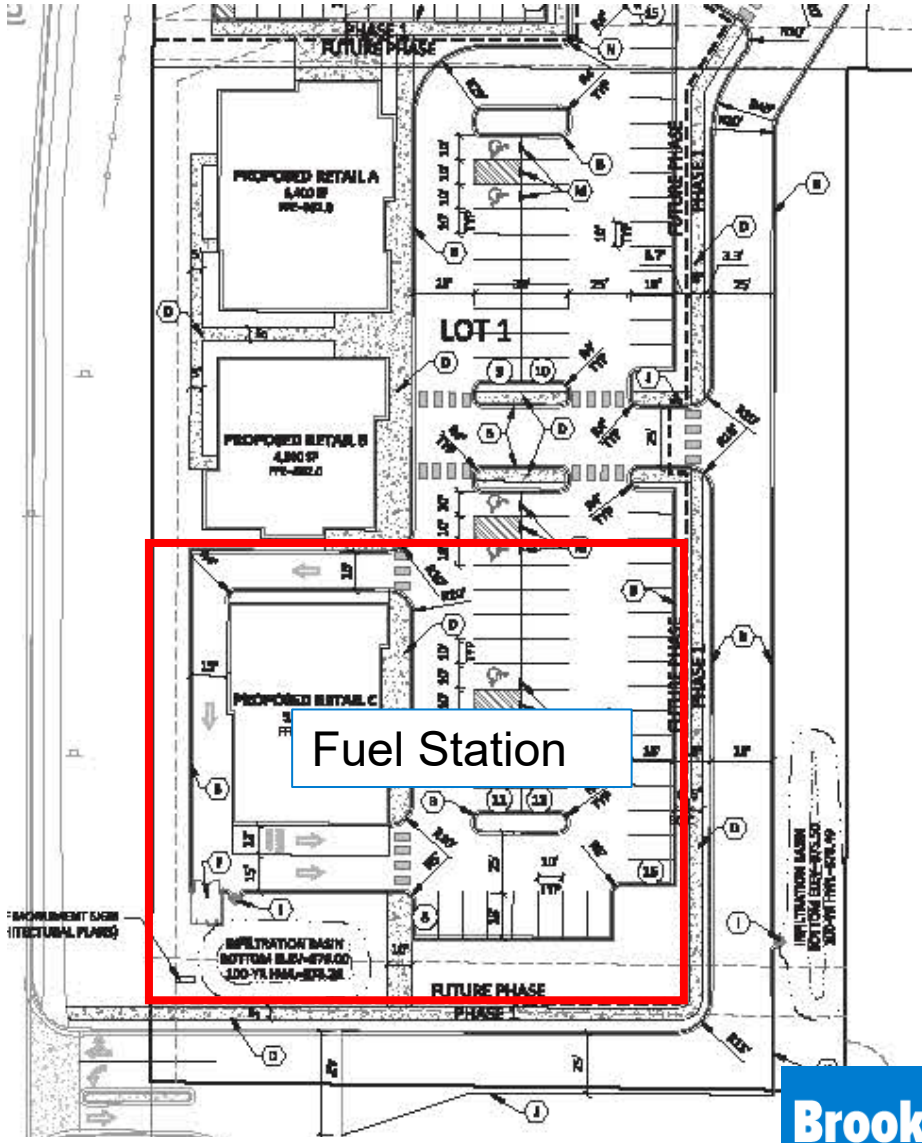
Brooklyn Park

Staff Recommendation

- Allow fuel stations as a conditional use
- Maintain TOD design standards

- One way to achieve this would be a fuel station on a smaller property

- Staff are looking for direction from the Planning Commission and City Council on whether to move forward with this approach.



Brooklyn Park

Questions?

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – SEPTEMBER 10, 2025

III. DISCUSSION ITEMS

2.1 Kwik Trip Proposal at 9400 Broadway Avenue

Commission Chair Cavin thanked Kwik Trip for its continued investment in Brooklyn Park.

Senior Planner McDermott explained that the intent of this discussion is to consider the development of a Kwik Trip on the vacant lot at 9400 West Broadway. She provided information on the site location and zoning. She noted previous discussions about this development proposal about one year ago in a worksession and stated that the formal application will come before the Commission, likely at its November meeting. She stated that the formal application included eight variances, which would likely be recommended for denial.

Planning Director Mogush reminded the Commission that staff recently discovered an ordinance that they were not aware of, which changes the way this property is governed by zoning. He stated that they are moving away from the previous thought that there would be eight variances to a very different situation where there is a previously approved plan from 2016 that is on the books. He stated that the previously submitted application will no longer be relevant, and a new application will be submitted by the applicant. He provided background information on the 93rd Avenue Station, related area planning, and TOD zoning.

Lisa Watson, Kwik Trip, stated that she is going to continue to ask for the support of the Commission for a Kwik Trip location on this site, as they had discussed one year ago. She stated that while they understand this is within the TOD, this is also in a major industrial area with large traffic counts. She commented on the benefits Kwik Trip provides to Brooklyn Park through its stores and business. She commented that this location would provide an opportunity for employees to utilize the light rail to get to the store. She noted that they also provide an opportunity for customers to purchase groceries in the store. She reviewed details of the updated Site Plan and highlighted the enhanced features that this store would include that would benefit the local residents and Blue Line riders.

Senior Planner McDermott highlighted that this proposal meets a number of the TOD criteria, although it would not meet the minimal linear frontage or minimum floor area ratio. She provided additional information on the Planned Development Overlay (PDO), which encompasses this property. She reviewed the approved Site Development Plan that was approved in 2016 and compared that to the proposed plan.

Planning Director Mogush stated that the PDO was a tool that was in use for a few decades, but is no longer used as the standards have now been built into the zoning standards. He commented that this is an unusual situation where the City has created the standards for the TOD overall, but the PDO is still in place. He noted that the PDO prohibits gas stations, and if the applicant wants to move forward, it would need to ask the City to change the PDO to allow gas stations. He noted that the other option would be that the applicant would request to remove the PDO, as the TOD would allow a gas station as a conditional use, as long as design standards can be met. He stated that staff would like to obtain a consensus recommendation from the Commission that could move forward to the City Council on September 22nd. He stated that staff recommends to staff within the spirit of the design requirements within the TOD zoning, which would allow a gas station as a conditional use. He explained that one way to achieve this would be a fuel station on a smaller property, but recognized that it would not fit everything desired by Kwik Trip.

UNAPPROVED MINUTES
MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – SEPTEMBER 10, 2025

Commissioner Udomah stated that part of the reason he joined the Planning Commission was to bring businesses to Brooklyn Park. He stated that he is happy and excited to see a business that wants to be in the community and can also see the City's vision for the area. He recognized the job of staff to determine whether a business meets the criteria, but would like to see a way in which this can work, as it would bring jobs and services that the community would want. He stated that perhaps there is a compromise in the middle.

Brad Cytron, Midas Hospitality, commented that Midas owns this lot as well as the two hotel lots. He recognized that the PDO has been on the books and is the zoning they proceeded with when they developed their properties. He stated that the goal was to have two hotels and something retail store to help support the hotels. He commented that they have spent the better part of the last eight years trying to find a retail/fast casual user for the site and have not had any success. He stated that Midas has invested over $30,000,000 into the development of the hotels, and they believe that Kwik Trip would be the highest and best use and would provide a food offering to their guests.

Commissioner Wako thanked staff for the presentation and all the information shared. He commented that they cannot compromise their future for short-term gain, development, or tax base, and instead, they must look into the future. He stated that they must look from a broader perspective and was not convinced that a gas station would become an amenity for a hotel. He believed the City should consider the bigger picture to find what the City is lacking and was not convinced that a gas station would bring the level of what they are looking for in the future.

Commissioner Borer recognized that if they followed the path of the TOD zoning, it would allow a gas station as a conditional use. She asked if following that path, and not following the PDO, would create a precedent in these areas where special regulations have been applied.

Planning Director Mogush replied that the underlying TOD zoning put in place in 2018 does allow gas stations as a conditional use with the added design standards, but the PDO prohibits gas stations and creates the situation they are in now. He commented that the ultimate decision will be of the City Council.

Commission Chair Cavin commented that he agrees with the comments of Commissioner Udomah. He stated that they speak about the future of the community and where they want to be, and it saddens him that they seem to find a reason to say no rather than say yes. He stated that this would provide groceries and jobs and would meet four of the six TOD design standards. He recognized that things will continue to change and not everything fits in the box. He stated that he would like to see a way to make this work and allow the business to invest in the community. He believed that the business would benefit the area and the hotels.

Commissioner Udomah stated that he has been an advocate of providing jobs for the youth within the community, and this is a business that would fill that gap and would even be located near transportation. He commented that the future is now, and they should not continue to wait.

Commissioner Arah stated that there are two hotels that do not provide food, and she did not believe that guests want to go across to Holiday. He stated that in that area, there are industrial buildings with employees who would want to make one stop to get what they need, and this would provide that opportunity. He believed that perhaps this is the last gas station they agree on, but

he believed they should make businesses feel comfortable coming to Brooklyn Park. He was unsure why they would use design variances to deter a business from investing in the community.

Commissioner Turner commented that the Commission supported this plan one year ago. She commented that her family stayed in the hotel and felt unsafe to cross the street to get to Holiday, so she understands that people want to be able to get what they need safely. She wanted to ensure that people feel safe coming back to the hotel and being able to get what they need within walking distance. She stated that this makes sense to her and reiterated that they already approved the plan, so she was unsure what had changed. She commented that it makes sense for them to follow through on what the vision was.

Commissioner Gaye-Bai asked where the PDO was when they approved the plan last year. He commented that the gas station would even be a benefit for commuters on the Blue Line, as they still need gas for their vehicles to get home.

Commission Chair Cavin recognized that some concepts do not even make it to the Planning Commission, and he would like to find a way throughout the process to say yes. He stated that if cosmetic changes like this are what are stopping a development request, perhaps it should be elevated to the Commission.

Commissioner Borer commented that she likes the Kwik Trip concept better than the TOD concept as it includes additional green space and outdoor seating, which accommodates the same intent of the TOD.

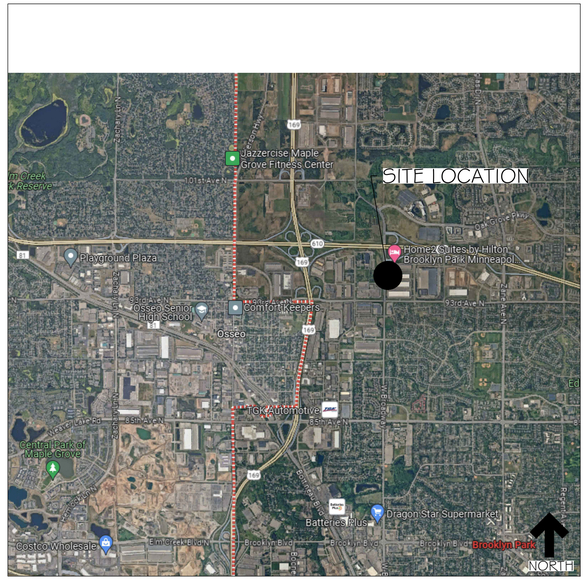
MOTION CAVIN, SECOND TURNER TO DIRECT STAFF TO WORK WITH THE APPLICANT ON A ZONING PATH FORWARD THAT ACHIEVES THEIR SUBMITTED PLAN.

MOTION CARRIED UNANIMOUSLY. (WAKO ABSENT)

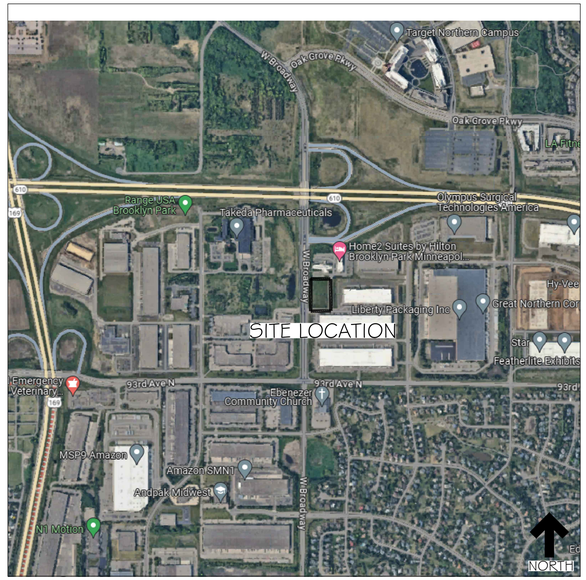
SITE IMPROVEMENT PLANS FOR:

KWIK TRIP #1741
BROOKLYN PARK, MN

SITE LOCATION MAP:



SITE AERIAL MAP:



DRAWING INDEX	
C001	TITLE SHEET
C010	ALTA SURVEY
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C100	SITE KEYNOTE PLAN
C200	GRADE PLAN
C201	GRADE PLAN DETAIL
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C302	STORM SEWER DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C800	PHOTOMETRIC SITE PLAN
C801	PHOTOMETRIC RENDER PLAN
C900	MEDIAN & TURN LANE PLAN

OWNER:
KWIK TRIP INC.
1626 OAK STREET
LA CROSSE, WI 54602
BRENT DUSEK
608-351-7118

SITE PLANNER:
INSITES SITE PLANNING
4205 LANCASTER LANE N SUITE 113
PLYMOUTH, MN 55441
BOB MUELLER
763-383-8400
Bob@InsitesInc.net

CIVIL ENGINEER:
SUNDE ENGINEERING
10830 NESBITT AVE SOUTH
BLOOMINGTON, MN 55437
952-881-3344

ARCHITECT:
VANTAGE ARCHITECTS
750 3RD ST N, SUITE F
LA CROSSE, WI 54601
608-784-2729

SURVEYOR:
CARLSON MCCAIN
3890 PHEASANT RIDGE DRIVE
NE, BLAINE, MN 55449
763.489.7900

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

TITLE SHEET

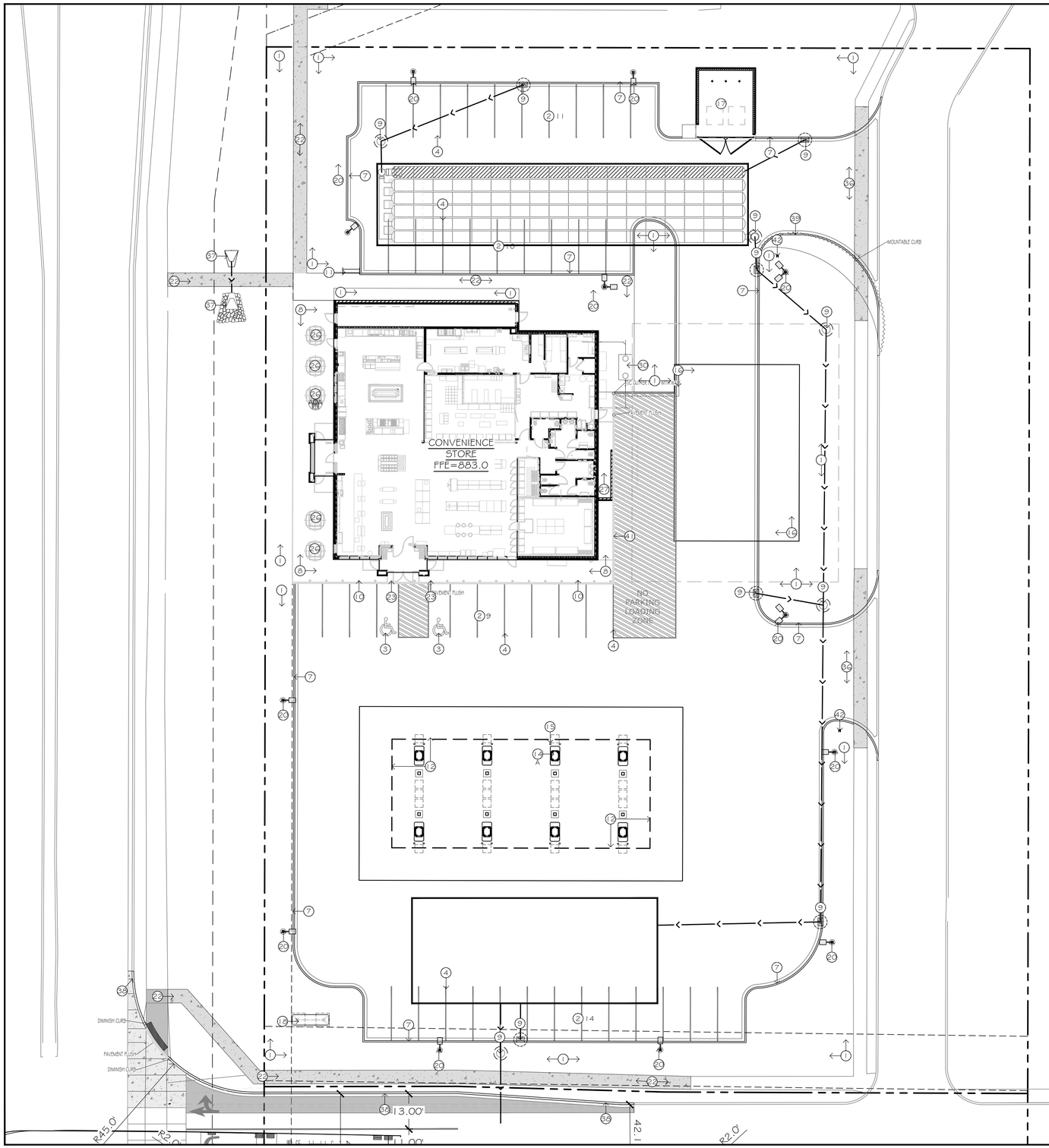
CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
-	23MAY24	CITY SUBMITTAL
-	27FEB25	RESUBMITTAL
-	28JUL25	CITY COMMENTS
-	28AUG25	CITY COMMENTS

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET C001

INSITES 24-007 PM B.D.



SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET C700.
2. OFF-STREET PARKING STALLS
   STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT.
   SPACES PROVIDED
   (16) SERVICE POINTS
   (2) DIESEL POINTS
   (44) 9'-0"x 20'-0"(MIN.) GENERAL PARKING
   (2) 8'-0"x 20'-0" (MIN) ACCISSIBLE PARKING
   (1) 23'-0"x 90'-0" (MIN) LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- BLUE, ALL OTHERS- YELLOW.
5. xxx SF — 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV
6. xxx SF — 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV
7. BG-12 CONCRETE CURB AND GUTTER PER DETAIL 11/C500.
8. xxx SF — 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAIL 7/C500 FOR NON-FLUSH SECTIONS. CONCRETE SEALER: TK-26UV
9. STORM STRUCTURE. SEE SHEETS C200-401, C501 FOR FURTHER STORM SEWER INFORMATION.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 9/C500.
11. 8 STALL BIKE RACK WITH 4" CONCRETE PAD
    (BRP 300 TRADITIONAL BIKE RACK-SINGLE SIDE
    PORTABLE/ SURFACE MOUNT ENDS
    FUSION COATINGS - A DIVISION OF RTM INC.
    TO BE PROVIDED BY OWNER)
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. ~~24'-0"x 50'-0" COMMERCIAL DEISEL DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.~~
14. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
    A. 3'-6"x 7'-0"
15. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 8/C500.
16. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
17. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
18. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
19. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
20. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 12/C500
21. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
22. xxx SF — 4' DEPTH CONCRETE WALK PER DETAIL 3/C500
23. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT.
24. OUTDOOR MERCHANDISING AREA
25. 48" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD PER DETAIL 6/C500.
26. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
27. EXTERIOR DELIVERY 'TOTE' STORAGE WITH SCREEN WALL
28. ELECTRICAL TRANSFORMER
29. ELECTRICAL DISCONNECT
30. GREASE INTERCEPTOR
31. ~~ELECTRIC CAR CHARGER~~
32. CONCRETE CURB ISLAND
33. ~~VACUUM PER MANUFACTURE'S SPECIFICATIONS. SEE DETAIL 2/C500.~~
34. ~~CAR WASH KEY PADY CONTROLLER. PROVIDE TRASH CONTAINER~~
35. ~~6" CONCRETE PAD WITH SNOW MELT PER MECHANICAL PLANS~~
36. xxx SF — APPROACH PER DETAIL 10/C500
37. STORM OUTFALL WITH RIP RAP, SEE DETAIL 5/C501
38. ROAD RECONSTRUCTION, SEE SHEETS C900-901
39. MOUNTABLE D-4 CURB SEE DETAIL 11/C500
40. ~~REJECT GUTTER- TIP GUTTER AWAY FROM FACE OF CURB FOR SHEET FLOW~~
41. PAINT TAPERING EDGE FOR HIGH VISIBILITY
42. STOP SIGN

Know what's below. Call before you dig.

NORTH
SCALE: 1" = 20'

20 10 0 20 40

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=40'

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fernbrook Lane North, STE 260
Plymouth Minnesota 55447
763.383.8400
fax 763.383.8440

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.

Date 27FEB25 License No. 19306

Signed Robert J. Mueller

SITE KEYNOTE PLAN

CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
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-	26JUL25	CITY COMMENTS
-	28AUG25	CITY COMMENTS

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PROJ. NO. 24-1741
DATE 10MAY2024
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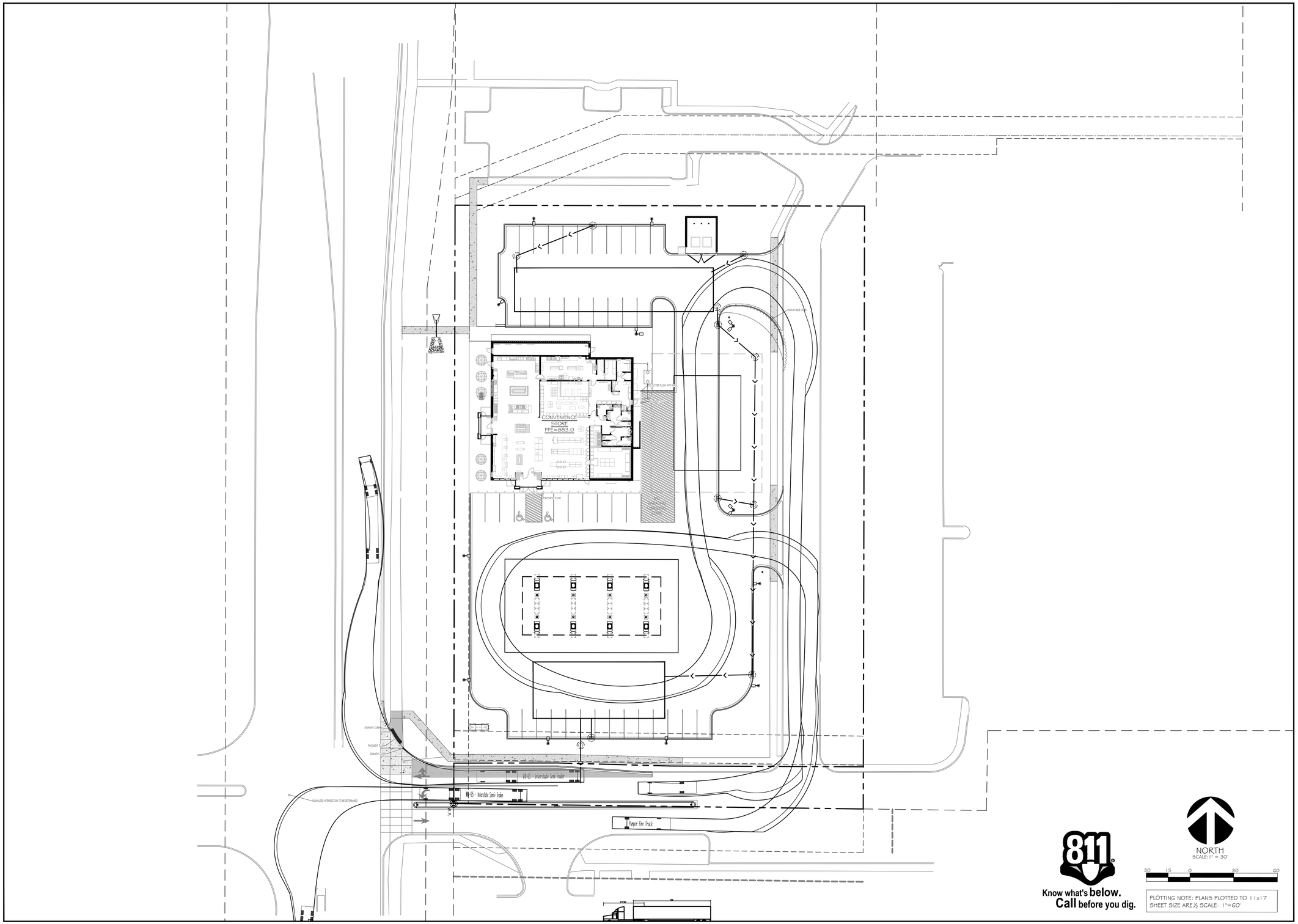

811
Know what's **below.**
Call before you dig.

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE ½ SCALE- 1"=60'

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SITE CIRCULATION PLAN

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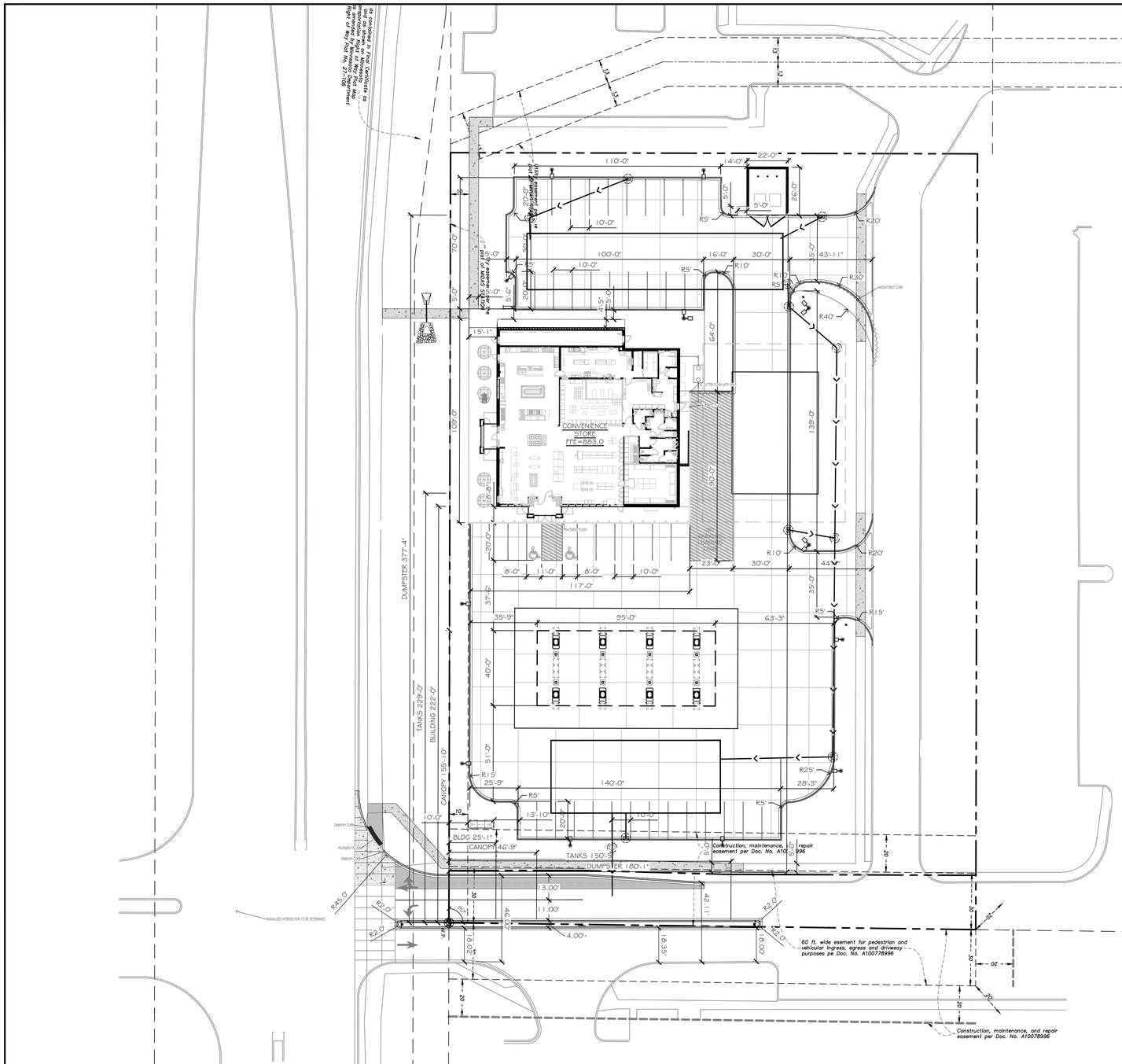

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   CARLSON MCCAIN
   3890 PHEASANT RIDGE DRIVE NE, BLAINE, MN 55449
   763.489.7900
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
   CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
   EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

SITE DATA:

ZONING DISTRICT:	TOD-E
TOTAL SITE AREA:	115,785 SF
EX. IMPERVIOUS:	17%
EX. PERVIOUS:	83%
PARKING REQUIREMENTS	1 PER 200 SF OF GFL (GROSS FLOOR AREA)
PARKING REQUIRED	GFL = 9,164 SF / 200 = 46 REQUIRED (NO MORE THAN 50)
PARKING PROVIDED	46 PARKING SPOTS PROVIDED
BUILDING HEIGHTS	
CONVENIENCE STORE	24.5'
CANOPY	20.0'
BUILDING SETBACKS	
FRONT	N/A
REAR	N/A
SIDE	N/A
PROPOSED GREEN AREA:	29,744 SF
PROPOSED HARD COVER:	86,041 SF
PAVED AREA:	76,865 SF
BUILDING AREA:	9,176 SF

Know what's below. Call before you dig.

NORTH
SCALE: 1" = 30'

30 15 0 30 60

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Signed Robert J. Mueller

SITE DIMENSION PLAN

CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

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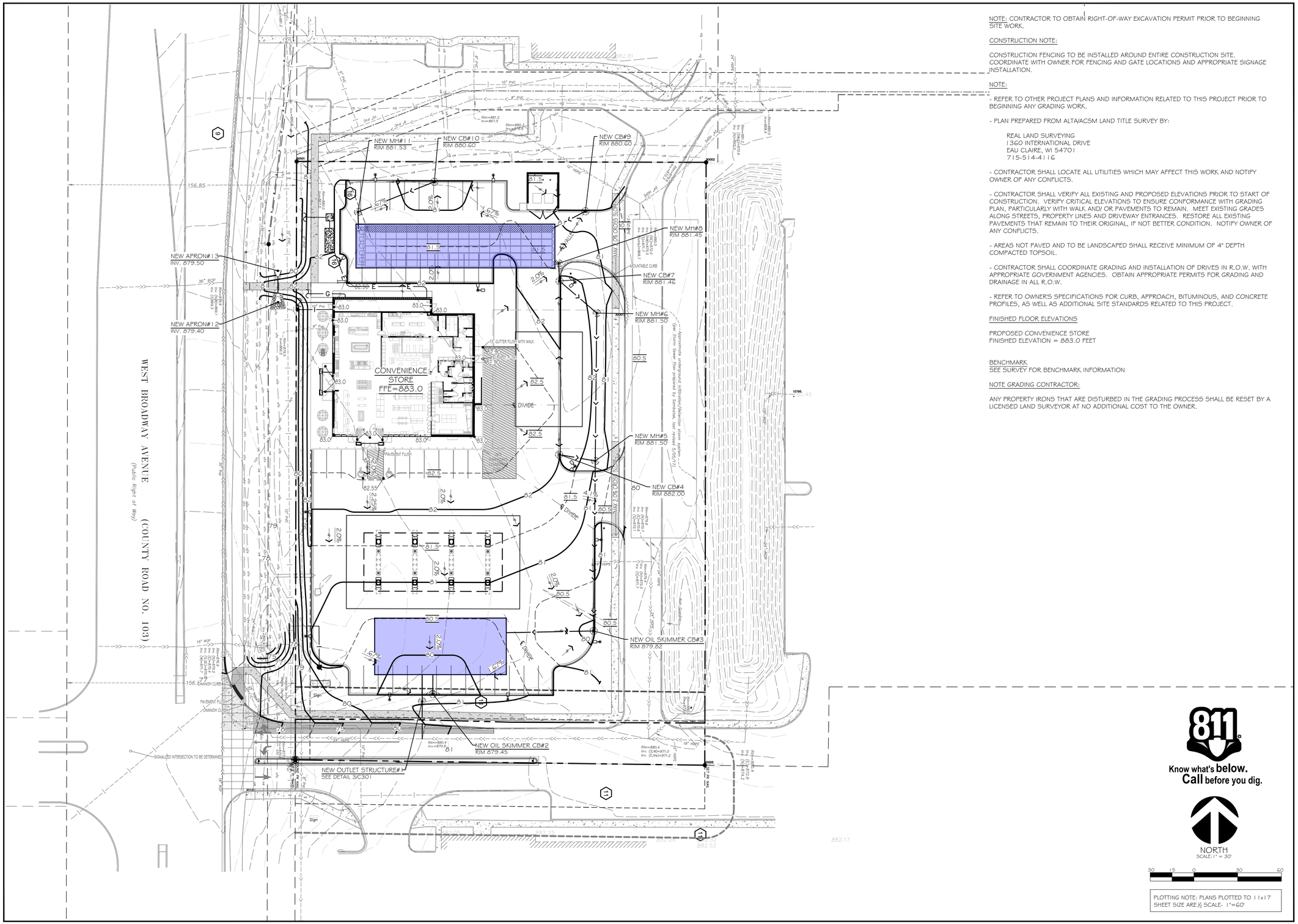
SCALE GRAPHIC
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET **C181**

INSITES 24-007 PM B.D.



NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
715-514-4116

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/ OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION = 883.0 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK INFORMATION

NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fernbrook Lane North, STE 260
Plymouth Minnesota 55447
763.383.8400
fax 763.383.8440

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.

Date 27FEB25 License No. 19306

Signed Robert J. Mueller

GRADE PLAN

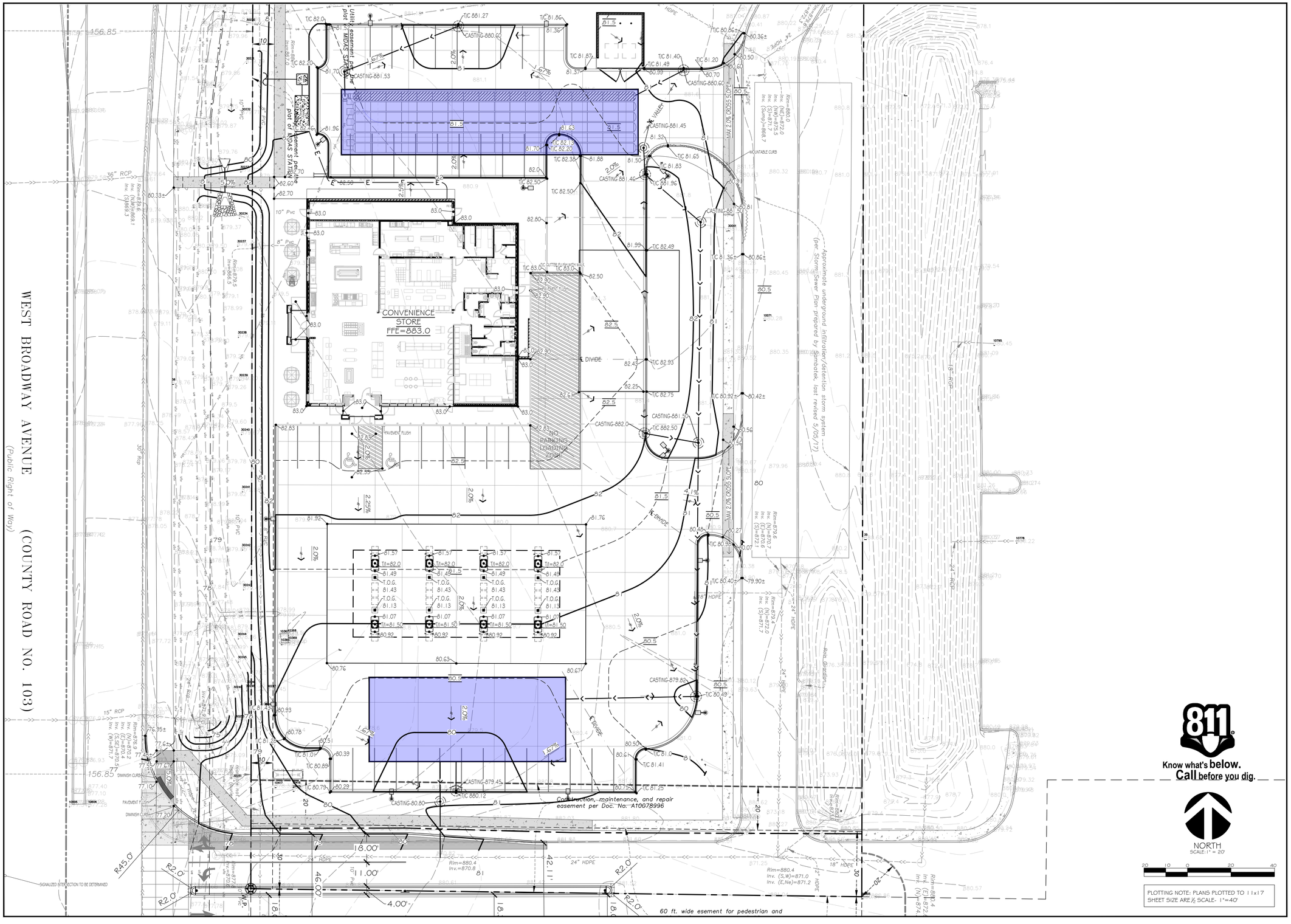
CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
---	09MAY24	SUBMITTAL
---	23MAY24	CITY SUBMITTAL
---	27FEB25	RESUBMITTAL
---	28JUL25	CITY COMMENTS
---	28AUG25	CITY COMMENTS

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET **C200**

INSITES 24-007 PM B.D.



Know what's below. Call before you dig.

NORTH
SCALE:1" = 20'

20 10 0 20 40

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GRADE PLAN

CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
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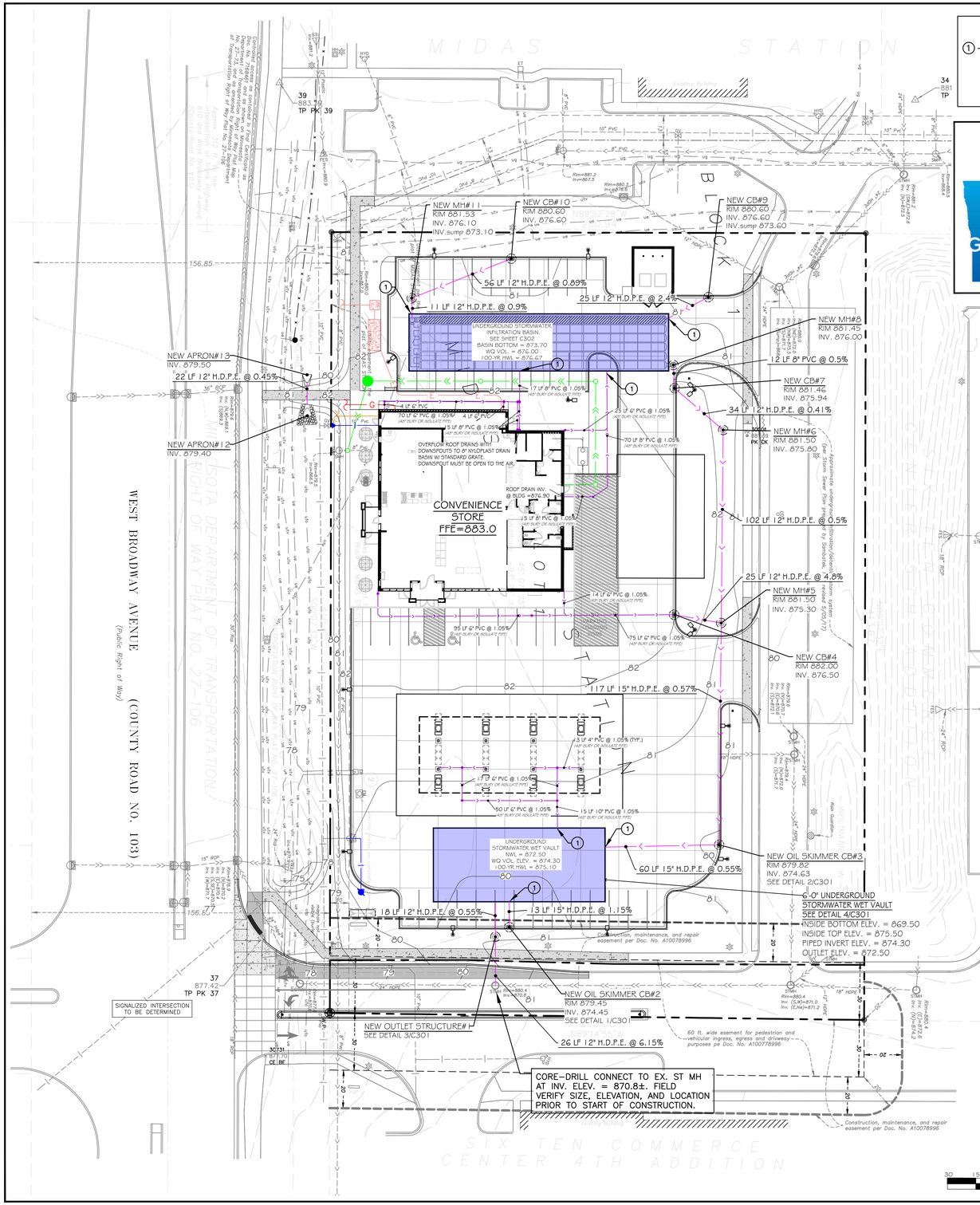
-	25AUG25	CITY COMMENTS

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	10MAY2024
SHEET	C201

INSITES 24-007 PM B.D.



KEYNOTES:

(1) – Minnesota Rules Section 310.5: All storm sewer inlets to the storm water pond must have inverts at or above the high-water level of the pond as determined by the applicable City or Watershed District design requirements.

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The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections including structures in conformance with ASTM F2510.
5. HDPE pipes must be listed and labeled.
6. HDPE pipes must be installed with a minimum 10-feet separation from water piping and may not cross above water service lines (see UPC Section 720.1).
7. HDPE pipes must not be installed within 10 feet of building. The connection between HDPE and a different pipe material must be made by means of an approved transition coupling for the specific application.
8. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-A-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
9. HDPE pipe installation must be open-trench on a continuous granular bed per ASTM D2321 and manufacturer's installation instructions. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
10. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

CITY OF BROOKLYN PARK NOTES:

1. HENNEPIN COUNTY PERMIT REQUIRED.
2. STORMWATER MAINTENANCE AGREEMENT REQUIRED (RECORD WITH HENNEPIN COUNTY)
3. APPLY FOR THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NPDES PERMIT)
4. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site. Verify the number of tests with the geotechnical professional and the governing authorities.

STORM DRAINAGE:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified top elevation at the front rim. TOP
3. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules part 4714.706). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long-radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Minnesota Rules part 4714.605.2.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with Minnesota Rules part 4717.719 and 4714.1101.13. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1107. Building storm sewers shall be tested in accordance with Minnesota Rules part 4714.712 or the Hydrostatic Test Method from the City Engineers Association of Minnesota. The Hydrostatic Test Method, provisions E2 and E3, as specified in Standard Utilities Specifications for Watermain and Service Line Installation and Sanitary Sewer and Storm Sewer Installation, written and published by the City Engineers Association of Minnesota, 2018 edition, is incorporated by reference. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
13. Draintile: In accordance with Minnesota Rules part 4714.1101.4.6, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F667) on all draintile. Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.
14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB#2, CB#3, CB#4, CB#7, CB#9 and CB#10. Casting shall include the "DUMP NO WASTE. DRAINS TO FRESH WATER." environmental notice.
15. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
16. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
17. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
18. In no case shall water from roofs be allowed to flow upon the public sidewalk (see Minnesota Rules part 4714.1101.2). This shall include the discharge from all rainwater conductors, including overflow roof drains.
19. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
20. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
21. Line stormwater wet vault in accordance with manufacturer's recommendations.
22. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
23. Televise all existing lines prior to connection.
24. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
25. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

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10800 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundeceh.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.

Brian H. Murdstock

DATE:08/28/25 REG. NO.: 23468

STORM SEWER PLAN
CONVENIENCE STORE 1741
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	05/09/2024	SUBMITTAL
-	05/23/2024	CITY SUBMITTAL
-	02/27/2025	RESUBMITTAL
-	07/28/2025	CITY COMMENTS
-	08/28/2025	CITY COMMENTS

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	MAY 9, 2024
SHEET	C300

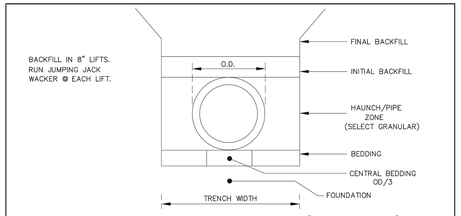
KWIK TRIP P.N. D.O.

INFILTRATION AREA CONSTRUCTION:

1. Protect the infiltration area from compaction and disturbance of existing soils.
2. Report any signs of high water table or compaction of the in place soils to the Engineer.
3. Schedule the construction so that excavation of the infiltration system to final grade occurs after the contributing drainage areas have been constructed and fully stabilized. Excavate the infiltration areas to within one foot of final grade initially. Delay final excavation of the basin floor until all disturbed areas tributary to the basin are stabilized. Utilize tracked excavation equipment that has relatively light bearing pressures. No heavy equipment is allowed on the infiltration areas before or after construction.
4. Delineate the location of infiltration areas (e.g. with flags, stakes, signs, silt fence, etc.) before work begins so that heavy construction equipment will not compact the soil in the proposed infiltration system.
5. Excavation of infiltration areas shall be completed using a backhoe with a toothed bucket.
6. The bottom excavations surface of infiltration areas shall be level without dips or swales.
7. Native soils in infiltration areas shall be de-compacted to a minimum depth of 18 inches prior to placing planting media or rock.
8. Planting media and rock shall remain uncontaminated (not mixed with other soil) before and during installation.
9. During construction, stormwater must be routed around infiltration areas until all construction activity has ceased and tributary surface are cleaned of sediment.
10. Installation of infiltration practices shall be done during periods of dry weather and completed before the rainfall event. Placement of planting media or rock shall be on dry native soil only.
11. Use rigorous erosion prevention and sediment controls (e.g. diversion berms) during the construction of the infiltration system in order to keep sediment and runoff completely away from the infiltration area.
12. Inspect all infiltration areas in order to ensure that no sediment from ongoing construction activity is reaching the infiltration areas and that these areas are protected from compaction due to construction equipment driving across the infiltration areas.
13. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Perform 2 additional tests for every additional 0.5-acre of bottom area. Verify the number of tests with the geotechnical professional and the governing authorities.
14. After final grading, till the floor of the infiltration area to a depth of at least 18 inches in order to provide a well aerated, porous surface texture. Till in 6 inches of compost material if the soils become compacted.
15. Place all excavated materials downstream and away from the infiltration area during and after excavation.
16. Stabilize the bottom and sideslopes of the infiltration area immediately following construction of the basin.
17. Construct the underground infiltration basin in accordance with the manufacturer's plans and recommendations.
18. Sand: Provide clean construction sand, free of deleterious materials, AASHTO M-6 or ASTM C-33 (MnDOT 3126) with grain size of 0.02"-0.04".
19. Gravel Filter Specifications: Under-drain gravel blanket shall be double-washed, open-graded (no fines) stone, ASTM Number 57 (1-1/2" in size). Pea gravel shall be washed, river-run, round diameter, ¼ – ½ in size. Do not use crushed carbonate quarry rock, limestone, crushed concrete, or salvaged bituminous.

INFILTRATION AREA PERFORMANCE TESTING:

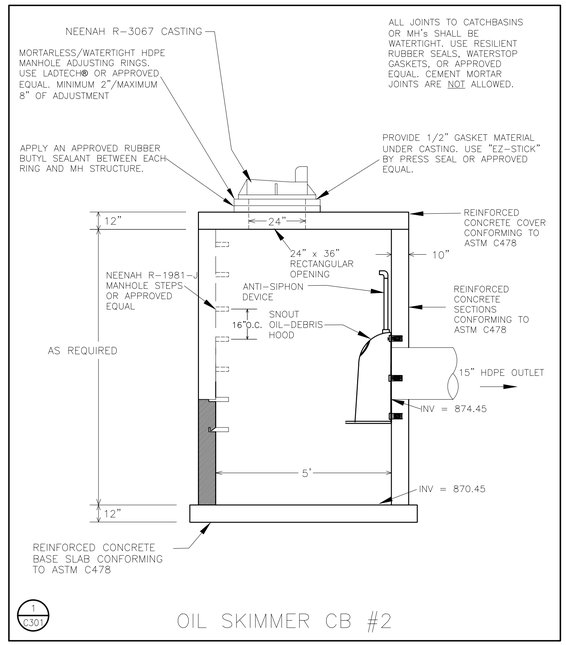
1. After construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to verify the performance of the as-built infiltration system. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional.
2. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Verify the number of tests with the geotechnical professional and the governing authorities.
3. The average of the measured infiltration rates must meet or exceed the infiltration rate used for the basin design. If the measured infiltration rate does not meet or exceed the required rate, the Contractor shall perform the necessary soil corrective and/or soil replacement work within the infiltration area at the Contractor's expense until the measured infiltration rate meets or exceeds the required rate. All re-testing shall be at the Contractor's expense.
4. The maximum allowable infiltration rate is 8.3 inches/hour. If the infiltration rate exceeds the maximum allowable rate, the Contractor shall amend the soils in the system in order to reduce the infiltration rate to meet the MPCA requirements.



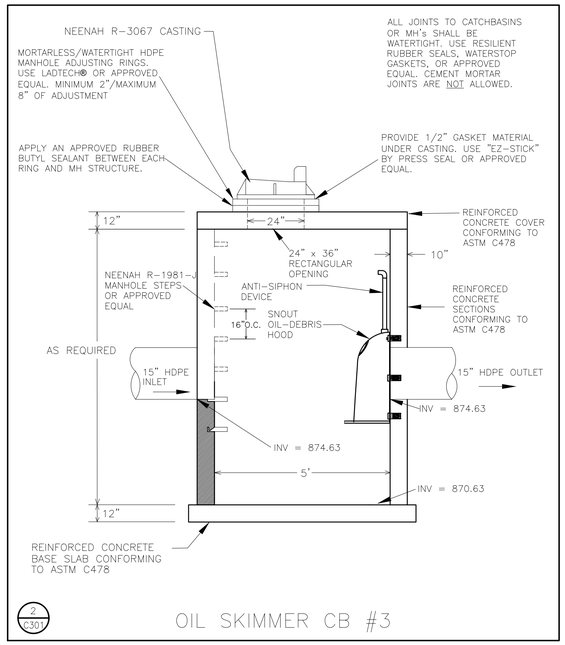
1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED WITH SUITABLE FOUNDATION MATERIAL TO MEET THE REQUIREMENTS 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

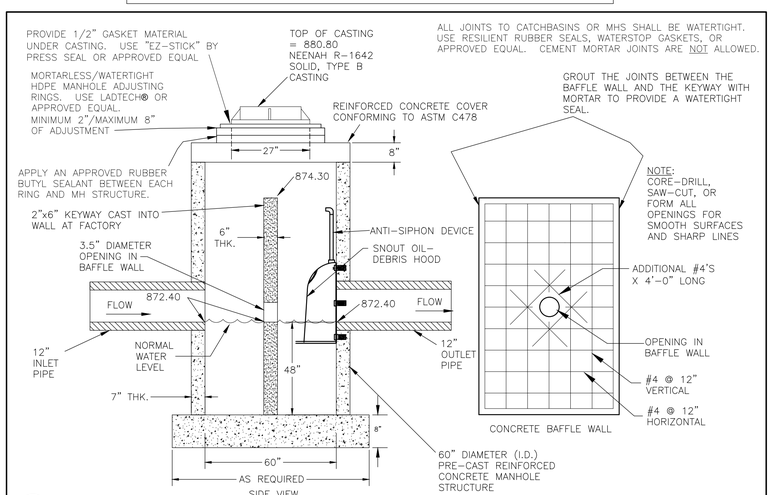
NOT TO SCALE
1-2018



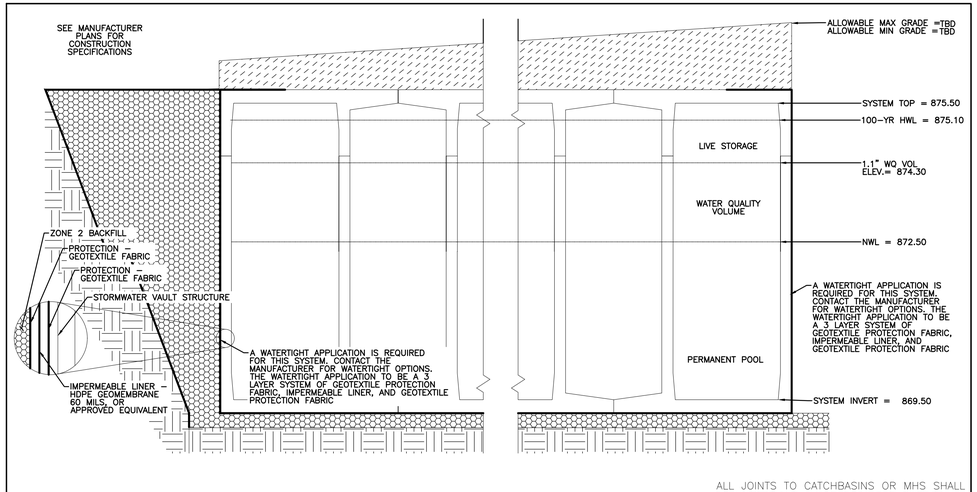
1 / C301 OIL SKIMMER CB #2



2 / C301 OIL SKIMMER CB #3



3 / C301 OUTLET CONTROL/SKIMMER STRUCTURE MH #1 WITH BAFFLE WEIR



4 / C301 6'-0" UNDERGROUND STORMWATER WET VAULT TREATMENT SYSTEM

ALL JOINTS TO CATCHBASINS OR MHS SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.

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KWIK STAR

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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.
Brian H. Munsterman
Brian H. Munsterman
DATE: 08/28/25 REG. NO.: 23468

STORM SEWER NOTES AND DETAILS
CONVENIENCE STORE 1741
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	05/09/2024	SUBMITTAL
-	05/23/2024	CITY SUBMITTAL
-	02/27/2025	RESUBMITTAL
-	07/28/2025	CITY COMMENTS
-	08/26/2025	CITY COMMENTS

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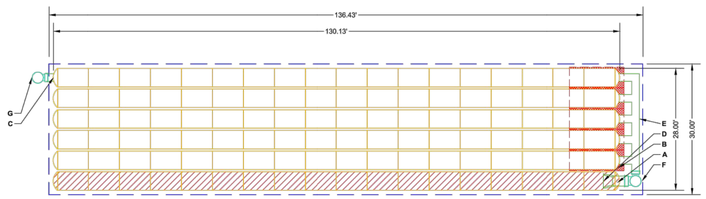
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	MAY 9, 2024
SHEET	**C301**

KWIK TRIP P.M. B.D.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:	
108	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	884.50
12	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	878.70
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	878.20
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	878.20
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	878.20
9444	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	877.70
		TOP OF SC-800 CHAMBER:	876.95
		18" x 18" TOP MANIFOLD INVERT:	874.67
		24" ISOLATOR ROW PLUS INVERT:	874.39
4093	SYSTEM AREA (SF)	18" BOTTOM CONNECTION INVERT:	874.39
332.9	SYSTEM PERIMETER (ft)	BOTTOM OF SC-800 CHAMBER:	874.20
		BOTTOM OF STONE:	873.70

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: SC800EPE24BPC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
PREFABRICATED END CAP	B	18" TOP CORED END CAP, PART#: SC800EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS	8.00"	
PREFABRICATED END CAP	C	18" BOTTOM CORED END CAP, PART#: SC800EPE18BPC / TYP OF ALL 18" BOTTOM CONNECTIONS	2.00"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	8.00"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		14.0 CFS IN
NYLOPLAST (OUTLET)	G	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT

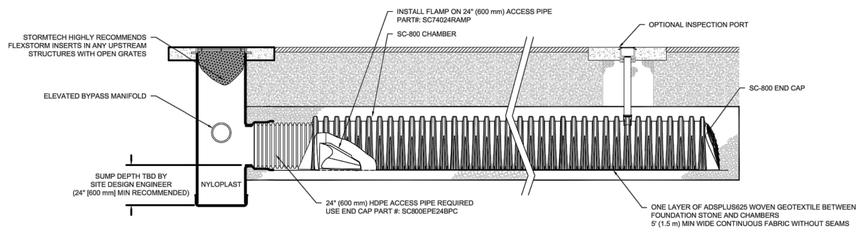


ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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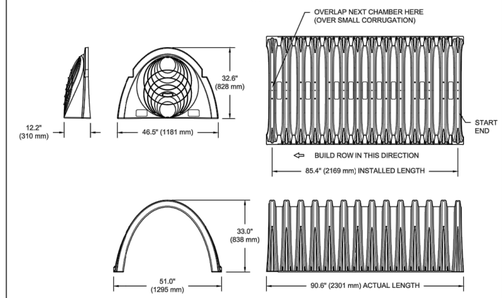
SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

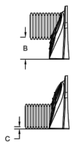
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	15.4 CUBIC FEET	(0.43 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



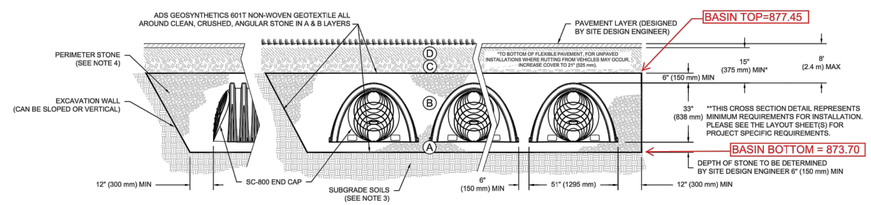
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

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Brian R. Munkstock
DATE: 08/28/25 REG. NO.: 23468

STORM SEWER DETAILS
CONVENIENCE STORE 1741
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
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DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	MAY 9, 2024
SHEET	C302

KWIK TRIP P/N 85.D.

GOPHER STATE ONE CALL

WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

KEYNOTES:

(1) – LOWER WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT CROSSING. SEWER PIPE WITHIN 10 FEET OF THE CROSSING MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING IN ACCORDANCE WITH MN RULES 4714. WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF CROSSING. TEST ALL PORTIONS OF THE STORM SEWER SYSTEM WITHIN 10 FEET OF THE CROSSING IN ACCORDANCE WITH MN RULES 4714.1109.

COORDINATE NEW UG ELECTRIC SERVICE WITH UTILITY COMPANY

TRANSFORMER PAD LOCATION

SAN. S. CLEANOUT RIM = 881.90 INV. = 872.41

GAS SERVICE AND METER LOCATION

59LF 6" PVC SAN. S. @ 2.7%

62LF 6" PVC SAN. S. @ 2.7%

SAN. S. CLEANOUT RIM = 882.40 INV. = 874.08

SAN. S. MH A RIM = 882.60 INV. = 870.82

38LF 6" SCH 40 PVC SAN. S. @ 10.8%

COORDINATE NEW UG GAS SERVICE WITH UTILITY COMPANY

COORDINATE NEW UG TELEPHONE SERVICE WITH UTILITY COMPANY

CONNECT TO EXISTING 10" PVC WATER STUB WITH NEW 10"X2" REDUCER. FIELD VERIFY LOCATION AND ELEVATION.

CONNECT TO EXISTING 8" PVC SANITARY STUB WITH NEW CLEANOUT. FIELD VERIFY LOCATION AND ELEVATION.

TELEPHONE SERVICE AND METER LOCATION

2" WATER SERVICE AND METER LOCATION.

ELECTRIC SERVICE LOCATION

NEW 2" COPPER WATER SERVICE

6" PVC SAN. S. INV. @ BLDG = 875.50

54LF 6" PVC SAN. S. @ 2.0%

GREASE TRAP. REFER TO PLUMBING PLANS.

SAN. S. CLEANOUT RIM = 882.68 INV. = 875.16

17LF 6" PVC SAN. S. @ 2.0%

CONVENIENCE STORE FFE=883.0

SAN. S. CLEANOUT RIM = 882.50 INV. = 866.7±

NO PARKING LOADING ZONE

COORDINATE RELOCATION OF ELECRIC BOX AND METER WITH UTILITY COMPANY

CONNECT TO EXISTING 6" HYDRANT LEAD. FIELD VERIFY LOCATION, MATERIAL AND ELEVATION.

6" DIP WATER

COORDINATE RELOCATION OF EXISTING FIRE HYDRANT WITH CITY OF BROOKLYN PARK. RAISE HYDRANT TO NEW GRADE.

Construction, maintenance, and repair easement per Doc. No. A10078996

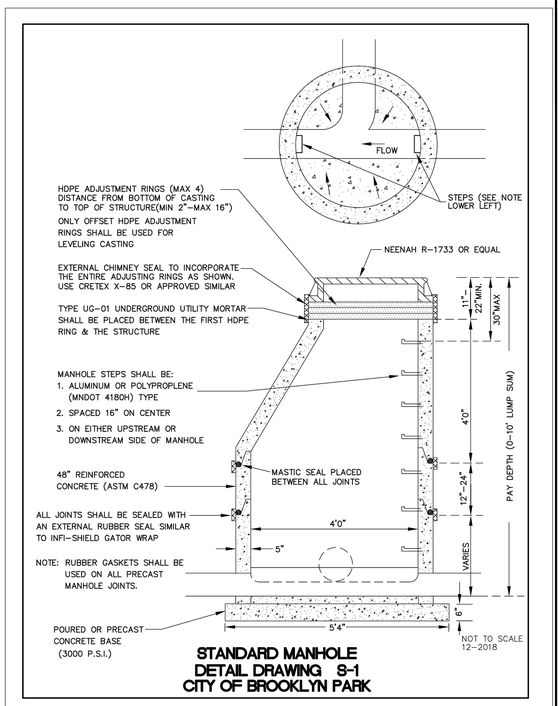
Approximate underground infiltration/detention storm system (per Storm Sewer Plan prepared by Sambatek, last revised 5/05/17)

WEST BROADWAY AVENUE (COUNTY ROAD NO. 103)
(Public Right of Way)

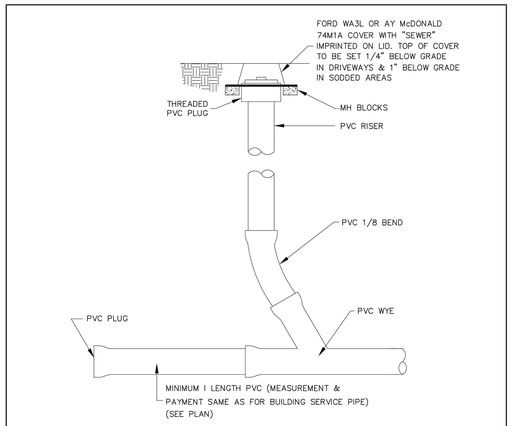
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-106

NORTH

20 10 0 20 40



STANDARD MANHOLE DETAIL DRAWING S-1 CITY OF BROOKLYN PARK



NOTE : LUMP SUM BID PRICE TO INCLUDE :
1. PVC WYE
2. 1/8TH PVC BEND
3. PVC RISER
4. PVC PLUG
5. 4", 6" OR 8" SDR 26 PVC PIPE
6. THREADED PVC PLUG
7. 2 MH BLOCKS
8. COVER W/ LOCKING LID

SIZE OF CLEAN-OUT STRUCTURE SHALL BE THE SAME AS SERVICE PIPE

NOT TO SCALE 3-2007

CLEAN - OUT STRUCTURE DETAIL DRAWING S-8 CITY OF BROOKLYN PARK

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UTILITY PLAN
CONVENIENCE STORE 1741
- BROOKLYN PARK, MINNESOTA

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DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	MAY 9, 2024
SHEET	C400

KWIK TRIP PM B.D.

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by Carlson McCain, dated 1/10/24. The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and vaults (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. Trenching standards require protective systems on trenches deeper than 5 feet. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Do not expose workers to the dangers of being struck by material and equipment. Keep soil and other materials at least 2 feet from the edge of any trenches. Trenches must be inspected by a competent individual, be free of standing water and atmospheric hazards, and have a safe means of entering and exiting before allowing a worker to enter. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) slot keyways and flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. Grading for all sidewalks and accessible routes, including driveway crossings, shall conform to current State and Federal Americans with Disabilities Act (ADA) requirements. In accordance with ADA Section 403.3, slopes shall not exceed exceed 2% cross slope or 5% in the direction of travel. Sidewalk access to external building doors shall be ADA compliant. Accessible parking stalls shall not exceed 2% slope in any direction.
38. Curb ramps on accessible routes shall comply with sections 405 and 406 of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
39. Accessible parking spaces shall include the International Symbol of Accessibility complying with ADA Section 703.7.2.1 painted in the center of the parking space, 4-ft. high. Hatch handicapped access aisles with white 4-inch wide painted stripes 18-inches on center and at 45 degree angles to the stalls.
40. Accessible parking spaces shall be provided in accordance with Minnesota Rules 1341.0502 A117.1 Section 502.
41. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
42. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
43. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
44. Obtain permits from the City for work in the public right-of-way.
45. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
46. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
47. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
48. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
49. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2018, or the latest revised edition.
50. These plans, prepared by Sunde Engineering, PLLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Sunde Engineering's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
51. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
52. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
53. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
54. See architectural for building waterproofing and foundation drainage.
55. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
56. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
57. Provide as-builts in accordance with City and Watershed District requirements. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
58. In order to document and verify acceptance for adequate storm water treatment, provide a post-construction as-built survey in accordance with City and Watershed District requirements for all storm water infrastructure. This as-built survey shall include, but is not limited to, locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts; all basin/swale grades; pipe inlets, outlet pipes and structures; emergency overflows, orifices, weirs; pipe sizes; draintile elevations and sizes; ponds, tanks, infiltration or filtration basins; and any associated storm water infrastructure.
59. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, deflection tests on all HDPE pipe, **and infiltration testing at the storm water infiltration site.**
60. Property Corners: Take care during construction and excavation in order to protect survey markers, monuments, and/or property irons.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for the water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.
2. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules part 4714.720 and 4714.721. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination in accordance with Minnesota Rules part 4714.609.6. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.701. Only ASTM D1785, D2665, F891, or F1488 Schedule 40 PVC may cross above or less than 12 inches below potable water lines (see Minnesota Rules part 4714.720.1). No joints or connections are allowed on the water line within 10-feet of the crossing.
3. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
4. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect the completed watermain with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules part 4714.609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
5. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with Minnesota Rules part 4714.609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry: The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health: The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
6. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
7. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.604.2).
8. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PVC water service pipe under or within any building, structure, or part thereof.
9. Polyethylene (PE) Building Water Services must comply with the requirements of AWWA Standard C901; pressure rated for water (See Minnesota Rules part 4714.604). Do not install PE water service pipe under or within any building, structure, or part thereof. PE pipe ranges in nominal size from 3/4 in. (19 mm) through 3 in. (76 mm) and conforms to the outside-diameter (OD) dimensions of iron pipe size (IPS). PE tubing ranges in size from 3/4 in. (19 mm) through 2 in. (51 mm) and conforms to the OD dimensions of copper tube size (CTS).
10. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.604). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
11. Polyethylene Sheet Or Tubes For Corrosion Protection Of Buried Ductile Iron: Polyethylene encasement is required on all buried ductile iron pipe, fittings, valves, and other appurtenances. Polyethylene encasement must comply with AWWA C105/ANSI A21.5. Use V-Bio Enhanced Polyethylene Encasement (www.mcwaneductile.com) or approved equal.
12. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 316 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
13. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 316 stainless steel, or approved equivalent.
14. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 316 stainless steel, or approved equivalent.
15. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 1" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Oriseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
16. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
20. Lead Content: All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. See Minnesota Rules part 4714.604.2. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.1.4).
21. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
22. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative authority as an alternate installation method, approved resilient rubber joints or waterstop gaskets may be used in order to make watertight connections to manholes and other structures (see Minnesota Rules part 4714.301.2). Use Ferrco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Minnesota Rules part 4714.715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5) because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must use ASTM F656 purple primer and ANSI D2564 cement in accordance with Minnesota Rules part 4714.605.2.2. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with Minnesota Rules part 4714.719. Install cleanouts for pipes 4-inch and over in size at intervals not to exceed 100 feet in straight runs and for each aggregate horizontal change in direction exceeding 135 degrees. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete thrust supports. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer in accordance with the Minnesota Rules Sections 4714.712 and 4714.723. Concrete manholes and sewer lines shall be tested by negative pressure in accordance with ASTM C1214-19, ASTM C1244-17, or the Hydrostatic Test Method in section 1107.2.3(b). Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.ssisealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Grease Interceptor: The grease interceptor shall be readily accessible. Manhole risers for grease interceptor tanks shall be provided with a substantial, fitted, gas-tight cover of concrete, steel, cast iron or other approved material. Manhole covers shall terminate at or above grade and shall have an approved locking device. A minimum 4x6-inch permanent label shall be affixed to the manhole cover, identifying the interceptor tank with the words GREASE INTERCEPTOR.
11. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
12. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
13. The minimum depth of cover for sanitary sewer without insulation is 7.5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 7.5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
14. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Field verify that there is positive drainage at the outfall location. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
15. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
16. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
17. Televise all existing lines prior to connection.

KWIK TRIP

KWIK STAR

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FAX (608) 781-8960

Sunde Engineering, PLLC.
SUNDE ENGINEERING, PLLC.
1080 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.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.

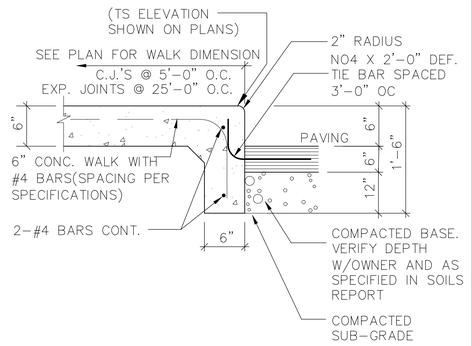
Brian H. Murdstock

Brian H. Murdstock

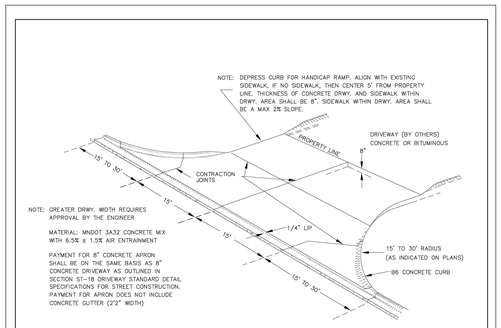
DATE:08/28/25 REG. NO.: 23468

UTILITY NOTES

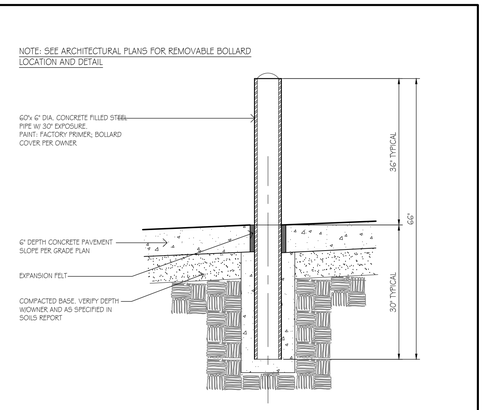
CONVENIENCE ST



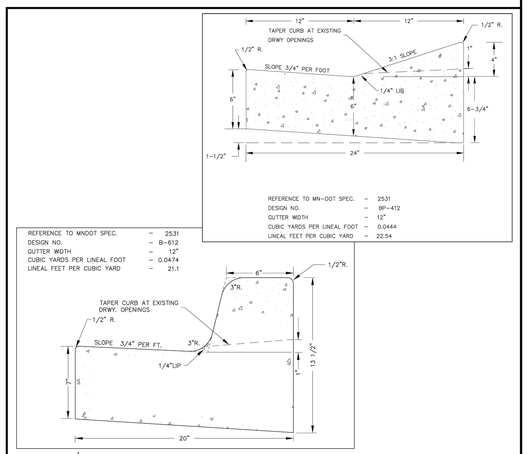
7 | C500 | SIDEWALK/ CURB DETAIL
NOT TO SCALE



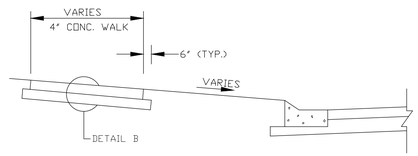
10 | C500 | CONCRETE APPROACH DETAIL
NOT TO SCALE

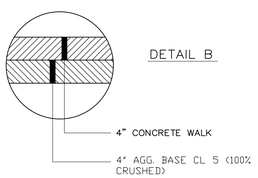


8 | C500 | 36" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"



11 | C500 | CONCRETE CURB DETAIL
NOT TO SCALE

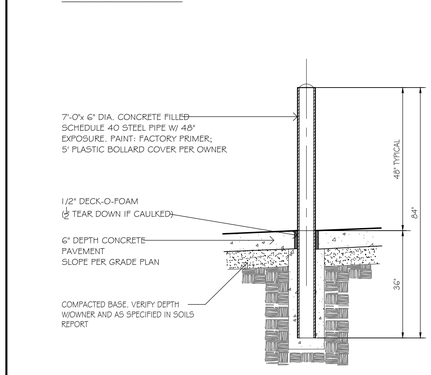




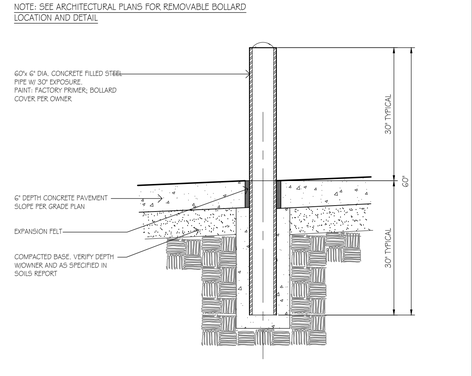
NOTES:

1. 8" THICK CONCRETE SIDEWALK AT ALL DRIVEWAYS
2. PLACE PEDESTRIAN CURB RAMPS AT ALL INTERSECTIONS.
3. PROVIDE EXPANSION JOINT MATERIAL AT MAX. 60 FOOT SPACING.
4. PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH EDGES OF WALK, WHERE WALK IS CONTAINED BETWEEN FIXED OBJECTS.

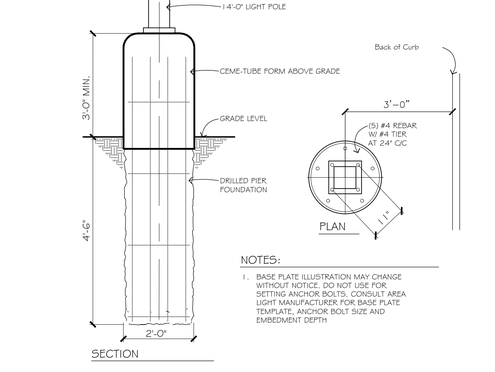
3 | C500 | CONCRETE WALK/ PAD DETAIL
NOT TO SCALE



6 | C500 | 48" HEIGHT PIPE BOLLARD
SCALE - 1/2"= 1'-0"



9 | C500 | 30" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"



NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

12 | C500 | ROUND AREALIGHT FOUNDATION
SCALE - 1/2"= 1'-0"

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INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fernbrook Lane North, STE 260
Plymouth Minnesota 55447
763.383.8400
fax 763.383.8440

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.

Date 27FEB25 License No. 19306

Signed Robert J. Mueller

SITE PLAN DETAILS

CONVENIENCE STORE 1741

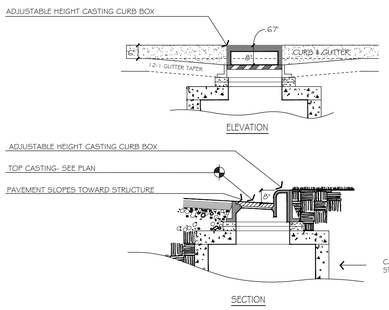
-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
-	23MAY24	CITY SUBMITTAL
-	27FEB25	RESUBMITTAL
-	28JUL25	CITY COMMENTS
-	28AUG25	CITY COMMENTS

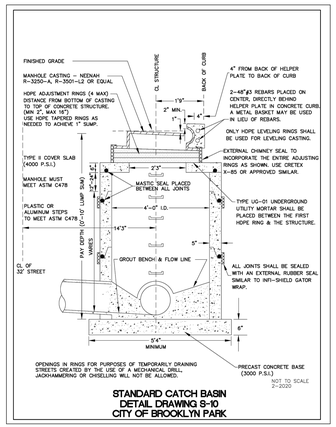
DRAWN BY
SCALE GRAPHIC
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET **C500**

INSITES 24-007 PM B.D.

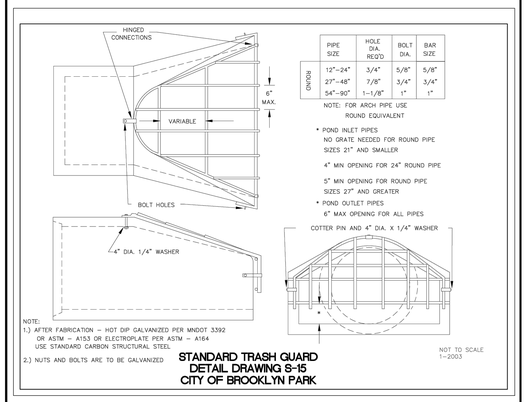
NOTE: THIS CURB CONSTRUCTION DETAIL IS TO BE USED AT LOW POINTS WHEN INDICATED ON PLAN. SEE GRADE PLAN FOR SPECIFIC CURB ELEVATIONS THAT REFLECT 8" DIFFERENCE FROM TOP OF CURB TO CASTING (SEE ACTUAL CB DETAILS FOR STRUCTURE INFO.)



4 | C501 | CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS)
NOT TO SCALE



7 | C501 | STANDARD STORM SEWER CATCHBASIN
NOT TO SCALE



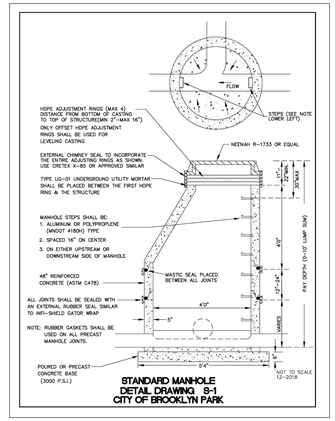
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"–24"	3/4"	5/8"	5/8"
27"–48"	7/8"	3/4"	3/4"
54"–90"	1–1/8"	1"	1"

NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

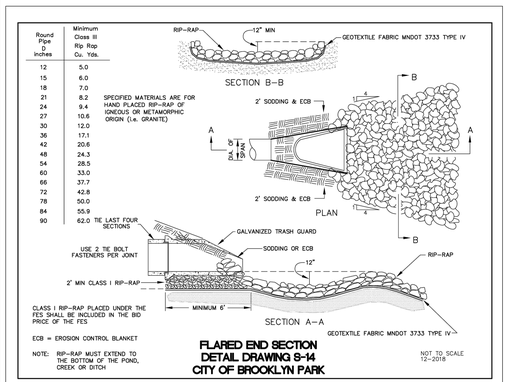
- POND INLET PIPES
  NO GRATE NEEDED FOR ROUND PIPE SIZES 21" AND SMALLER
  4" MIN OPENING FOR 24" ROUND PIPE
  5" MIN OPENING FOR ROUND PIPE SIZES 27" AND GREATER
- POND OUTLET PIPES
  6" MAX OPENING FOR ALL PIPES

2 | C501

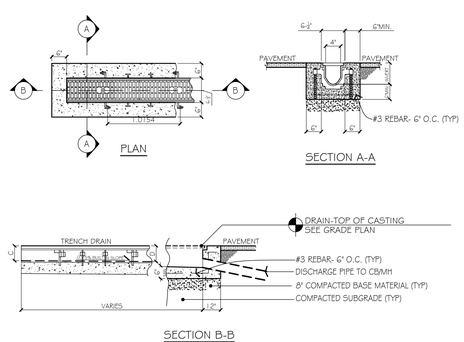
5 | C501



8 | C501 | STANDARD MANHOLE
NOT TO SCALE

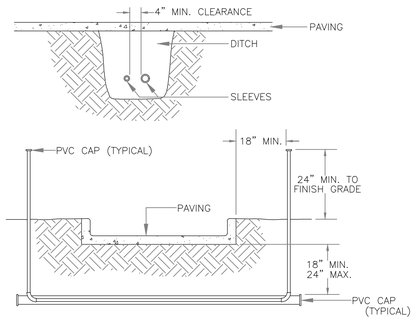


3 | C501



TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 860GN

6 | C501 | Z 886 TRENCH DRAIN DETAIL
SCALE - 1/4"= 1'-0"



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24–INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

9 | C501 | TYPICAL SLEEVING
NOT TO SCALE

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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.

Date 27FEB25 License No. 19306
Signed Robert J. Mueller

SITE PLAN DETAILS
CONVENIENCE STORE 1741
-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
-	23MAY24	CITY SUBMITTAL
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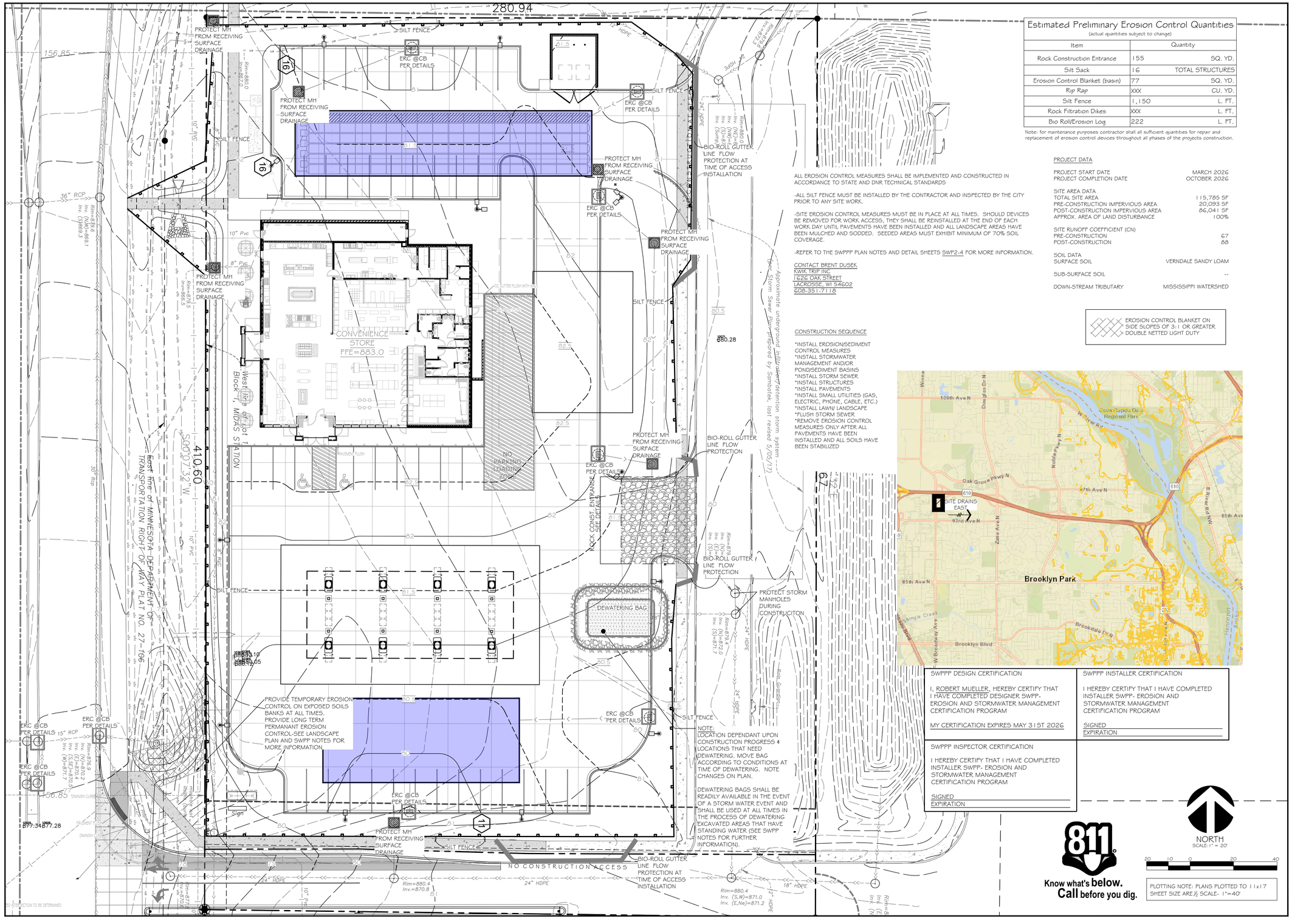
DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	10MAY2024
SHEET	C501

INSITES 24-007 PM B.D.


280.94
156.85
410.60
S00°07'32"W
PROTECT MH FROM RECEIVING SURFACE DRAINAGE
ERC @CB PER DETAILS
SILT FENCE
BIO-ROLL GUTTER LINE FLOW PROTECTION AT TIME OF ACCESS INSTALLATION
CONVENIENCE STORE
FFE=883.0
NO PARKING DURING 2026
DEWATERING BAG
PROVIDE TEMPORARY EROSION CONTROL ON EXPOSED SOILS BANKS AT ALL TIMES. PROVIDE LONG TERM PERMANANT EROSION CONTROL-SEE LANDSCAPE PLAN AND SWPP NOTES FOR MORE INFORMATION.
NO CONSTRUCTION ACCESS
ROCK CONST. ENTRANCE SEE DETAILS
PROTECT STORM MANHOLES DURING CONSTRUCITON
Approximate underground infiltration/detention storm system (per Storm Sewer Plans prepared by Sambatek, last revised 5/05/17)
East line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 27-196
Westerly 8' of Lot 1, Block 1, MIDAS STATION
36" RCP
30" RCP
15" RCP
10" PVC
8" PVC
24" HDPE
18" HDPE
12" HDPE
Rim=879.6 Inv. (SE)=869.1 Inv. (S)=869.3
Rim=880.0 Inv. (W)=870.2 Inv. (S)=870.0 Inv. (SE)=870.0 Inv. (N)=871.7
Rim=876.9 Inv. (N)=870.2 Inv. (S)=870.0 Inv. (SE)=870.0 Inv. (W)=871.7
Rim=879.4 Inv. (N)=872.0 Inv. (S)=871.7
Rim=880.4 Inv. (S,W)=871.0 Inv. (E,Ne)=871.2
Rim=880.4 Inv.=870.8
Rain Gradient
Sign
DRIVEWAY FLUSH
DRIVEWAY FLUSH WITH CURB
DRIVEWAY FLUSH WITH CURB
DASHED CURB
DASHED CURB
DASHED

GENERAL STORMWATER POLLUTION PREVENTION:

Apply for and obtain the General Storm Water Permit for Construction Activity from the Minnesota Pollution Control Agency.

Storm Water Pollution Prevention Plan (SWPPP): The SWPPP includes this narrative, Plan Sheets C500-501 and CG00, and the Storm water Management Calculations. Keep a copy of the SWPPP, all changes to it, and inspections and maintenance records at the site during the construction. During the construction process the SWPPP will have to be amended to the changes performed by the contractor. the owner shall be aware of the amendments prior to changes made in the SWPPP. All notes, photographs, recorded dates, sketches, references, and diagrams will have to be recorded and made available as part of the SWPPP permit.

Individual(s) preparing the SWPPP for the project, overseeing implementation of the SWPPP, revising and amending the SWPPP, and at least one individual on the project performing installation, inspection, maintenance, and repairs of BMP's must be trained. The training must be done by a local, state, federal agencies; professional organization; or other entities with expertise in erosion prevention, sediment control, or permanent Storm water management. Training information and those certified must be noted in the SWPPP. Documentation of this information must be included in the SWPPP or made available within 72 hours. All trained individuals must be identified, including DESIGNER, INSTALLER and INSPECTOR.

Responsible Parties: The contractor must designate a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who will oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction.

CONTACT BRENT DUSEK
KWIK TRIP INC
1626 OAK STREET
LACROSSE, WI 54602
608-351-7118

The owner is responsible for identifying who will have responsibility for the long term operation and maintenance of the permanent storm water management systems.

SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION :

Contractor shall ensure a trained person will oversee the installation of all devices. Name and certification of individual(s) responsible for installation shall be in the SWPPP. those individuals include those overseeing implementation and/or performing or supervising the installation.

1. Prior to any work, contractor shall visit the site, document existing conditions as necessary(photos, notes, etc) and note existing drainage patterns on and off site that are related to the project. Installer and inspector of the SWPPP shall determine on site if there are additional ways to create buffer zones and or phasing of the project construction to limit the extent of exposed soils. If this is determined to be helpful, the SWPPP shall be amended accordingly. These notes and changes shall be part of the SWPPP.

2. Install all temporary erosion and sediment control measures including silt fence, rock construction entrance(s), erosion control berms, rock filters, silt sacks, rock /earth berms, and sedimentation basins. Protect all receiving waters, catch basins, ditches, inlets etc. in and around the site. All protective and preventative measures must be in place and inspected prior to beginning site clearing, grading, or other land-disturbing activity.

3. Prior to beginning site clearing and grading, protect all storm sewer inlets that receive runoff from disturbed areas. In order to prevent sediment from leaving the site and entering the downstream storm sewer system, seal all storm sewer inlets that are not needed for site drainage during construction. Protect all other storm sewer inlets by installing sediment control devices, such as silt sacks, or rocked filtration logs/weirs. Straw bales or fabric under the grates are not acceptable forms of inlet protection. Protect new storm sewer inlets as they are completed. Maintain storm sewer inlet protection in place until all sources with potential for discharging to the inlets are stabilized.

4. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site When at all possible contractor shall designate only one access point for vehicles entering and exiting the site. The rock on the entrance will have to be inspected daily and replaced or rock supplemented by the contractor when over 50% of the voids in the rock are filled. A cleaning station should be made available to drivers and visibly signed to see. Provide shovels, brooms and/or hose with a wash out area so soils can be removed from vehicles on site.

5. Avoid entire removal of trees and surface vegetation all at once whenever possible as this limits the amount of site susceptible to erosion. Schedule construction zones and note this on the SWPPP in order to expose the smallest practical area of soil at any given time. Utilize vegetation removed by on site grinding and mulching and using this material to protect the soil from erosion.

6. Areas That Discharge to Special or Impaired Waters: As a general rule for areas draining less than 10 acres, additional or alternative measures shall take place which include but are not limited to installing multiple lines of silt fence, constructing small basins/sediment collection ditches, vegetative strips, tarps, mulching or forms of temporary vegetation. Following initial soil disturbance or re-disturbance, complete permanent or temporary stabilization against erosion due to rain, wind, and running water within 7 calendar days on all disturbed or graded areas. This requirement does not apply to those areas that are currently being used for material storage on a daily basis or for those areas on which grading, site building, or other construction activities are actively underway. Provide temporary cover on all stacked topsoil piles, and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Stockpiles can be mulched,covered with poly or fabric, and or seeded during prolonged exposure. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed green-space areas with a minimum of 4" topsoil immediately after final sub-grade completion. Seed and mulch, or sod and protect these areas within 48 hours after completion of final grading work (weather permitting). Stabilize all disturbed areas to be paved using early application of gravel base. Stabilize the normal wetted perimeter of any temporary or permanent drainage ditch that conveys water from the construction site, or diverts water around the construction site, within 200 lineal feet from the property edge, or within 200 feet from the point of discharge to any surface water. Stabilize temporary or permanent drainage ditches within 24 hours of connecting to a surface water. Protect outfalls minimum of 200feet down stream and to the side of the discharge point. Additional settling "pots" achieved by filter logs or filtered stick bales staked in the channel will dissipate the water energy. Provide pipe outlets with temporary or permanent energy dissipation within 24 hours of connection to a surface water.

7. Receiving Waters - It is the contractors responsibility to inspect the site discharge point as well as downstream to the receiving body of water(pond, lake, stream, etc.) on a regular basis including after each storm event and document if any differences or changes in normal in discharge and if material is leaving the construction site. If so it shall be documented and removed immediately. Contractor shall be aware of DNR "water restrictions" during specified fish spawning time frames and all exposed soil areas that are within 200 feet of the waters edge, and drain to these waters must complete the stabilization activities within 24 hours of the restriction period.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

POLLUTION CONTROL:

1. Designate a Concrete Wash-out and truck wash area:
   Make it visible in the field to vehicle operators and note this on the SWPPP.

   a. When washouts occur on the site, concrete washout water must be contained in a leak-proof containment facility or impermeable liner. Liquid and solid wastes may not touch the ground and there must not be runoff from the concrete washout operations or areas.

   b. Limit external washing of trucks and other construction vehicles to a defined area preferably before the construction access/exit point. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.

2. Solid Waste: Properly dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes in compliance with Minnesota Pollution Control Agency requirements.

3. Hazardous Materials: Properly dispose of all waste and unused building materials (including garbage debris, cleaning wastes, oil, gasoline, paint, wastewater, toxic materials, and hazardous materials) off-site. Do not allow waste and unused building materials to be carried by runoff into a receiving channel or storm sewer system. Properly store oil, gasoline, paint, and other hazardous materials in order to prevent spills, leaks, or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.

4. Machinery: and mechanized equipment that leaks waste shall have a protective barrier or containment under the device adequate to contain the waste. Properly dispose of the waste.

5. Emergency spill station: Contractor shall locate and sign an emergency spill station that has necessary containment or cleanup devices for all workers to access.

EROSION CONTROL :

Apply necessary moisture to the construction area and haul roads to prevent the spread of dust.

Contractor shall utilize coarsely ground wood and tree mulches to cover exposed soils. Mulches shall be stored on site to supplement and use in problem areas during all phases of the construction project.

Contractor shall uses star tack or other organic substances in situations to prevent soil from eroding away by wind or rain.

Whenever possible contractor shall grade areas of soil to limit potential of erosion, to include tracking perpendicular to fall line of grades as well as diverting water flows from problematic areas on the site.

Seeding, fiber blankets, poly/tarps or cover mulches, disked mulches and compost can be used to cover temporarily exposed areas from wind and rain. Other methods by the contractor shall be documented in the SWPPP.

SEDIMENT CONTROL:

Inlet Sediment Control Protection Devices:
The following area approved Inlet Sediment Control Devices:

a. Road Drain Top Slab Model RD 23 (fits rough opening for 2'x3' inlet), Road Drain Top Slab Model RD 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CG 3067 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by:
WIMCO
799 Theis Drive
Shakopee, MN, 55379
Phone (952) 233-3055
or approved equal

b. Silt Sack manufactured by:
ACF ENVIRONMENTAL
2831 Cardwell Road
Richmond, VA, 23234
Phone (800) 448-3636
or approved equal

c. InfraSafe Sediment Control Barrier. Install geotextile sock on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2'x3' openings.
Distributed by:
ROYAL ENTERPRISES AMERICA
30622 Forest Boulevard
Stacy, MN, 55079
Phone (651) 462-2130
or approved equal

d. Ridge Bag Rock Log. Use rock logs only for curb inlets after pavement is in place.
Manufactured by RED BARN RIDGE, 3135
County Road 136, Saint Cloud, MN, 35301
Phone (320) 253-3744
or approved equal

e. Inflatable drain plugs by Interstate Products www.interstateproducts.com or approved equal

Riprap:
Place a 450 mm (18 inch) thick layer of MNDOT 3601 Class III riprap onto a 225 mm (9 inch) thick layer of MNDOT 3601.2.B granular filter material at locations indicated on the plan in accordance with MNDOT 2511. Install two layers of MNDOT 3733 Type IV Geotextile fabric beneath the granular filter material. At pipe outfalls configure the installation as shown on MNDOT Standard Plate No. 3133C for the size of pipe indicated and extend the geotextile fabric under the culvert apron a minimum of 3 feet. For pipe sizes smaller than 300 mm (12 inch) diameter, the minimum quantity of riprap and filter blanket shall be no less than that required for 300 mm (12 inch) diameter pipes.

Silt Fence:
Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the up-slope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geo-textile fabric shall meet the requirements of MNDOT Standard Specification 3886 for pre-assembled silt fence, furnished in a continuous roll in order to avoid splices. Geo-textile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange. In high traffic areas contractor shall reinforce silt fence with wire fencing and metal posts. extreme circumstances will require temporary concrete median sections to support material backing of stock piled soil or filled earth.

Install silt-fence, or other effective sediment controls, around all temporary soil stockpiles. Locate soil or dirt stockpiles containing more than 10 cubic yards of material such that the down-slope drainage length is no less than 8 m (25 feet) from the toe of the pile to a roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt fence barriers around the piles. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt sacks or staked silt-fence. Do not stock pile soil or material near catch basins or drainage ways.

Temporary Rock Construction Entrance:
Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geo-textile fabric material beneath the aggregate in order to prevent migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.

Temporary Sediment Basins
In the construction process or if noted on the plan the contractor shall construct temporary sediment basin(s). the basin shall be constructed before other construction starts. As per general rule the sediment basin shall be sized appropriately to a capacity related to the drainage area on a ratio of 3,600 cubic feet of sediment storage per acre of drainage zone entering the basin. Sediment basins shall be fenced if side slope exceed 4:1. Basins shall be inspected after every rainfall even. Sediment shall be removed at time of 1/2 the wetted volume/depth if filled. Sediment material shall be removed and stabilized. If changes to the basin are made, document and amend the SWPPP.

DEWATERING:

If de-watering is required and sump pumps are used, all pumped water must be discharged through an erosion control facility (temporary sedimentation basin, grit chamber, sand filter, up-flow chamber, hydro-cyclone, swirl concentrator, de-watering bag-not less than 100NTU's or other appropriate facility). Contractor shall allow silt and sediment to settle out in sediment basin prior to discharge and leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system. Discharge clear water only to vegetated areas, and must be discharged in a manner that does not cause nuisance conditions such as erosion in receiving channels or down slope properties. To achieve better separation of the material suspended in the water where soils are high in clay content, a biodegradable not toxic flocculent agent may be required.

If the contractor determines that de-watering will be necessary, a de-watering plan may have to be submitted to the watershed and/or DNR by the contractor for approval. A trench permit may also have to be submitted and will be the responsibility of the contractor. Water pumped from the site shall be pumped and treated for water quality per watershed and/or DNR.

Wet Basin gravity fed draw down shall be performed with a floating head intake "Faircloth skimmer" or similar device to remove clear un-silted water column in the ponds or temporary basins or excavated areas. Should areas need to be pumped contractor shall use a "Hale floating pump" to drawn down areas below gravity fed inverts.

For more information and materials on de-watering go to by Interstate Products www.interstateproducts.com www.haleproducts.com and www.fairclothskimmer.com

INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN

Contractor must ensure that a trained person will oversee and inspect the construction site at least once every 7 days during active construction and within 24 hours after rainfall events greater that 0.5 inches in 24 hours.. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after the rainfall event. Note date and time in the SWPPP documents and name of person doing the inspections. Any changes made as the result of the inspection must be documented in the SWPPP.

1. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas on a daily basis until land-disturbing activity has ceased. Thereafter, inspect at least on a weekly basis until vegetative cover is established. Inspect all erosion and sediment control devices, stabilized areas, and infiltration areas within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Immediately replace deteriorated, damaged, rotted, or missing erosion control devices. Document inspections and dates of rainfall events. Maintain a written log of all inspection, maintenance, and repair activities related to erosion and sediment control facilities. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access.

2. All inspections and maintenance activities must be recorded in writing DAILY in a detailed record(notes, photographs, sketches, etc, and kept with the SWPPP.

3. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.

4. All soil hauled from the site shall be accounted for and documented in the SWPP. Its final destination and how the soil has been stored and stabilized.

5. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in green-space). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and non-biodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.

6. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.

7. Inspect infiltration areas to ensure that no sediment from ongoing construction activities is accumulating. Remove sediment immediately ensuring sub-soils are not compacted by machinery.

8. Every vehicle shall not track material off-site. Clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.

9. Reinforce erosion control facilities in areas where concentrated flows occur (such as swales, ditches, and areas in front of culverts and catch basins) by backing them with snow fence, wire mesh, or stiff plastic mesh reinforcement until paving and turf establishment operations have been completed. Posts for the reinforcing fence shall be 100 mm (4 inch) diameter wood posts, or standard steel fence posts weighing not less than 0.59 kg (1.3 lbs) per lineal foot, with a minimum length of 762 mm (30 inches) plus burial depth. Space posts for the reinforcing fence at intervals of 3 m (10 feet) or less. Drive posts for the reinforcing fence at least 0.6 m (2 feet) into the ground.

GENERAL SOIL STABILIZATION:
(SEE LANDSCAPE PLAN FOR MORE INFORMATION)

Establishment of lawn, prairie/wildflower and/or plant bed areas will be noted on the landscape plan to ensure stabilization of soils, re-staking of sod where applicable, proper watering and mulch maintenance will be required. Inspect seeded or sodded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and re-mulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner. Special maintenance provisions for wild and prairie grass seeded areas as noted in the landscape plan. Promptly replace all sod that dries out to the point where it is presumed dead and all sod that has been damaged, displaced, weakened, or heavily infested with weeds at no additional cost to the Owner.

In areas to be temporarily seeded, use seed mixture equivalent to MNDOT No. 21-113 (Soil Building Cover Crop). Apply seed mixture at a rate of 110 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent turf stabilization (not sodded) use seed mixture equivalent to MNDOT No. 25-131(Low Maintenance Turf). Apply seed mixture at a rate of 220 lb per acre in accordance with MNDOT Standard Spec. 3876-1. For permanent installations incorporate a fertilizer (slow release type with 10 week residual) consisting of 23-0-30 (%N-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. In problematic areas it may be necessary to us a low phosphorus organic fertilizer in cases where seeds may not germinate. If this is the case, seed and fertilizer shall be disked into the surface and mulched properly to ensure germination and uptake of the Phosphorus by the seed.

For additional reference see MNDOT Standard Spec. Table 3876-1 for season of planting introduced seed mixtures. To ensure adequate germination of the seed the work will be performed as follows:
Spring- from April 1 through May 15.
Fall- from August 15 to September 20.
After September 20, wait until October 30 to perform dormant seeding. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 25 mm (1 inch) does not exceed 4.44 degrees C (40 degrees F) in order to prevent germination.

In seeded areas with slopes steeper than 3:1 and lengths less than 15 meters (50 feet), install biodegradable erosion control blankets uniformly over the soil surface by hand within 24 hours after seeding in accordance with manufacturers recommendations. Use MNDOT Standard Spec. 3885 Straw 1S, or Wood Fiber 1S type blanket.

NOTE: THE PROJECT'S LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

SWPPP DESIGN CERTIFICATION	SWPPP INSTALLER CERTIFICATION	SWPPP INSPECTOR CERTIFICATION
I, Robert Mueller, hereby certify that I have completed designer SWPP-Erosion and Stormwater Management Certification Program My certification expires May 2023	I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program signed expiration	I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program signed expiration

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fernbrook Lane North, STE 260
Plymouth Minnesota 55447
763.383.8400
fax 763.383.8440

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.

Date 27FEB25 License No. 19306
Signed Robert J. Mueller

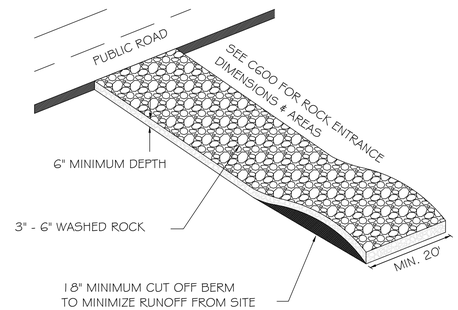
EROSION CONTROL NOTES
CONVENIENCE STORE 1741
-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	09MAY24	SUBMITTAL
-	23MAY24	CITY SUBMITTAL
-	27FEB25	RESUBMITTAL
-	28JUL25	CITY COMMENTS
-	28AUG25	CITY COMMENTS

DRAWN BY
SCALE GRAPHIC
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET C601

INSITES 24-007 PM B.D.

NOTE- ROCK ENTRANCE DIMENSIONS MAY VARY AND MUST MEET MUNICIPAL REQS.



1 8" MINIMUM CUT OFF BERM TO MINIMIZE RUNOFF FROM SITE

FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.

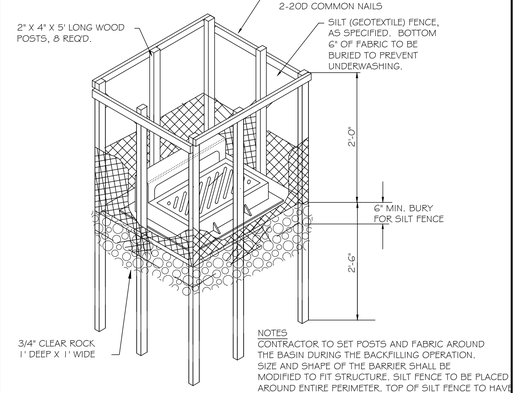
1 C602 | ROCK CONSTRUCTION ENTRANCE

WOODEN LATHE SHALL BE NAILED SECURELY TO THE POST MEMBER TO SECURE FILTER FABRIC.

2" X 4" HORIZONTAL MEMBERS CONTINUOUS AROUND TOP, FASTENED TO EACH POST USING 2-20D COMMON NAILS

2" X 4" X 5' LONG WOOD POSTS, 8 REQ'D.

SILT (GEOTEXTILE) FENCE, AS SPECIFIED. BOTTOM 6" OF FABRIC TO BE BURIED TO PREVENT UNDERWASHING.



NOTES
CONTRACTOR TO SET POSTS AND FABRIC AROUND THE BASIN DURING THE BACKFILLING OPERATION. SIZE AND SHAPE OF THE BARRIER SHALL BE MODIFIED TO FIT STRUCTURE. SILT FENCE TO BE PLACED AROUND ENTIRE PERIMETER. TOP OF SILT FENCE TO HAVE 12" MIN. CLEARENCE TO EXISTING GRADE.

2 C602 | EROSION CONTROL AROUND CATCH BASIN

Overlap geotextile fabric 6" and fasten at 2' intervals

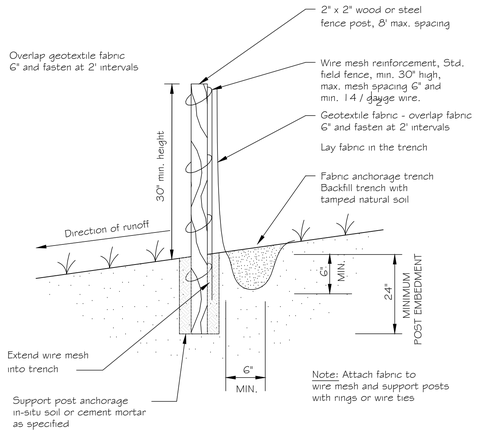
2" x 2" wood or steel fence post, 8' max. spacing

Wire mesh reinforcement, Std. field fence, min. 30" high, max. mesh spacing 6" and min. 14 / gauge wire.

Geotextile fabric - overlap fabric 6" and fasten at 2' intervals

Lay fabric in the trench

Fabric anchorage trench Backfill trench with tamped natural soil



Note: Attach fabric to wire mesh and support posts with rings or wire ties

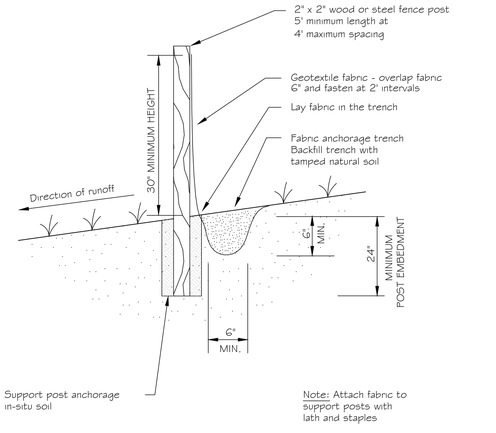
3 C602 | HEAVY DUTY SILT FENCE

2" x 2" wood or steel fence post 5' minimum length at 4' maximum spacing

Geotextile fabric - overlap fabric 6" and fasten at 2' intervals

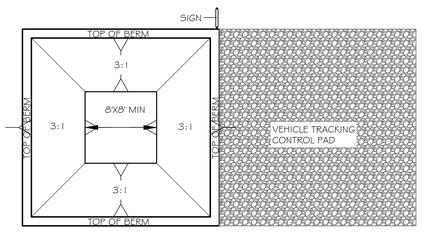
Lay fabric in the trench

Fabric anchorage trench Backfill trench with tamped natural soil

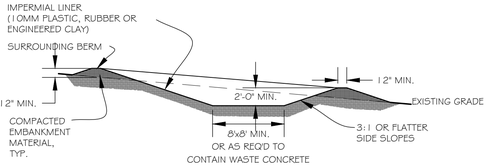


Note: Attach fabric to support posts with lath and staples

4 C602 | SILT FENCE



PLAN
1/8"= 1'-0"



TYPICAL SECTION
1/8"= 1'-0"

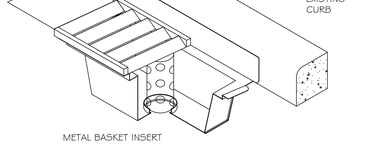
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

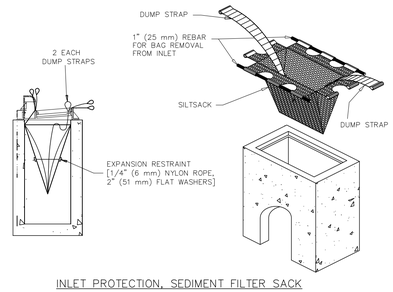
CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

5 C602 | CONCRETE WASHOUT AREA



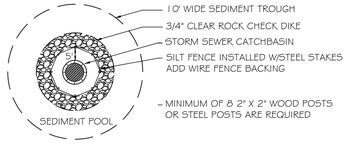
INLET PROTECTION, METAL BASKET TYPE



INLET PROTECTION, SEDIMENT FILTER SACK

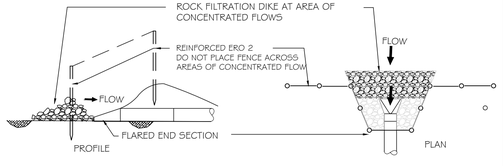
6 C602 | INLET PROTECTION AT CATCH BASIN

A. EROSION CONTROL AROUND BEEHIVE BASINS

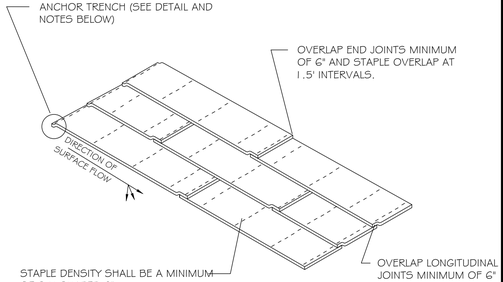


PLAN

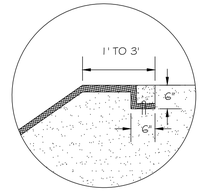
B. EROSION CONTROL AT FLARED END SECTION
TOP OF SILT FENCE TO BE LOWER THAN LOWEST ADJACENT OVERFLOW



7 C602 | EROSION CONTROL FOR OPEN SPACE CATCH BASINS AND FLARED-END SECTIONS



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



8 C602 | EROSION CONTROL BLANKET INSTALLATION

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3131 Fernbrook Lane North, STE 260
Plymouth Minnesota 55447
763.383.8400
fax 763.383.8440

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Date 27FEB25 License No. 19306

Signed Robert J. Mueller

EROSION CONTROL NOTES

CONVENIENCE STORE 1741

-- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
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-	28JUL25	CITY COMMENTS
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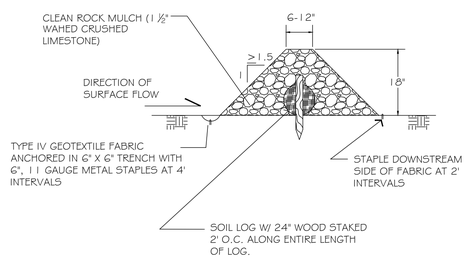
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET C602

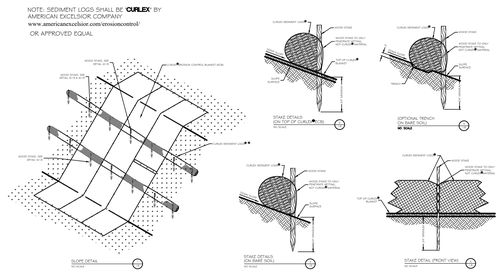
INSITES 24-007 PM B.D.

I. ROCK WEEPER @ MINIMAL WATER FLOWS

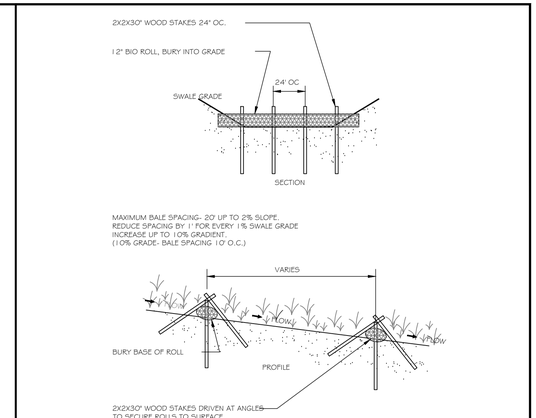
II. BIO WEEPER @ CONCETRATED FLOWS



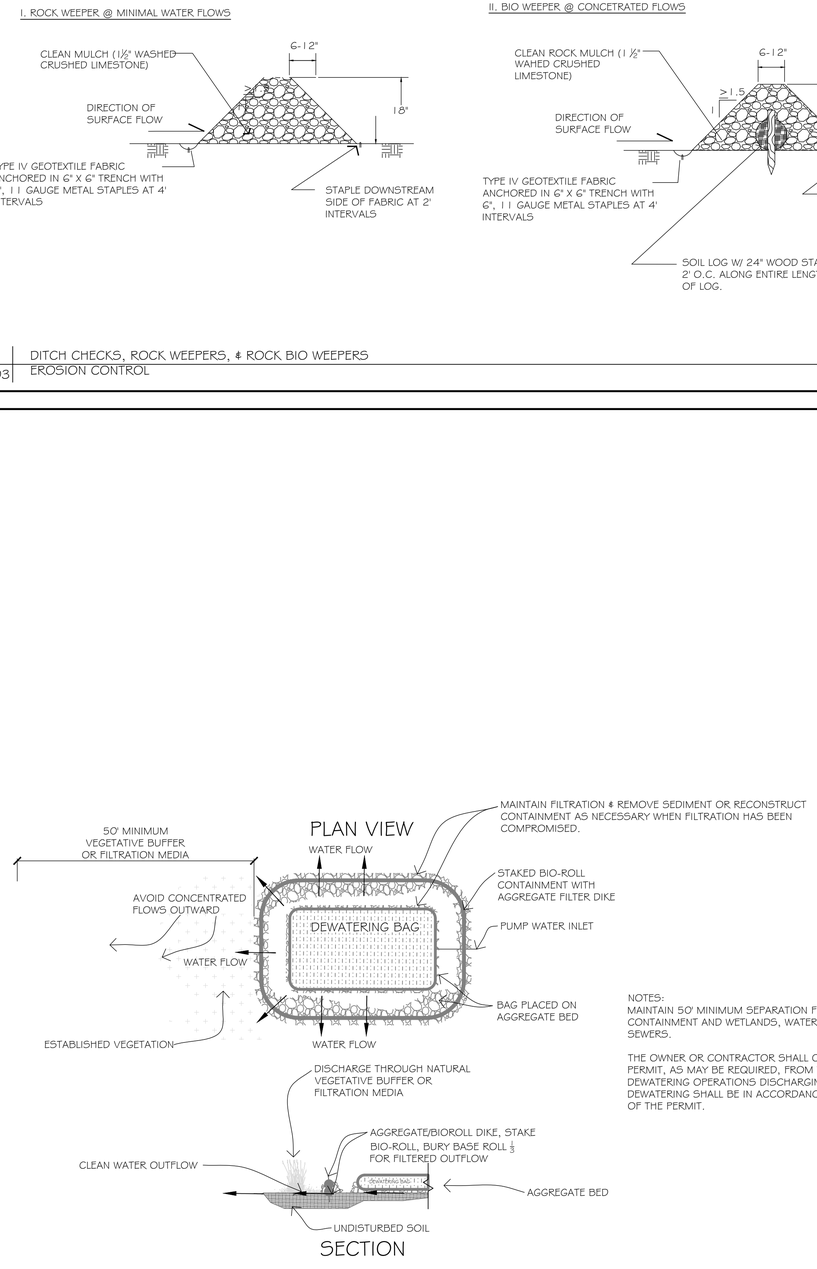
1 | C603 | DITCH CHECKS, ROCK WEEPERS, & ROCK BIO WEEPERS
EROSION CONTROL



2 | C603 | BIO ROLL INSTALLATION



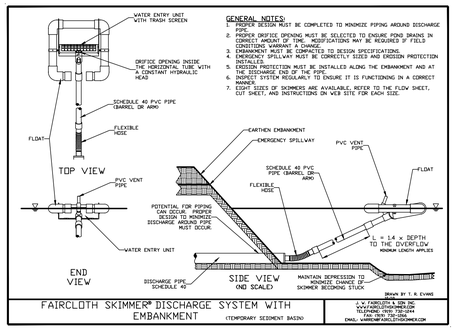
3 | C603 | DITCH CHECKS FOR DRAINAGE SWALES



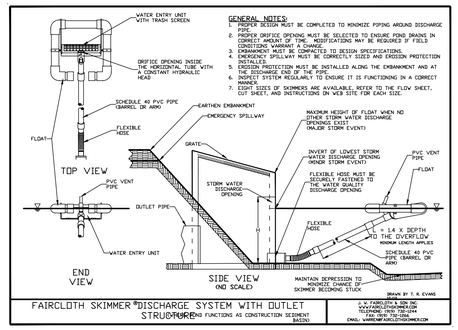
NOTES:
MAINTAIN 50' MINIMUM SEPARATION FROM DISCHARGE CONTAINMENT AND WETLANDS, WATER BODIES, OR STORM SEWERS.

THE OWNER OR CONTRACTOR SHALL OBTAIN DEWATERING PERMIT, AS MAY BE REQUIRED, FROM THE STATE PRIOR TO ANY DEWATERING OPERATIONS DISCHARGING FROM THE SITE. ALL DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT.

4 | C603 | DEWATERING BAG INSTALLATION, FOR DISCHARGING ERODED, SUSPENDED PARTICLES IN WATER
NOT TO SCALE



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. DISCHARGE MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE POINT AS NEEDED.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.



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7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

NOTE: USE ONLY IF NEEDED. WHEN CONSTRUCTION IS FINISHED, SEDIMENT IS TO BE REMOVED FROM POND. ONCE THE POND IS STABILIZED THE FAIRCLOTH SKIMMER CAN BE REMOVED AND THE INLET PIPE TO THE OUTLET STRUCTURE BE MADE FUNCTIONAL PER DETAIL SHEET SP3

5 | C603 | FAIRCLOTH SKIMMER DISCHARGE SYSTEM(OR APPROVED EQUAL BY OWNER)
SEDIMENT CONTROL

KWIK TRIP, Inc.
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Date 27FEB25 License No. 19306

Signed Robert J. Mueller

EROSION CONTROL NOTES
CONVENIENCE STORE 1741
-- BROOKLYN PARK, MINNESOTA

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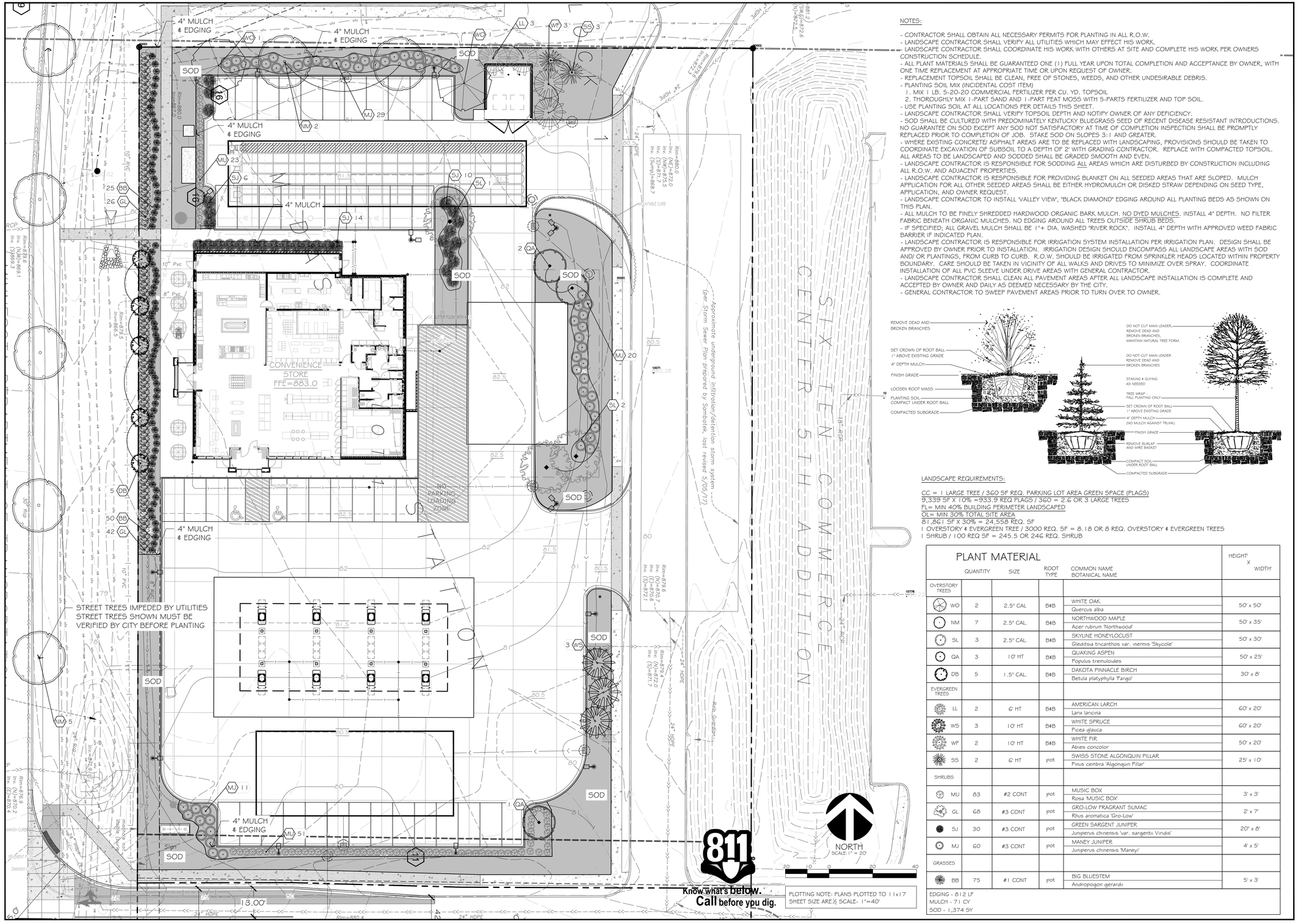
SHEET C603

INSITES 24-007 PM B.D.



NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
- LANDSCAPE CONTRACTOR TO INSTALL 'VALLEY VIEW', "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH. NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
- IF SPECIFIED; ALL GRAVEL MULCH SHALL BE 1"+ DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER IRRIGATION PLAN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/ OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

LANDSCAPE REQUIREMENTS:

CC = 1 LARGE TREE / 360 SF REQ. PARKING LOT AREA GREEN SPACE (PLAGS)
9,339 SF X 10% =933.9 REQ PLAGS / 360 = 2.6 OR 3 LARGE TREES
FL= MIN 40% BUILDING PERIMETER LANDSCAPED
OL= MIN 30% TOTAL SITE AREA
81,861 SF X 30% = 24,558 REQ. SF
1 OVERSTORY & EVERGREEN TREE / 3000 REQ. SF = 8.18 OR 8 REQ. OVERSTORY & EVERGREEN TREES
1 SHRUB / 100 REQ SF = 245.5 OR 246 REQ. SHRUB

PLANT MATERIAL

		QUANTITY	SIZE	ROOT TYPE	COMMON NAME / BOTANICAL NAME	HEIGHT' X WIDTH'
OVERSTORY TREES						
WO		2	2.5" CAL	B&B	WHITE OAK Quercus alba	50' x 50'
NM		7	2.5" CAL.	B&B	NORTHWOOD MAPLE Acer rubrum 'Northwood'	50' x 35'
SL		3	2.5" CAL.	B&B	SKYLINE HONEYLOCUST Gleditsia tricanthos var. inermis 'Skycole'	50' x 30'
QA		3	10' HT	B&B	QUAKING ASPEN Populus tremuloides	50' x 25'
DB		5	1.5" CAL.	B&B	DAKOTA PINNACLE BIRCH Betula platyphylla 'Fargo'	30' x 8'
EVERGREEN TREES						
LL		2	6' HT	B&B	AMERICAN LARCH Larix laricina	60' x 20'
WS		3	10' HT	B&B	WHITE SPRUCE Picea glauca	60' x 20'
WF		2	10' HT	B&B	WHITE FIR Abies concolor	50' x 20'
SS		2	6' HT	pot	SWISS STONE ALGONQUIN PILLAR Pinus cembra 'Algonquin Pillar'	25' x 10'
SHRUBS						
MU		83	#2 CONT	pot	MUSIC BOX Rosa 'MUSIC BOX'	3' x 3'
GL		68	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC Rhus aromatica 'Gro-Low'	2' x 7'
SJ		30	#3 CONT	pot	GREEN SARGENT JUNIPER Juniperus chinensis 'var. sargentii Viridis'	20" x 8'
MJ		60	#3 CONT	pot	MANEY JUNIPER Juniperus chinensis 'Maney'	4' x 5'
GRASSES						
BB		75	#1 CONT	pot	BIG BLUESTEM Andropogon gerardii	5' x 3'

EDGING - 812 LF
MULCH - 71 CY
SOD - 1,374 SY

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Date 27FEB25 License No. 19306
Signed
Robert J. Mueller

LANDSCAPE PLAN

CONVENIENCE STORE 1741

BROOKLYN PARK, MINNESOTA

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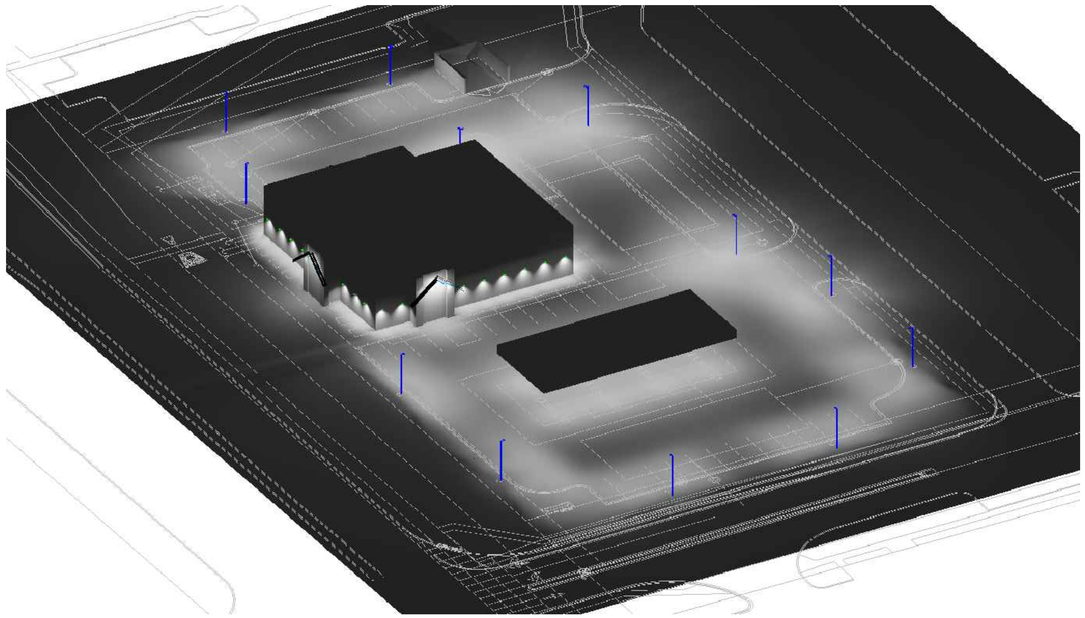
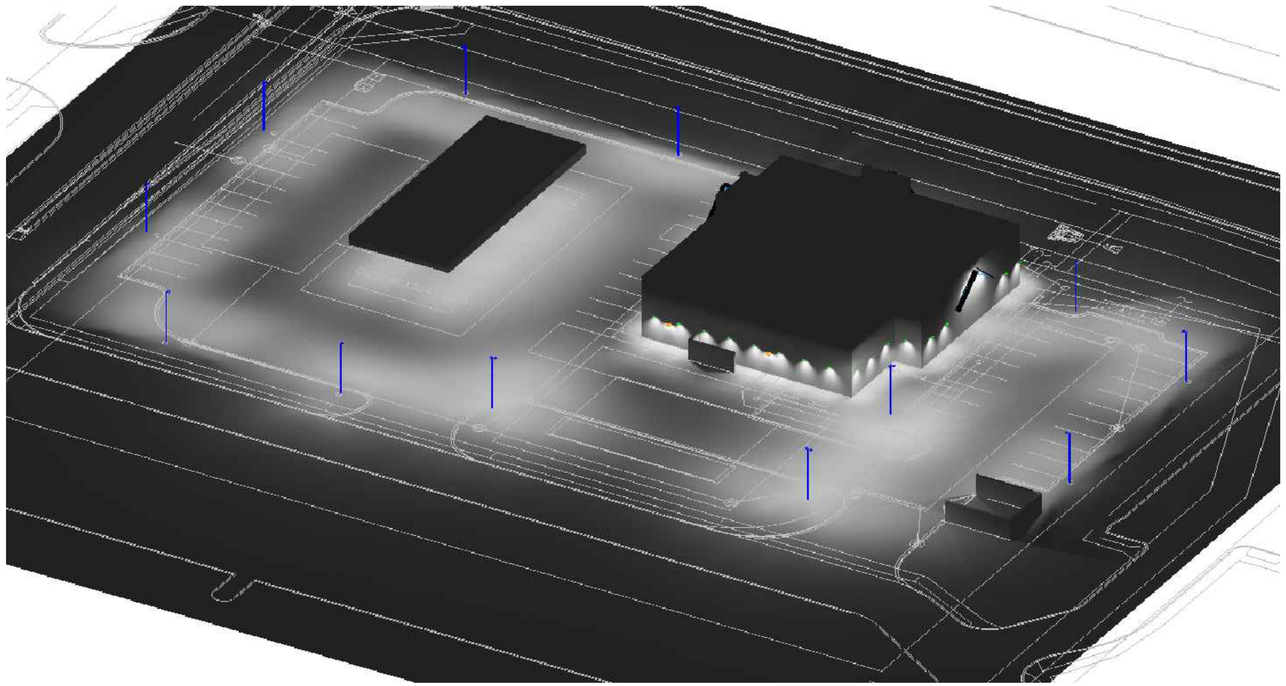
PROJ. NO. 24-1741
DATE 10MAY2024
SHEET **C700**

INSITES 24-007 PM B.D.



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



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Alan Czarnecki Reg. No. 14540

Date: 02-26-25

2024-0195.12

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Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

KWIK TRIP

KWIK STAR

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PHOTOMETRIC RENDERING PLANS

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-- BROOKLYN PARK, MINNESOTA

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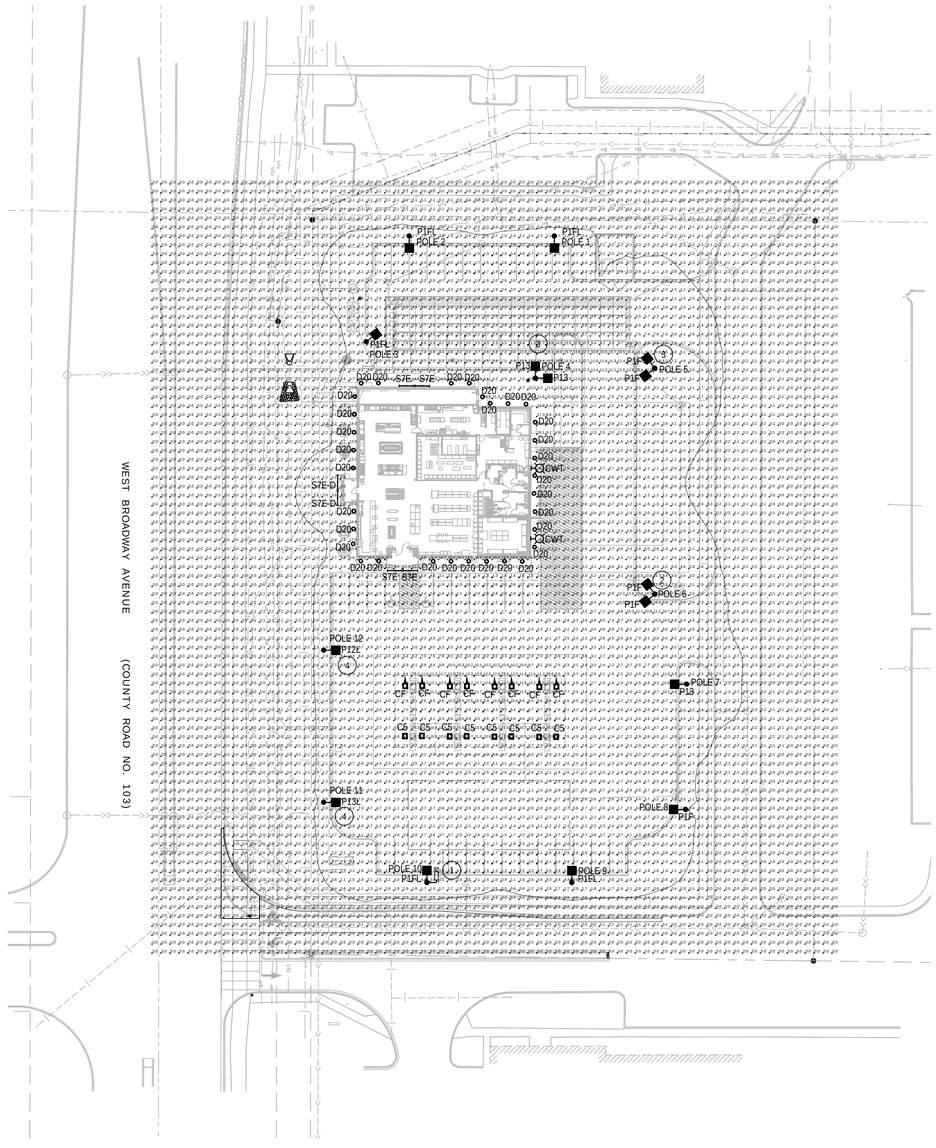


PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLES THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
3. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
4. CONTRACTOR SHALL POLE MOUNT FIXTURE 2'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
5. CONTRACTOR SHALL POLE MOUNT FIXTURE 2'-0" FROM BACK OF CURB TO EDGE OF POLE BASE TO AVOID NEW SIDEWALK.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 2.2
MAXIMUM: 29.1
MINIMUM: 0.0

NORTH STORE PARKING STALL:
AVERAGE: 6.8
MAXIMUM: 16.1
MINIMUM: 2.5

SOUTH PARKING STALL:
AVERAGE: 4.7
MAXIMUM: 6.4
MINIMUM: 1.2

SOUTH STORE PARKING STALL:
AVERAGE: 2.7
MAXIMUM: 10.8
MINIMUM: 1.0

NORTH PARKING STALL:
AVERAGE: 4.7
MAXIMUM: 8.0
MINIMUM: 1.0

FRONT ENTRANCE:
AVERAGE: 8.6
MAXIMUM: 18.8
MINIMUM: 3.1

FUEL CANOPY:
AVERAGE: 10.4
MAXIMUM: 13.7
MINIMUM: 6.1

FIXTURE QUANTITIES

D20 - 32
S7E - 4
STE-D - 2
CF - 8
C5 - 8
CWT - 2
P12L - 1
P13 - 3
P13L - 1
P1F - 4
P1FL - 6

PROVIDE (12) 16' POLES.

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-8AR-WD-120-TRW
FIXTURES ARE SHOWN DIMMED DOWN TO 60%.

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT

S7E-D - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT
FIXTURES ARE SHOWN DIMMED DOWN TO 30%.

CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.
FIXTURES ARE SHOWN DIMMED DOWN TO 30%.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY
FIXTURES ARE SHOWN DIMMED DOWN TO 30%.

CWT - LED WALL PACK LSI LIGHTING: XPWS3-FT-LED-48-350-CW-UE-BLK
FOOTCANDLES CALCULATED AT MOUNTING HEIGHT OF 8'-6" AFG.

P12L - LSI LIGHTING: MRS-LED-18L-SIL-2-UNV-50-70CRI-WHT-IL

P13 - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT

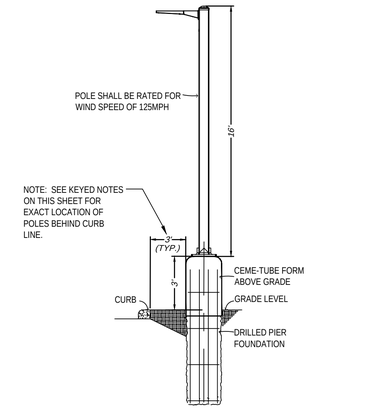
P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- WALL MOUNTED LED FIXTURE
- POLE MOUNTED LED FIXTURE
- CAMERA



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE

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Alan Czarnecki Reg. No. 14540

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PHOTOMETRIC SITE PLAN

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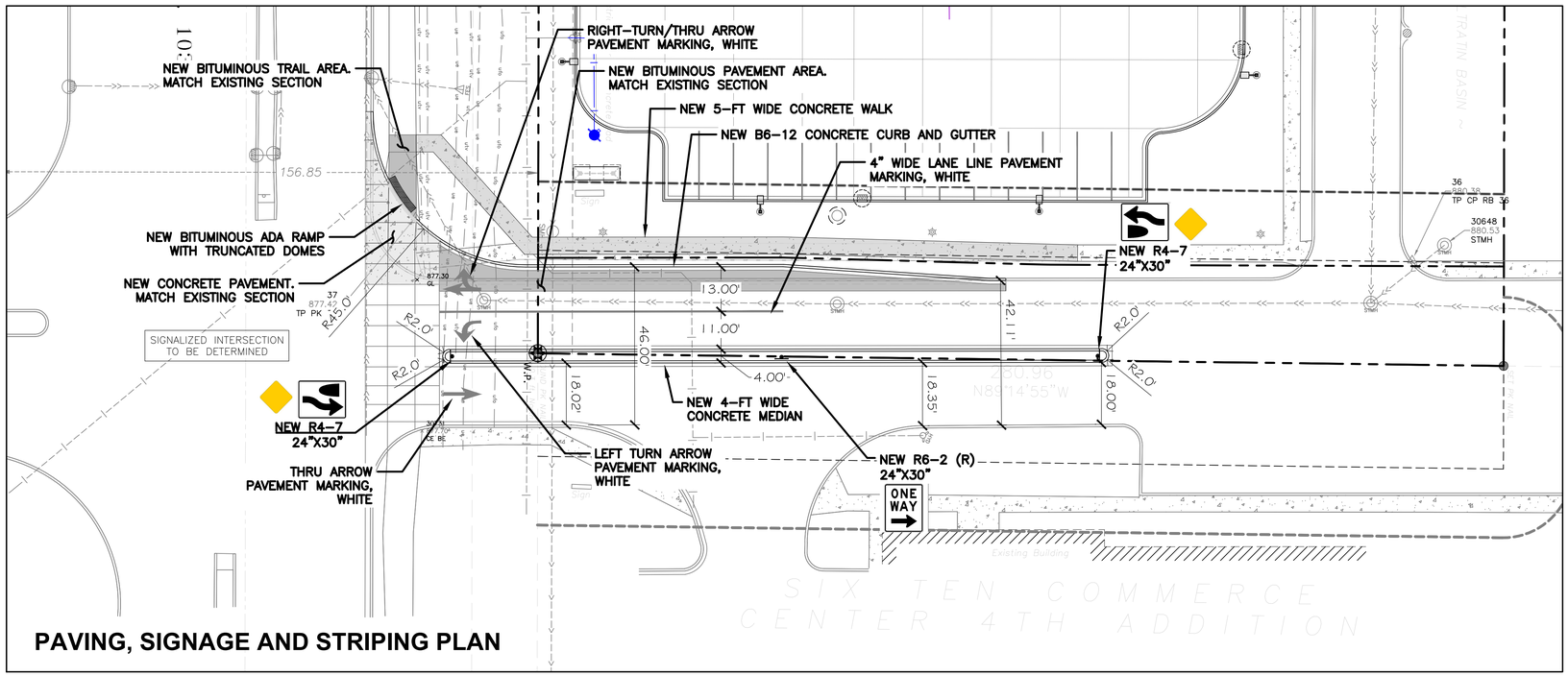
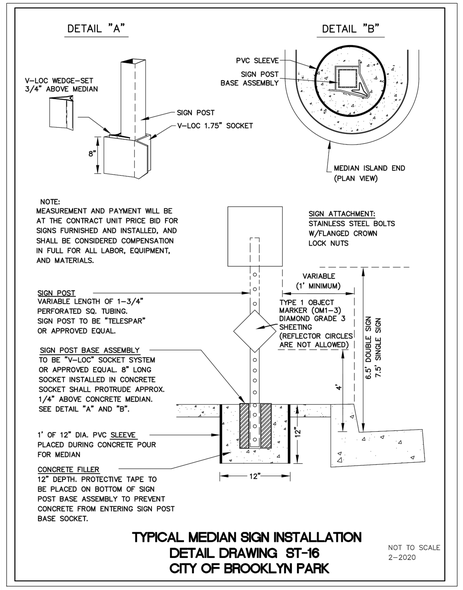
SHEET	C800

INSITES 24-007 PM B.D.

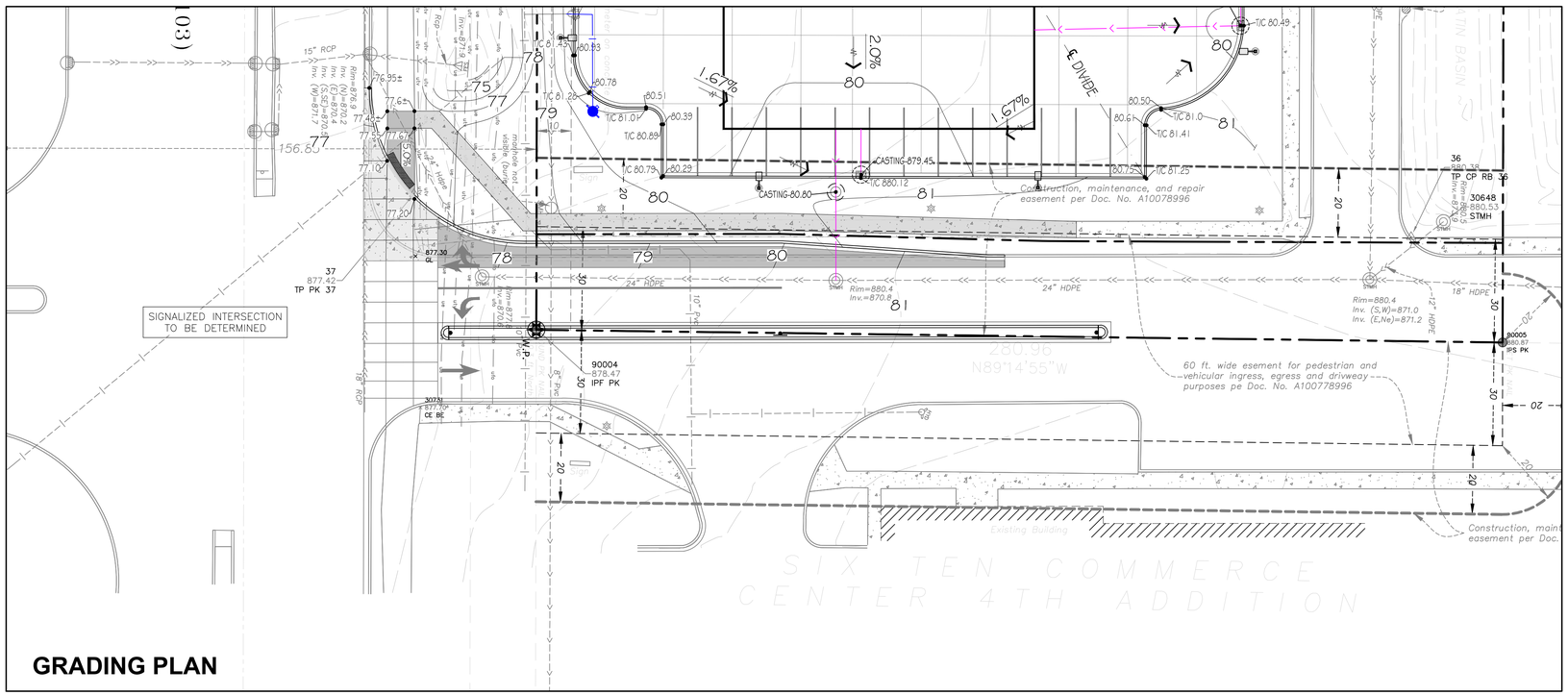


PAVING, SIGNAGE AND STRIPING PLAN



TYPICAL MEDIAN SIGN INSTALLATION
DETAIL DRAWING ST-16
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2020



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The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

NORTH

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KWIK TRIP
KWIK STAR

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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.

Brian H. Munsterteiger

DATE: 08/28/25 REG. NO.: 23468

MEDIAN AND TURN LANE PLAN
CONVENIENCE STORE 1741
- BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	05/09/2024	SUBMITTAL
-	05/23/2024	CITY SUBMITTAL
-	02/27/2025	RESUBMITTAL
-	07/28/2025	CITY COMMENTS
-	08/26/2025	CITY COMMENTS

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	24-1741
DATE	MAY 9, 2024
SHEET	C900

KWIK TRIP P.M. B.D.

City of Brooklyn Park
Request for Council Action

Agenda Item:	7.3	**Meeting Date:**	September 22, 2025
Agenda Section:	General Action Items	**Originating Department:**	Community Development
Resolution:	N/A		
Ordinance:	FIRST READING	**Prepared By:**	Keith Jullie, Rental and Business Licensing Manager
Attachments:	1	**Presented By:**	Keith Jullie
Item:	Ordinance Amendment: Cannabis Registration and Zoning		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 127 OF THE BROOKLYN PARK CODE OF ORDINANCES ADOPTING REGULATIONS FOR LICENSED CANNABIS AND HEMP BUSINESSES.

Overview:

At its work session on September 2nd, 2025, the City Council was presented with an update on the licensing processes for adult use cannabis and lower potency hemp edible (LPHE) by the Office of Cannabis Management (OCM). Two key action items were discussed and are being brought forward in this code amendment based on the Council's discussion:

1. Add a retail registration cap allowed by State law of one per 12,500 residents, which in Brooklyn Park would be seven (7) maximum at the current population.
2. Remove the Lower-Potency Hemp Edibles (LPHE) retail registration limit of 15 per City Council district.

The ordinance also adds related administrative provisions related to implementing a cannabis retailer cap:

1. Establishing a waitlist for applicants who are not one of the first seven applications received.
2. Suggests adding a lottery for selecting the order in which applications will be received in the future should a registration become available because of a business losing its registration or because the city's population increases to a point where it is required to provide for another registration.
3. Adds that an applicant cannot amend a complete application.
4. Establishing that no additional registrations will be issued if there is one active registration per 12,500 residents of Hennepin County.
5. Tribal cannabis retailers are exempt from any registration limits, but a city can choose to count a tribal cannabis retailer as if it has been issued a registration. The draft language explicitly includes counting tribal cannabis retailers. The following is an illustrative example: If a tribal cannabis business opens first in the city, the city can count that business as one of its seven registrations, leaving six for non-tribal cannabis businesses. If the city issues seven registrations to non-tribal cannabis businesses, the tribal cannabis business could still operate within the city as an eighth cannabis retailer.

Background:

In December 2024, the City Council approved the new Chapter 127, Cannabis Businesses, and amended Zoning code 152 to allow adult use cannabis and LPHE businesses to operate in the city.

In 2023, Minnesota became the 23rd state in the nation to legalize adult-use cannabis. The new law also created a new state office – the Office of Cannabis Management (OCM). Minnesota Statute Chapter 342 contains all regulations within state law pertaining to cannabis, including licensing by the OCM, and registration and land use requirements for municipalities that declare the desire to oversee the registrations of cannabis businesses.

Local governments are given the option to register cannabis businesses and oversee compliance checks. In the event a city does not decide to partake in the registration process, registration defaults to the county in which the city is located. The Brooklyn Park City Council has determined they want the city to oversee registration, which does not occur until the applicant has undergone vigorous verification processes by the OCM. Local governments are not allowed to ban cannabis businesses, or limit operations in a manner beyond what is allowed in Minnesota Statute Chapter 342.

Local governments are allowed to limit the number of cannabis retailers and businesses with retail endorsements to a minimum of one retail location per 12,500 residents. There is no obligation to seek out businesses if the number is not met by the market, however, the city would not be able to restrict a business if a limit is established, but not yet met. According to the most recent data available from the State Demographer the population of Brooklyn Park was 84,753, which obligates the city to register a minimum of 7 retailers or businesses with retail endorsements, unless the city adopts an additional provision allowing the city to stop issuing any registrations if there is already one active registration per 12,500 residents of Hennepin County.

Primary Issues/Alternatives to Consider:

1. Approve the Ordinance Amendment on first reading as presented.
2. Approve the Ordinance Amendment on first reading with modifications.
3. Deny the Ordinance Amendment on first reading.

Budgetary/Fiscal Issues: N/A

Attachments:

7.3A CANNABIS ORDINANCE TEXT AMENDMENT

ORDINANCE NO. _____

CITY OF BROOKLYN PARK
STATE OF MINNESOTA

AN ORDINANCE ESTABLISHING REGULATIONS FOR REGISTRATION OF CANNABIS AND HEMP BUSINESSES AND RELATED REGULATIONS AND CREATING ZONING REGULATIONS FOR CANNABIS BUSINESSES

The City of Brooklyn Park hereby ordains:

SECTION 1.

127.01 FINDINGS AND PURPOSE
127.02 DEFINITIONS
127.03 PRE-LICENSE CERTIFICATION OF CANNABIS BUSINESSES
127.04 RETAILER REGISTRATION
127.05 REGISTRATION ENFORCEMENT
127.06 COMPLIANCE CHECKS
127.07 HOURS OF OPERATION
127.08 TEMPORARY CANNABIS EVENTS
127.09 REQUIREMENTS FOR LOWER-POTENCY HEMP EDIBLE RETAILERS
127.99 PENALTY

Section 1. Administration

127.02 DEFINITIONS

APPLICANT. An entity with a preliminary license approval, license, or other applicable written approval issued by the OCM that is applying for an initial registration or for registration renewal.

127.03 PRE-LICENSE CERTIFICATION OF CANNABIS BUSINESSES.

(A) The City Manager, or their designee, is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances, this chapter, and if applicable, with State Fire Code and Building Code pursuant to M.S. § 342.13.

(B) Potential licensees are responsible for obtaining all necessary zoning, land use, and State Fire and Building Code approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary ~~zoning~~ approvals prior to the city receiving a request for certification, the city will not certify that the potential licensee complies with the applicable law, regulation, ordinance, or other applicable standard. ~~inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the city receives a request for zoning certification, there~~

~~are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the city's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for one year from completion.~~

127.04 RETAILER REGISTRATION

(A) *Retail registration required.* Before making retail sales to customers or patients, a retailer must register with the city. Making retail sales to customers or patients without an active registration is prohibited.

(B) *Civil penalties for sales without registration.* Subject to M.S. § 342.22, Subd. 5(e) the city may impose a civil penalty, as specified in the city's fee schedule, for making a sale to a customer or patient without a valid registration from the city and a valid license from the OCM.

(C) *Processing registrations.*

(1) Applications will be processed on a first-come, first- served basis based on the city receiving a complete application and payment of all fees.

(2) The date a certification under § 127.03 of this code is issued will have no impact on the applicant's registration processing.

(3) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application for approval or denial.

(D) *Cannabis retail registration limits.* ~~There is no limit to the total number of retail registrations issued by the city.~~

(1) The city will issue no more than one cannabis retailer registration per 12,500 residents of the city and will not issue any registration if there is one is one active registration per 12,500 residents in Hennepin County. City and County populations will be determined based on the most recent population estimates from the state demographer.

(2) Cannabis retailers may renew a registration if there is one active registration per 12,500 residents in Hennepin county, but no new registration will be issued.

(3) Registrations issued to businesses with a cannabis retailer license, preliminary license approval, or other applicable written approval from the OCM will count toward the city's registration limit. Businesses operating under a tribal compact entered into under Minnesota Statutes, section 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the registration limits.

(4) If a registration becomes available due to population increases or the termination of a registration the city will conduct a lottery to select the order in which to process complete applications. The city will accept applications for at least thirty (30) days from the date the registration becomes available after which the city will conduct a random lottery selected all completed

applications and placing them in the order in which the applications will be processed. All sections of this chapter shall apply to processing complete applications after the lottery selection process, except the language in Section (c) (1).

(1) The date a registration becomes available will be as follows:

i. A registered business's license lapses or is revoked by the OCM.

ii. The calculations in Section (D)(1) are updated based on the most recent population estimates from state demographer and the result is that a new registration is available.

(E) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the City Manager, but must include or be accompanied by:

(1) Name, address, phone number and email of the property owner.

(2) Name, address, phone number and email of the applicant.

(3) Address and parcel ID for the property for which the registration is sought.

(4) Certification that the applicant complies with the requirements of this chapter and Chapter 152 of this code.

(5) Any additional information the city deems necessary.

(6) *Fee required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule~~, the following fees:~~

~~(a) At the time of initial registration:~~

~~1. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.~~

~~2. The renewal fee for the second year of operation.~~

~~(b) At the time of the first annual renewal (prior to the second year of operation), no fee will be due.~~

~~(c) At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.~~

~~(d) Initial registration fees and renewal registration fees are non-refundable~~.

(7) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.

(8) A copy of a valid state license or written notice of preliminary license approval from the OCM ~~license preapproval~~.

(9) Any additional information required by the city. ~~is chapter or the OCM preliminary compliance check. Prior to issuing any retail registration, the city shall conduct a preliminary compliance check to ensure compliance with this chapter and any other regulations established pursuant to M.S. § 342.13.~~

(F) Immediate Denial-Buffers. Buffers enacted pursuant to the City's zoning code for cannabis retail businesses will be established on the earlier of the city receiving the request from the OCM for certification that is ultimately successful pursuant to § 127.03 of this code or the city receiving a complete application for a registration. An applicant

that does not comply with the buffer requirements of the city's zoning code will be immediately denied.

(G) Processing Application. Once the City receives a complete application, and the maximum number of registrations defined in Section 127.04(D) have not been issued, the applicant will receive written confirmation confirming that the applicant has submitted a complete application and informing the applicant of the steps that must be complete before the City will issue the registration:

(1) Fee Required. At the time of initial application, and prior to the city's consideration of any renewal application, each Retailer must pay fees or initial registration and renewal as established in the city's fee schedule. Initial registration fees and renewal registration fees are nonrefundable.

(2) Preliminary Compliance Check. Prior to issuing any retail registration, the city shall conduct a preliminary compliance check to ensure compliance with this article and any other regulations established pursuant to M.S. § 342.13.

(3) At the time of the preliminary compliance check, the applicant must also submit a form recertifying that the applicant complies with the requirements of this article and proof of taxes, assessments, utility charges or other financial claims of the city or the state are current for both the applicant and the proposed location.

(4) Fee Required. At the time of initial application, and prior to the city's consideration of any renewal application, each Retailer must pay fees or initial registration and renewal as established in the city's fee schedule. Initial registration fees and renewal registration fees are nonrefundable.

(F) *Reasons for denial.* The city shall not issue a registration or renewal if any of the following conditions are true:

(1) The applicant has not submitted a complete application.

(2) The applicant does not comply with the requirements of this chapter.

(3) The applicant does not comply with applicable zoning, building, fire, health and land use regulations.

(4) The applicant is found to not comply with the requirements of the act or this chapter at the preliminary compliance check.

(5) The applicant does not have a valid license or other applicable written approval from the OCM.

(G) *Issuing the registration or renewal*. The city shall issue the registration or renewal if the retailer meets the requirements of this chapter, including that none of the reasons for denial in division (F) are true.

(H) *Nontransferable.* A registration is not transferable to another person or entity.

(I) Amending an Application. An applicant that has submitted a complete application for a registration may not amend information on the application once it has been submitted and deemed complete.

*(J) Waitlist***.** During the time when applications for open registration slots are being processed, applicants that submitted complete applications will be placed on a waitlist

based on the order in which they were received or the order selected in the lottery and processed should the city deny applications with a higher priority order based on the date received.

127.09 REQUIREMENTS FOR LOWER POTENCY HEMP EDIBLE RETAILERS

(A) ~~The city will issue a maximum of 15 registrations to lower- potency hemp edible retailers in each City Council district as established in § 10.20 of this code. No more than 45 lower-potency hemp edible retailer registrations will be allowed in the city.~~

~~(B)~~ (A) The city will not issue a lower-potency hemp edible retailer a registration if the proposed location is within 300 feet of a school. The distance is measured from entry door to entry door.

~~(C)~~ (B) Location must comply with Tables 152.609.1 and 152.707.1 of this code.

~~(D)~~ (C) On-site consumption of lower-potency hemp edibles is permitted at all locations licensed for on-sale liquor pursuant to M.S. Chapter 340A. ~~Lower-potency retailers do not count against the cap in division (A) above.~~

~~(E)~~ (D) Except for lower-potency hemp edibles that are intended to be consumed as a beverage and are being sold at an exclusive liquor store, all lower-potency hemp edibles must be sold from behind a counter and stored in a locked case.

127.99 PENALTY

(A) Any violation of the provisions of this chapter or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Each day each violation continues or exists, constitutes a separate offense. Violations of this chapter can occur regardless of whether or not a permit is required for a regulated activity listed in this chapter. Violations of this chapter may also be addressed under Chapter 37 of this code.

(B) Violation of this chapter shall be grounds for enforcement against any business license or retail registration issued by the city.