September 10, 2025
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #8

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

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

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at bplive.ccxmedia.org.

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

I. ORGANIZATIONAL BUSINESS

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

2. EXPLANATION BY CHAIR

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

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

3. APPROVAL OF AGENDA

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Approval of Minutes August 13, 2025 Regular Meeting

5. PUBLIC HEARING

§ 31.61 DUTIES. The Planning Commission must hear and review all petitions to amend the zoning classifications of this code or to obtain a special permit. The Planning Commission must then report its recommendations to the Council for action.
('72 Code, § 250:10)

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

OVERVIEW: Inline Detailing is currently operating just two miles away in Maple Grove and is looking to relocate into the recently purchased suite (8557 Wyoming Ave N, Suite #5). Per our ordinance, the services this company provides are considered an auto repair service, which requires a CUP. This application is to bring the subject property into compliance, as there has never been a Conditional Use Permit issued to this site for the operation of an auto repair service.

STAFF RECCOMENDATION: Staff recommends approval of the conditional use permit subject to conditions contained in the draft resolution

PROPOSED ACTION:
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Presented by: Erin McDermott, Senior Planner

5.2 Planning Case #25-115 | Joyful Way Church | Conditional Use Permit, Site Plan, and Variance

OVERVIEW: Joyful Way Church has submitted a site plan, variance, conditional use permit (CUP) application to use 6340 Zane Ave North as a religious institution.

STAFF RECCOMENDATION: Staff recommend approval of the conditional use permit and site plan as presented, subject to the provisions in the draft resolutions.

PROPOSED ACTION:
MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 6340 ZANE AVE N.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A RELIGIOUS INSTITUION AT 6340 ZANE AVE N, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR RELIEF FROM CITY CODE SECTION 152.1020(F) TO INCREASE THE MAXIMUM GRADE OF THE PROPOSED DRIVEWAY FROM 4% TO 8.07% FOR A VARIANCE 4.07% AT 6340 ZANE NORTH

Presented by: Cara Donovan, Senior Planner

5.3 **Planning Case #25-116 | Kwik Trip 108th Ct | Conditional Use Permit and Site Plan**

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

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.

PROPOSED ACTION:
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FUEL STATION AT THE LOCATION OF 8200 108TH COURT, SUBJECT TO THE CONDITIONS LISTED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND DENIAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108TH COURT, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

Presented by: Cara Donavan, Senior Planner

6. OTHER BUSINESS

III. DISCUSSION ITEMS

7.1 Kwik Trip Proposal at 9400 Broadway Avenue

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. OLD BUSINESS
8. COUNCILMEMBER LIASON COMMENTS
9. PLANNING COMMISSIONER COMMENTS
10. STAFF LIASON COMMENTS

V. ADJOURNMENT

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – August 13, 2025

I. ORGANIZATIONAL ITEMS

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

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

Those present were: Commissioners Cavin, Arah, Borer, Fraser, Gaye-Bai, Korosso, Udomah, Turner, and Wako; Council Liaison McGarvey; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, and Program Assistant Asma Jihad

Those arrived late: None

Those not present were: None

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION WAKO, SECOND UDOMAH, TO APPROVE THE AUGUST 13, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

MOTION TURNER, SECOND FRASER, TO APPROVE THE AUGUST 13, 2025 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #25-111 – West River Baptist Church – Site Plan

Associate Planner Hayes-Regan introduced the application from West River Baptist Church for a site plan review. He identified the subject property and provided information related to zoning, the currently approved site plan, and the proposed site plan. He identified the portion of the parking lot proposed to be removed and converted to green space. He reviewed key findings and recommended approval of the request as presented.

Commission Chair Cavin opened the public hearing.

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

Commissioner Borer referenced the existing green space adjacent to the area proposed for conversion to green space and asked if the area would remain green space or whether this action would allow future development of that area.

Associate Planner Hayes-Regan commented that it does appear there are residential properties behind this property, and therefore, there would be an issue with public access. He stated that the applicant does not intend to subdivide the property.

Commission Chair Cavin referenced the proposed scope of work and asked if the existing curb and gutter would be removed as part of the project.

Scott Trafford, representing the applicant, identified the curb and gutter that would be removed as part of the project, as well as the new curb and gutter that would be installed.

Commission Chair Cavin asked if the parcel would be brought up to the level of the existing grading.

Mr. Trafford replied that is correct.

Commissioner Wako asked for the number of parking stalls that would be removed and how many would remain.

Mr. Trafford replied that there would be 87 parking stalls remaining after the 40 stalls are removed. He noted that the property owner assured them that they do not come close to filling the lot during their services and will still have sufficient parking.

MOTION BORER, SECOND TURNER, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on AUGUST 25, 2025.

5.2 Planning Case #25-112 – Esterra Care – Comprehensive Plan Amendment, Conditional Use Permit, Rezoning and Site Plan

Senior Planner McDermott introduced the application for a Comprehensive Plan Amendment, Conditional Use Permit, Rezoning, and Site Plan review from Esterra Care. She provided information on the subject property and noted that the request was previously approved in 2021, but those approvals have since expired. She presented information related to the Comprehensive Plan Amendment to rezone the property from low-density residential to medium-density residential. She noted that properties to the west have similar medium-density residential guiding. She stated that the rezoning requests to change the zoning to R4 and reviewed the adjacent property zoning. She presented details related to the proposed site plan, including the number of assisted living units, staffing, parking, building elevations, building materials, and landscaping. Staff recommend approval of the requests as presented.

Commission Chair Cavin opened the public hearing.

Marjorie Lindberg, 3017 80th Avenue N, commented on the wooden fence that has existed since the development of Kindercare and is being held up by her shrubs. She commented that she installed privacy fencing on the sides of her property and would like to see something similar built on the back side of her property, replacing the wooden fence. She commented that there are people who wander in the night, and that worries her. She asked for information on lighting and whether it would be downcast.

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 McDermott stated that fencing improvements are required, and that has been included as a condition. She stated that downlights are also required and have been included on the lighting plan.

Commission Chair Cavin referenced the requested rezoning from R1 to R4, noting that he recalls the project from 2021 and asked if there is an indication that the project will proceed this time.

Senior Planner McDermott stated that she cannot speak to the process in 2021, but recognized that there were uncertainties during that time due to what was occurring in the world. She noted that the funding has been secured by the applicant, and she would begin construction if the project is approved.

Commission Chair Cavin commented that there are also uncertainties in 2025 and asked when construction would begin.

Senior Planner McDermott commented that the financier has been involved throughout the process, and this layout was determined to be the most feasible for the project. Staff are confident that this will be developed.

Commission Chair Cavin asked if the Fire Department has reviewed and approved this design.

Senior Planner McDermott confirmed that Fire did not have any concerns.

Commission Chair Cavin commented that there would be 21 rooms, with 11 parking stalls for staff. He recognized that the residents would not have vehicles, but asked if that parking would be sufficient for visitors.

Senior Planner McDermott stated that the highest number of staff on site at any time would be ten, and there would be 11 stalls. She stated that the City does permit on-street parking. She noted that the times when visitors would be anticipated would not be the times when there would be the most staff. She noted that this use would have less traffic than the previous user, Kindercare. She stated that staff and traffic engineers did not have any concerns with the parking or traffic flow.

Commissioner Borer stated that typically, there is outdoor space fenced in for memory care residents and asked if that is included in the plan.

Senior Planner McDermott replied that there is outdoor amenity space, and although there would be fencing along the side and rear property lines, there is no indication that the entire site would be fenced.

Commissioner Borer stated that if there are to be memory care patients, she would suggest that it would be safer to ensure that residents are within a fenced area and do not wander. She commented that typically, there is a patio that is enclosed with fencing.

Commission Chair Cavin noted the memory care fence shown on the plan.

Commissioner Udomah appreciated the comments related to fencing and stated that he would want to ensure that this facility does not feel like a prison. He commented that the intent is to have their lives be as normal as possible, noting his experience in this area. He appreciated that there are low fences that still make the area feel normal.

Commissioner Gaye-Bai asked about the impact that the change in zoning would have on those living in this area.

Senior Planner McDermott stated that previously, the site was designated as commercial and zoned B3. She stated that the City Council changed the guiding to low-density residential after Kindercare burnt down, but before the previous Esterra Care approvals, noting that the zoning remained B3 at that time. She stated that last year, there was a zoning text amendment to bring the zoning into compliance with the Comprehensive Plan, and the property was rezoned to R1. She commented that the overall impact would be less than the previous use of Kindercare.

Planning Director Mogush stated that, as a result of a series of normal City actions over a number of years, the applicant was placed in a tough spot. He noted that when the first approvals were granted in 2021, the City was between the time when the Comprehensive Plan had been updated, but the zoning updates did not occur until 2024. He explained that the zoning in 2021 allowed this use. He noted that this site has a long history of being a commercial property, and therefore, he would not have recommended the downzoning that occurred. He stated that staff supports rectifying this situation for the property owner related to their property rights.

MOTION TURNER, SECOND WAKO, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT REGUIDING PROPERTY FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A PROPERTY ADDRESSED 7964 XERXES AVENUE.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND WAKO, TO RECOMMEND APPROVAL OF AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 152 REZONING 0.75 ACRES FROM R1 DETACHED SINGLE-FAMILY ESTATE DISTRICT TO R4 MULTIPLE FAMILY RESIDENTIAL AT 7964 XERXES AVENUE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND WAKO, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A 21-UNIT RESIDENTIAL CARE FACILITY AT 7964 XERXES AVENUE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND WAKO, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 21-UNIT RESIDENTIAL CARE FACILITY AT 7964 XERXES AVENUE NORTH.

MOTION CARRIED UNANIMOUSLY.

5.3 Planning Case #25-113 – Commercial Vehicle Parking Text Amendment

Associate Planner Hayes-Regan presented a Zoning Text Amendment to the commercial vehicle parking requirements. He noted that the current language is inconsistent and provides challenges to enforcement. He reviewed the proposed changes included in the text amendment and recommended approval as presented.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked the definition of parking. He asked if there would be no commercial vehicles allowed to park within residential areas.

Planning Director Mogush stated that a commercial vehicle would be allowed to load/unload or provide a service to a residential property.

Associate Planner Hayes-Regan confirmed that parking outside of those uses would be prohibited for commercial vehicles over 15,000 pounds.

Commission Chair Cavin asked if a time limit should be added, such as no more than two days.

Planning Director Mogush commented that the Commission could recommend a change to add additional language under the exception to clarify the length of time.

Associate Planner Hayes-Regan commented that this is coming forward because of issues with ambiguity related to how long vehicles can be at a property.

Commission Chair Cavin recognized enforcement issues with an auto-related use, which brought forward these changes, but wanted to ensure that loading and unloading, and exceptions would be allowed.

Commissioner Udomah referenced the exceptions as proposed. He stated that there was a situation that went on for eight months, which was recently resolved, with the reasoning that they were serving a property and agreed there should be a limit on how long that could occur. He asked how that situation could be addressed without limiting or overpermitting parking.

Planning Director Mogush clarified that the zoning code regulates parking on residential property, while another section manages parking on the street. He stated that staff have worked to make those two parts of the Code relatively consistent. He stated that in 2022, the Commission and Council approved extensive changes to the parking of commercial vehicles on residential and commercial property, which allowed people operating their own businesses to park their commercial vehicles on their own residential property. He stated that if a commercial vehicle is parked on the road for eight months, that is clearly a violation. He stated that this amendment would clarify instances on the margins. He stated that if there is a moving truck in the driveway that is clearly providing service to the home, that would be easy to identify. He agreed that it could be helpful to have some clearly defined period of time included on the exception table.

Commission Chair Cavin asked and received confirmation that this amendment would be related to parking on the driveway.

Commissioner Borer asked if service vans would fall into this category.

Associate Planner Hayes-Regan commented that if the van fell below 15,000 pounds, it would not be defined as a commercial vehicle.

Commissioner Arah used the scenario of someone being an over-the-road truck driver and did not believe this Code would allow someone to park their vehicle in a driveway or on the street.

Planning Director Mogush replied that both would be illegal, and this language would prevent someone from parking it on their property.

Commissioner Arah asked where someone would park their vehicle if they were going to be home for a week.

Planning Director Mogush stated that it was a big part of the discussion in 2022. He commented that they had heard comments from people who were over-the-road drivers as well as neighbors who did not want those vehicles parked on the street near their homes. He stated that the changes made it possible for homeowners to park their service vehicles in their driveways and also made it easier for owners of commercial properties to make certain areas of their property available to park their vehicles. He stated that it is now easier for someone to find a commercial area to park their vehicle while keeping those vehicles out of the residential areas.

Councilmember McGarvey asked where transit commercial vehicles are addressed. He noted that within a ten-block area of his home, there are at least three properties that have between six and ten transit vehicles parked on their property.

Planning Director Mogush commented that it would be possible that there would be a violation in that situation if the vehicles exceeded 15,000 pounds.

Councilmember McGarvey asked why the weight is used when the vehicles require commercial operator licensing. He invited staff to visit the area to determine if there are violations.

Associate Planner Hayes-Regan commented that this is a small excerpt of the section of the Code.

Commission Chair Cavin recognized the difference between the aesthetics desired for a neighborhood and the need to balance that with people trying to make a living. He stated that this would prevent people from making a living over aesthetic issues, recognizing that there are also impacts to property values.

Commissioner Wako commented that many people drive trucks regionally and asked if this would address where those semis can park.

Associate Planner Hayes-Regan replied that this language would make it clear that those vehicles should not be parked in residential areas. He commented that there are businesses that fill the gap and need to offer services for parking these vehicles outside of residential areas.

Commissioner Wako asked how the 15,000-pound threshold would be enforced.

Associate Planner Hayes-Regan provided additional details on the correction order process and how it is determined that a vehicle would meet this criterion. He stated that a property owner would be notified that they have a certain amount of time to resolve the issue, and if that were not done, additional notice would be issued, potentially with fines.

Commissioner Wako asked if these vehicles could be parked on religious institution property.

Associate Planner Hayes-Regan commented that a religious institution would operate under a Conditional Use Permit (CUP), which would address parking. He stated that religious institutions that were developed prior to the requirement for a CUP would fall under the parking requirements under the Code.

Commissioner Turner appreciated the details related to the code enforcement process and asked if the process includes providing information to the resident related to possible parking locations.

Associate Planner Hayes-Regan confirmed that staff would share that information with the resident.

MOTION UDOMAH, SECOND GAYE-BAI, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING SECTIONS 152.901(F) AND 152.1008 OF THE BROOKLYN PARK CITY CODE PERTAINING TO PARKING OF COMMERCIAL VEHICLES.

MOTION CARRIED UNANIMOUSLY.

Associate Planner Hayes-Regan stated the public hearing item is scheduled to be reviewed at the City Council meetings on August 25, 2025, and September 8, 2025.

6. OTHER BUSINESS

6.1 Appointment of Planning Commission Representative on Brooklyn Park BioTech Innovation Steering Committee

Planning Director Mogush introduced the Brooklyn Park BioTech Innovation Steering Committee opportunity. He provided background information on the BioTech Innovation District. He

explained that the Steering Committee would take the step from planning to implementation. He stated that three Commissioners have expressed interest in the seat on the Steering Committee.

Commissioner Borer asked if there would be updates from the Steering Committee.

Planning Director Mogush confirmed that the appointee and staff would provide reports to the Commission.

Commissioner Udomah suggested that those interested provide input on why they would like to serve on the committee.

Commissioner Arah commented that he enjoys learning and would like to better understand BioTech. He stated that he has learned a lot as a member of the Commission and would like to continue that process.

Commissioner Borer commented that she worked for Allina leadership and in the medical field for the past 30 years. She noted that she also lives in close proximity to the area and is very interested in the opportunities that the space would bring in for jobs and different types of sciences. She stated that they have a lot of these innovation discussions at her work and would find it interesting to compare how healthcare is evolving to how biosciences are evolving.

Commission Chair Cavin stated that he has spent his entire adult life in development, developing new and large parcels in a variety of different ways. He stated that he has an innovative and strategic mindset to make things happen, and this opportunity excites him, where they will develop raw land into something meaningful for the community. He stated that he is also aware of how bad zoning can impact environmental issues, and he would like to ensure that the residents are protected from anything bad happening ten to 50 years from today. He stated that he does have the time available to meet during the day as well.

Commissioner Wako commented on his experience with Regions Hospital. He stated that, as exciting as the name sounds, there are a lot of things to consider related to the waste that is generated and the unintentional consequences. He wanted to ensure that there are protections in place for residents, the environment, and the water. He asked if an appointee and alternate could be appointed.

Planning Director Mogush commented that if the Commission would like to appoint an alternate, they could recommend that, and he could bring that as a suggestion, as he did not think that had been considered as of yet.

Commissioner Udomah commented that the committee is intended to help bring more of that industry to the area and, in doing so, would help create jobs and protect the values and the overall area. He stated that the Planning Commission representative would need to bring knowledge of zoning to add value to the discussion.

Planning Director Mogush confirmed that would be the role of the Planning Commission representative. He stated that they want to ensure they are bridging from planning to implementation and bringing back information to share with the Commission to keep the full group informed throughout the process.

MOTION BORER, SECOND GAYE-BAI, TO APPOINT COMMISSION CHAIR CAVIN AS A DELEGATE AND BORER AS AN ALTERNATE TO REPRESENT THE PLANNING COMMISSION ON THE BROOKLYN PARK BIOTECH INNOVATION STEERING COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

III. DISCUSSION ITEMS

None.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Old Business

None.

8. Councilmember Liaison Comments

Council Liaison McGarvey provided an update on recent City Council actions related to items of interest to the Planning Commission.

Commission Chair Cavin asked about the status of the carwash project that the Commission previously recommended for approval.

Planning Director Mogush replied that the City Council also approved those plans, but was unsure of the planned dates for construction.

9. Planning Commissioner Comments

Commissioner Udomah asked for an update on the TH 169 and Brooklyn Boulevard area and the plans for reconstruction of the bridge.

Planning Director Mogush replied that he can follow up on the current construction project, as he does not have that information. He stated that both Brooklyn Park and Maple Grove are interested in addressing the bridge and that area, but was unsure of the plans to assemble funding. He stated that he would gather information and provide an update at a future meeting.

Commission Chair Cavin stated that he had been approached by a few members of the community asking why the Pledge of Allegiance is recited at the meetings. He stated that the question had been posed as to whether the Commission could consider suspending the Pledge until there is measured improvement at the federal level. He stated that it is his understanding that it would be the decision of the Commission as to whether the Pledge is recited.

Planning Director Mogush replied that could be changed with an amendment to the bylaws if that were desired.

Commissioner Udomah stated that he does not agree, as the Pledge of Allegiance is not focused on one entity and is greater than one entity. He commented that discourse flows like a tide, and in the future, others may become dissatisfied. He stated that the Commission should not flow

with the tide. He stated that if the change were made, they would be giving in to their worst fears. He stated that as an immigrant, he sees the Pledge as a utopian belief, and it would be a pity if they expunged that as part of the discourse.

Commissioner Borer agreed with Commissioner Udomah. She agreed that the words one nation indivisible are more important now than ever.

Commissioner Arah commented that the Pledge of Allegiance and the National Anthem mean a lot. He stated that no matter what happens in Washington, they need to believe they have a country that accepts everyone for who they are.

Commissioner Wako asked for additional information on traffic control at an intersection.

Planning Director Mogush commented that he could bring that question to the engineering department to provide an answer related to the safety of that intersection and potential planned improvements.

10. Staff Liaison Comments

Planning Director Mogush provided an update on items of interest to the Commission and noted the upcoming worksession on August 27th.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:53 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.1	**Meeting Date:**	September 10, 2025
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	1	**Prepared By:**	Asma Jihad, Program Assistant
Ordinance:	N/A		
Attachments:	3	**Presented By:**	Erin McDermott, Senior Planner
Item:	**Inline Detailing** - Conditional Use Permit, #25-114 for an auto oriented repair service on a property zoned BP – Business Park.		

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

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	 August 30, 2025 November 29, 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 Resolutions 25-___ Approving a Conditional Use Permit for an Auto Oriented Repair Service at 8557 Wyoming Ave N 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.
11. Signage must comply with all requirements of City Code Chapter 150: Signs.
12. Waste storage must be in conformance with 152.150 Trash and Waste Enclosures, if outdoor waste storage is to be added, an enclosure must be constructed meeting the requirements of that section.

Staff Recommendation
Staff recommends approval of the conditional use permit with the conditions listed in the attached draft resolution.

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:

A. DRAFT RESOLUTION
B. LOCATION MAP
C. LETTER OF REQUEST

RESOLUTION #2025-___

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR SERVICE

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. Tenancies must be clearly marked with business names, hours and contact number.
11. All previously approved conditional use permits are hereby rescinded and replaced with this conditional use permit.

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



Stan Petrashov

Owner, Inline Detailing and Autostyling

10650 County Road 81, Suite S

Maple Grove, MN 55369

763-367-0786

inlinedetail@gmail.com

7/11/25

Planning and Zoning Department

8557 Wyoming Avenue North

Brooklyn Park, MN 55445

Request for Conditional Use Permit – Vehicle Protection Services

Dear Planning and Zoning Department,

I am writing to request a Conditional Use Permit (CUP) for my business, Inline Detailing and Autostyling, at 8557 Wyoming Avenue North, Brooklyn Park, MN 55445.

We specialize in professional auto detailing, window tinting, ceramic coatings, and paint protection film installation. Our focus is on restoring and protecting vehicle finishes using professional methods and top-tier products. All services are performed indoors in a clean, enclosed environment using the proper tools and equipment.

Business Narrative

Inline Detailing and Autostyling was founded in 2019 with a focus on high-quality vehicle care, professionalism, and customer satisfaction. Our core mission is to protect, restore, and maintain vehicle surfaces while providing exceptional service. We operate by appointment only, which limits the number of vehicles on-site at any given time and minimizes traffic.

We serve a broad client base including daily drivers, car enthusiasts, and vehicle owners seeking long-term protection and cosmetic restoration for their vehicles. We aim to be a dependable and respectful part of the community, operating with attention to safety, cleanliness, and professionalism.

Our hours of operation are Monday through Friday, 7:00 AM to 4:30 PM. The business operates by appointment only scheduling. All work is conducted inside our unit and no outdoor operations. We service about 20 cars a week.

Services Offered

- Paint Correction & Polishing

  Multi-stage machine polishing to remove swirl marks, oxidation, and surface defects, scratches, restoring gloss and clarity to the paint. Preformed Indoors

- Ceramic Coating

  Long-term paint protection products that bond with the vehicle's surface to provide hydrophobic properties, UV protection, and improved durability. Preformed indoors

- Window Tinting

  Installation of professional-grade window films for heat rejection, UV protection. All tinting is performed indoors.

- Paint Protection Film (PPF)

  Installation of clear film on high-impact areas to protect against rock chips, scratches, and road debris. Preformed indoors

- Interior Detailing

  Cleaning and maintaining of all interior surfaces including carpets, leather, upholstery, and hard plastics using professional tools and techniques. Tools used are hot water extractors, hot steam cleaners for clean eco cleaning. Preformed indoors

---

A little about me personally — I'm 26 years old, married, with a one-year-old son and another baby on the way this February. I live in Brooklyn Park as a resident and love the area and would love for my business to be a part of this community. I take great pride in quality workmanship and believe in providing value through honest, detail-driven service. Our shop currently has over 310 five-star Google reviews, reflecting the high standard we work hard to maintain.

We're currently operating just two miles away in Maple Grove and are looking to relocate into a space we've purchased. We closed on this new unit on 7/18/25. We are fully committed to being a clean, compliant, and quiet neighbor in the Brooklyn Park community.

Please let me know what additional documentation is required at this time. I appreciate your time and look forward to working with you.

Sincerely,

Stan Petrashov

Owner, Inline Detailing and Autostyling

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.2	**Meeting Date:**	September 10, 2025
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	2		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	5	**Presented By:**	Cara Donovan, Senior Planner
Item:	DEV25-115 (Joyful Way Church) Site Plan, Variance and Conditional Use Permit Application for a religious institution at 6340 Zane Ave North.		

Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 6340 ZANE AVE N.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A RELIGIOUS INSTITUION AT 6340 ZANE AVE N, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR RELIEF FROM CITY CODE SECTION 152.1020(F) TO INCREASE THE MAXIMUM GRADE OF THE PROPOSED DRIVEWAY FROM 4% TO 8.07% FOR A VARIANCE 4.07% AT 6340 ZANE NORTH

Summary:

Joyful Way Church has submitted a site plan and conditional use permit (CUP) application to use 6340 Zane Ave North as a religious institution.

Future Land Use Plan	Business Park | Development/Redevelopment Area
Current Zoning	Business Park
Proposed Zoning	No proposed change
Site Area	3.31 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post, 146 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Lakeland Park neighborhood.
60- and 120- Days (§15.99)	August 30, 2025

Previous Approvals:

6340 Zane Ave North is one parcel located in the Cooper's Industrial Park, established in 1969. A conditional use permit allowing the operation of a religious institution has not been previously granted for this property.

Land Use/Zoning and Overlay:

The property is located in the City's Business Park (hereafter BP) District. The zoning code defines the BP district as

> "areas in which to locate businesses that enhance the city's tax base, have few customers coming to the site, but may have a large employee base, involve manufacturing, warehousing, office uses, and other accessory retail and service uses offered on site to service the primary use or their employees. The properties and buildings in this district must be designed to promote a campus-like setting that exhibits a landscape theme and high-quality exterior building materials" (§152.604(A)).

The zoning code defines religious institutions as: "a building or campus in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held" (§152.105). Religious institutions as a principal use in nonresidential districts are allowed conditionally via a CUP.

The development/redevelopment area overlay is associated with this property.

Zoning designations of the adjacent properties include Business Park to the north, east, and south of the property. Properties zoned Neighborhood Retail Business District (B2) and Multiple family (R-5) District border the property to the west, across Zane Ave N.

Conditional Use Permit:

Pursuant to §152.305 of the zoning code, Planning Commission and City Council shall consider the following factors when making its determination on a conditional use permit application:

- **Consistency with the Comprehensive Plan.**

  The 2040 Comprehensive Plan land use designation of this property is Business Park (BP). The Plan defines BP as:

  > Largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, mixed light industrial, limited retail, research and development, and uses of similar impact. With an increased focus on job creation, warehousing and distribution centers will be permitted if approved by the City as a part of a master plan. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in Business Park developments (2040 Comprehensive Plan, 3-21-22).

  This proposed use is described in the Comprehensive Plan as a "place of worship." This property and proposed use satisfies the medium to large scale and medium to high intensity used for Institutional Districts in the 2040 Descriptions.

- **Traffic generation, volume, and safety associated with the use and driveway location on adjacent roads, sidewalks, and trail connections.**

Joyful Way Church proposes use of an existing curb cut on the south side of the property and adding a new driveway and curb cut on the north side of the property. Both driveways are proposed on Zane Ave N.

The institution would be open daily, except Saturday. During the weekday office hours will be 9 AM – 4 PM. Family night will be Wednesday 6 – 8 PM. Sunday worships services and education classes will take place 8:30 AM – 12 :30 PM. The narrative provided by the applicant indicates an average of four or more individuals per vehicle and anticipate needing 60 parking stalls at full capacity.

The City Transportation Engineer has reviewed the typical schedule provided and does not have any concerns with the proposal. Staff also note that traffic will happen outside of peak traffic hours in the BP District. Staff do not have concerns about traffic that will be generated at this location.

- **The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting.**

  Table 152.1019.2 outlines the minimum parking spaces for nonresidential uses. Religious institutions are included in the assembly, banquet, convention halls or convention centers use which requires 1 parking space for each 2.5 seats based on the design capacity in the main assembly area. It also requires 0.05 bicycle parking spaces per person.

  The applicant has elected to reduce the parking stalls on site due to the proximity of a bus stop on Zane Ave N as allowed by §152.1019(D)(4)(b).

  The applicant proposes 85 parking stalls, 4 of which will be for handicap use, and 12 bicycle parking spaces.

  The parking demands are adequately met.

- **The provision of adequate public infrastructure to the site where the use is proposed.**

  The applicant proposes extending water and sewer to the site. Staff do not have concerns with public infrastructure capacity related to this application.

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

  The proposed building and parking lot will not be visible from the east due to existing vegetation that will remain.

  The parking lot will be screened from the public-right-of way in compliance with §152.1020(J)(5)(b).

  The applicant proposes existing trees south and north of the proposed building to remain which will provide screening from adjacent properties.

- **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 will be required to meet architectural requirements in §152.1005.

- **Compliance with any other applicable section of this chapter or the city code.**

  In addition to the zoning code requirements referenced in this report, religious institutions are also a specific principal use listed in §152.903, the section that sets the regulations for nonresidential performance standards. The performance standards religious institutions are to comply with include:

(1) Architectural materials allowed for religious institutions shall follow the regulations for nonresidential districts (see § 152.1005).
(2) Residential districts. Places of worship may only be located on sites located directly at the intersections of two collector streets or along an arterial street as designated in the Comprehensive Plan.
(3) An office for a religious institution is considered an office use provided no worship services, events, or the like are conducted on site.
(4) Places of worship with additional uses operating concurrently with a worship service must be figured into parking requirements.
(5) Places of worship may conduct worship and educational programs as permitted accessory uses in public schools in all zoning districts outside of normal school instructional hours. Formal site plan review as described in § 152.303 is not required.

Planning Staff have reviewed the plan against these requirements, and they determined that the requirements are either met or are not applicable.

The Applicant will also need to meet the standards of the City's Building Code and Fire Code.

The required findings of §152.305 have been met and the Planning Staff recommends approvals of the CUP requests.

Conditions of Approval for the Operation of a Religious Institution at 8700 Wyoming Ave N:

1. All requirements of the International Building Code (IBC) must be satisfied before the space may be occupied, including obtaining a building permit, paying all necessary fees, completing work, and obtaining a Certificate of Occupancy.

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

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

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

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

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

7. The resolution must be recorded with the Hennepin County Recorder's office.

8. 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.

Site Plan Review:

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

Vehicular Access and Circulation:

Two access points are proposed on Zane Ave N. Stop signs are proposed at the driveway exits to City streets (§ 152.1020(G)).

A vehicle circulation plan was provided by the applicant indicating emergency vehicles will be able to circulate the site.

The applicant is required to reduce the grade of the north driveway to between 1% and 4% grade to meet the requirement in §152.1020(F) if the proposed variance is not granted.

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 32 feet.

The applicant meets building meets requirements in §152.1005(C)(4). The proposed building exterior will be primarily horizontal lap siding with a masonry wainscotting and an asphalt shingled hip roof. The plan set must be updated to include Class 1 architecture materials for more than 65% of the facades facing the public rights-of-way.

This proposal does not meet 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 1.27 acres (38.4%).

Grading and Drainage:

There are proposed changes to grading on the site. The proposed stormwater management strategy includes directing the majority of the site's runoff to a new infiltration on the east side of the property.

The proposed on-site drainage is being reviewed by Engineering staff and the Shingle Creek Watershed District given the proximity of the site to Twin Creek and the presence of the FEMA 100-year floodplain on the site. Approval of the grading and drainage plan is required prior to building permitting.

Off-Street Parking:

1 parking stall is required for every 2.5 seats for this assembly use (Table 152.1019.2). The proposed sanctuary will seat 240 individuals, requiring 96 parking stalls. Due to the proximity of public transit the proposed parking stall count has been reduced to 85 stalls (§152.1019(D)(4)(b)). The project is proposing 85 parking stalls 20-feet in length on the south and east sides of the building. This includes 4 ADA parking stalls. The proposed vehicle parking meets the minimum requirements (Figure 152.1019.2).

The applicant is required to provide parking for 12 bicycles. The plan set must be updated to indicate where on site bicycle parking is proposed.

The parking lot landscaping for the proposed site plan meets requirements in §152.1020. Ten percent of the impervious, interior parking area must be landscape islands, rain gardens or other green space (§152.1020(J)(2)). The maximum number of stalls between islands is 22 stalls. This applicant is compliant with this requirement as listed in Table 152.1020.2. Screening for parking areas must be a minimum of 3 feet in height (152.1020(J)(5)(b)). The plan set must be updated to ensure this requirement is met.

Pedestrian Connections:

There is an existing 10-foot trail on Zane Ave N along the west side of the property.

The applicant proposes providing a direct walkway between the entrance and the public trail (152.1022(D)(3)(b)).

The applicant must ensure the trail crossing the driveways is clearly marked (152.1022(D)(3)(e)).

The proposed sidewalk improvements meet pedestrian circulation requirements as prescribed in § 152.1022.

Landscaping:

The proposed landscaping appears to meet landscaping requirements as prescribed in § 152.1013.

Canopy cover requirements state one large or two medium trees per 360 feet of required parking lot area green space are required. This proposal meets this requirement.

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 plan provides plantings meeting this requirement.

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. The applicant 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.

Architectural Standards:

This applicant is required to provide a code analysis for how the proposed building meets §152.1005(C)(4).

Utilities:

Water service will be provided from Zane Ave N. Sanitary sewer will be connected to an existing line on the southern property boundary.

One fire hydrant will be provided.

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 does not meet screening requirements as prescribed in § 152.1024.

The site plan must be updated to screen the parking areas from the public rights-of-way (§152.1020)(J)).

The applicant proposes adequate screening for the waste enclosure (§152.1024).

No rooftop equipment is proposed for this project.

Floodplain:

The eastern portion of the property is considered the General Floodplain (§152.801). Floodway District standards apply to this application unless the floodway boundary is delineated by the applicant (§152.801(B)(b)). Parking lots are a permitted use in the floodway (§152.801(D)(3)(a)(4)).

Variance: Driveway Grade Exceeding Four Percent

The driveway proposed on the north side of the proposed is proposed at a grade of 8.07%. The applicant submitted a variance request for a driveway grade. The variance request for the driveway grade would require a deviation of 4.07% from the maximum allowable grade of 4% from City Code Chapter 152, Section 152.1020(F) to exceed the maximum driveway grade.

When considering a variance application, a city exercises "quasi-judicial" authority. This means the city acts like a judge in evaluating the facts against the legal standard. The city's role is limited to applying the legal standard of practical difficulties to the facts presented by the application. If the applicant meets the standard, then the city may grant the variance.

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties (§ 462.357, subd. 6). "Practical difficulties" is a legal standard that cities must apply when considering applications for variances. To constitute practical difficulties, all three factors of the test must be satisfied. The applicant's submitted findings can be found in Attachment E, and are summarized below:

> The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case*:
>
> > **Applicant Submission:**
> > The variance request is for a change in slope is for a very small section of the overall paved/developed part of the site and will have not impact o the site layout, site coverage or the overall look of the site. We believe this type of a very small technical request is in harmony with the general purposes and intent of this chapter and would have no impact at all on issues and standards covered by the Comprehensive Plan.
> >
> > **Staff response:**
> > The request for a religious institution on the parcel meets the future land use designation and is a conditional use in this zoning district. The proposed driveway is reasonable to support the proposed parking area which provides fewer parking stalls than normally required by City Code due to the proximity of a bus stop on Zane Ave N. The variance request is reasonable and is supported by the Assistant City Engineer and Fire Marshal.
>
> The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this

factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case*:

Applicant Submission:
The reason for the request to increase the slope of the entrance drives is to allow the grading and drainage elevations of the paved parking lot to work with the required elevation of the stormwater retention pond as that pond is required to relate to the portions of the site that are within the floodplain. All three of these aspects of the site design are interrelated.

Staff response:
This eastern portion of this property is uniquely located within a floodplain designated by the Federal Emergency Management Agency (FEMA). The grade of the western portion of the site is proposed to be elevated to allow stormwater to drain to the proposed stormwater basin. This unique circumstance necessitates the grade of the northern driveway to have a steeper grade than allowed by City Code.

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

Applicant Submission:
The requested variance to change the slope of the drives will not alter the essential character of the surrounding locality in any way.

Staff response:
The driveway grade of 8.07% does not alter the essential characteristics of the neighborhood, would provide additional access and circulation options for vehicles, and is supported by the Assistant City Engineer and Fire Marshal.

The required findings of §152.307 have been addressed and Staff recommends approval of the 8.07% driveway grade variance request.

Staff Recommendation:

Staff recommend approval of the conditional use permit and site plan as presented, subject to the provisions in the draft resolutions.

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:

5.2A DRAFT SITE PLAN RESOLUTION
5.2B DRAFT RELIGIOUS INSTITUTION CONDITIONAL USE PERMIT RESOLUTION
5.2C DRAFT VARIANCE FINDINGS OF FACT
5.2D LOCATION MAP
5.2E APPLICATION MATERIALS

RESOLUTION #2025-__

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A RELIGIOUS INSTITUION AT 6340 ZANE AVE N

Planning Commission File # 25-115

WHEREAS, Kwasi Twumasi, of Joyful Way Assembly of God Church, 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; 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 6340 Zane Ave N 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 August 28, 2025 are approved, subject to the conditions listed below.

1.02 Building elevations for the religious institution 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 **$367,600.00**, a cash bond in the amount of **$19,300.00** and a developer's escrow in the amount of **$11,600.00** 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 project must receive approvals from Shingle Creek Watershed Management Commission.

5.02 Pursuant to §152.1005 of the zoning code, the plan set must be updated to include Class I architectural materials making up 65% or more of the facades facing public rights-of-way, prior to issuance of a building permit.

5.02 Prior to issuance of a building permit, the Applicant must submit a Parking Plan to include parking for 12 bicycles that meets the requirements of §152.1019.

5.03 Prior to issuance of a building permit, the Applicant must submit a Landscaping Plan to include the screening of parking facilities to 3 feet above grade that meets the requirements of §152.1020(J)(2).

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

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

5.04 Prior to issuance of a building permit, the Applicant must submit a Screening Plan that meets the requirements of §152.1024.

5.06 The applicant must ensure the trail crossing the driveways is clearly marked pursuant to §152.1022(D)(3)(e).

EXHIBIT A

Lots 9 and 10, Block 1, Cooper’s Industrial Park.

(Torrens Property, Certificate of Title No. 1158661, which also covers other land)

RESOLUTION #2025-__

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 6340 ZANE AVE N.

Planning Commission File # 25-115

WHEREAS, Kwasi Twumasi, of Joyful Way Assembly of God Church, 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 religious institutions 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 religious institution at 6340 Zane Ave N as legally described in the attached EXHIBIT A, subject to the following conditions:

1. Prior to issuing a building permit, the Applicant must submit a parking area design plan for review and approval. The plan must meet the requirements in §152.1020 of the zoning code.

2. Prior to issuing a building permit, the Applicant must submit a parking plan for review and approval. The plan must meet the requirements in §152.1019 of the zoning code.

3. Prior to issuing a building permit, the Applicant must submit a pedestrian circulation plan for review and approval. The plan must meet the requirements in §152.1022 of the zoning code.

4. Prior to issuing a building permit, the Applicant must submit a landscaping plan for review and approval. The plan must meet the requirements in §152.1013 of the zoning code.

5. Prior to issuing a building permit, the Applicant must submit a utility plan for review and approval to the satisfaction of the City Engineer.

6. Prior to issuing a building permit, the Applicant must submit a lighting plan for review and approval. The plan must meet the requirements in §152.1014 of the zoning code.

7. Prior to issuing a building permit, the Applicant must submit a screening plan for review and approval. The plan must meet the requirements in §152.1024 and §152.1020 of the zoning code.

8. All requirements of the International Building Code (IBC) must be satisfied before the space may be occupied, including obtaining a building permit, paying all necessary fees, completing work, and obtaining a Certificate of Occupancy.

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

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

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

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

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

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

15. 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

Lots 9 and 10, Block 1, Cooper’s Industrial Park.

(Torrens Property, Certificate of Title No. 1158661, which also covers other land)

RESOLUTION #2025-___

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR RELIEF FROM CITY CODE SECTION 152.1020(F) TO INCREASE THE MAXIMUM GRADE OF THE PROPOSED DRIVEWAY FROM 4% TO 8.07% FOR A VARIANCE 4.07% AT 6340 ZANE NORTH

Planning Commission File #25-115

WHEREAS, Kwasi Twumasi, of Joyful Way Assembly of God Church, 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 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 construction of a driveway with an 8.07% grade would require a deviation from City Code Chapter 152, Section 152.1020(F) to exceed the allowable grade of 4% for driveways; and

WHEREAS, the Planning Commission held a public hearing on September 10, 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 the construction of a driveway with an 8.07% grade would require a deviation from City Code Chapter 152, Section 152.1020(F) to exceed the allowable grade of 4% for driveways, and finds the request:

1. The applicant provided the following findings:
    a. Reasonableness: The variance request is for a change in slope is for a very small section of the overall paved/developed part of the site and will have not impact on the site layout, site coverage or the overall look of the site. We believe this type of a very small technical request is in harmony with the

general purposes and intent of this chapter and would have no impact at all on issues and standards covered by the Comprehensive Plan.

b. Uniqueness: The reason for the request to increase the slope of the entrance drives is to allow the grading and drainage elevations of the paved parking lot to work with the required elevation of the stormwater retention pond as that pond is required to relate to the portions of the site that are within the floodplain. All three of these aspects of the site design are interrelated.
c. Essential Character: The requested variance to change the slope of the drives will not alter the essential character of the surrounding locality in any way.
d. Economic Considerations: The main purpose of the request is to allow the grading, drainage and stormwater management of surface water for the site work in a reasonable and practical manner within the constraints placed on the site due to the portion of the site that is in the flood plain. Throwing unlimited amounts of money at limiting the slope of the grades of the entrance drives does not change the elevation, boundary and relational requirements of relating to the flood plain elevations by one inch.

2. The request for a religious institution on the parcel meets the future land use designation and is a conditional use in this zoning district. The proposed driveway is reasonable to support the proposed parking area which provides fewer parking stalls than normally required by City Code due to the proximity of a bus stop on Zane Ave N. The variance request is reasonable and is supported by the Assistant City Engineer and Fire Marshal.
3. This eastern portion of this property is uniquely located within a floodplain designated by the Federal Emergency Management Agency (FEMA). The grade of the western portion of the site is proposed to be elevated to allow stormwater to drain to the proposed stormwater basin. This unique circumstance necessitates the grade of the northern driveway to have a steeper grade than allowed by City Code.
4. The driveway grade of 8.07% does not alter the essential characteristics of the neighborhood, would provide additional access and circulation options for vehicles, and is supported by the Assistant City Engineer and Fire Marshal.
5. The request is harmonious with the general purposes and intent of the ordinance and consistent with the Comprehensive Plan.

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 a driveway with an 8.07% grade would require a deviation from City Code Chapter 152, Section 152.1020(F) to exceed the allowable grade of 4% for driveways; is hereby approved.

The City shall record a copy of this resolution with the Hennepin County Recorder.

EXHIBIT A

Lots 9 and 10, Block 1, Cooper’s Industrial Park.

(Torrens Property, Certificate of Title No. 1158661, which also covers other land)



Conditional Use Permit and Site Plan
Case #25-115 – Joyful Way Church
Area of Request (August 2024 Air Photo)
6340 Zane Ave N

Brooklyn Park



The Dennis Batty & Associates Group, Inc.

architects & planners

22770 Imperial Avenue North Forest Lake, Minnesota 55025
Phone 651-464-3756 Fax 651-464-3794
Email denn@dennisbatty.com

August 28, 2025

Cara Donovan, Senior Planner
Community Development
City of Brooklyn Park
5200 - 85th Street
Brooklyn Park, MN 55443

RE: Application and Request for Variance for
Joyful Way Assembly of God Church

Dear Cara,

Enclosed are the following as parts of the application for Variance for the Joyful Way Assembly of God Church located on property at 6340 Zane Avenue North.

This Variance Request is being submitted as the result of and in response to plan review comments for Site Plan Review and Conditional Use Permit process already in progress for the above identified property.

1. Completed and signed application form dated August 28, 2025.
2. This narrative letter of explanation dated August 28, 2025.
3. A payment of $300 covering application fee.
4. Complete civil engineering drawings have already been submitted as part of the related CUP and Site Plan Review processes.

PROJECT DESCRIPTION

The project scope is as follows.

Joyful Way Assembly of God Church desires to construct a complete new church facility at 6340 Zane Avenue North. The new facility will contain a sanctuary seating 240 persons, lobby, multipurpose fellowship hall, kitchen, classrooms, offices, and related support spaces. The completed project will contain a total of 12,278 square feet of new construction. The project will have a paved parking lot containing 84 spaces along with two access drives and sidewalk.

VARIANCE REQUEST

The variance request is as follows.

The two drives as currently designed have a greater slope than the current city ordinance allowed of 4%. The north drive has a slope of 8% and south drive has a slope of 5%.

Our variance request is to increase the slope for the north drive from 4% to 8% and the slope of the south drive from 4% to 5%.

VARIANCE REVIEW STANDARDS RESPONSE

The following is a response to the City of Brooklyn Park Variance Review Standards.

(B) Review Standards

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the chapter; and

(b) When variances are consistent with the Comprehensive Plan.

The variance request is for a change in slope is for a very small section of the overall paved/developed part of the site and will have not impact o the site layout, site coverage or the overall look of the site. We believe this type of a very small technical request is in harmony with the general purposes and intent of this chapter and would have no impact at all on issues and standards covered by 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 code…

(b) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The reason for the request to increase the slope of the entrance drives is to allow the grading and drainage elevations of the paved parking lot to work with the required elevation of the stormwater retention pond as that pond is required to relate to the portions of the site that are within the floodplain. All three of these aspects of the site design are interrelated.

(c) The variance, if granted, will not alter the essential character of the locality.

The requested variance to change the slope of the drives will not alter the essential character of the surrounding locality in any way.

(d) Economic considerations alone do not constitute practical difficulties…

The main purpose of the request is to allow the grading, drainage and stormwater management of surface water for the site work in a reasonable and practical manner within the constraints placed on the site due to the portion of the site that is in the flood plain. Throwing unlimited amounts of money at limiting the slope of the grades of the entrance drives does not change the elevation, boundary and relational requirements of relating to the flood plain elevations by one inch.

ADDITIONAL INFORMATION

It appears that the main reason for limiting the slope of the access drives, beyond practical limitations, is to provide for a proper access to the site for fire trucks. Demarc Engineering, the

civil engineers for the project have been in contact with the fire department and confirmed that the proposed grades would not limit access to the site for the city's fire trucks.

PRIMARY CONTACT INFORMATION

Property Owner
6420 Zane, LLC
Scott Tankenoff, Managing Partner
2424 Kennedy Street NE
Minneapolis, MN 55413

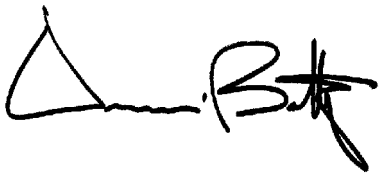
Project Initiator
Joyful Way Assembly of God
1615 Texas Avenue S
St. Louis Park, MN 55426
Kwasi Twumasi, Lead Pastor

Architect
The Dennis Batty & Associates Group, Inc., Architects
Dennis Batty, Architect (651) 464-3756
denn@dennisbatty.com
22770 Imperial Avenue North
Forest Lake, MN 55025

Civil Engineer
Demarc Engineering & Surveying
Jeff Prasch, Civil Engineer 763-560-3093
jeffprasch@demarcinc.com
7601 73rd Avenue N
Brooklyn Park, MN 55428

Thank you in advance for the consideration you are giving this application. If you have questions or need additional information, please contact me.

Respectfully submitted,

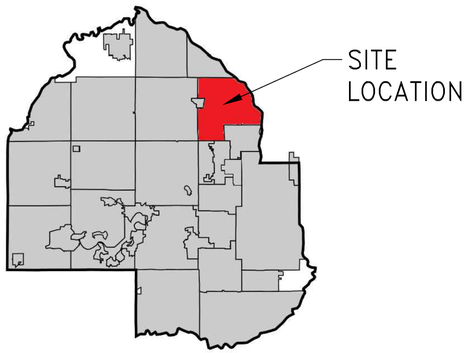


Dennis Batty, AIA
The Dennis Batty & Associates Group, Inc., Architects
Enc.

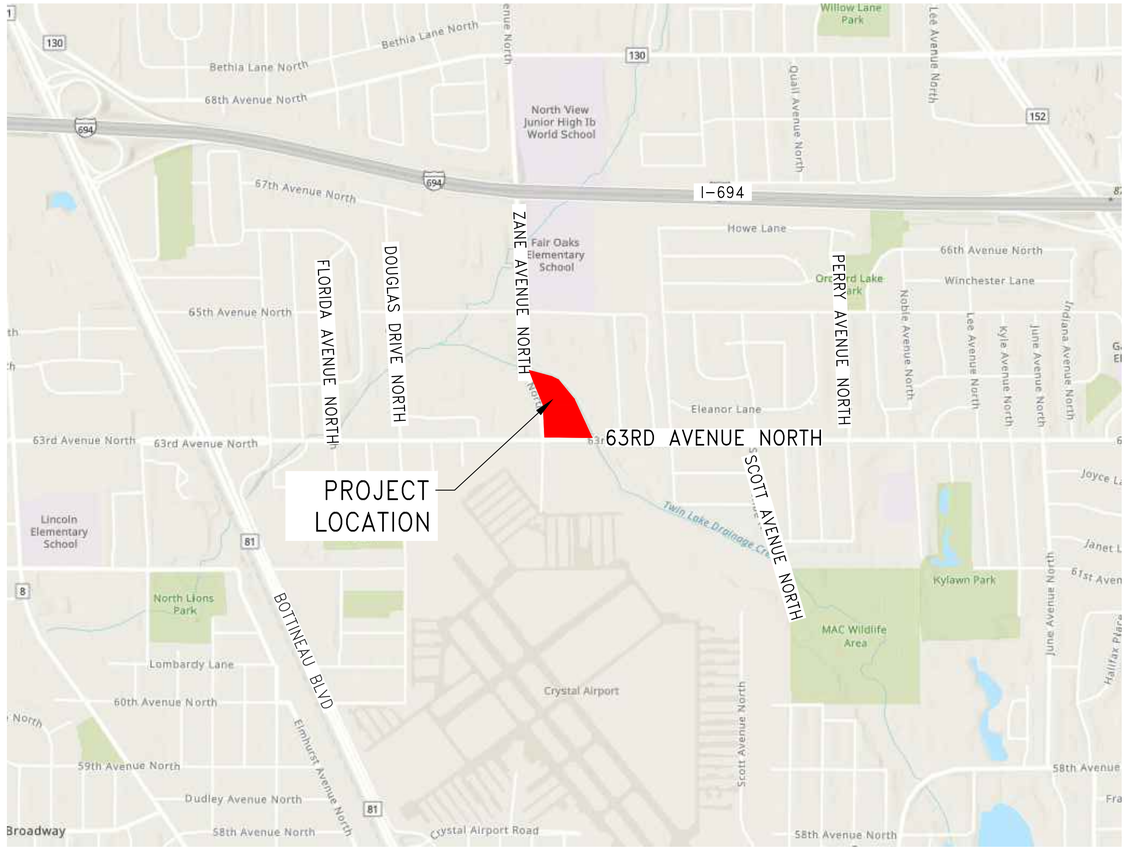
SITE DEVELOPMENT PLANS
FOR
JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA



HENNEPIN COUNTY, MINNESOTA



CITY OF BROOKLYN PARK, HENNEPIN COUNTY



SHEET INDEX
THIS PLAN CONTAINS 10 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2–C3	DETAILS
C4	EXISTING CONDITIONS & REMOVALS
C5	SITE PLAN
C6	GRADING & DRAINAGE PLAN
C7	UTILITY PLAN
C8	STORMWATER POLLUTION PREVENTION PLAN
C9	STORMWATER POLLUTION PREVENTION PLAN NOTES
C10	FIRE TRUCK TURNING EXHIBIT

CALL BEFORE YOU DIG!
Gopher State One Call
Twin City Area:651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

IMPAIRED WATERS WITHIN ONE (1) MILE OF SITE

0 750 1500
SCALE IN FEET

BENCHMARK (NAVD88):	TOP OF TOP NUT OF FIRE HYDRANT ON THE EAST SIDE OF ZANE AVENUE NORTH, NORTH OF THE SOUTHWEST PROPERTY CORNER ELEVATION = 868.06

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

PRELIMINARY

JEFFREY A. PRASCH, P.E.

DATE: 08.27.25 LIC. NO.: 52706

REVISIONS	
07.25.25	CLIENT COMMENTS
07.31.25	CLIENT COMMENTS
08.27.25	CLIENT COMMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

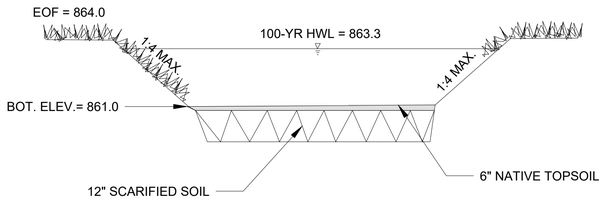
THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025

JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

TITLE SHEET

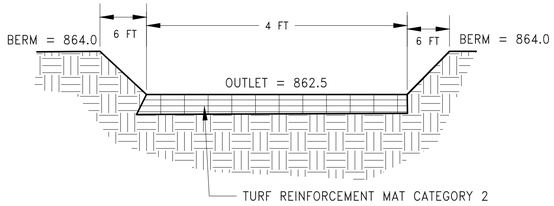
PROJECT: 90936
SHEET NO. C1 OF C10

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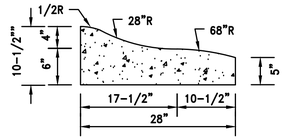
1 / C2 INFILTRATION BASIN

NOT TO SCALE

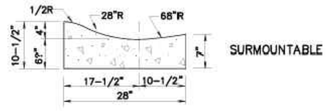


2 / C2 OUTLET DETAIL

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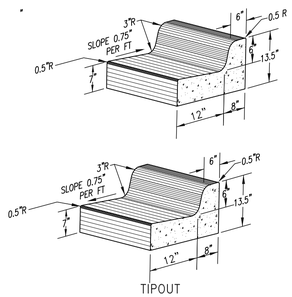


SURMOUNTABLE TIPOUT



3 / C2 SURMOUNTABLE CURB AND GUTTER

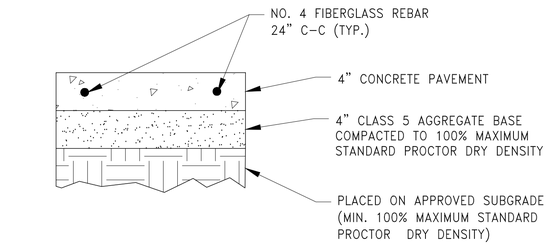
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TIPOUT

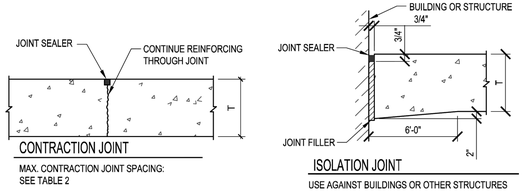
4 / C2 B612 CURB AND GUTTER

NOT TO SCALE



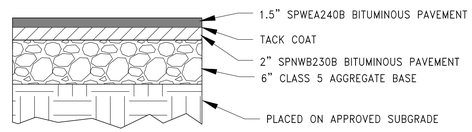
5 / C2 CONCRETE SIDEWALK

NOT TO SCALE



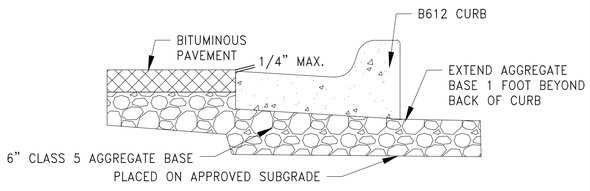
6 / C2 CONCRETE SIDEWALK JOINT DETAILS

NOT TO SCALE



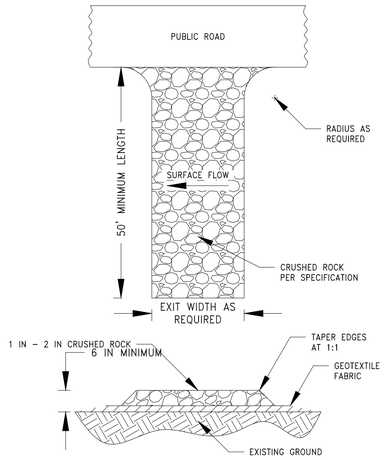
7 / C2 BITUMINOUS PAVEMENT

NOT TO SCALE



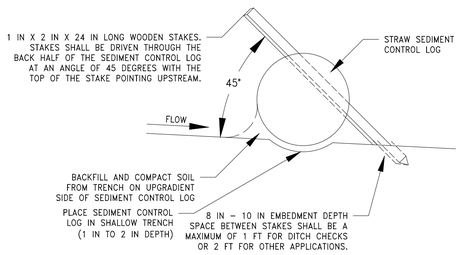
8 / C2 BITUMINOUS PAVEMENT

NOT TO SCALE



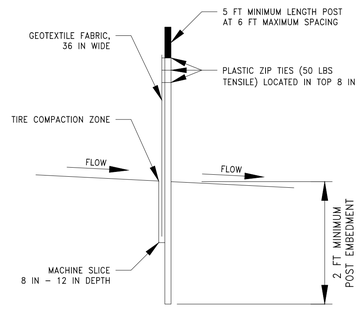
9 / C2 ROCK CONSTRUCTION EXIT

NOT TO SCALE



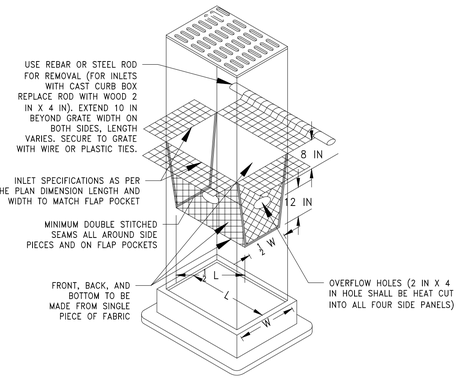
10 / C2 BIOROLLS

NOT TO SCALE



11 / C2 SILT FENCE (MACHINE SLICED)

NOT TO SCALE



12 / C2 INLET PROTECTION

NOT TO SCALE

GENERAL CONSTRUCTION AND SOILS NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
2. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
3. IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
4. MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
7. GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
8. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
10. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
11. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

PRELIMINARY

JEFFREY A. PRASCH, P.E.

DATE: 07.01.25 LIC. NO.: 52706

REVISIONS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
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651-464-3756

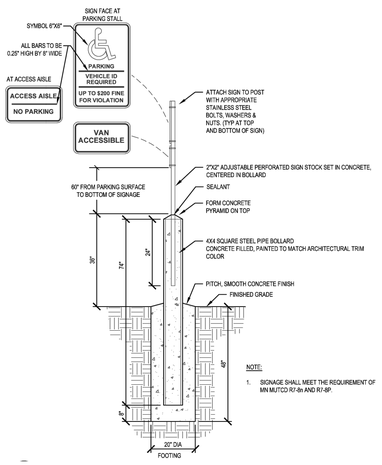
JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

DETAILS

PROJECT: 90936

SHEET NO.
C2 OF C10

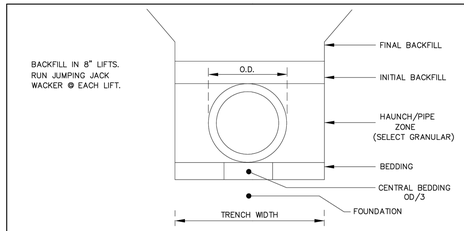
f:\survey\coopers industrial park henn co\9-10-1\9-10-1\02 engineering - 90936\01 CAD\05 Sheet Files\02 Details.dwg



1
C3

ADA SIGN DETAIL

NOT TO SCALE



BACKFILL IN 8" LIFTS. RUN JUMPING JACK WACKER @ EACH LIFT.

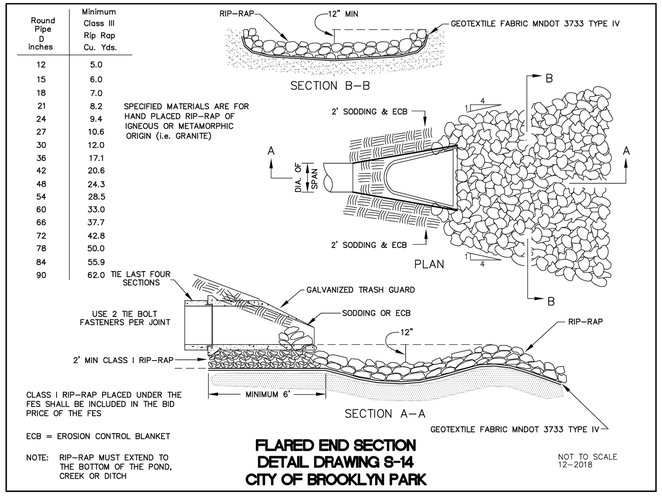
1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED WITH SUITABLE FOUNDATION MATERIAL TO MEET THE REQUIREMENTS 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

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

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



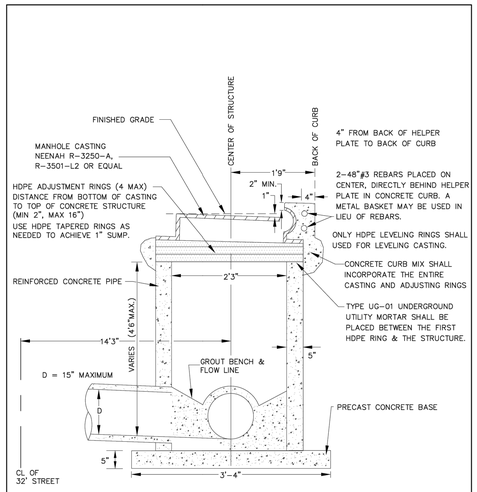
CLASS I RIP-RAP PLACED UNDER THE FES SHALL BE INCLUDED IN THE BID PRICE OF THE FES

ECB = EROSION CONTROL BLANKET

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

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

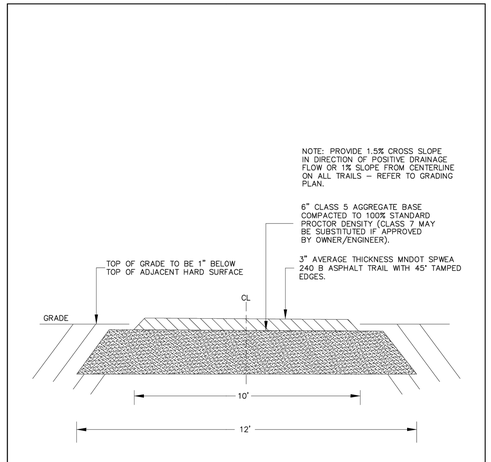
NOT TO SCALE
12-2018



OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELING WILL NOT BE ALLOWED.

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

NOT TO SCALE
1-2018



NOT TO SCALE
1-2016

6" AGGREGATE BASE

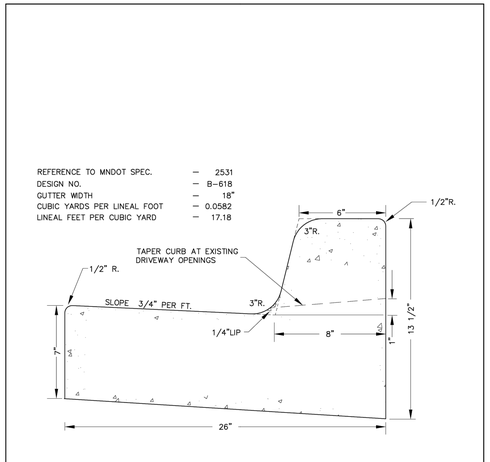
CUBIC YARD PER LINEAL FOOT = 0.213
LINEAL FEET PER CUBIC YARD = 4.69

BITUMINOUS TRAIL
DETAIL DRAWING ST-20
CITY OF BROOKLYN PARK

5
C3

ADA SIGN DETAIL

NOT TO SCALE



NOT TO SCALE
4-96

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

6
C3

ADA SIGN DETAIL

NOT TO SCALE

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DRAWN BY: ABL	PRELIMINARY JEFFREY A. PRASCH, P.E. DATE: 07.01.25 LIC. NO.: 52706		
CHECKED BY: GRP			

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LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

DETAILS

PROJECT: 90936

SHEET NO.
C3 OF C10

f:\survey\coopers industrial park henn co\9-10-1\9-10-1\02 engineering - 90936\01 CAD\05 Sheet Files\02 Details.dwg

REMOVE 208 SF BITUMINOUS PAVEMENT (TYP.)

REMOVE 458 SF CONCRETE SIDEWALK (TYP.)

SAWCUT 96 LF BITUMINOUS PAVEMENT AND CURB

PATCH 145 SF BITUMINOUS TRAIL

SALVAGE HYDRANT

SAWCUT 93 LF BITUMINOUS PAVEMENT AND CURB

REMOVE 478 SF CONCRETE SIDEWALK (TYP.)

REMOVE 247 SF BITUMINOUS PAVEMENT (TYP.)

PATCH 274 SF BITUMINOUS TRAIL

CLEAR AND GRUB TREES (TYP.)

OWNER: 6420 ZANE LLC

OWNER: FITWELL LIMITED PARTNERSHIP

OWNER: CASPIAN TIGERS LLC

OWNER: ABDUSALAM HASSEN

OWNER: 6429 ZANE LLC

OWNER: CASPIAN TIGERS LLC

"NO BUILDINGS OBSERVED"

APPROXIMATE LIMITS OF OTHER AREAS OF FLOOD HAZARD PER FEMA FLOOD MAP

APPROXIMATE LIMITS OF ZONE A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP

APPROXIMATE LIMITS OF ZONE X SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
- REMOVE CONCRETE PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT

SCALE IN FEET 0 40 80

f:\survey\coopers industrial park henn co\9-10-1\9-10-1\02 engineering - 90936\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg

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CHECKED BY: GRP

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PRELIMINARY

JEFFREY A. PRASCH, P.E.

DATE: 08.27.25 LIC. NO.: 52706

REVISIONS	
07.25.25	CLIENT COMMENTS
07.31.25	CLIENT COMMENTS
08.27.25	CLIENT COMMENTS

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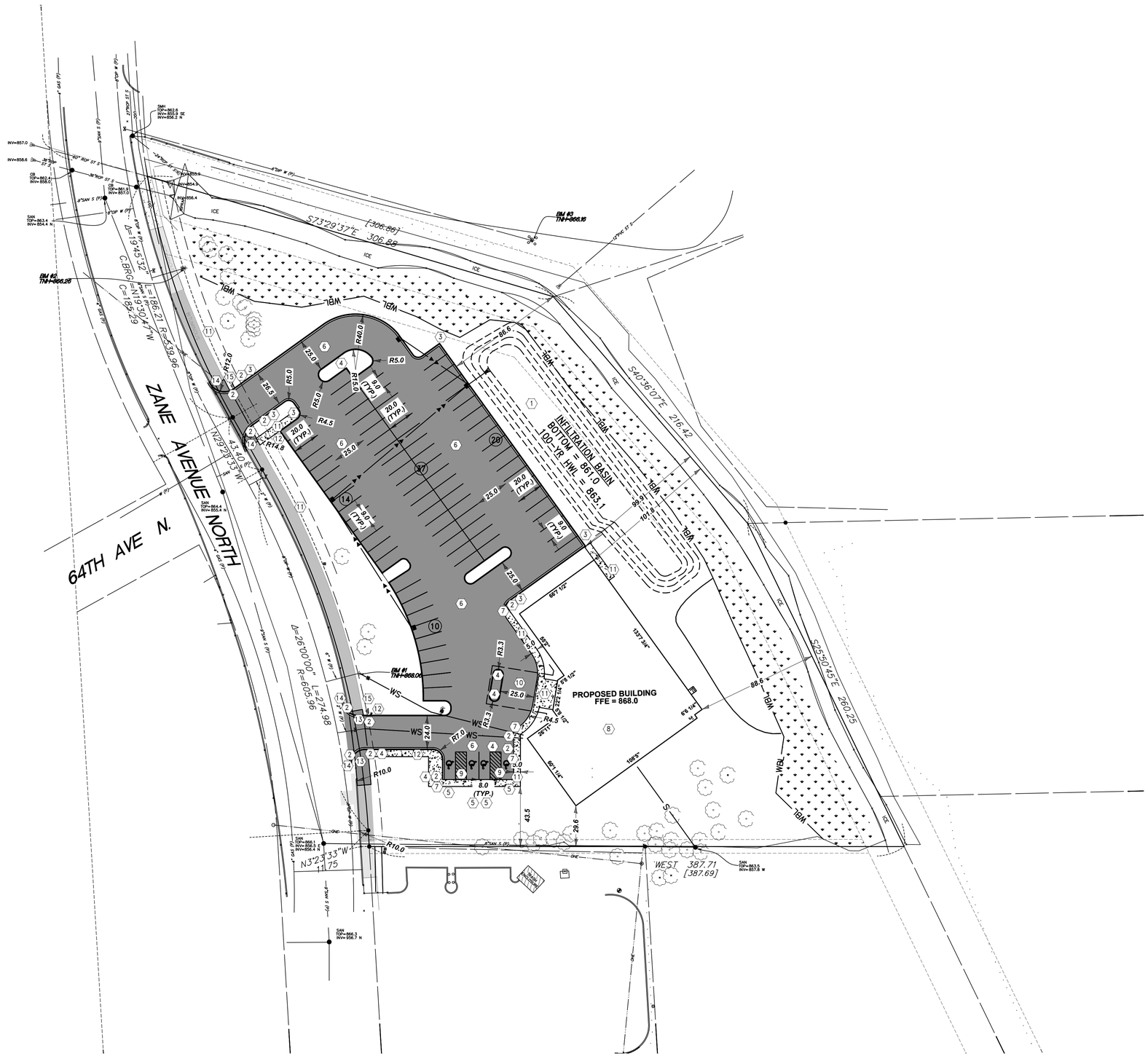
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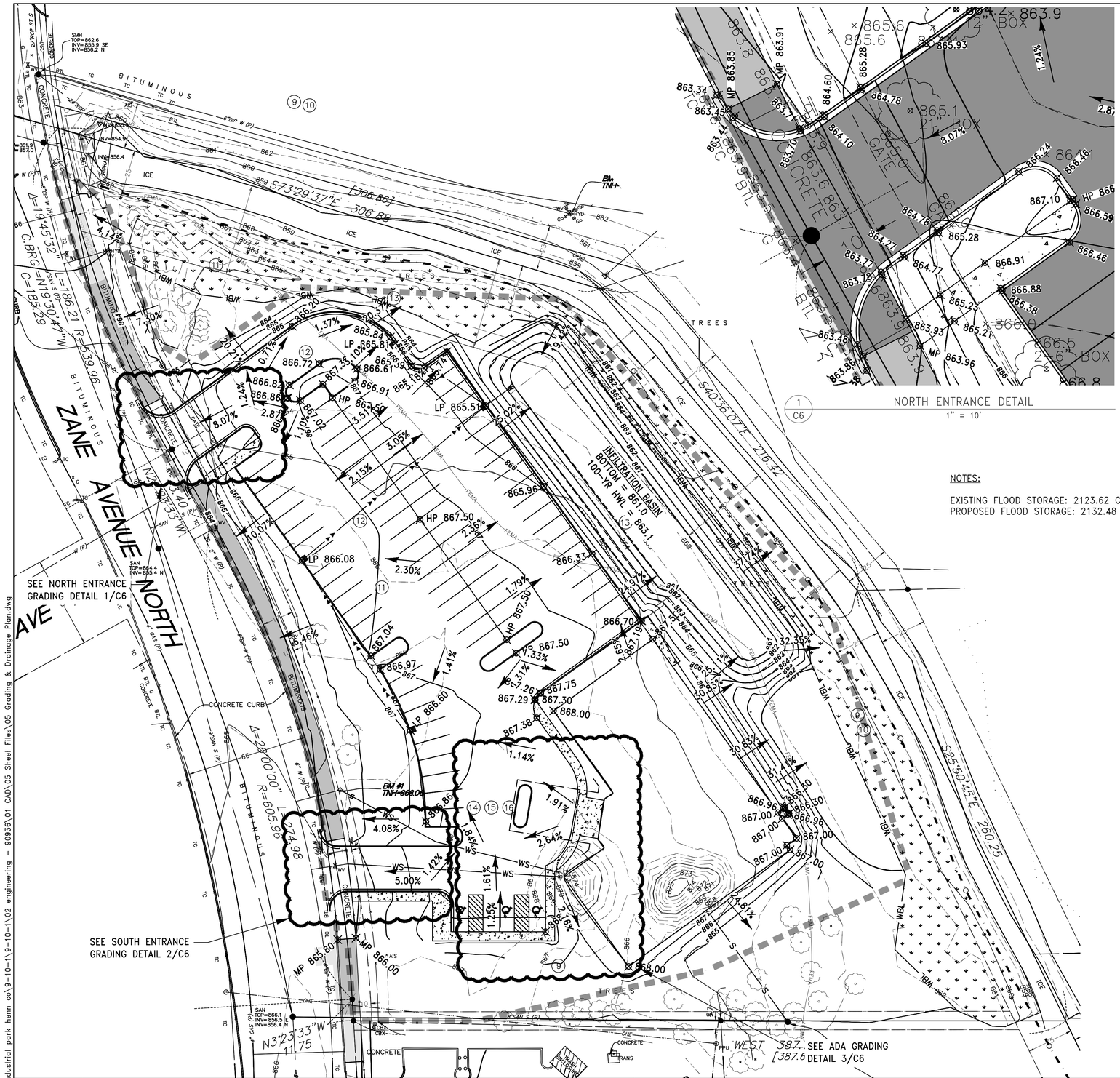
JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

EXISTING CONDITIONS & REMOVALS

PROJECT: 90936

SHEET NO. C4 OF C10


ZANE AVENUE NORTH
64TH AVE N.
S73°29'37"E [306.86] 306.88
S40°36'07"E 216.42
S25°50'45"E 260.25
N29°23'33"W 43.40
N32°33"W 11.75
Δ=19°45'32" L=186.21 R=539.96 CBRG=N19°30'47"W C=185.29
Δ=26°00'00" L=274.98 R=605.96
INFILTRATION BASIN BOTTOM = 861.0 100-YR HWL = 863.1
PROPOSED BUILDING FFE = 868.0
WEST 387.71 [387.69]
BM #1 TNH=868.06
BM #2 TNH=866.26
BM #3 TNH=866.16
R40.0
R5.0
R12.0
R15.0
R4.5
R14.8
R3.3
R1.0
R10.0
20.0 (TYP.)
25.0
28.5
24.0
8.0 (TYP.)
9.0 (TYP.)
86.6
90.91
101.8
43.5
29.6
WBL
WBA
WGN
WBR
WS
ICE
SAN TOP=863.4 INV=854.4
SAN TOP=866.1 INV=852.6 E INV=852.4 S
SAN TOP=864.4 INV=855.4 N
SAN TOP=866.3 INV=856.7 N
SAN TOP=863.5 INV=857.8 W
SMH TOP=862.5 INV=855.3 SE INV=856.2 N
CB TOP=862.0 INV=858.0
CB TOP=861.8 INV=857.8
INV=857.0
INV=858.6
60" RCP ST S
18"RCP ST S
8"SAN S (P)
4"SAN F (P)
4"GAS (P)
3"GAS (U)
3"GAS (P)
3"GAS (U)
3"GAS (P)
3"GAS (U)
3"GAS (P)
4"SAN S (P)
4"SAN S (U)
4"SAN F (P)
4"SAN F (U


ZANE AVENUE NORTH
BITUMINOUS
CONCRETE CURB
TREES
ICE
S73°29'37"E 306.88 [306.86]
Δ=19°45'32"
C.BRG=N19°30'47"W
C=185.29
L=186.21 R=539.96
S40°36'07"E 216.42
S25°50'45"E 260.25
N3°23'33"W 1175
Δ=2°60'00" R=605.96 L=274.98
INFILTRATION BASIN
BOTTOM = 861.0
100-YR HWL = 863.1
SEE NORTH ENTRANCE GRADING DETAIL 1/C6
SEE SOUTH ENTRANCE GRADING DETAIL 2/C6
SEE ADA GRADING DETAIL 3/C6
BM #1
TNH=868.06
SAN TOP=862.6 INV=855.9 SE INV=856.2 N
SAN TOP=866.1 INV=856.5 E INV=856.4 N
SAN TOP=864.4 INV=855.4 N
MP 865.80
MP 866.00
LP 865.51
LP 866.08
LP 866.60
HP 867.50
HP 866.08
HP 866.59
7.50%
4.14%
8.07%
10.07%
6.46%
2.30%
1.79%
1.41%
3.05%
2.15%
1.24%
2.87%
1.10%
1.37%
0.71%
9.54%
30.51%
30.85%
51.14%
2.49%
2.46%
1.14%
1.91%
2.64%
8.84%
4.08%
WS
5.00%
1.42%
1.61%
1.25%
2.36%
2.33%
2.87%
1.24%
1.14%
1.91%
2.64%
1.61%
1.25%
1.42%
5.00%
4.08%
8.84%
30.85%
51.14%
2.49%
2.46%
2.36%
2.33%
2.30%
1.79%
1.41%
3.05%
2.15%
10.07%
6.46%
7.50%
4.14%
8.07%
1.24%
1.10%
1.37%
0.71%
9.54%
30.51%
2.87%
1.14%
1.91%
2.64%
8.84%
4.08%
WS
5.00%
1.42%
1.61%
1.25%
2.49%
2.46%
2.36%
2.33%
2.30%
1.79%
1.41%
3.05%
2.15%
10.07%
6.46%
7.50%
4.14%
8.07%
1.24

REFERENCE NOTES:

(1) WATERMAIN AND WATER SERVICE SHALL MAINTAIN A MINIMUM OF 7.5 FEET OF COVER

CB-103
RIM = 865.81
INV(S) = 862.51

60 LF 12" HDPE @ 0.5%

CB-102
RIM = 865.51
INV(W,N,E) = 862.21

FES-100
INV = 862.14

18 LF 12" HDPE @ 0.4%

131 LF 12" HDPE @ 0.45%

CB-101
RIM = 866.08
INV(S,E) = 862.80

110 LF 12" HDPE @ 0.45%

CB-100
RIM = 866.60
INV(N) = 863.30

133 LF 6" C900
WATER SERVICE 1

115 LF 2" HDPE
WATER SERVICE 2

CONNECT TO EXISTING
SANITARY SEWER
INV = 856.76 (FIELD VERIFY)

72 LF 6" SCH 40 PVC @2.0%

PROPOSED BUILDING
FFE = 868.0

INV = 859.14

INFILTRATION BASIN
BOTTOM = 861.0
100-YR HWL = 865.1

64TH AVE N.

ZANE AVENUE NORTH

COOPER'S INDUSTRIAL PARK

LOT 11

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

BLOCK 1

BLOCK 9

PARK

OWNER: 6420 ZANE LLC

OWNER: FITWELL LIMITED PARTNERSHIP

OWNER: CASPIAN TIGERS LLC

OWNER: 6429 ZANE LLC

OWNER: ABDUSALAM HASSEN

"NO BUILDINGS WITHIN"

APPROXIMATE LIMITS OF ZONE "A" SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP

APPROXIMATE LIMITS OF OTHER AREAS OF FLOOD HAZARD PER FEMA FLOOD MAP

DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 885267 AND THE PLAT OF COOPER'S INDUSTRIAL PARK

SIDEWALK & UTILITY EASEMENT PER DOC. NO. 1598410

STREET & UTILITY EASEMENT PER DOC. NO. 1056494

SIDEWALK & UTILITY EASEMENT PER DOC. NOS. 1755847 AND 1755849

UTILITY & DRAINAGE EASEMENT PER DOC. NO. 1598410

DRAINAGE AND UTILITY EASEMENT PER THE PLAT OF COOPER'S INDUSTRIAL PARK

6 FT CHAIN LINK FENCE

6 FT WOOD FENCE

CONCRETE CURB

BITUMINOUS

CONCRETE

TREES

CORNER FALLS IN CREEK

LEGEND

- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING FES
- PROPOSED FES
- PROPOSED VALVE

0 40 80
SCALE IN FEET

f:\survey\coopers industrial park henn co\9-10-1\9-10-1\02 engineering - 90936\01 CAD\05 Sheet Files\06 Utility Plan.dwg

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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PRELIMINARY

JEFFREY A. PRASCH, P.E.
DATE: 08.27.25 LIC. NO.: 52706

REVISIONS	
07.25.25	CLIENT COMMENTS
07.31.25	CLIENT COMMENTS
08.27.25	CITY COMMENTS

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BROOKLYN PARK, MINNESOTA

UTILITY PLAN

PROJECT: 90936
SHEET NO. C7 OF C10

PROPOSED INLET CONTROL (TYP.)
PER 12/C2

6 FT CHAIN
LINK FENCE

PROPOSED SILT FENCE AND/OR BIOROLLS (TYP.)
PER 10/C2 AND 11/C2

PROPOSED ROCK STABILIZING EXIT
PER 9/C2

ZANE AVENUE NORTH

64TH AVE N.

INFILTRATION BASIN
BOTTOM = 861.0
100-YR HWL = 863.1

PROPOSED BUILDING
FFE = 868.0

BM #2
TNH=866.26

BM #3
TNH=866.16

BM #1
TNH=869.01

L=186.21 R=539.96
Δ=19°45'32"
C.BRG N19°30'47"W
C=185.29

Δ=28°00'00"
R=605.96
L=274.98

N7°29'37"W 4.40

S73°29'37"E 306.88 [306.86]

S40°36'07"E 216.42

S25°50'45"E 260.25

N3°23'33"W 11.75

WEST 387.71 [387.69]

FENCE CORNER IS 0.3'
SO. OF PROPERTY LINE

LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SF — PROPOSED SILT FENCE OR BIOROLLS
- PROPOSED ROCK STABILIZING EXIT
- PROPOSED INLET CONTROL
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP

0 40 80
SCALE IN FEET

DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP

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PRELIMINARY

JEFFREY A. PRASCH, P.E.

DATE: 07.31.25 LIC. NO.: 52706

REVISIONS	
07.25.25	CLIENT COMMENTS
07.31.25	CLIENT COMMENTS

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6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN

PROJECT: 90936

SHEET NO.
C8 OF C10

f:\survey\coopers industrial park henn co\9-10-1\9-10-1\02 engineering - 90936\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg

PROJECT INFORMATION:

DISTURBED AREA: 2.50 ACRES
EROSION CONTROL SUPERVISOR CONTACT: TBD
IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: NONE

A BUILDING AND PARKING LOT ARE PROPOSED AT 6340 ZANE AVENUE NORTH IN BROOKLYN PARK MINNESOTA. THE CURRENT SITE IS 3.31 ACRES AND VACANT. THE SITE IS BOUND BY ZANE AVENUE NORTH ON THE WEST AND PRIVATE PROPERTY TO THE EAST, NORTH, AND SOUTH. THE SITE HAS A CREEK FLOWING ALONG THE SIDE THE EAST PROPERTY LINE ON THE PROPERTY. MAJORITY OF THE SITE FLOWS TO THIS CREEK WHICH RUNS NORTH ALONG THE EAST PROPERTY LINE DRAINING OFF THE PROPERTY IN THE NORTHWEST CORNER OF THE SITE. THE REST OF THE PROPERTY DRAINS TO ZANE AVENUE NORTH. THE EXISTING DRAINAGE CONDITIONS ARE SHOWN IN FIGURE 1.

THE PROPOSED IMPROVEMENTS INCLUDE A BUILDING AND PARKING LOT. THE IMPROVEMENTS WILL EXTEND OVER MOST OF THE SITE. THERE WILL BE AN INFILTRATION BASIN PROPOSED TO CONTROL THE RUNOFF RATES FROM THE IMPERVIOUS AREAS. THE INFILTRATION BASIN WILL OVERFLOW INTO THE CREEK TOWARDS THE EAST PROPERTY LINE THAT WILL DRAIN TOWARDS THE NORTHWEST CORNER OF THE SITE. STORM SEWER IS PROPOSED IN THE PARKING LOT TO COLLECT RUNOFF AND DRAIN TOWARDS THE INFILTRATION BASIN. FIGURE 2 SHOWS THE PROPOSED DRAINAGE CONDITIONS.

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
10. STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
11. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
12. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
13. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
14. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
15. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
16. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
17. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
18. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
19. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
20. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
21. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
22. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
23. SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2018 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) - "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2026.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. REMOVE PAVEMENT AREAS TO BE RECONSTRUCTED.
3. RELOCATE PRIVATE UTILITIES.
4. COMPLETE SITE GRADING.
5. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
6. INSTALL CURB AND GUTTER, AND PAVING.
7. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
8. CONSTRUCT BUILDING EXPANSION.
9. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	2000 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	5 EACH

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DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

PRELIMINARY

JEFFREY A. PRASCH, P.E.
DATE: 07.01.25 LIC. NO.: 52706

REVISIONS

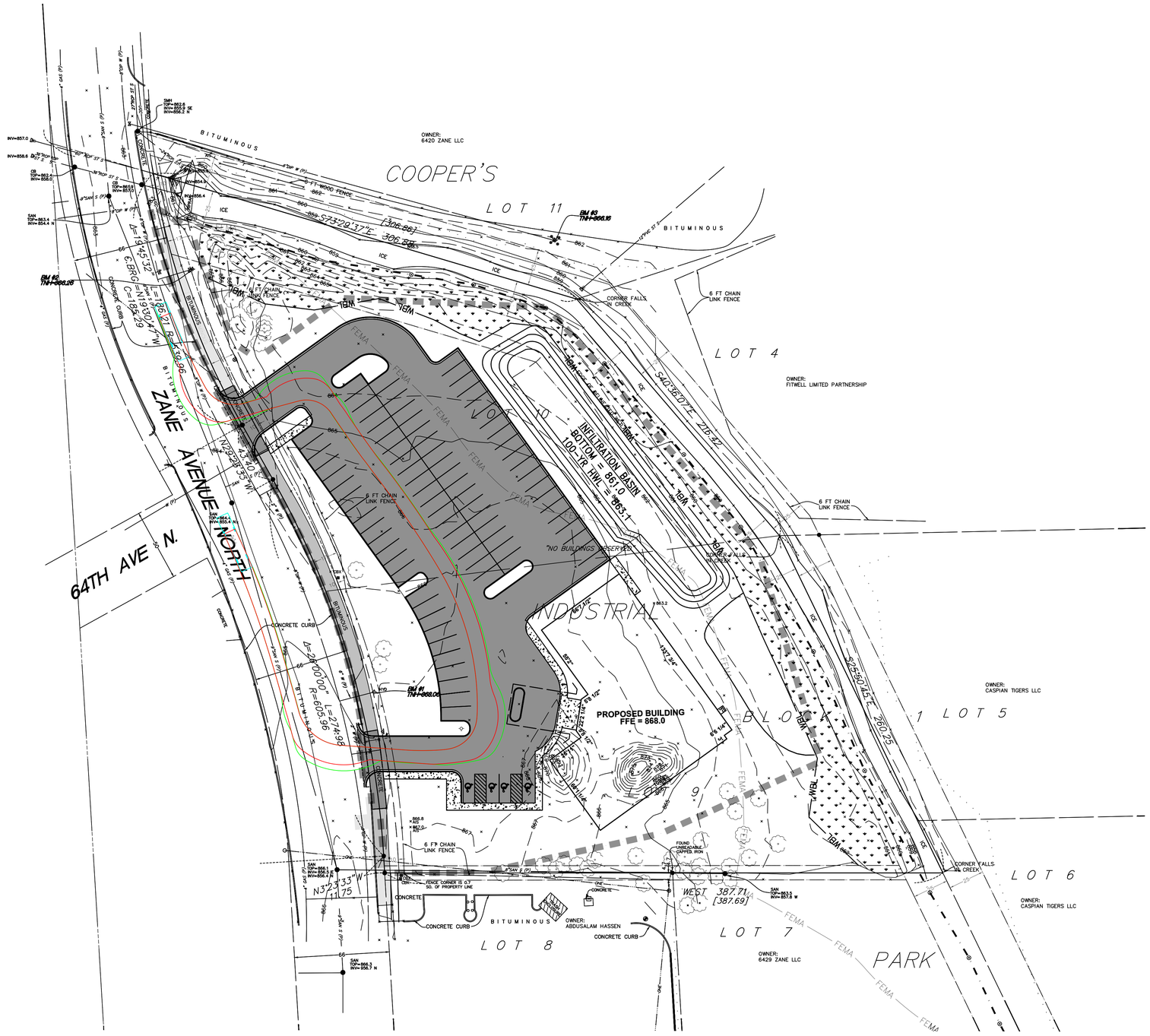
DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

JOYFUL WAY AG CHURCH
6340 ZANE AVE N
BROOKLYN PARK, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN NOTES

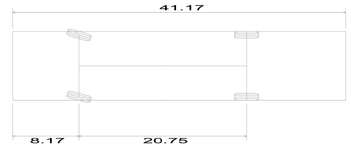
PROJECT: 90936
SHEET NO. C9 OF C10



Vehicle Tracking v25.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	**Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Fire Truck Tractor



Fire Truck	
Overall Length	41.170ft
Overall Width	8.500ft
Overall Body Height	10.519ft
Min Body Ground Clearance	0.950ft
Track Width	8.500ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	36.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

0 40 80
SCALE IN FEET

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DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. PRELIMINARY JEFFREY A. PRASCH, P.E. DATE: 07.31.25 LIC. NO.: 52706		07.31.25	REVISIONS CLIENT COMMENTS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	THE DENNIS BATTY & ASSOCIATES GROUP 22770 IMPERIAL AVENUE N FOREST LAKE, ARIZONA 55025	JOYFUL WAY AG CHURCH 6340 ZANE AVE N BROOKLYN PARK, MINNESOTA	FIRE TRUCK TURNING EXHIBIT	PROJECT: 90936 SHEET NO. C10 OF C10

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.3	**Meeting Date:**	September 10, 2025
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	2		
Ordinance:	N/A	**Prepared By:**	Cara Donovan, Senior Planner
Attachments:	5	**Presented By:**	Cara Donovan, Senior Planner
Item:	**Kwik Trip 108th Ct (DEV #25-116)–** Conditional Use Permit and Site Plan Requests for a fuel station at 8200 108th Court.		

Proposed Action:
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FUEL STATION AT THE LOCATION OF 8200 108TH COURT, SUBJECT TO THE CONDITIONS LISTED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108TH COURT, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

Overview:

This request is for a single 24-hour 9,176 square foot fuel station with ten 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. Additional landscaping is requested for the loading area. Evergreen 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 required 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 at the east driveway on 108th Court, circulation around the north side of the proposed building, fuel at the diesel canopy on the west side of the site and exit at the 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 is being 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, and is proposing 34% open space, meeting 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 plan does not provide plantings meeting 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 are being 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 does not meet screening requirements as prescribed in § 152.1024. The site plan must be updated to screen the parking areas and loading area from the public rights-of-way (§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:

A. DRAFT CONDITIONAL USE PERMIT RESOLUTION
B. SITE PLAN REVIEW RESOLUTION
C. LOCATION MAP
D. PREVIOUS APPROVALS

E. 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 August 28, 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 Pursuant to §152.1015(C) of the zoning code, staging areas visible from the public rights-of-way areas must be screened.

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

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

5.04 Prior to issuance of a building permit, the Applicant must submit a Screening Plan that meets the requirements of §152.1024.

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

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

6. Prior to issuance of a building permit, the Applicant must submit a Screening Plan that meets the requirements of §152.1024.

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

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

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

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

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

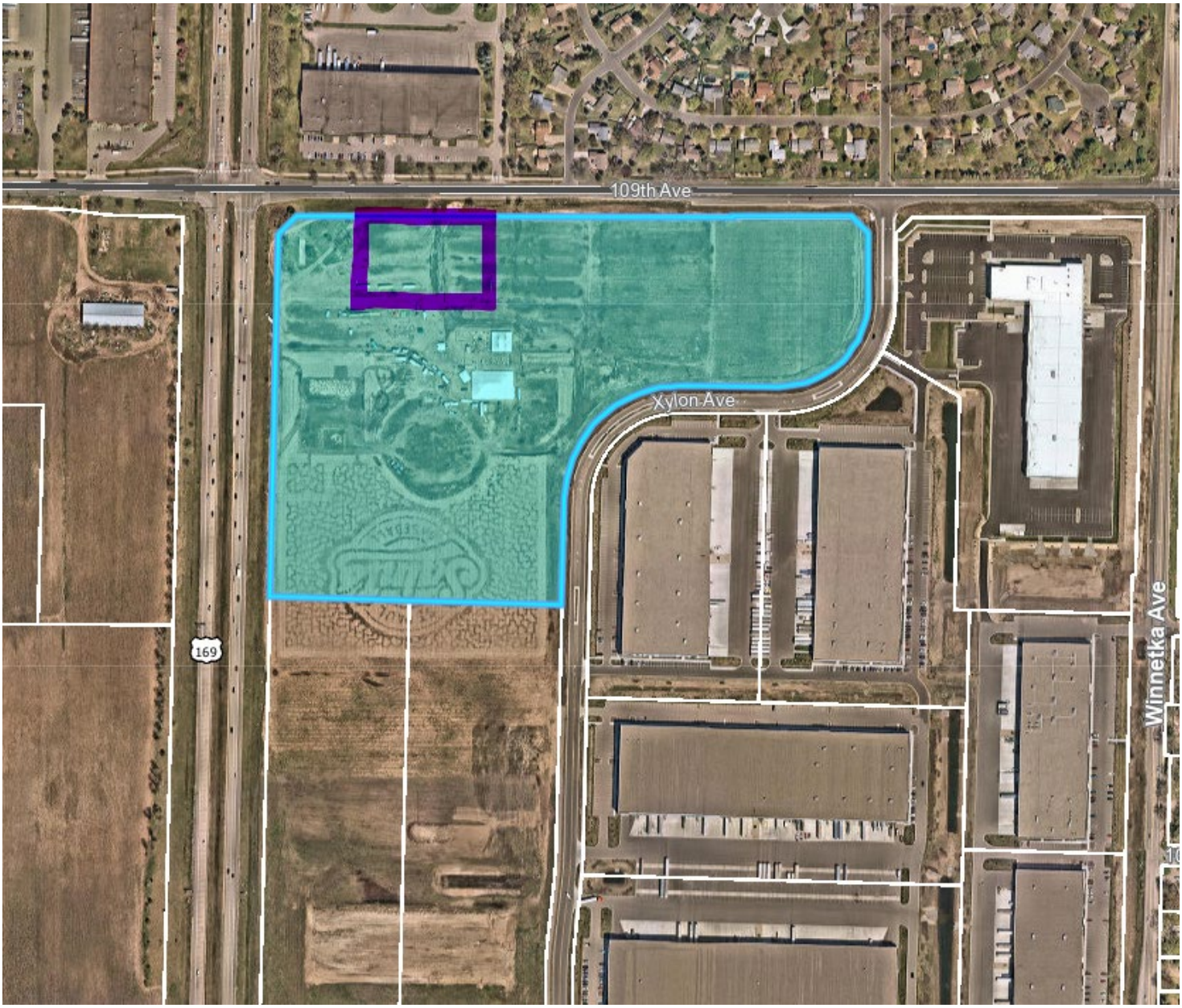
9. This resolution must be recorded with the Hennepin County Recorder's office.

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

#2025-68

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.

#2025-70

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)

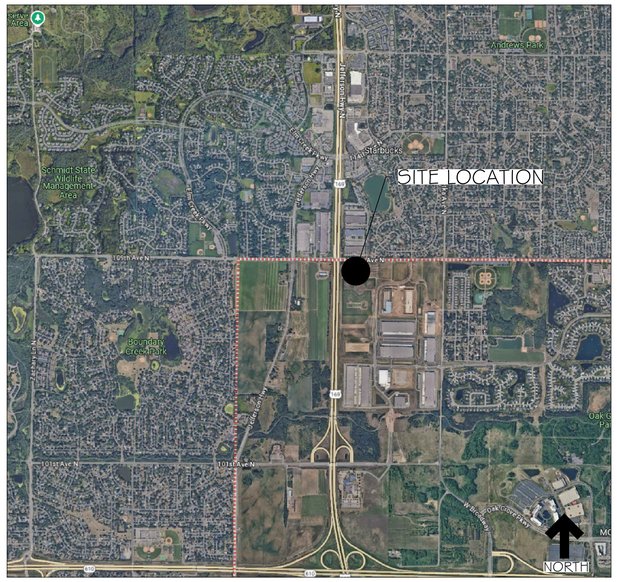
DEVIN MONTERO, CITY CLERK

#2025-67

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

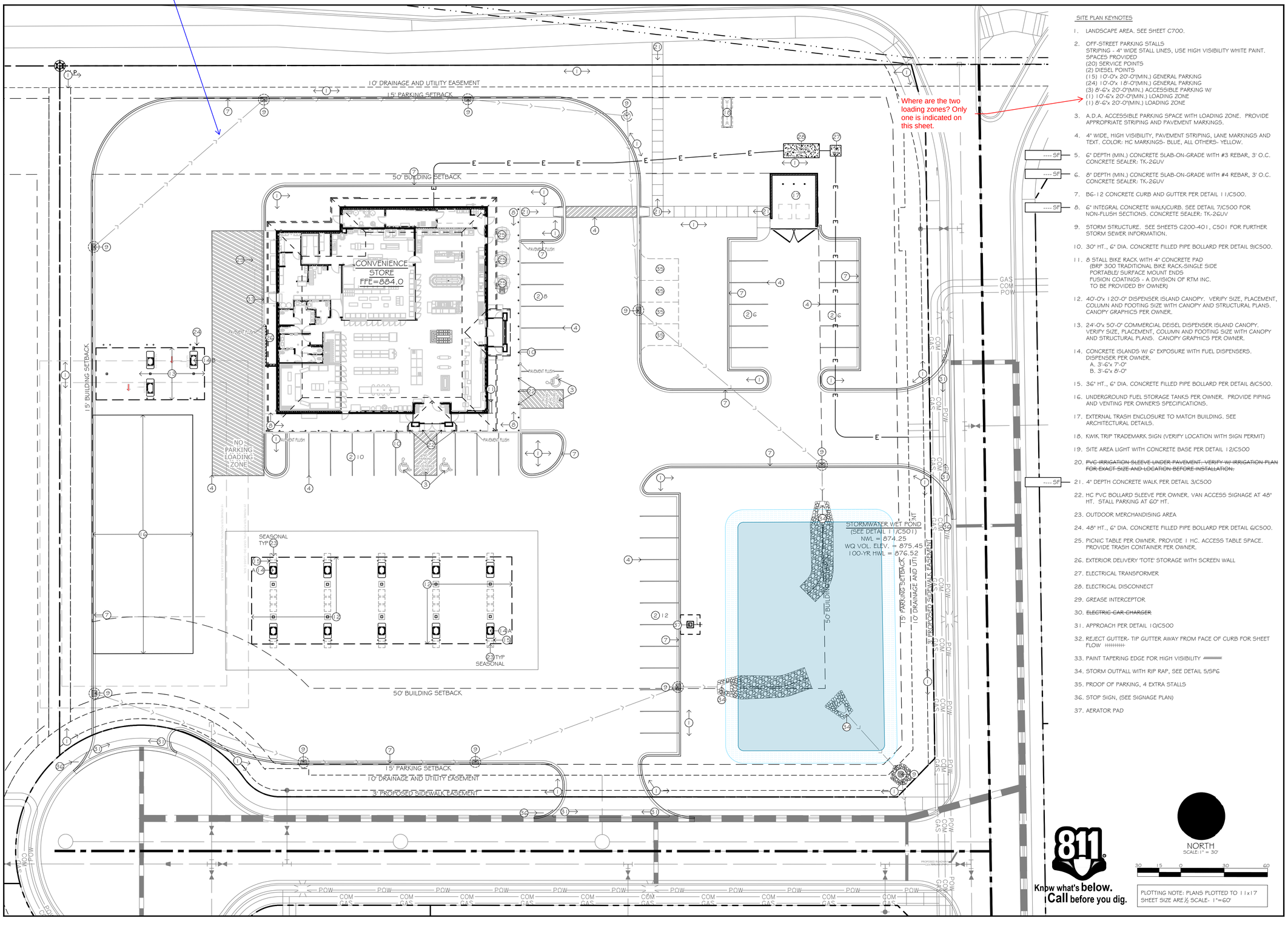
-- BROOKLYN PARK, MINNESOTA

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

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

INSITES 25-013 PM B.D.

see my comments on CUP submittal Civil Set



Where are the two loading zones? Only one is indicated on this sheet.

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

NORTH
SCALE: 1" = 30'

30 15 0 30 60

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

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

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FAX (608) 781-8960

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4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763 . 383 . 8400
insitesmc.net mail@insitesmc.net

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Date 12-2024 License No. 19306

Signed Robert J. Mueller

SITE KEYNOTE PLAN

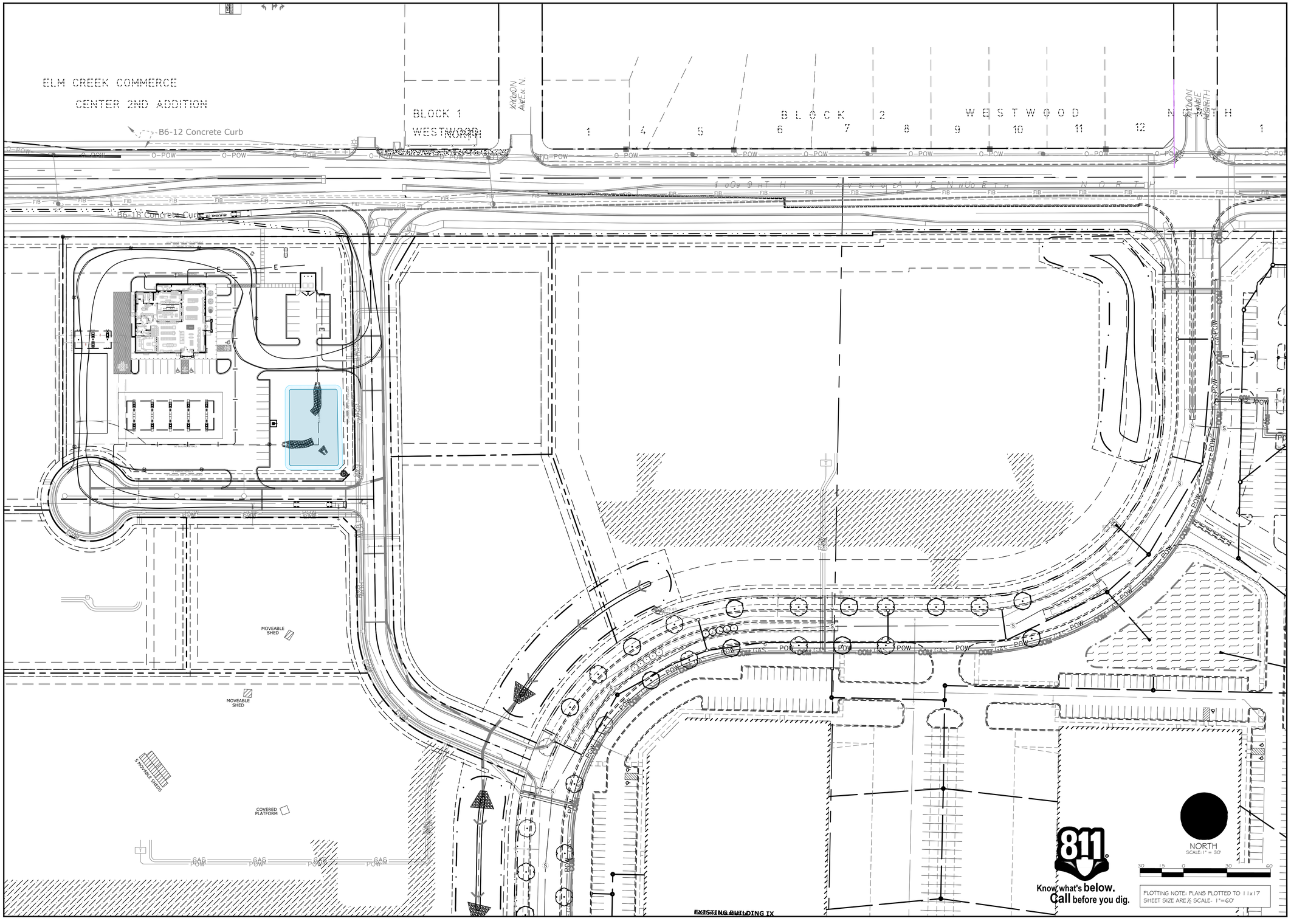
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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

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

INSITES 25-01 S PM B.D.



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SITE CIRCULATION PLAN

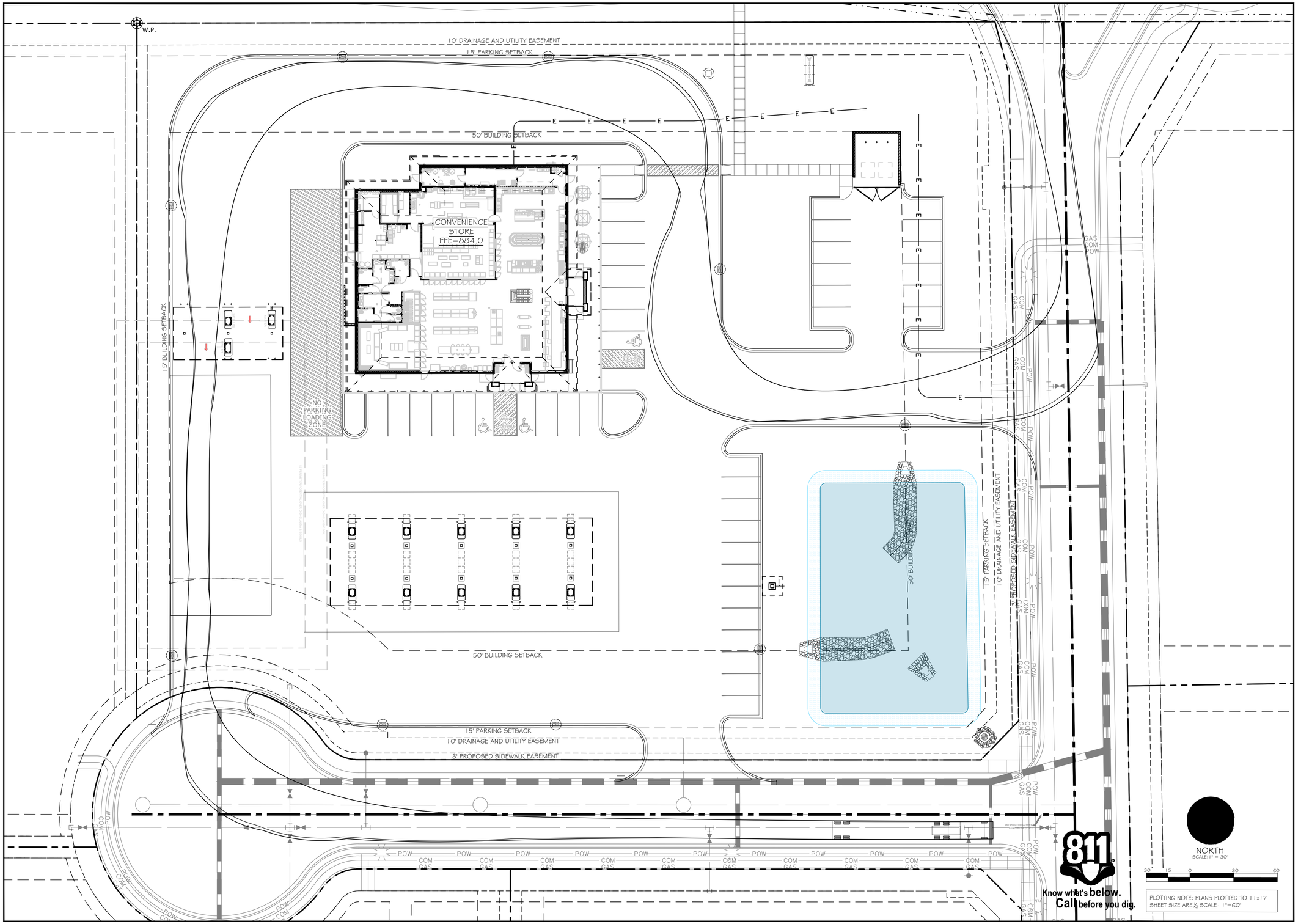
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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

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

INSITES 25-01 S PM B.D.



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

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SITE CIRCULATION PLAN ENLARGED

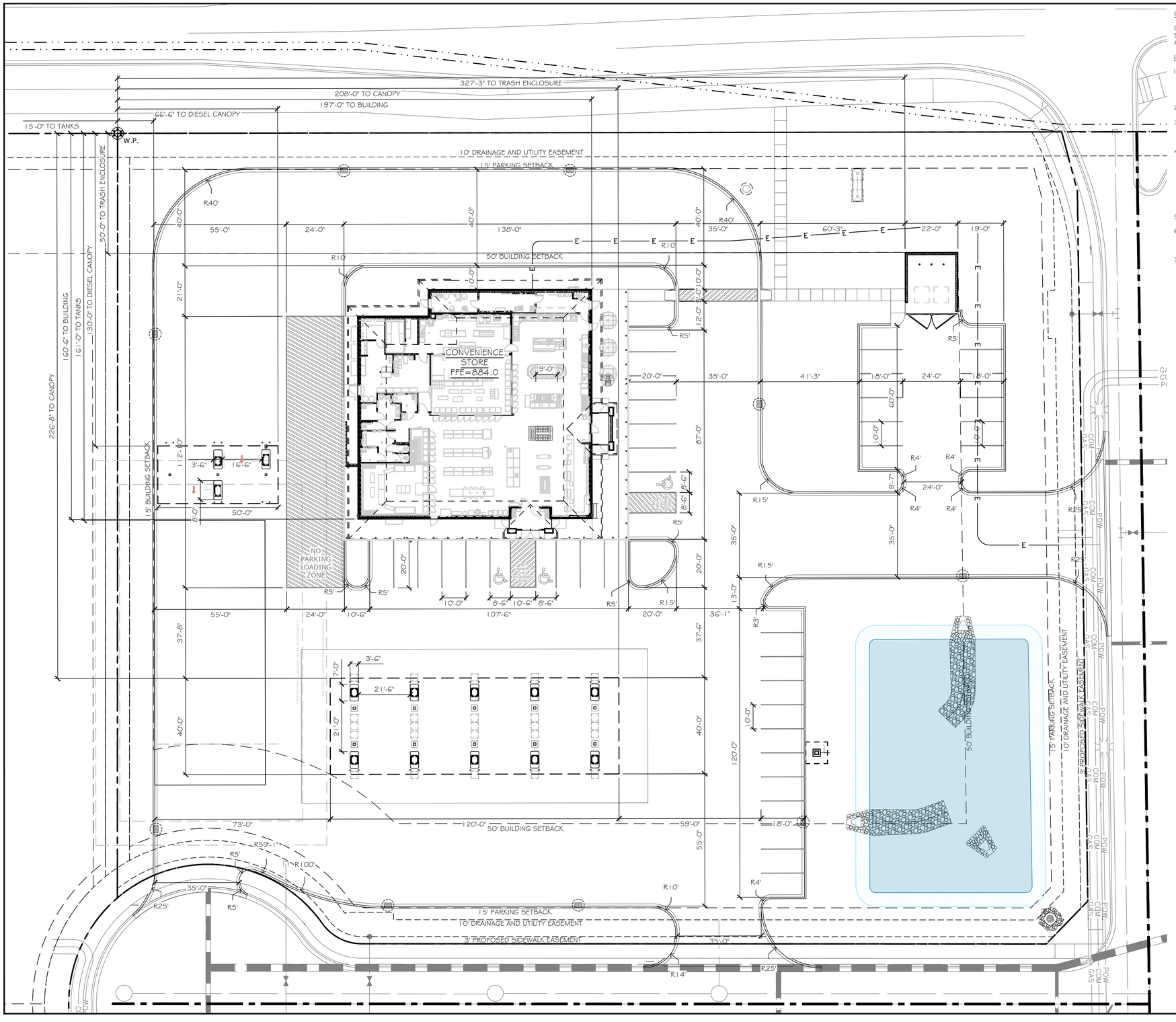
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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

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

INSITES 25-0178 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:	92,040 SF
PAVED AREA:	74,952 SF
BUILDING AREA:	9,176 SF

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 DIMENSION PLAN

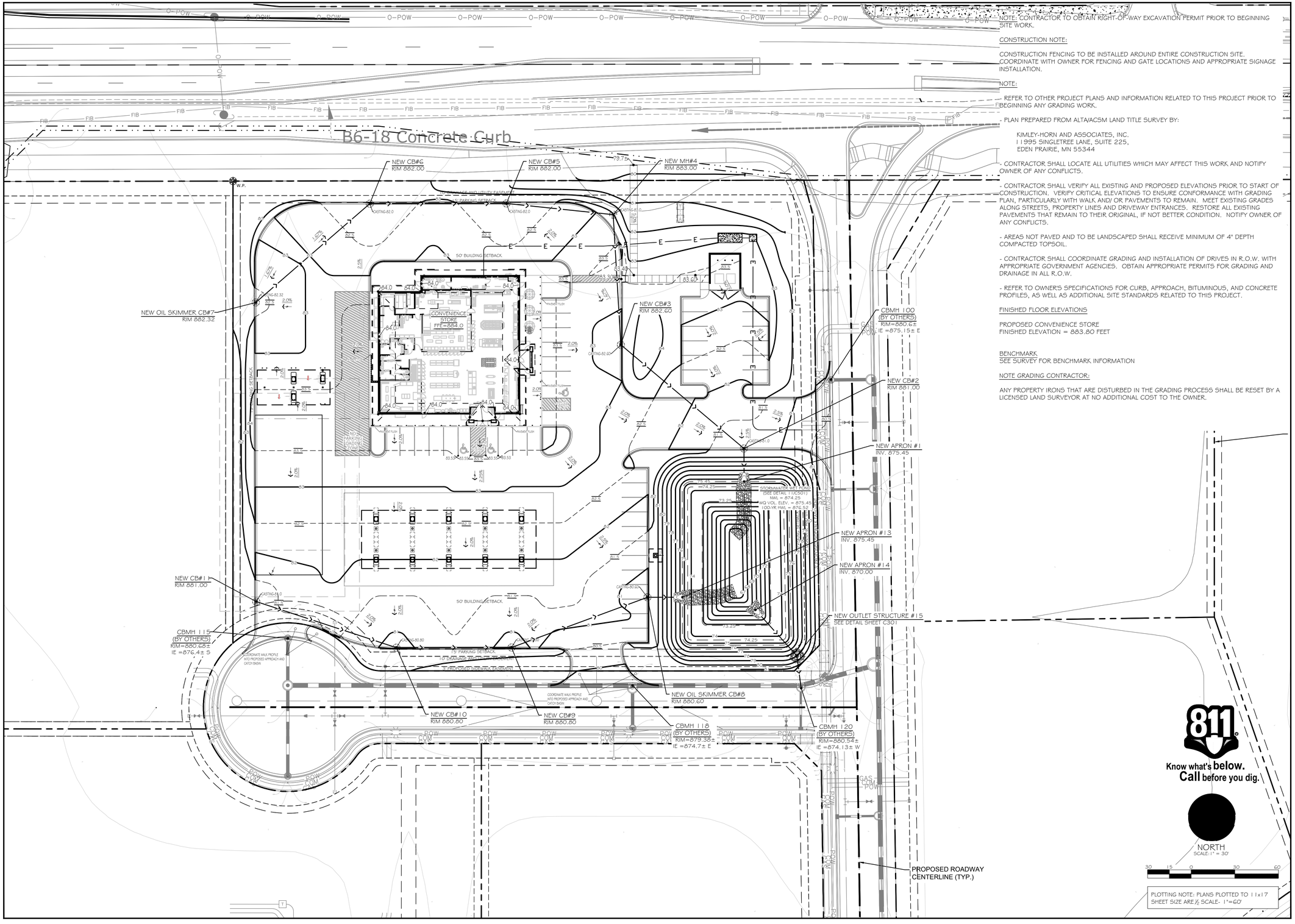
CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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

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

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GRADE PLAN

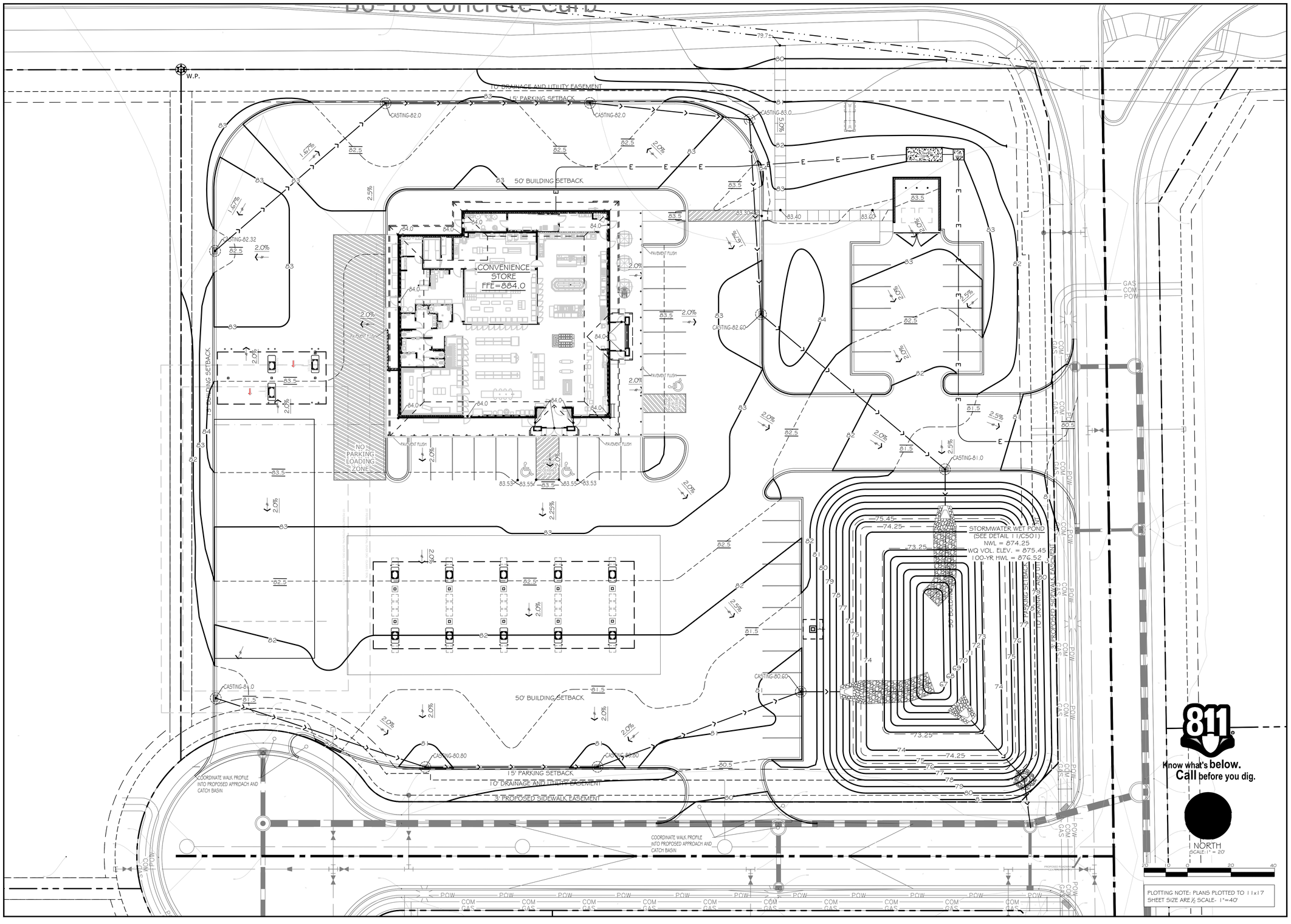
CONVENIENCE STORE 1779

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-	30JUL25	SITE REDESIGN
-	21AUG25	CITY COMMENTS

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 License No. 19306

Signed

Robert J. Mueller

GRADE PLAN

CONVENIENCE STORE 1779

-- BROOKLYN PARK, MINNESOTA

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

DRAWN BY

SCALE GRAPHIC

PROJ. NO. 25-1779

DATE XX/XX/XXXX

SHEET **C201**

INSITES 25-01 S PM 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."

PROPOSED

109TH AVENUE N
RIGHT-OF-WAY

PLAT OF NORTHPARK

LOT 1 BLOCK 2

BUSINESS CENTER

PROPOSED 108TH COURT N

TENTH AVENUE N

LANDSCAPE ISLAND

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%

UTILITY EASEMENT
15' PARKING SETBACK
50' BUILDING SETBACK

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

21 LF 10" PVC @ 1.0%
(48" BURY OR INSULATE PIPE)

104 LF 12" H.D.P.E. @ 0.30%

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

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

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)

10 LF 8" 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

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

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)

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

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

15' PARKING SETBACK

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

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%

880.2
SB-PARCEL 5

PARKING LOADING ZONE

N89°09'18"E 13.00

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

N14°49'52"W 23.44

N0°01'02"E 317.89

298.26

N0°01'02"E 300.00

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.

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

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

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%

24.85
N44°09'19"E

101 LF 12" SCH-40 PVC @ 0.31%

NEW CB#11
RIM 881.00
INV. 876.40

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

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

22LF 6" 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"

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

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

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

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

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

96.57
Δ=95°23'43"
R=58.00

9.33
19.13
R=20.00
Δ=54°45'56"

N0°01'10"E 13.00

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

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.

NORTH

20 10 0 20 40

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KWIK STAR

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Sunde Engineering, PLLC.
SUNDE ENGINEERING, PLLC.
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundeeng.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. Munstadt

DATE: 08/21/25 REG. NO.: 23468

STORM SEWER PLAN

CONVENIENCE STORE 1779

- BROOKLYN PARK, MINNESOTA

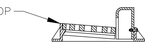
NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/21/25	CITY COMMENTS

DRAWN BY	MW
SCALE	GRAPHIC
PROJ. NO.	25-1779
DATE	JUNE 25, 2025
SHEET	C300

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.



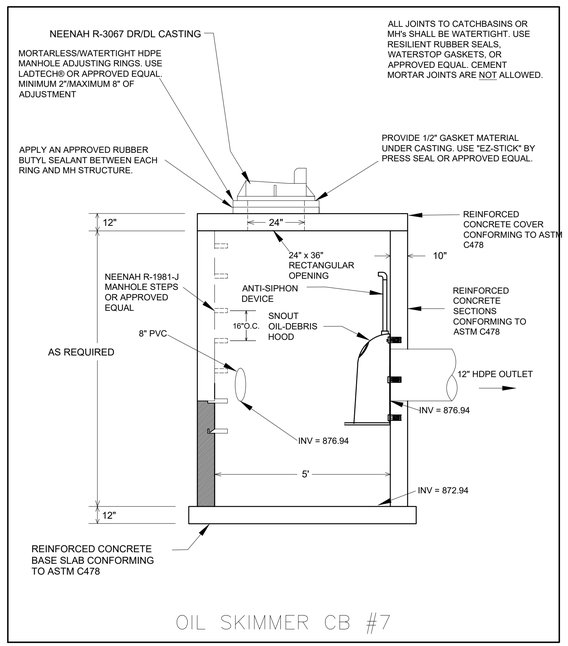
3. All joints and connections in the sewer system shall be gastight or watertight. Inlet and outlet connections to sewer manholes must use flexible compression joints located between 12 and 36 inches from the manhole in accordance with Minnesota Rules part 4714.719.6. Where permitted by the administrative 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 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.

HDPE REQUIREMENTS:

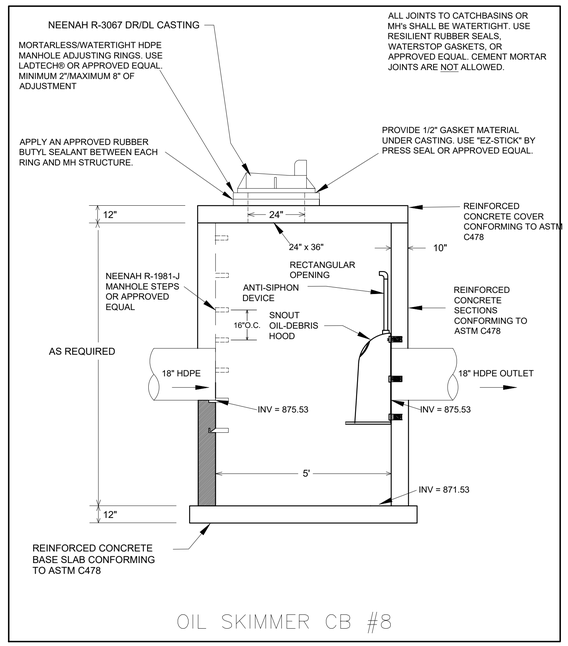
1. Install dual–wall, smooth interior, corrugated high–density polyethylene (HDPE) pipe at locations indicated on the plan. High–density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual–wall, smooth interior, corrugated high–density 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.

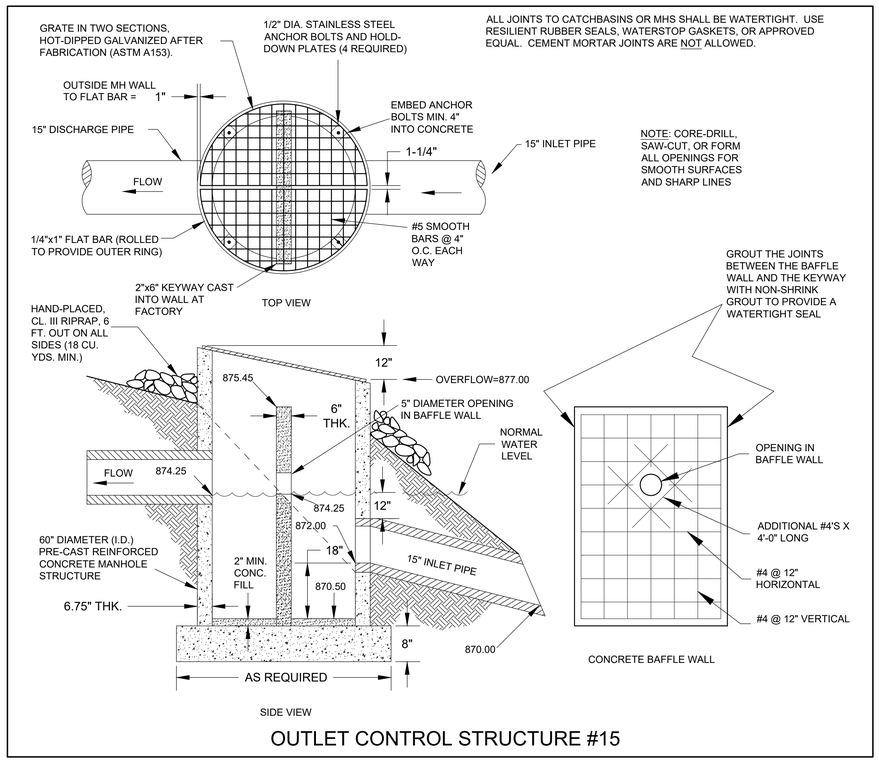
13. Drainтile: In accordance with Minnesota Rules part 4714.1101.4.6, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F667) on all drainтile. Install drainтile with high permittivity circular knit polymeric filament filter sock per ASTM D6707–01. MnDot 3733 Type I sewn seam non–woven fabric shall not be used. Drainтile pipe directly connected to the storm sewer is classified as storm sewer. Drainтile 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

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

Sunde Engineering, PLLC.
SUNDE ENGINEERING, PLLC.
10somethingNESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundeeng.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. Munkstock

DATE: 08/21/25 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

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."

PROPOSED

109TH AVENUE N
RIGHT-OF-WAY

S89°54'38"W

64LF 6" PVC SAN. S. @ 1.1%

EXISTING FIRE HYDRANT

SAN. S. CLEANOUT RIM = 882.80 INV = 875.36

10' DRAINAGE AND UTILITY EASEMENT

15' PARKING SETBACK

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

59LF 6" PVC SAN. S. @ 1.1%

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

SAN. S. CLEANOUT RIM = 882.40 INV = 876.01

GAS SERVICE AND METER LOCATION

TRANSFORMER AND CT CABINET PAD LOCATION

72LF 6" PVC SAN. S. @ 1.1%

50' BUILDING SETBACK

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

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

ELECTRIC SERVICE LOCATION

2" DOMESTIC WATER SERVICE AND METER LOCATION

TELEPHONE SERVICE LOCATION

FIRE HYDRANT (BY OTHERS)

GREASE TRAP. REFER TO PLUMBING PLANS.

CONVENIENCE STORE
FFE=884.0

GEN 3
9,176 SQ FT

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

SAN. S. CLEANOUT RIM = 883.70 INV = 876.80

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

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

16LF 6" PVC SAN. S. @ 1.25%

PLAT OF LOT 1 BLOCK 2 NORTHPARK

NO PARKING LOADING ZONE

880.2
SB-PARCEL 5

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

COORDINATE NEW UG GAS SERVICE WITH UTILITY COMPANY

COORDINATE NEW UG TELEPHONE SERVICE WITH UTILITY COMPANY

COORDINATE NEW UG ELECTRIC SERVICE WITH UTILITY COMPANY

15' BUILDING SETBACK

N0°01'02"E 317.89

UTLOT C

2" COPPER WATER (OR APPROVED EQUAL)

BUSINESS CENTER

SAN. S. CLEANOUT RIM = 882.37 INV = 872.17

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

50' BUILDING SETBACK

2" COPPER WATER (OR APPROVED EQUAL)

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

8"x2" REDUCER

FIRE HYDRANT (BY OTHERS)

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

15' PARKING SETBACK

10' DRAINAGE AND UTILITY EASEMENT

3' PROPOSED SIDEWALK EASEMENT

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"

3.33 79.12 R=20.00 Δ=54°45'56"

N0°01'10"E 13.00

S89°58'50"E 284.60

N44°09'19"E 24.85

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

PROPOSED 108TH COURT NORTH

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

PROPOSED TENTH ADI

ZEALAND AVENUE N

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.

NORTH

20 10 0 20 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

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(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. Munderloh

Brian H. Munderloh
DATE:08/21/25 REG. NO.: 23468

UTILITY 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

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

KWIK TRIP PM 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 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 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 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 connnectors 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. 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 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; 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.

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 connnectors 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 ensure 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 round cast iron 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 connnectors 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, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

Sunde Engineering, PLLC.
SUNDE ENGINEERING, PLLC.
10800 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

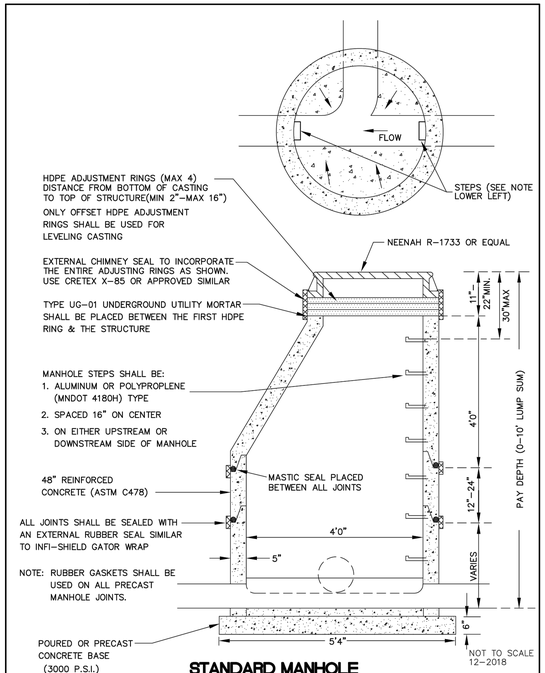
Brian H. Murdstock

DATE: 08/21/25 REG. NO.: 23468

UTILITY NOTES

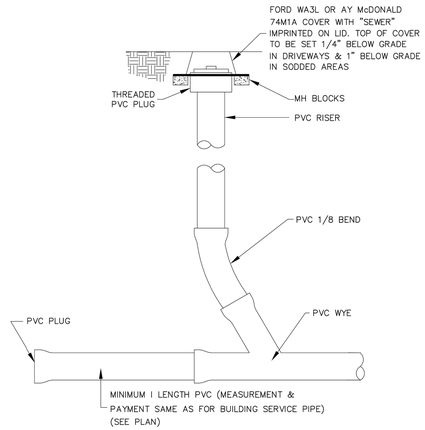
CONVENIENCE STORE 1779 - BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-



NOT TO SCALE
12-2018

STANDARD MANHOLE
DETAIL DRAWING S-1
CITY OF BROOKLYN PARK

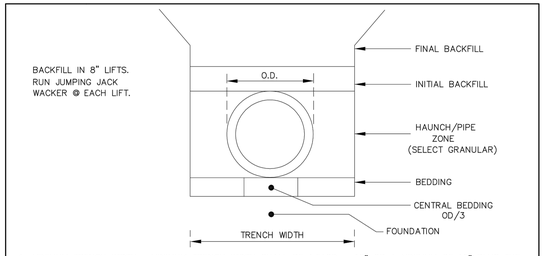


NOTE : LUMP SUM BID PRICE TO INCLUDE :
1. PVC WYE
2. 1/8TH PVC BEND
3. PVC RISER
4. PVC PLUG
5. 4", 6" OR 8" SDR 26 PVC PIPE
6. THREADED PVC PLUG
7. 2 MH BLOCKS
8. COVER W/ LOCKING LID

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

NOT TO SCALE
3-2007

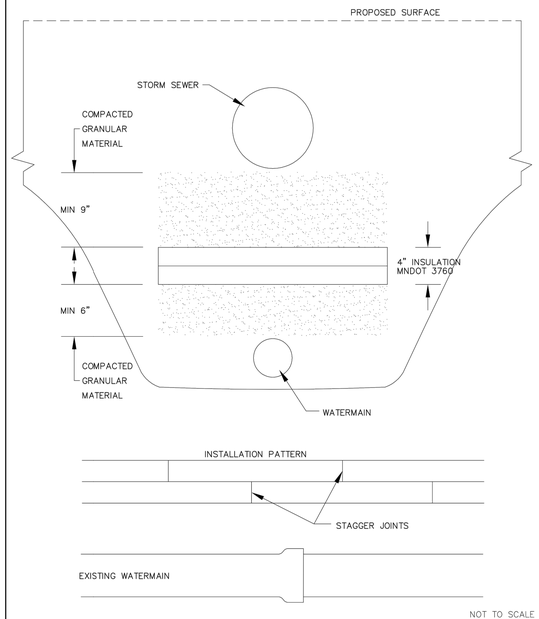
CLEAN - OUT STRUCTURE
DETAIL DRAWING S-8
CITY OF BROOKLYN PARK



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.

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

NOT TO SCALE
1-2018



NOT TO SCALE
4-96

WATERMAIN INSULATION
DETAIL DRAWING W-6
CITY OF BROOKLYN PARK

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

SUNDE ENGINEERING, PLLC.
10800 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-1344 TELEPHONE
(952) 881-1913 FAX
www.sundeeng.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

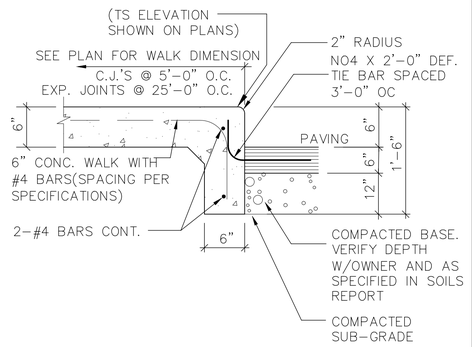
DATE: 08/21/25 REG. NO.: 23468

UTILITY DETAILS
CONVENIENCE STORE 1779
- BROOKLYN PARK, MINNESOTA

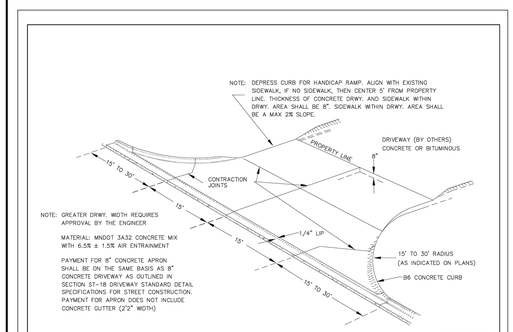
NO.	DATE	DESCRIPTION
-	06/25/25	INTERNAL REVIEW
-	07/30/25	SITE REDESIGN
-	08/21/25	CITY COMMENTS

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

KWIK TRIP P.M. B.D.

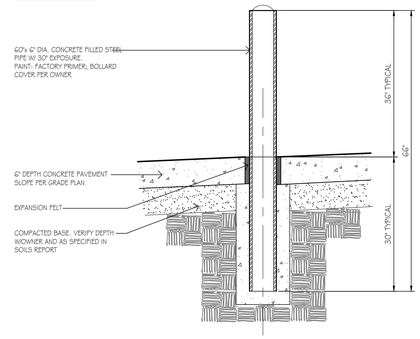


7 | C500 — SIDEWALK/ CURB DETAIL
NOT TO SCALE

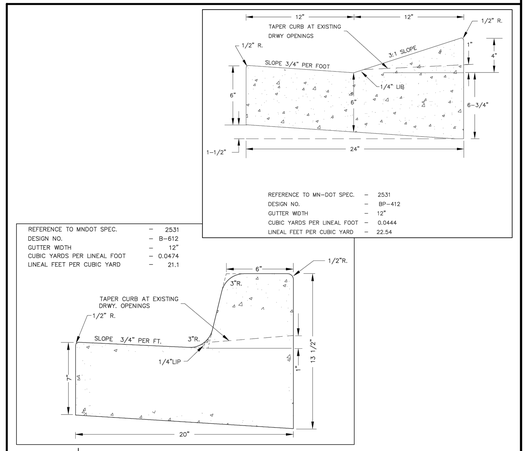


10 | C500 — CONCRETE APPROACH DETAIL
NOT TO SCALE

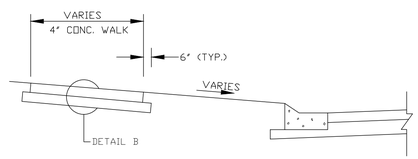
NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

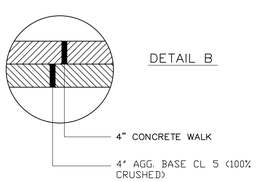


8 | C500 — 36" HEIGHT PIPE BOLLARD
SCALE - 3/8" = 1'-0"



11 | C500 — CONCRETE CURB DETAIL
NOT TO SCALE



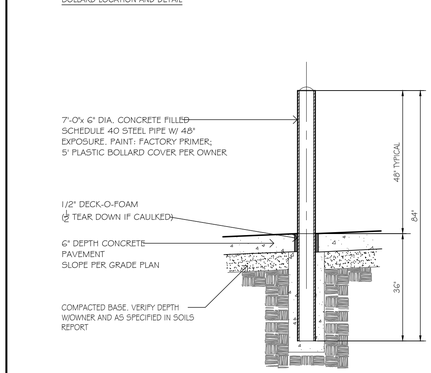


NOTES:

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.

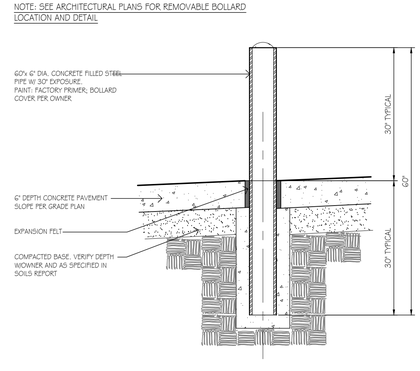
3 | C500 — CONCRETE WALK/ PAD DETAIL
NOT TO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

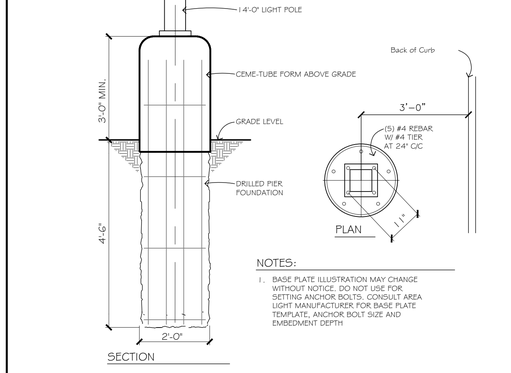


6 | C500 — 48" HEIGHT PIPE BOLLARD
SCALE - 1/2"= 1'-0"

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



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"

KWIK TRIP
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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
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763 . 383 . 8400
insitesmn.net mail@insitesmn.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 PLAN DETAILS

CONVENIENCE STORE 1779

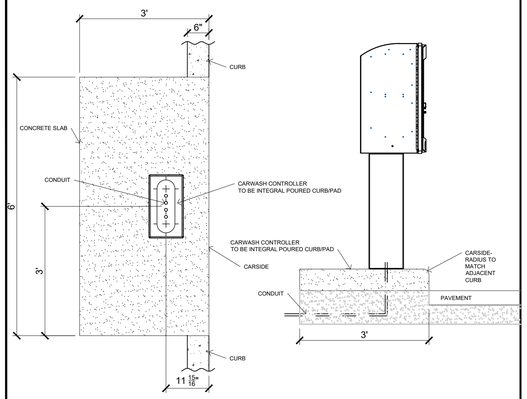
-- BROOKLYN PARK, MINNESOTA

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

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

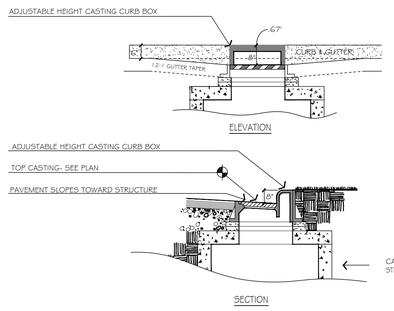
INSITES 25-013 PM B.D.

Use detail from 2025 spec book - detail dated 11-2021.

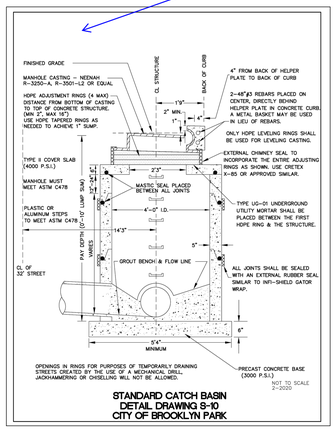


1 | C501 | CAR WASH PAY STATION | NOT TO SCALE

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.)



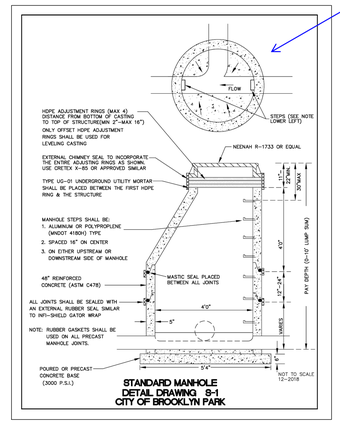
4 | C501 | CURBLINE DETAIL AT CATCHBASIN CURB/PAVEMENT LOW POINTS (SPECIFIC LOCATIONS) | NOT TO SCALE



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

2 | C501

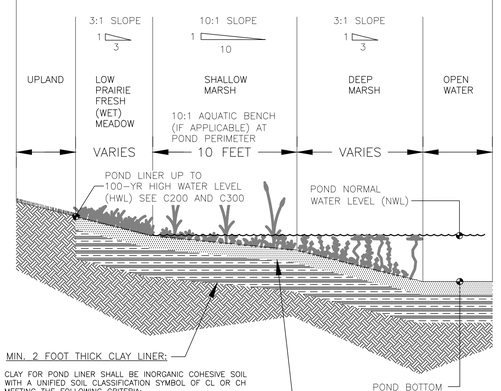
5 | C501



8 | C501 | STANDARD MANHOLE | NOT TO SCALE

This detail is also on sheet C402

SEED MIXTURES IN ACCORDANCE WITH LANDSCAPE PLAN



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

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
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
7 6 3 . 383 . 8400
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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

DRAWN BY

SCALE GRAPHIC

PROJ. NO. 25-1779

DATE XX/XX/XXXX

SHEET C501

INSITES 25-013 PM B.D.

CENTER 2ND 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

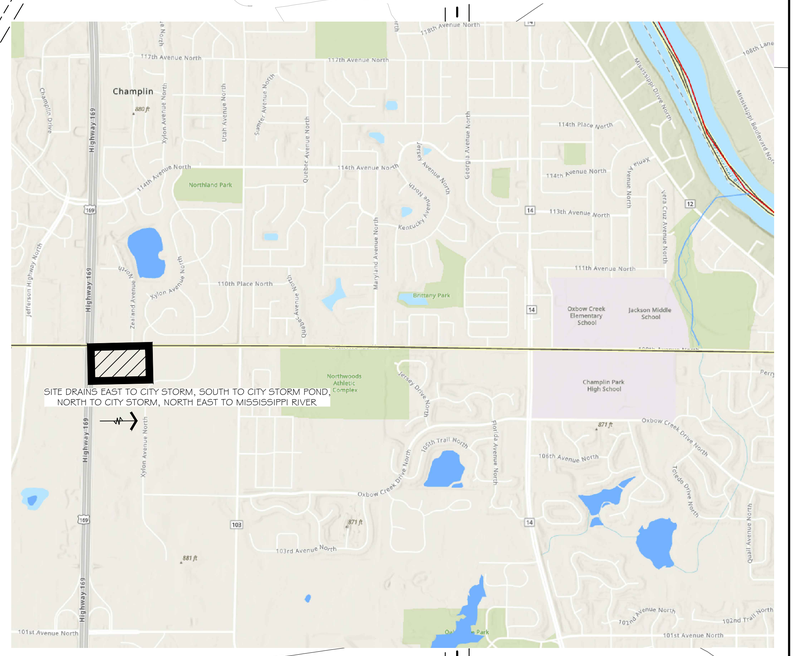
ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE TO STATE AND DNR TECHNICAL STANDARDS

-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
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Signed
Robert J. Mueller

EROSION CONTROL PLAN

CONVENIENCE STORE 1779

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SHEET C600

INSITES 25-013 FM 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 basin 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
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

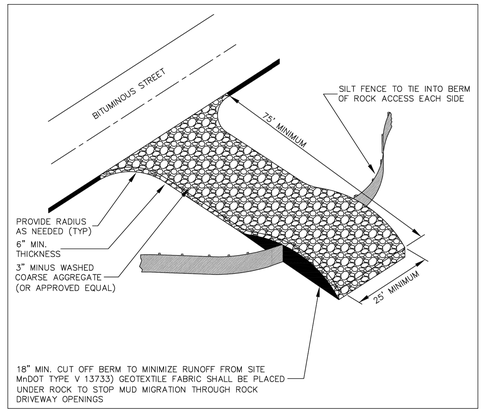
-- BROOKLYN PARK, MINNESOTA

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

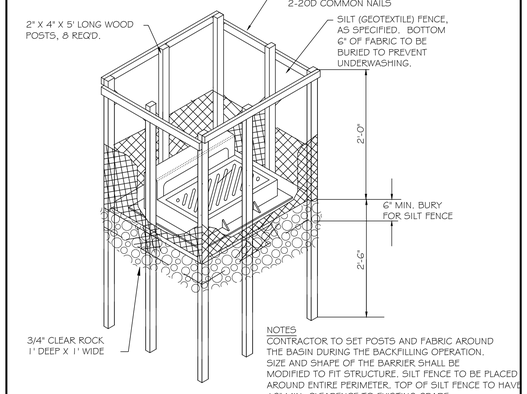
DRAWN BY

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

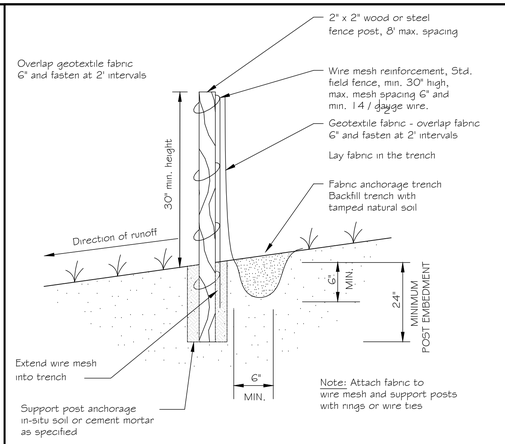
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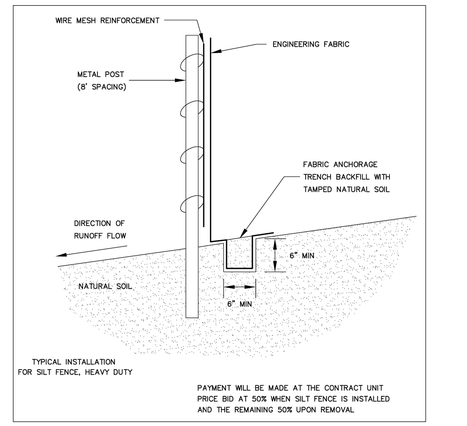
1 | C602 ROCK CONSTRUCTION ENTRANCE



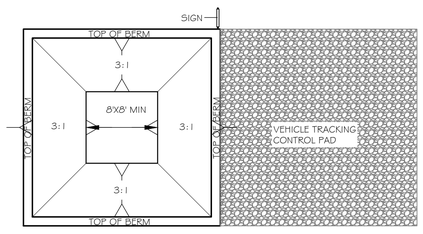
2 | C602 EROSION CONTROL AROUND CATCH BASIN



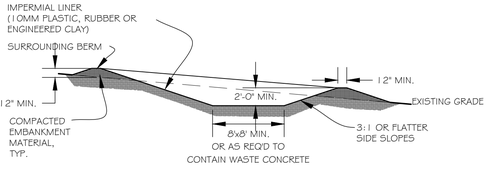
3 | C602 HEAVY DUTY SILT FENCE



4 | C602 SILT FENCE



PLAN
1/8"= 1'-0"



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

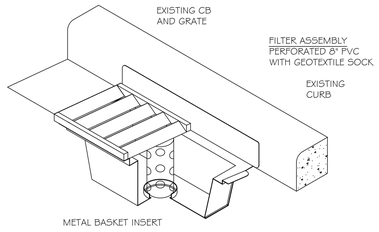
CONCRETE WASHOUT AREA INSTALLATION NOTES

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.

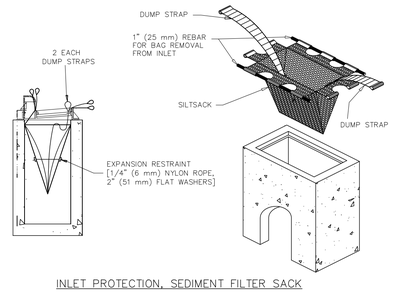
CONCRETE WASHOUT AREA MAINTENANCE NOTES

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



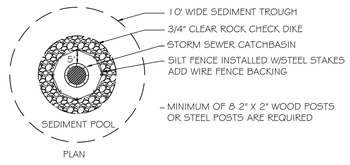
INLET PROTECTION, METAL BASKET TYPE



INLET PROTECTION, SEDIMENT FILTER SACK

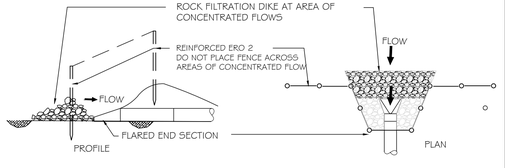
6 | C602 INLET PROTECTION AT CATCH BASIN

A. EROSION CONTROL AROUND BEEHIVE BASINS

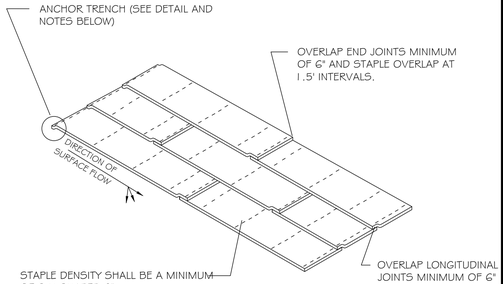


PLAN

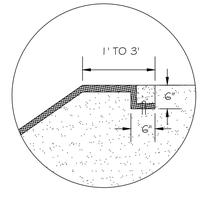
B. EROSION CONTROL AT FLARED END SECTION
TOP OF SILT FENCE TO BE LOWER THAN LOWEST ADJACENT OVERFLOW



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

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
4209 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763.383.8400
insitesmn.net mail@insitesmn.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

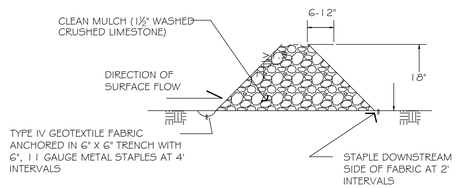
-- BROOKLYN PARK, MINNESOTA

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

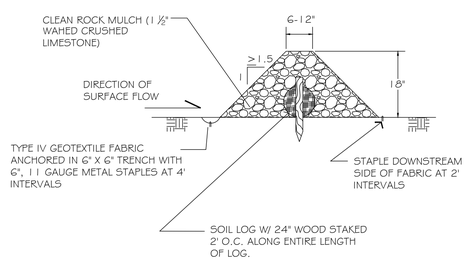
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SCALE GRAPHIC
PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C602

INSITES 25-013 PM B.D.

I. ROCK WEEPER @ MINIMAL WATER FLOWS

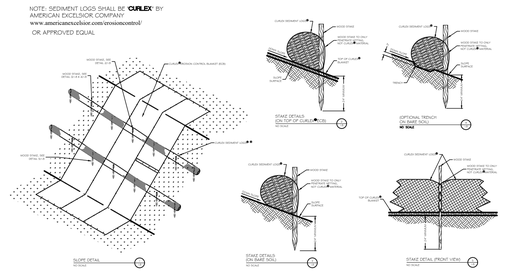


II. BIO WEEPER @ CONCETRATED FLOWS

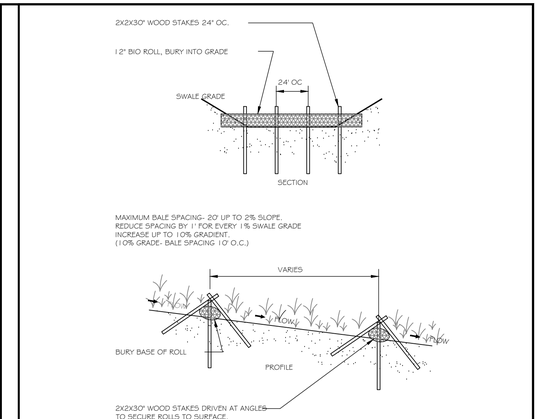


1 | C603 | DITCH CHECKS, ROCK WEEPERS, & ROCK BIO WEEPERS
EROSION CONTROL

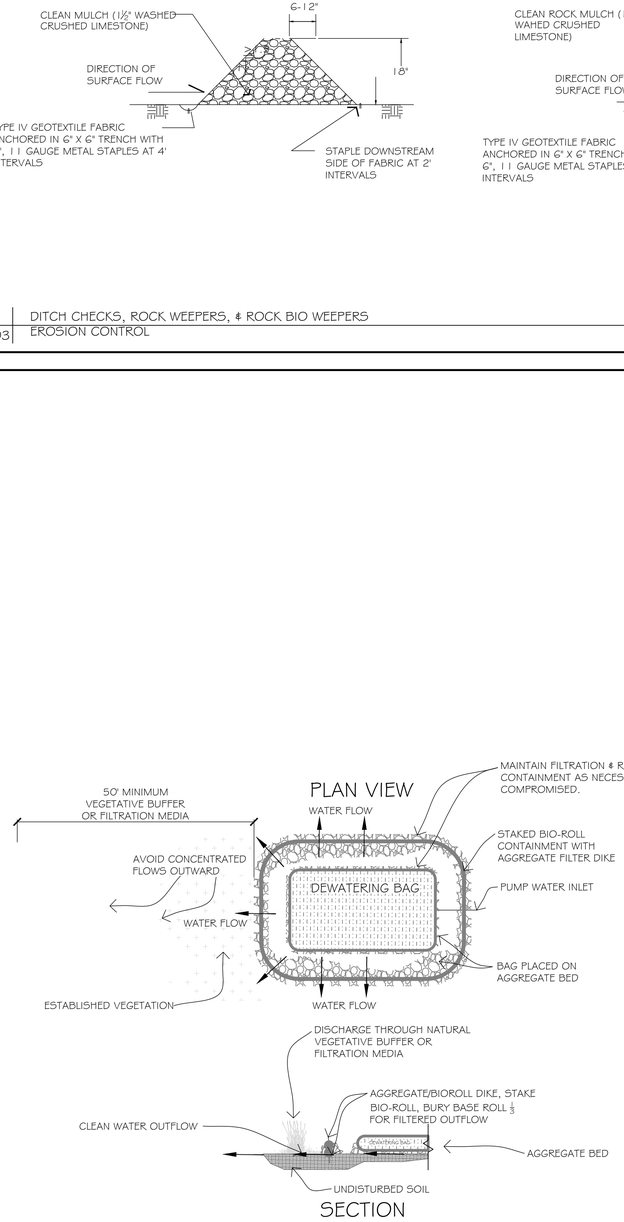
NOTE: SEDIMENT LOGS SHALL BE "CURLEX" BY AMERICAN EXCELSIOR COMPANY www.americanexcelsior.com/erosioncontrol/ OR APPROVED EQUAL



2 | C603 | BIO ROLL INSTALLATION



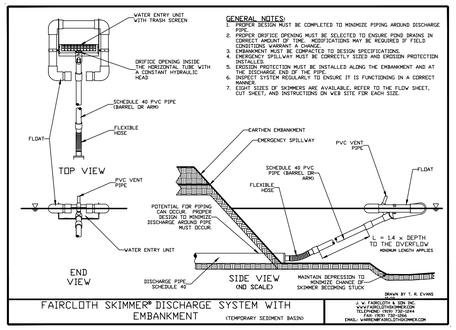
3 | C603 | DITCH CHECKS FOR DRAINAGE SWALES

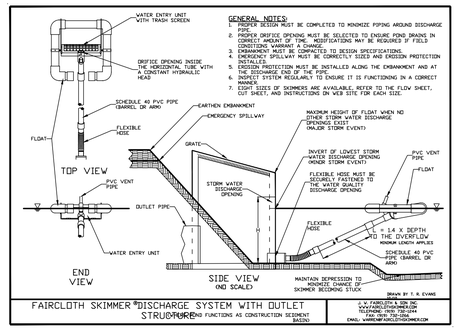


NOTES:
MAINTAIN 50' MINIMUM SEPARATION FROM DISCHARGE CONTAINMENT AND WETLANDS, WATER BODIES, OR STORM SEWERS.

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





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
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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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SHEET **C603**

INSITES 25-013 PM B.D.

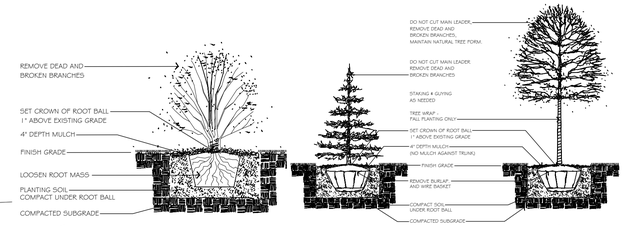
811 Know what's below. Call before you dig.

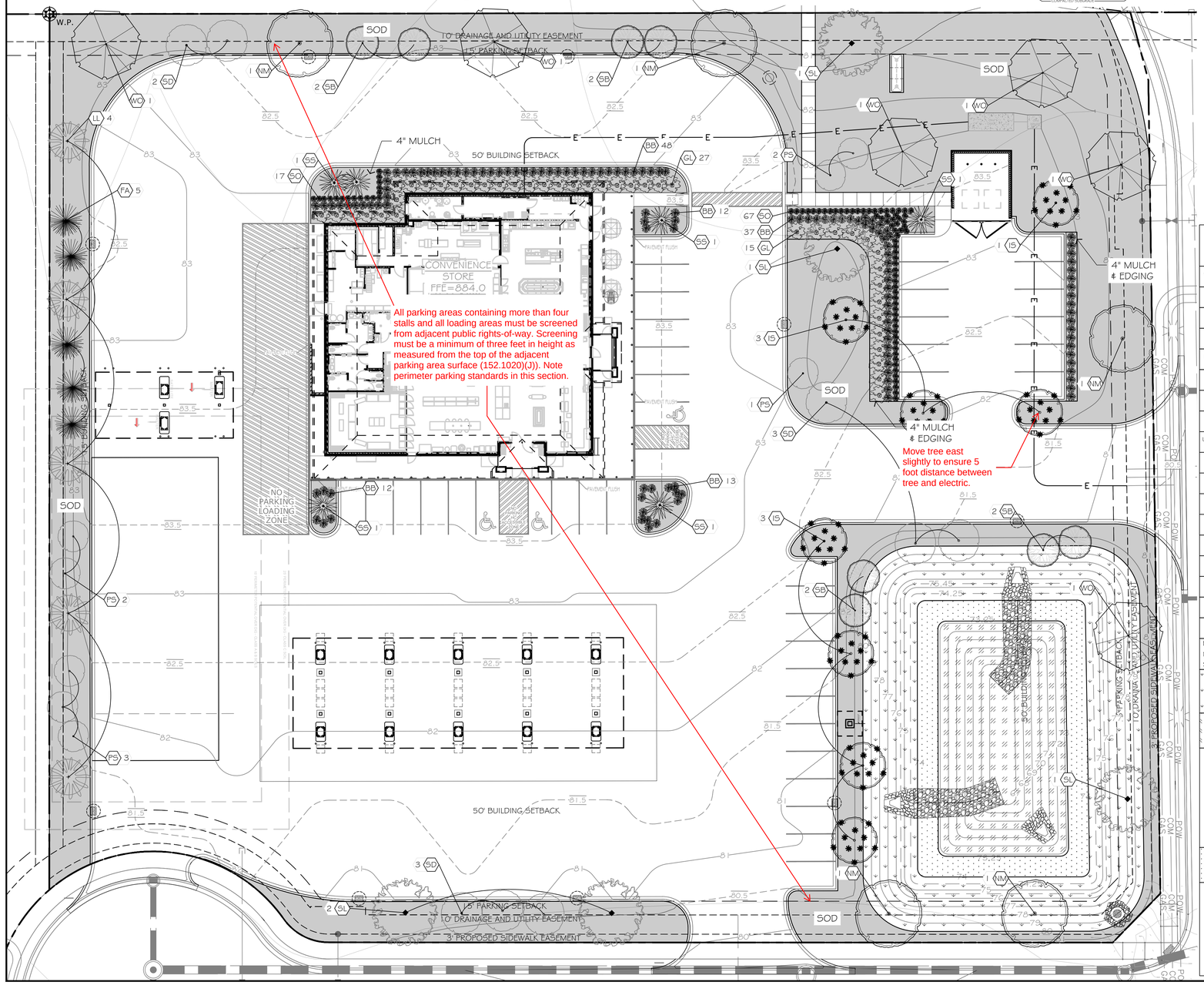
NORTH
SCALE: 1" = 20'

20 10 0 20 40

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

LANDSCAPE REQUIREMENTS:
OPEN SPACE - 45,404
OVERSTORY (1 per 3,000) = 16 REQUIRED
PROVIDED = 16
ORNAMENTAL (1 per 1,500) 31 REQUIRED
PROVIDED = 32
EVERGREEN (1 per 3,000) 16 REQUIRED
PROVIDED = 16
STREET TREES = 1 PER EVERY 70'





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	130	#1 CONT	pot	BIG BLUESTEM *Andropogon gerardii*	5' x 3'
SO	84	#1 CONT	pot	SIDEOATS GRAMA *Boutelous curtispendula*	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 License No. 19306

Signed Robert J. Mueller

LANDSCAPE PLAN

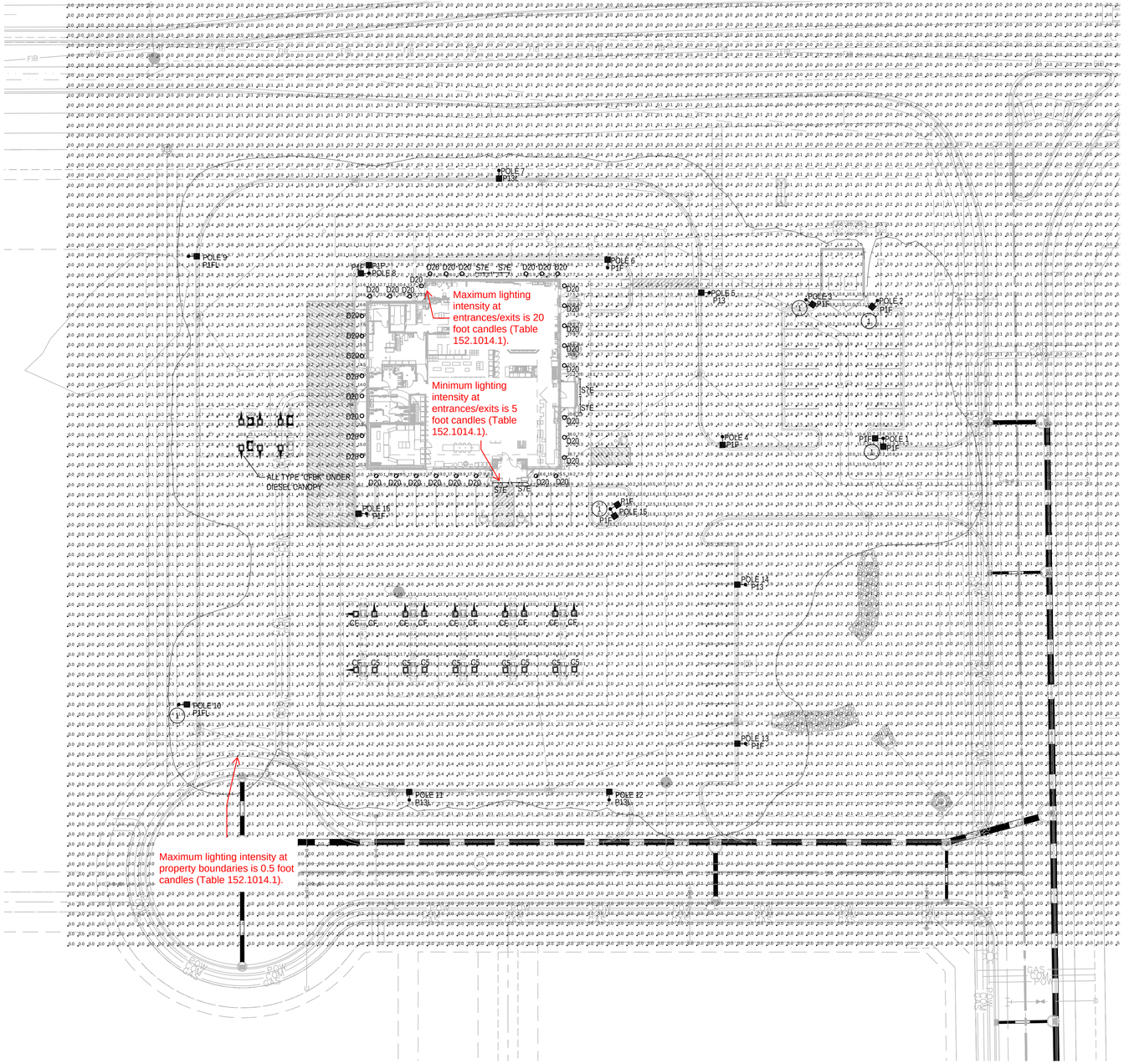
CONVENIENCE STORE 1779

BROOKLYN PARK, MINNESOTA

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PROJ. NO. 25-1779
DATE XX/XX/XXXX
SHEET C700

INSITES 25-013 PM B.D.



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

FIXTURE QUANTITIES

D20 - 34
S7E - 6
C5 - 9
CF - 11
CFBK - 6
P13 - 2
P13L - 3
P1F - 12
P1FL - 2

PROVIDE (16) 16' POLES.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 1.8
MAXIMUM: 26.8
MINIMUM: 0.0

EAST STORE PARKING STALL:
AVERAGE: 3.8
MAXIMUM: 8.1
MINIMUM: 1.8

SOUTH STORE PARKING STALL:
AVERAGE: 3.6
MAXIMUM: 8.1
MINIMUM: 1.0

TRASH ENCLOSURE PARKING STALL:
AVERAGE: 6.8
MAXIMUM: 10.8
MINIMUM: 2.4

FRONT ENTRANCE
AVERAGE: 8.3
MAXIMUM: 19.7
MINIMUM: 2.1

FUEL CANOPY:
AVERAGE: 11.4
MAXIMUM: 14.3
MINIMUM: 7.5

DIESEL CANOPY:
AVERAGE: 8.7
MAXIMUM: 14.0
MINIMUM: 2.6

SOUTHEAST PARKING STALL:
AVERAGE: 5.4
MAXIMUM: 9.6
MINIMUM: 2.4

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT GOTHAM EVO-3S/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
FIXTURES ARE SHOWN DIMMED DOWN TO 90%.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY
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%.

CFBK - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK MOUNTED UNDER DIESEL CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.
FIXTURES ARE SHOWN DIMMED DOWN TO 20%.

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:

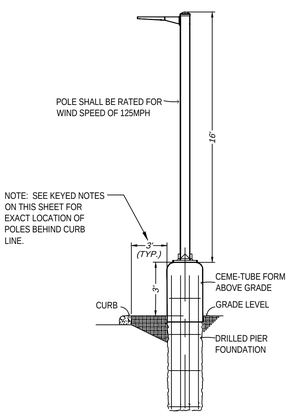
- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE

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 NOTE:

(1) CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.



LOT LIGHT ELEVATION DETAIL

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 Czernecki Reg. No. 14540

Date: 06-27-25

2025-0195.14

[redacted]

275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

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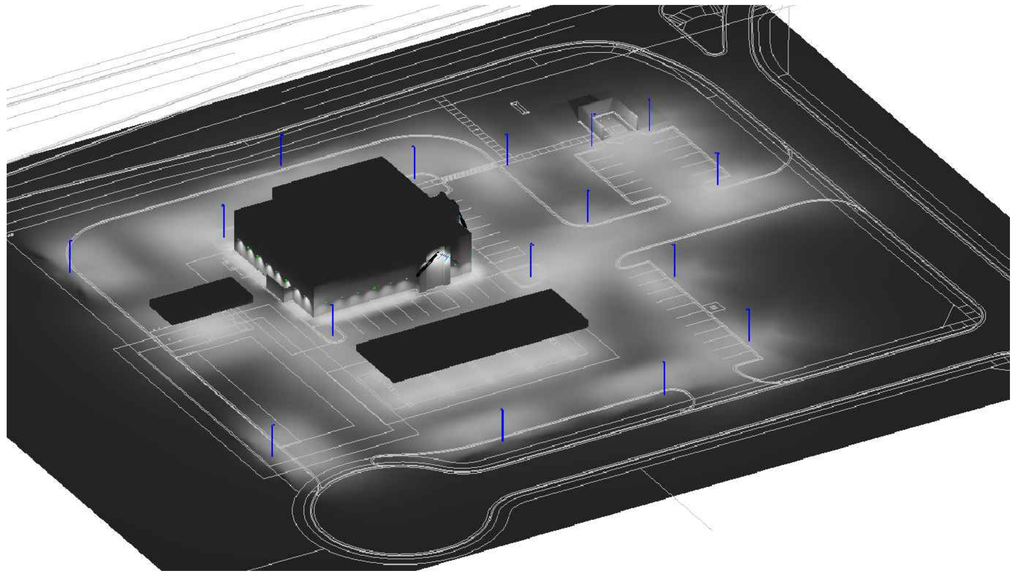
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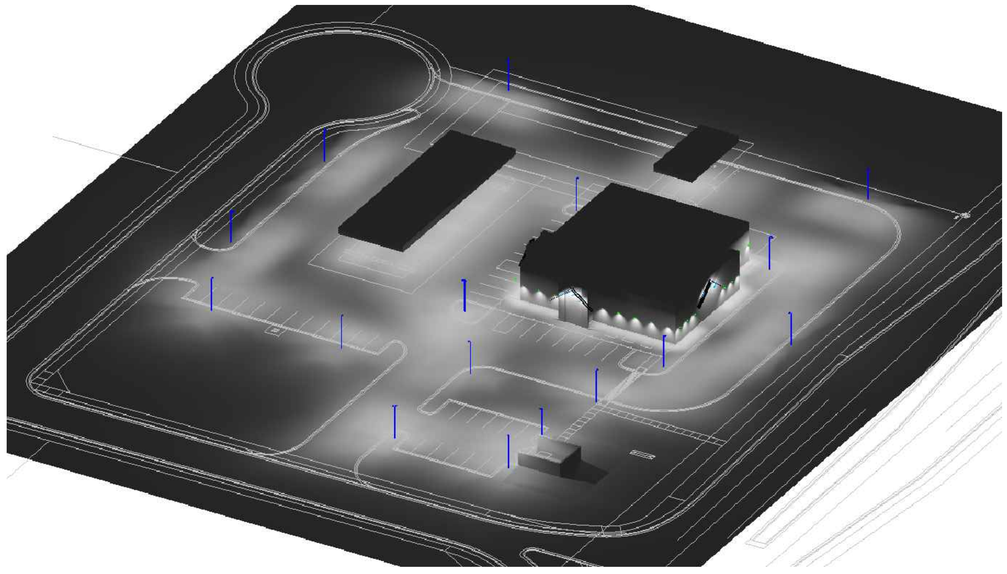
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INSITES 25-013 PM B.D.



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



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PHOTOMETRIC RENDERING PLANS

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SHEET	C801

INSITES 25-013 PM B.D.

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	7.1	**Meeting Date:**	September 10, 2025
Agenda Section:	Discussion Items	**Originating Department:**	Community Development
Resolution:	N/A	**Prepared By:**	Paul Mogush, Planning Director
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Paul Mogush, Planning Director
Item:	Kwik Trip Proposal at 9400 West Broadway Avenue		

Summary:
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.

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 will provide additional detail and will seek direction from the Planning Commission on how to proceed. Attachments will be provided to commissioners electronically and posted on the City's web site prior to the meeting.