City Council
North Police Station (Training Room)
5400 85th Ave N, Brooklyn Park, MN 55443

Monday, February 23, 2026
6:00 P.M.

REGULAR CITY COUNCIL MEETING – AGENDA #9

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

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

I. ORGANIZATIONAL BUSINESS

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

2. PUBLIC COMMENT AND RESPONSE 6:00 p.m. Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not engage in a dialogue with speakers. Questions from the Council will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made, but rather for informational purposes only. Public Comment will be limited to 15 minutes and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

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

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

- **3B.1** Charter Commission 2025 Annual Report and 2026 Work Plan Presentation
  - **A.** CHARTER COMMISSION 2025 ANNUAL REPORT
  - **B.** CHARTER COMMISSION 2026 WORK PLAN
- **3B.2** Interview Applicants for Commissions
  - **A.** VOTING FORMS (*TBA Monday*)

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

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

- **4.1** Development Bond and Escrow Reductions/Releases
- **4.2** DEV25-122 (8557 Wyoming Ave N, Suite 6 – Resurrecting Faith World Ministry – Conditional Use Permit (CUP) Application
  - **A.** RESOLUTION
  - **B.** LOCATION MAP
  - **C.** APPLICATION MAERIALS
  - **D.** PLAN SET
  - **E.** PC MINUTES
- **4.3** DEV25-123 (HAM Addition) – Subdivision of 10508 Winnetka Ave. N. Into Two Single Family Lots
  - **A.** RESOLUTION
  - **B.** LOCATION MAP
  - **C.** APPLICATION MAERIALS

D. PRELIMINARY PLAT
E. PC MINUTES

4.4 DEV25-124 (Crew Carwash) Site Plan Review and Conditional Use Permit (CUP) Applications
A. SITE PLAN RESOLUTION
B. CONDITIONAL USE PERMIT RESOLUTION
C. LOCATION MAP
D. APPLICATION MAERIALS
E. PLAN SET
F. PC MINUTES

4.5 SECOND READING of Ordinance to Rename the Department of Operations and Maintenance as the Department of Public Works
A. ORDINANCE

4.6 Approve No Parking Prohibition Along Both Sides of Oak Grove Parkway / 97th Avenue Between Regent Avenue and Russell Avenue
A. RESOLUTION
B. LOCATION MAP

4.7 Approve Cooperative Construction Agreement for Emergency Vehicle Traffic Signal at the Proposed Fire Station #2 Driveway onto CSAH 14 Project, CIP 1032
A. RESOLUTION
B. PROJECT LAYOUT
C. COOPERATIVE CONSTRUCTION AGREEMENT

4.8 Approve Grant Agreement for CIP 4014 109th Avenue Tree Clearing
A. RESOLUTION
B. AGREEMENT

4.9 2026 Community Crime Intervention and Prevention Program (CCIP) Grant from the Minnesota Department of Public Safety
A. RESOLUTION
B. BUDGET AMENDMENT
C. AGREEMENT

4.10 Approve Agreement with iSpace for Audio and Visual Services
A. RESOLUTION
B. QUOTE

4.11 To Accept a Best Buy Teen Tech Center Grant from the Best Buy Foundation
A. RESOLUTION
B. GRANT AGREEMENT

4.12 Award Bid for Edinburgh Clubhouse Roof Project to Dura-Roof LLC
A. RESOLUTION
B. INSPEC LETTER OF RECOMMENDATION

4.13 Award Bid for Community Activity Center Arena 1 Roof to Lake Area Roofing
A. RESOLUTION
B. INSPEC LETTER OF RECOMMENDATION

4.14 Authorizing Application for Grant Funding Through MN Department of Agriculture AGRI Urban Agriculture Community & Economic Development Grant
A. RESOLUTION

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

5. PUBLIC HEARINGS
None.

6. LAND USE ACTIONS
None.

7. GENERAL ACTION ITEMS
None.

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

8. DISCUSSION ITEMS

8.1 Broadband Franchise Agreements

- **A.** MEMO FROM NORTHWEST SUBURBS CABLE COMMUNICATIONS
- **B.** BROADBAND FRANCHISING MEMO
- **C.** ARTICLE – FIRST BROADBAND FRANCHISE USHERS IN NEW ERA OF FRANCHISING
- **D.** ARTICLE – LOCAL FRANCHISING TO ENSURE EQUAL ACCESS TO BROADBAND

IV. VERBAL REPORTS AND ANNOUNCEMENTS

9A. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

9B. CITY MANAGER REPORTS AND ANNOUNCEMENTS

V. 10. WORK SESSION

10.1 Discussion Regarding Election Year Policies

- **A.** RFCA February 28, 2022
- **B.** Mayor and Council Member Recognition Policy
- **C.** Mayor and Council Member Constituent Relations Policy

VI. ADJOURNMENT

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

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.1	**Meeting Date:**	February 23, 2026
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Devin Montero, City Clerk
Attachments:	2	**Presented By:**	Amy Hanson, Charter Commission Chair
Item:	Charter Commission 2025 Annual Report and 2026 Work Plan Presentation		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ACCEPT THE CHARTER COMMISSION 2026 WORK PLAN.

Overview:

Charter Commission Chair Amy Hanson will present the 2025 Charter Commission Annual Report and 2026 Work Plan.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.1A CHARTER COMMISSION 2025 ANNUAL REPORT
3B.1B CHARTER COMMISSION 2026 WORK PLAN

BROOKLYN PARK CHARTER COMMISSION
2025 Annual Report

MEETINGS

- The Charter Commission held monthly meetings on **January 8, February 12, April 9, May 14, June 11, October 8,** and **November 12, December 10.** The meetings of March **12, July 9, August 13**, and **September 10**, meetings were canceled.

CHARTER ACTION ITEMS IN 2025

City Charter Section 2.06 and 4.03

April 9, 2025, Charter Commission meeting. Chair Secara and Vice Chair Bor briefed the Commissioners on their presentation to the Council at the April 7 Council Work Session. They briefed on the Commission's work up to last October on Sections 2.06 and 4.03, shortening the council vacancies and reducing costs of special elections. He also briefed on the previous elections and vacancy gaps, options they discussed included appointments and the proposed amendments to Section 2.06 and 4.03. The basis for the amendment to Section 2.06, if the council declared a vacancy and called for a special election on the same day, instead of the 45 days duration, they could have the election on an earlier date. He gave an example-if their proposal of the 50% plus one vote had been in effect on May 9, 2023, (Special Primary), Tony McGarvey had 69% of the vote more than enough to clear the threshold. Mr. McGarvey would have filled in the vacancy that day and not need the special election, saving costs, and not being a delay in any city business.

Chair Secara stated, based on the consensus of the Council, they liked what they saw and put things in clear and concrete terms for them and the Council was willing to give it another try. He also briefed on the uniform dates to hold a special election, as determined by the state. He briefed the Council prior to 2014 there weren't special primaries regardless of the number of candidates according to the Charter and that same year, the Charter was amended to include special primary elections.

A motion was unanimously approved by the Commissioners to resubmit Charter amendments to Section 2.06 and 4.03 as proposed. (*Note: The Second reading of the ordinance amending sections 2.06 and 4.06 failed at the October 28, 2024, Council meeting.)*

May 27, 2025, City Council meeting. Chair Secara presented the Charter's recommendations to Sections 2.06 and 4.03. The public hearing and first reading of the ordinance was held and the first reading of the ordinance passed unanimously.

June 11, 2025, Charter Commission meeting. Chair Secara reported the amendments could not be presented to the Council for a second reading because there were not enough Council Members in attendance at the June 9, 2025, City Council meeting. He stated the second reading of the amendments would be held on June 23, 2025, City Council meeting.

June 23, 2025, Council meeting. Chair Secara presented the Charter Commission's amendment recommendations to Sections 2.06 and 4.03 and the second reading of the ordinance was adopted by the Council.

Population Report

June 11, 2025, Charter Commission meeting. The Commissioners reviewed the population estimates and deviation percentages in the Central, East and West Districts. Discussions were held on the 2020 Census and the 2022 Redistricting process. It was the consensus of the Commissioners not to proceed with any redistricting based on the estimated population and deviation percentages in each district. Chair Secara stated the next City Manager's Population Report would be in 2027 and the Census population report in 2030.

City Charter Petition Requirements Charter Sections 4.07, 5.02, 6.04, and 6.12

October 8, 2025, Charter Commission meeting. Chair Secara stated the city received information from the League of Minnesota Cities (LMC) bringing attention to a potential compliance issue on petitions in the City Charter as the result of a Minnesota Rule. He stated there was the requirement for a column or space for the "date of birth" when signing the petition. He stated the city charter had various petition forms and the LMC provided an example petition to follow. The petitions in the Charter were to Sections 4.07, Nomination Petitions, 6.04, Form of Petition and Signature Papers (Initiative), and 6.12, Form of Petition and Signature Papers (Referendum).

He stated there were additional items to add to the petition according to the Minnesota Rule and would clarify them with the city attorney:

- *Signers Oath -I swear (or affirm) that I know the contents and purpose of this petition and that I signed this petition only once and of my own free will.*
- *All information must be filled in by person(s) signing the petition unless disability prevents the person(s) from doing so.*
- *All information on this petition is subject to public inspection.*

November 12, 2025, Charter Commission meeting. The Commissioners reviewed examples of the amended petitions of the Charter.

Discussions were held on the nomination petition being available on one page, removing quotation marks from the statements, candidates printing the nomination petition and candidate packets available two weeks prior to the filing period.

A motion was unanimously approved to forward the recommended amendments to the nomination, initiative and referendum petitions to the Council for consideration.

December 10, 2025, Charter Commission meeting. Chair Hanson reported the public hearing and first reading of the ordinance regarding the amendments to the petitions in the Charter would be held on January 5, 2026.

Discussion was held on the language of the Nomination Petition relating to the residency of the candidate on the petition.

"We, the undersigned registered voters in the City of Brooklyn Park, hereby nominate _____, whose residence is _____ in the City of Brooklyn Park, for the office of..."

Discussion was held on classifying the candidate's residence address as private per Hennepin County's information, "Candidates – Private Residence Address" as the result of the tragic events that occurred in June, if the nomination petition could be amended to remove the "residence" address to protect the candidates. Per city attorney staff, the nomination petition could be amended to remove the "residence" portion on the Nomination Petition.

Further discussion was held on validating the candidate's address and the district they were representing; if the nomination petitions were posted online or were provided during a data request-the minimal amount of data requests for the nomination petitions and the registered voters provided their addresses on the petitions.

It was the consensus of the Commissioners to leave the nomination petition as is related to the "residence" of the candidate.

CHARTER PROVISIONS AND ISSUES DISCUSSED IN 2025

By - Laws

January 8, 2025, Charter Commission meeting. Commissioners held discussions on their By-Laws, Section 11, Officers, Terms, Duties relating to terms and nominees where an officer could serve more than two full terms if there were no other nominees. A motion was made and approved to amend the By-Laws to read:

> "Officers may not be elected to serve more than two full consecutive officer terms unless there are no other nominees."

The Commissioners held discussions on 7B, Unexcused Absences, clarifying the unexcused absence and amending it to read:

> When any member has failed to attend four ~~consecutive~~ scheduled meetings of the Commission without excuse in a rolling 12 month period, the Commission shall determine whether said member is still performing the duties of his/her office satisfactorily. However, the Commission shall give strong consideration to said member's failure to attend four ~~consecutive~~ scheduled meetings of the Commission. If at any time the Commission determines that the Commissioner has failed to attend four ~~consecutive~~ scheduled meetings of the Commission without excuse, the Chief Judge shall be notified of the Commissioner's failure to perform the duties. The District Court may thereupon make its order of removal and the Chief Judge shall fill the vacancy.

Mayor Council Salaries

April 9, 2025, Charter Commission meeting. The Commissioners began discussions of the mayor and council salaries per the city manager's memo regarding council compensation. The Commissioners reviewed the Mayor/Council salary comparisons for 2025 from a list of cities of similar size in the metro area; responsibilities of the Mayor and Council Members and tabled the discussion to the May meeting to get more information from Bloomington, Plymouth and Lakeville.

May 14, 2025, Charter Commission meeting. Some members of the Budget Advisory Commission (BAC) were in attendance for the discussion of the Council salaries. BAC Chair Blake addressed the Charter Commissioners relating to the adjustments, making it sustainable and other parameters they would like to see.

Chair Secara briefed the BAC on what the Charter Commission had previously discussed relating to comparing neighboring communities, strong mayor versus mayor or city manager format, duties and responsibilities of other city councils and salary comparison data.

Other discussions were held on the two-year budget provided by Finance Director Green; the last salary adjustment made in 2024 was 20% for the mayor and no recommendation for the council members; the $50 supplemental compensation per meeting and the history of paying the supplemental compensation; and suggesting a 5% increase for the Mayor and a 3% increase for the Council Members effective January 2027 and recommending to the Council and updated process relating to the supplemental compensation to approve $50 in instances where a council member or mayor might request it.

A motion was made to recommend to the city manager a 5% increase for the mayor and 3% for the council members effective 2027.

June 23, 2025, Council Meeting. Vice Chair Bor presented the Charters recommendation on the Mayor and Council salaries.

OTHER

- **February 24 2025,** City Council meeting. Chair Dennis Secara gave the Annual Verbal Charter Commission report.
- **March 28, 2025**, Paula Weakly and Sheldon Williams met all statutory requirements and were appointed as a duly qualified member of the Brooklyn Park Charter Commission by Chief District Court Kerry Meyer.
- **August 4, 2025**. The Charter Commissioners attended the Annual Commission Joint Goal Setting meeting with the City Council.
- **November 12, 2025,** Charter Commission meeting. Chair Secara stepped down as Chair and Commissioner Amy Hanson was elected as the new Chair for the remainder of the term. Commissioner Peggy Larkin was elected as the new Secretary/Treasurer vacated by Commissioner Hanson for the remainder of the term.

Respectfully submitted,

Amy Hanson, Chair
Brooklyn Park Charter Commission

cc: Mayor & Council Members
Jay Stroebel, City Manager
Jim Thomson, City Attorney
Devin Montero, City Clerk
Chief Judge Kerry Meyer
Charter Commission Members

Time Frame CC Meeting	Project or Task(s)	*BP2025*	Purpose (see next page for info)	Outcome (fill in after completed)
TBD	Review Non-Planning ordinance changes not affecting land use that affect city laws and City Charter	☐1 ☐2 ☐3 ☐4 ☐5 ☒6	☒**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☒*Commission* ☒*Council* ☐*City Manager*	Note: From the Governance Task Force Recommendation, Final Report-5/17/2011; Item reviewed and discussed on 1/14/2026.
TBD	Review what other Charter Commissions are doing (work plans, ordinances, etc.)	☐1 ☐2 ☐3 ☐4 ☐5 ☒6	☒**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☒*Commission* ☐*Council* ☐*City Manager*	Note: Discussed at the December 11, 2019, meeting. Item reviewed on 1/14/2206. Staff Liaison to research annual reports from other charter cities and provide them at a future meeting.
TBD	Review of Charter Sections - For Outdated Information	☒1 ☐2 ☐3 ☐4 ☐5 ☒6	☒**Report/Comment** ☐**Recommend** ☐**Act** Initiated by: ☒*Commission* ☐*Council* ☐*City Manager*	Notes: Discussed June 8, 2022. Item reviewed and on 1/14/2026. The Charter has been reviewed within the last couple of years.
February 11, 2026	Review and consider CLIC's request to amend Section 9.04 to add additional non-voting youth liaisons and Emerging Leaders seats (4 or 5 total)	☐1 ☐2 ☐3 ☐4 ☐5 ☒6	☐**Report/Comment** ☒**Recommend** ☐**Act** Initiated by: ☒*Commission* ☐*Council* ☐*City Manager*	Notes: February 11, 2026. CLIC Chair Cochran presented to the Commissioners. CLIC Chair to take comments from Commissioners back to its CLIC meeting to review the number of non-youth voting liaisons and Emerging Leader seats required and provide language draft of the amendment to Section 9.04 to the Charter Commissioners for review and consideration.

1: Inclusive & Engaged Community *2: Safe Community* *3. Equitable Outcomes* *4. Beautiful Places* *5. Thriving Economy* *6. Innovative Responsive Gov't*

Work Plan Projects: What's the purpose?

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

Report/Comment

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

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

Recommend

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

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

Act

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

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

City of Brooklyn Park
Request for Council Action

Agenda Item:	3B.2	**Meeting Date:**	February 23, 2026
Agenda Section:	Public Presentations/ Proclamations/Receipt of General Communications	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Katrina Dosher, Program Assistant
Attachments:	1	**Presented By:**	Mayor Hollies Winston
Item:	Interview Applicants for Commissions		

City Manager's Proposed Action:

Interview applicants to fill current and upcoming openings on commissions.

Overview:

The City has advertised to fill openings on the Budget Advisory Commission, Community Long-range Improvement Commission, Human Rights Commission, Planning Commission and the Recreation and Parks Advisory Commission. The appointments are to fill upcoming openings due to terms ending April 1, 2026, and resignations for balance of terms. Applicants have been contacted; voting forms with those that confirmed attendance will be available on Monday.

Per Resolution #2019-46, there are district requirements on city commissions. The City Council will make the appointments taking into consideration the representation required by each commission. An applicant who represents outside of his/her residing district and is seeking reappointment to a commission is eligible for reappointment to the same seat even if other individuals who reside in the appropriate district apply for the seat.

The regular openings are for three-year terms effective April 1, 2026, and to expire April 1, 2029, unless indicated otherwise. The RPAC and CLIC Youth Liaison openings (ages 14-17) and Emerging Leader openings (ages 18-24) are for one-year terms effective April 1, 2026, and to expire April 1, 2027.

I wish to make Council aware of City Code Section 30.39 which states, "Notwithstanding any provisions of this Code to the contrary, if there are no applicants for an appointment to a board or commission residing in the district from which the appointment is required to be made, an applicant residing in any district of the city may be appointed to such board or commission." (Ord. 2000-932, passed 9-11-00.)

Budget Advisory Commission – Six openings: Four regular, Two emerging leader

City At-large (1) – reappointing or replacing Amy Meuers
Central (1) – reappointing or replacing Farquema Cokie
East (1) – reappointing or replacing William Petty
West (1) – replacing Eric Pone
Emerging Leader (2) – vacant (one-year term expires April 1, 2027)

Community Long-range Improvement Commission (CLIC) – Six openings: Five regular, One youth liaison

(Per Section 9.04 of our City Charter, the Mayor appoints to this commission with the approval of the City Council.)

City At-large (2) – replacing John Schaefer and reappointing or replacing Ashyante Gill
Central (1) – replacing Shelley Marbut
East (1) – replacing Brenda Reeves

West (1) – reappointing or replacing Tekoa Cochran
City-At Large Youth Liaison (1) – vacant (one-year term expires April 1, 2027)

<u>Human Rights Commission</u> – Six openings: Four regular, Two emerging leader
City At-large (1) – replacing Toby Gunderson
Central (1) – reappointing or replacing Amna Arabi
West (1) – reappointing or replacing Valen Ademodi
Emerging Leader (2) – vacant (one-year term expires April 1, 2027)

<u>Planning Commission</u> – Five openings: Three regular, Two emerging leader
City At-large (1) – reappointing or replacing Teshite Wako
East (1) – replacing Shereese Turner
West (1) – reappointing or replacing Christopher Udomah
Emerging Leader (2) – vacant (one-year term expires April 1, 2027)

<u>Recreation and Parks Advisory Commission</u> – Ten openings: Six regular, Two emerging leader, Two youth liaisons)
City At-large (2) – reappointing or replacing Latrina Caldwell and Terry Parks
Central (1) –replacing Judith Purcell
East (1) – replacing Taylor Murray
City At-large (1) – replacing Long Dang (balance of term, expires April 1, 2028)
West (1) –replacing Judith Wanyama (balance of term, expires April 1, 2027)
Emerging Leader (2) – vacant
City-At Large Youth Liaison (2) – Replacing Abundance Anako and Keesha Ramirez (one-year term expires April 1, 2027)

In the packet are voting forms to indicate your choices. After the meeting, please turn in your completed voting forms to Mayor Winston, City Manager Stroebel, or Katrina Dosher as soon as possible. We will consolidate the votes to determine who will be appointed to the commissions. The appointments will be made during the March 9, 2026, Council meeting. Applicants will be notified by mail.

After appointments are made, staff will re-advertise for openings that are not filled.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.2A COMMISSION VOTING FORMS *(TBA Monday)*

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.1	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	N/A	**Prepared By:**	Asma Jihad, Planning Program Assistant
Ordinance:	N/A		
Attachments:	N/A	**Presented By:**	Paul Mogush, Planning Director
Item:	Development Bond and Escrow Reductions/Releases		

City Manager's Proposed Action:

There are several older, completed projects that have escrow and cash bonds being held by the city. Attached is the proposed list of projects to be refunded. The funds should be released back to the rightful applicant. We will attempt to contact the rightful applicant, but if they cannot be located, the remaining cash funds will be released to the State of Minnesota.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($10,470.00), AND TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,022.87) FOR SATISFACTORY COMPLETION OF THE "MIGHTY FORTRESS INTERNATIONAL" DEV01-168.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($40,000.00), AND TO FULLY RELEASE THE DEVELOPERS' ESCROW ($4,583.79) FOR SATISFACTORY COMPLETION OF THE "NW VENTURES" DEV05-145.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($47.19), FOR SATISFACTORY COMPLETION OF THE "PMJ GROUP-MIKE JUAIRE" DEV06-140.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,399.98) FOR SATISFACTORY COMPLETION OF THE "RE-LOAD INVESTMENTS – DECATUR DRIVES AND 93RD AVE N" DEV17-122.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($10,000.00), AND TO FULLY RELEASE THE DEVELOPERS' ESCROW ($5,378.47) FOR SATISFACTORY COMPLETION OF THE "URBANA PLACE" DEV18-003.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,531.82) FOR SATISFACTORY COMPLETION OF THE "BORDER STATES ELECTRIC" DEV18-115.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($60,300.00), AND TO FULLY RELEASE THE DEVELOPERS' ESCROW ($35,559.17) FOR SATISFACTORY COMPLETION OF THE "URBANA COURT APARTMENTS" DEV19-001.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,560.00) FOR SATISFACTORY COMPLETION OF THE "FLEET FARM OUTDOOR CUP" DEV19-101.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,368.93) FOR SATISFACTORY COMPLETION OF THE "WOOD SPRING SUITES" DEV20-119.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($4,900.00), AND TO FULLY RELEASE THE DEVELOPERS' ESCROW ($2,441.22) FOR SATISFACTORY COMPLETION OF THE "MISTER CAR WASH" DEV20-123.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($252.84) FOR SATISFACTORY COMPLETION OF THE "ESTHERRA CARE ASSISTED LIVING" DEV21-125.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($24,728.58) FOR SATISFACTORY COMPLETION OF THE "169 LOGISTIC CENTER" DEV22-111.

MOTION _____, SECOND _____, TO FULLY RELEASE THE PERFORMANCE DEPOSIT ($60,300.00), AND TO PARTIALLY RELEASE THE DEVELOPERS' ESCROW ($35,559.17) FOR SATISFACTORY COMPLETION OF THE "NORTHPARK XIII" DEV22-125.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($244.00) FOR SATISFACTORY COMPLETION OF THE "PENSKE" DEV23-114.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($889.90) FOR SATISFACTORY COMPLETION OF THE "EVENTS ON 85TH" DEV23-115.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,752.31) FOR SATISFACTORY COMPLETION OF THE "PLUSH LLC" DEV23-118.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($23-119) FOR SATISFACTORY COMPLETION OF THE "TAKEDA ADDITION" DEV23-119.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,028.34) FOR SATISFACTORY COMPLETION OF THE "PERCISION DENT REMOVAL" DEV24-104.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,166.45) FOR SATISFACTORY COMPLETION OF THE "REDLINE ATHLETICS" DEV24-105.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,838.76) FOR SATISFACTORY COMPLETION OF THE "SKY LOUNGE & BISTRO" DEV24-108.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,060.02) FOR SATISFACTORY COMPLETION OF THE "GRALESKE ADDITION" DEV24-111.

MOTION _____, SECOND _____, TO PARTIAL RELEASE THE PERFORMANCE DEPOSIT ($1,616,922.5), FOR SUBSTANTIAL COMPLETION OF THE "PRAIRIE SEEDS ACADEMY" DEV24-117.

MOTION _____, SECOND _____, FULLY RELEASE THE DEVELOPERS' ESCROW ($1,774.39) FOR SATISFACTORY COMPLETION OF THE "7820 LAKELAND AVE N" DEV24-118.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($1,463.73) FOR SATISFACTORY COMPLETION OF THE "8708 GREEN HAVEN DR." DEV24-120.

MOTION _____, SECOND _____, TO FULLY RELEASE THE DEVELOPERS' ESCROW ($784.94) FOR SATISFACTORY/SUBSTANTIAL COMPLETION OF THE "BAPS TEMPLE" DEV25-110.

MOTION _____, SECOND _____,TO FULLY RELEASE THE DEVELOPERS' ESCROW ($8,514.95) FOR SATISFACTORY COMPLETION OF THE "ESTHERRA CARE ASSISTED LIVING" DEV25-112.

Overview:

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

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments: N/A

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.2	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	5	**Presented By:**	Paul Mogush, Planning Director
Item:	DEV25-122 (8557 Wyoming Ave N, Suite 6 – Resurrecting Faith World Ministry – Conditional Use Permit (CUP) Application		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 8557 WYOMING AVE N., SUITE 6, BROOKLYN PARK, MN 55445.

Summary:

Resurrecting Faith World Ministries has submitted a conditional use permit (CUP) application to use an existing tenant suite at 8557 Wyoming Ave N., Suite 6, as a religious institution. The organization is currently operating out of 4501 Oak Grove Parkway in Brooklyn Park and has purchased the subject property.

Resurrecting Faith World Ministries proposes to hold worship services on Sundays from 10:00 a.m. to 1:00 p.m. and Wednesdays from 6:00 p.m. to 8:00 p.m.

Planning Commission/Public Hearing:

The Planning Commission held a public hearing on this application at its regularly scheduled meeting on February 11, 2026. No members of the public appeared to speak, and no written comments were received.

Commissioners asked questions regarding parking, including how parking demand is addressed during regular operations and how accommodations would be made for larger or special religious services. Additional questions were raised regarding general day-to-day operations of the facility.

Staff and the applicant responded to these questions at the meeting, clarifying the parking analysis, the availability of on-street parking during peak worship hours, and the operational characteristics of the use. Following discussion, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit.

Current Conditions/Previous Approvals:

The subject property is one of seven parcels located within the Boblyn 2nd Addition, which was established in August 1985. The property is located north of 85th Avenue, between Highway 169 and Wyoming Avenue. The building was developed as a multi-tenant business park development containing office and professional service uses. There are six condominium suites within the building, which share parking areas and an interior waste storage enclosure.

The applicant does not propose any exterior modifications to the existing structure. A conditional use permit allowing the operation of a religious institution has not previously been granted for this tenant suite.

Future Land Use Plan	Business Park | LRT Station Area
Current Zoning	Business Park
Proposed Zoning	No proposed change
Site Area	1.3 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post. 24 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Commerce neighborhood.
60- and 120- Days (§15.99)	January 6, 2026; March 9, 2026

Land Use/Zoning and Overlay:

The property is located within the City's Business Park (BP) Zoning 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 a religious institution 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 are allowed as a principal use in nonresidential districts subject to approval of a conditional use permit.

No overlay districts apply to this property. Adjacent properties are also zoned Business Park (BP).

Conditional Use Permit Analysis:

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

- **Consistency with the Comprehensive Plan:**

  The 2040 Comprehensive Plan land use designation for the subject property is Business Park (BP). The Plan describes Business Park areas 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).

The proposed use is identified in the Comprehensive Plan as a "place of worship." While religious institutions are not a primary employment use, the proposed use is compatible with the scale and intensity of development within the Business Park designation and is consistent with institutional uses contemplated by the Plan.

- **Traffic Generation, Volume, and Safety:**

The applicant proposes to utilize existing site access points from Wyoming Avenue. Worship services would occur on Sundays and Wednesdays only.

At the request of the City's Transportation Engineer, the applicant provided anticipated attendance figures. Approximately 75–100 individuals are expected to attend Sunday services, and approximately 50 individuals are expected to attend Wednesday services.

The City's Transportation Engineer has reviewed the proposed schedule and attendance information and does not identify any traffic-related concerns. Planning staff similarly does not anticipate traffic or safety issues associated with the proposed use.

- **Parking, Site Design, and Circulation:**

Table 152.1019.2 of the zoning code establishes minimum parking requirements for nonresidential uses. For this application, parking requirements are based on two components:

- Office uses for day-to-day administrative operations; and
- Assembly use for worship services.

For day-to-day operations, the code requires a minimum of 3.5 parking spaces per 1,000 square feet of gross floor area. The applicant anticipates fewer than five parking spaces will be needed for staff and members during normal operations.

For worship services, the code requires one parking space per 2.5 seats based on the design capacity of the main assembly area. Using the maximum occupancy for the building (164 people), 65.5 parking spaces would be required prior to any reductions.

The property contains a total of 50 shared parking spaces. Per the condominium bylaws, the subject unit accounts for approximately 33 percent of the common area, equating to 16.5 parking spaces. Metro Transit Route 275 has multiple bus stops within 1,000 feet of the property, qualifying the use for a 20 percent reduction in required parking.

Applying the transit reduction results in a parking requirement of 52.5 spaces for worship services. Section 152.1019(3)(a) allows for shared parking arrangements on adjoining lots within 500 feet, subject to City approval. The applicant has secured agreements from other unit owners within the association to utilize additional parking spaces during worship service hours.

To meet the additional required parking minimums, the applicant proposes using on-street parking. The Zoning Code allows credit for on-street parking spaces when the following specific criteria are met:

a) All on street parking facilities shall be designed in conformance with the standards established by the city.

(b) Prior to approving any requests for on street parking, the development review team shall determine that the proposed on-street parking will not materially adversely impact traffic movements and related public street functions.

(c) Credit for on street parking shall be limited to the number of spaces provided along the street frontage adjacent to the use.

(d) A public sidewalk must be present or installed along the street used for on-street parking for the entire length of the property or the area anticipated for parking, whichever is greater, with a walkway connection to the entrance of the building.

Considering that the primary demand for parking occurs during Wednesday evening and Sunday worship services, which take place outside of general business hours, and that Wyoming Avenue N. has sufficient infrastructure to accommodate the remaining parking demand, Staff find that the on-street parking adjacent to the property meets the applicable code standards and may be credited toward the total parking requirement for the proposed use.

- **Public Infrastructure:**

  Staff find that adequate public infrastructure exists to serve the site and proposed use. No additional public services or infrastructure improvements are anticipated.

- **Screening and Buffering:**

  The subject tenant suite utilizes an interior waste enclosure shared with other tenants. The property is adequately screened and buffered from adjacent properties and the surrounding area.

- **Architectural Design:**

  Based on prior approvals, the building and site meet the architectural design standards applicable at the time of construction. No exterior modifications are proposed as part of this application.

- **Compliance with Other Applicable Code Provisions:**

Religious institutions are subject to the nonresidential performance standards in § 152.903. Applicable standards include architectural materials, parking requirements, and operational limitations. Staff have reviewed the proposal against these standards and find them to be met or not applicable.

The applicant will also be required to comply with the City's Building Code and Minnesota State Fire Code prior to occupancy.

Conclusion:

The required findings of § 152.305 have been met. Planning staff recommend approval of the conditional use permit, subject to the conditions outlined below.

Conditions of Approval for the Operation of a Religious Institution at 8557 Wyoming Ave. N.:

1. The property shall maintain the required number of parking spaces during all operational periods.

2. All requirements of the International Building Code (IBC) shall be satisfied prior to occupancy, including obtaining all required permits and a Certificate of Occupancy.

3. Signage shall comply with all requirements of City Code Chapter 150: Signs.

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

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

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

7. The property shall remain compliant with the Minnesota State Fire Code.

8. This resolution shall be recorded with the Hennepin County Recorder's office.

9. Failure to comply with the terms and conditions of this resolution may result in enforcement action or revocation of the permit pursuant to § 152.035(H)(1).

Staff Recommendation:

Staff recommends approval of the conditional use permit as presented, subject to the conditions contained in the draft resolution.

Budgetary/Fiscal Issues: N/A

Alternatives to Consider:

1. Approval of the CUP with modifications.
2. Denial of the CUP based on certain findings.

Attachments:

4.2A RESOLUTION
4.2B LOCATION MAP
4.2C APPLICATION MATERIALS
4.2D PLAN SET
4.2E PC MINUTES

RESOLUTION #2026-

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 8557 WYOMING AVE N., SUITE 6, BROOKLYN PARK, MN 55445

Planning Commission File # 25-122

WHEREAS, Connell Lewis, of Resurrecting Faith World Ministries, 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 8557 Wyoming Ave. N., Suite 6, as legally described in the attached EXHIBIT A, subject to the following conditions:

1. The property shall maintain the required number of parking spaces during all operational periods.

2. All requirements of the International Building Code (IBC) shall be satisfied prior to occupancy, including obtaining all required permits and a Certificate of Occupancy.

3. Signage shall comply with all requirements of City Code Chapter 150: Signs.

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

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

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

7. The property shall remain compliant with the Minnesota State Fire Code.

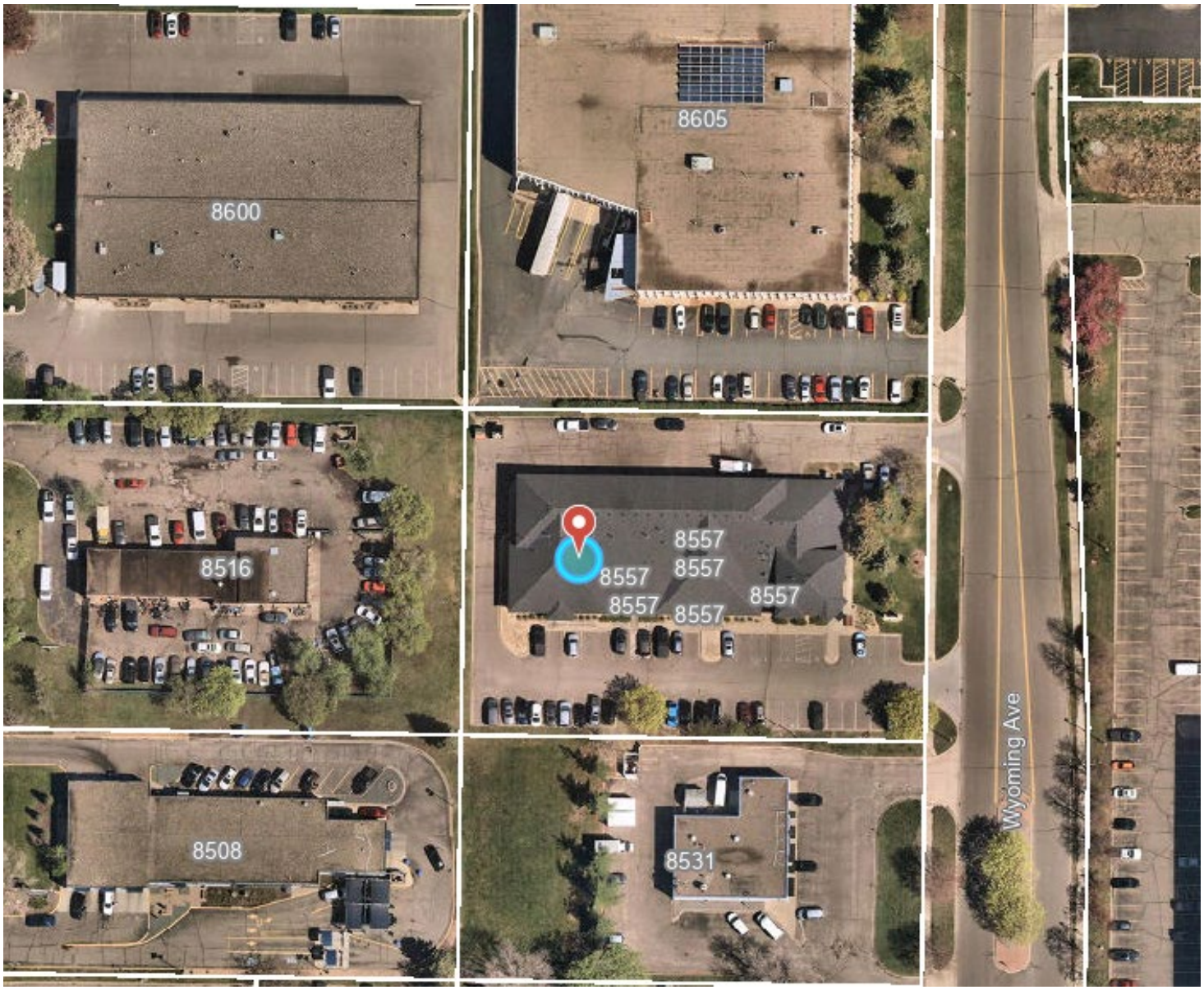
8. This resolution shall be recorded with the Hennepin County Recorder's office.

9. Failure to comply with the terms and conditions of this resolution may result in enforcement action or revocation of the permit pursuant to § 152.035(H)(1).

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

Unit No. 6, CIC No. 1604, Wyoming Office Condominium as amended by Second Amendment to Declaration, Hennepin County, Minnesota



Conditional Use Permit (CUP) Application

Case #25-122 – 8557 Wyoming – Resurrecting Faith World Ministry

Area of Request (August 2025 Air Photo)

8557 Wyoming Ave N, Unit #6

Brooklyn Park

October 23, 2025

City of Brooklyn Park
Planning Division
5200 85th Avenue North
Brooklyn Park, MN 55443

Subject: Request for Conditional Use Permit – 8557 Wyoming Avenue N, Suite 6

Dear Planning Division,

Resurrecting Faith World Ministries respectfully submits this letter to request a Conditional Use Permit (CUP) for the property located at 8557 Wyoming Avenue North, Suite 6, Brooklyn Park, MN 55445 (PID: 18-119-21-44-0035). We are currently under contract to purchase this property from Randy's L.L.C., with the intent to use the space for religious purposes.

Our ministry plans to utilize the existing structure "as is," with no structural modifications. The main level of the building will serve as the sole area for worship services, prayer gatherings, and fellowship. We do not intend to operate a school, kitchen, or any other auxiliary services on-site.

We understand the importance of aligning with city zoning regulations and are committed to maintaining the integrity, safety, and peaceful use of the property. We kindly request your review and approval of our CUP application so that we may proceed with our mission to serve the spiritual needs of our community.

Thank you for your time and consideration. Please feel free to contact us with any questions or to request additional documentation.

Sincerely,
Connell F. Lewis, Sr.
Buyer Representative
Resurrecting Faith World Ministries

I Dan Smith (property owner) grant permission for Connell Lewis and Resurrecting Faith World Ministries to pursue a Conditional Use Permit on our property located at 8557 Wyoming Ave Suite 6 In Brooklyn Park.

Its Signed by: Dan Smith 38AD0739E6E24E2...

Title owner

Date 10/27/2025

November 7, 2025

City of Brooklyn Park
Planning Division – Transportation Review
5200 85th Avenue North
Brooklyn Park, MN 55443

Subject: Transportation Response for Conditional Use Permit Application – 8557 Wyoming Avenue N, Suite 6

Dear Planning Division,

Resurrecting Faith World Ministries is pleased to provide the following information in response to the transportation department's review of our Conditional Use Permit (CUP) application for the property located at 8557 Wyoming Avenue North, Suite 6.

Our worship services are held on Sundays from 10:00 a.m. to 1:00 p.m. and Wednesdays from 6:00 p.m. to 8:00 p.m. We anticipate attendance of approximately 75–100 individuals on Sundays and around 50 individuals on Wednesdays.

The property includes 50 dedicated parking spaces, which are fully available during our service times. The other four suites within the complex do not operate or receive clients during these hours, ensuring that parking demand remains exclusive to our congregation. Based on this availability, we do not anticipate any parking challenges or overflow.

Additionally, on-street parking is accessible near the property if needed; however, we do not expect to utilize these spaces under normal circumstances.

We trust this information addresses your concerns and supports our application. Please feel free to contact us with any further questions or requests.

Sincerely,
Connell F. Lewis, Sr.
Buyer Representative
Resurrecting Faith World Ministries

December 2, 2025

City of Brooklyn Park
Planning Division – Transportation Review
5200 85th Avenue North
Brooklyn Park, MN 55443

Subject: Revised - Transportation Response for Conditional Use Permit Application – 8557 Wyoming Avenue N, Suite 6

Dear Planning Division,

In response to the concerns of one of the other owners of 8557 Wyoming Avenue N. We understand that they use parking spaces on weekday evenings and weekends. We amended our parking plan as previously stated to the following:

Resurrecting Faith World Ministries is pleased to provide the following information in response to the transportation department's review of our Conditional Use Permit (CUP) application for the property located at 8557 Wyoming Avenue North, Suite 6. Our worship services are held on Sundays from 10:00 a.m. to 1:00 p.m. and Wednesdays from 6:00 p.m. to 8:00 p.m. We anticipate attendance of approximately 75–100 individuals on Sundays and around 50 individuals on Wednesdays.

The property includes 50 parking spaces. **Our members will use approximately 25 parking spaces on Wednesday evenings and 30-40 spaces on Sunday mornings during our service times. These parking numbers align with our planned attendance as stated above.** During other times in the week, our staff and members would require fewer than 5 parking spaces. Based on information from the current owner, the other four suites within the complex do not operate or receive clients **regularly** during these hours, ensuring that parking demand remains available to our congregation and the existing owners in the other suites. Based on this availability, we do not anticipate any parking challenges or overflow.

Additionally, on-street parking is available near the property, and we may also contract with other businesses to share parking, if needed in the future.

We trust this information addresses your concerns and supports our application. Please feel free to contact us with any further questions or requests.

Sincerely,
Connell F. Lewis, Sr., Buyer Representative, Resurrecting Faith World Ministries

PARKING USE AGREEMENT
8557 Wyoming Avenue North Association

This Parking Use Agreement ("Agreement") is entered into by the undersigned owners and/or authorized representatives of the units within the 8557 Wyoming Avenue North Association ("Association").

Purpose
The purpose of this Agreement is to formally document the Association's collective consent to allow Resurrecting Faith World Ministries, the prospective owner and occupant of Suite 6, to utilize shared parking spaces during their designated service times in order to meet the City of Brooklyn Park's requirement of 40 available parking spaces during peak service hours.

Background
Resurrecting Faith World Ministries intends to use Suite 6 exclusively for worship services, prayer gatherings, and fellowship. Their peak parking needs occur during the following times:

- Sundays: 10:00 a.m. – 1:00 p.m.
- Wednesdays: 6:00 p.m. – 8:00 p.m.

Outside of these hours, the ministry anticipates needing fewer than five parking spaces.

Agreement
By signing below, the undersigned members of the 8557 Wyoming Avenue North Association agree to the following:

1. Parking Access:
   The Association consents to allow Resurrecting Faith World Ministries access to the number of shared parking spaces necessary to meet the City of Brooklyn Park's requirement of 40 parking spaces during the ministry's peak service times listed above.

2. Cooperation and Good Faith:
   All parties agree to cooperate in good faith to ensure smooth parking operations and to maintain a respectful and harmonious environment for all owners, tenants, and visitors.

3. Limited Scope:
   This Agreement applies solely to the use of parking spaces during the ministry's designated service times and does not alter ownership rights, property boundaries, or any other Association agreements.

4. Effective Date:
   This Agreement becomes effective on upon the date of the final signature below.

8525 Edinbrook Crossing, Suite 12, Brooklyn Park, MN 55443
Phone: 612-379-1257 | Email: info@rfmw.org | Web: www.rfwm.org

Scanned with CamScanner

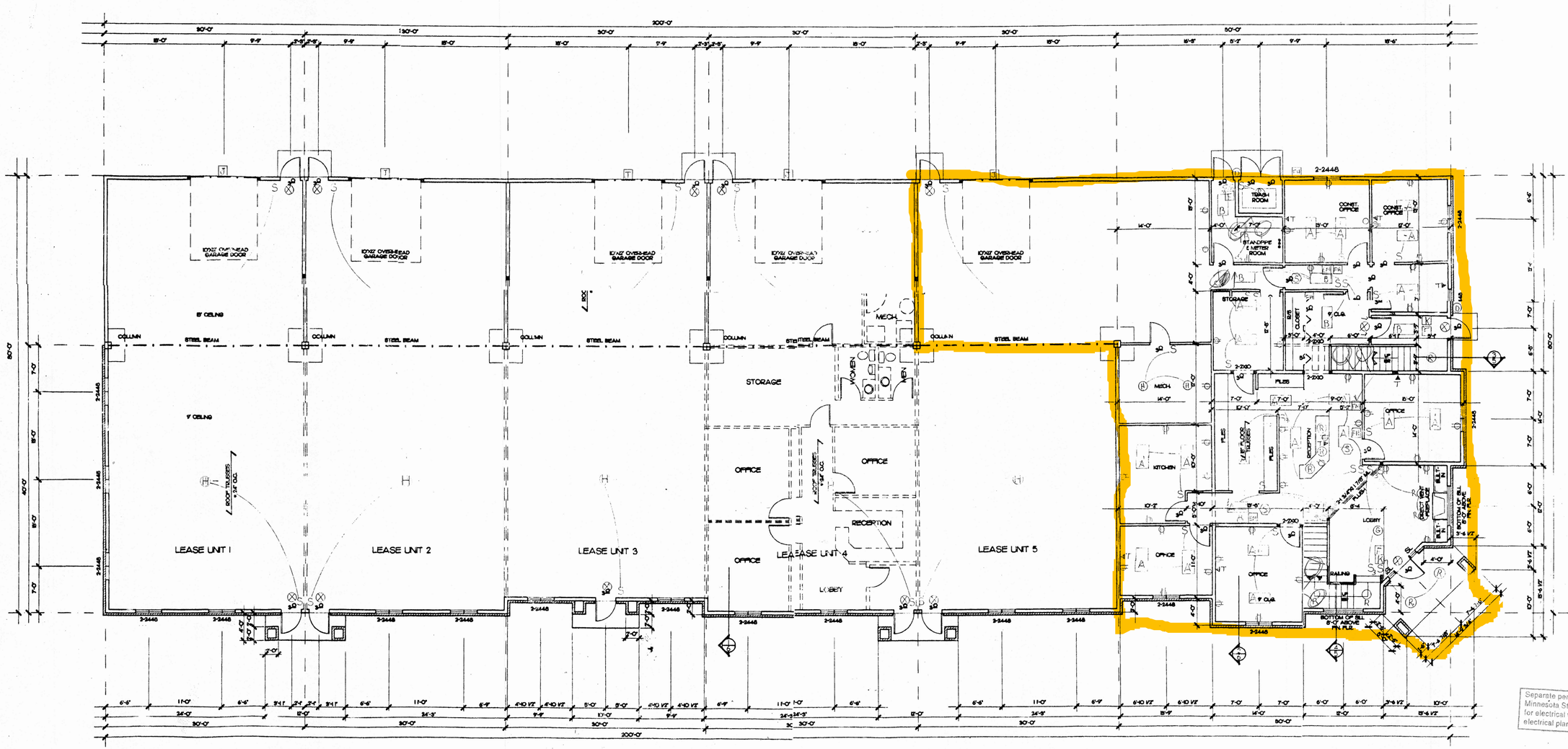
SIGNATURES

Name / Unit	Signature	Date
1. Stan Petrash 5		12/11/25
2. Sergey Fooks 4		12/11/25
3. Jose Vidal #3		12/11/25
4. Alisa Cardona #1		12/11/25
5.		12/11/25

8525 Edinbrook Crossing, Suite 12, Brooklyn Park, MN 55443
Phone: 612-379-1257 | Email: info@rfmw.org | Web: www.rfwm.org

Scanned with CamScanner

ELECTRIC



MAIN FLOOR PLAN

SCALE 1/8"=1'-0"

Separate permit and inspections by the Minnesota State Board of Electricity required for electrical work. Submit two copies of electrical plans to City of Brooklyn Park.

OCT 1994
RECEIVED
Brooklyn Park, MN
BUILDING DEPT

Ronald L. Freeman MML AM01161
I R A

D.F.P.
PLANNING & DESIGN, INC.
4757 HIGHWAY 10 N.E.
ARDEN HILLS, MN 55112
Phone: 612-636-6889 Fax: 612-627-0808

PROPOSED COMMERCIAL BUILDING FOR:
SWANSON HOMES NW INC.

DATE:
REVISIONS:
DRAWN BY:
COMM. NO. 940434
SHEET NO.

4.2D PLAN SET
Pages 12

D.F.P.
PLANNING & DESIGN, INC
4797 HIGHWAY 10 NE
ANDOVER, MN 55304
Phone 612.616.6888 Fax 612.671.

PROPOSED COMMERCIAL BUILDING FOR:
SWANSON HOMES NW INC.

DATE:
REVISIONS:
DRAWN BY:
COMM. NO. 240434
SHEET NO. 4

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.

Date 7/12/24 Reg No 43289

Derek Fremstad 801 Wynegdale Ave South Ste 202
Minneapolis, MN 55415 PH 612.341.9312

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 architect under the laws of the State of Minnesota.

Date 12-19-23 Reg No 43289

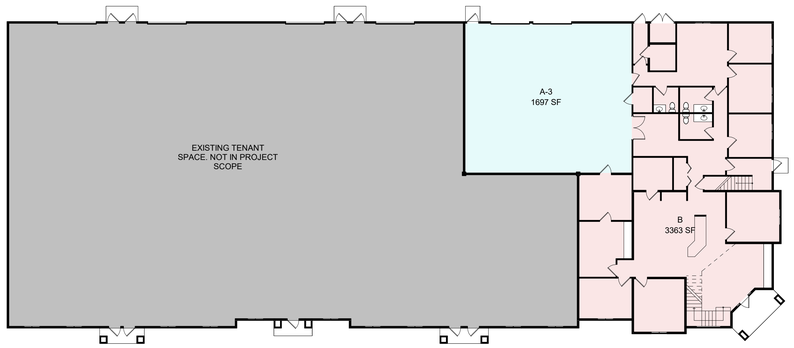
44'-0"

ROOF TRUSSES @ 24" OC

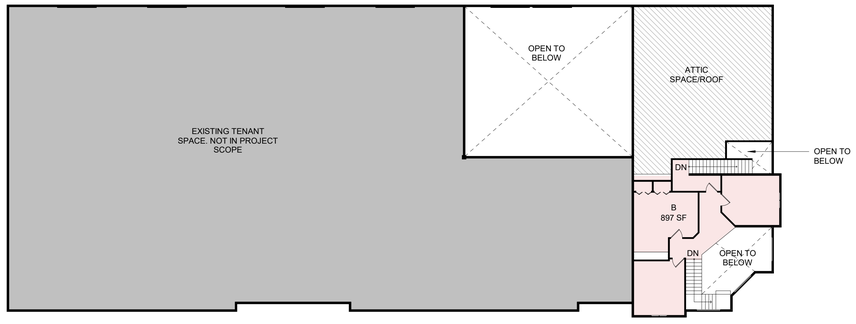
SEE SHEET NO. 3 FOR STEEL BEAM & ROOF TRUSS FRAMING

SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



1 OCCUPANCY PLAN - MAIL LEVEL
1/16" = 1'-0"



2 OCCUPANCY PLAN - UPPER LEVEL
1/16" = 1'-0"

A-3 B

OCCUPANCY AREAS - MAIN LEVEL		
MAIN LEVEL	B	3363 SF
MAIN LEVEL	A-3	1697 SF
TOTAL LEVEL GSF		5060 SF

OCCUPANCY AREAS - UPPER LEVEL		
UPPER LEVEL	B	897 SF
TOTAL LEVEL GSF		897 SF

OCCUPANCY AREAS - TOTAL		
MAIN LEVEL	B	3363 SF
MAIN LEVEL	A-3	1697 SF
UPPER LEVEL	B	897 SF
TOTAL LEVEL GSF		5957 SF

CODE REVIEW

PROJECT SCOPE: RENOVATION OF AN EXISTING TENANT OFFICE AND WAREHOUSE SUITE FOR GENERAL OFFICE AND WORSHIP SPACE. THE SCOPE OF THE PROJECT INCLUDES FINISH UPDATES, LIFE SAFETY AND EGRESS COMPONENTS. ALL SCOPE OF WORK IS IN THE EXISTING OFFICE AND WAREHOUSE AREA.

APPLICABLE CODES: 2020 MINNESOTA CONVERSION CODE FOR EXISTING BUILDINGS

Incorporates the 2018 International Existing Building Codes with Minnesota amendments

2020 MINNESOTA ACCESSIBILITY CODE
Incorporates Chapter 11 of the 2018 International Building Code; and the 2009 ICC/ANSI A117.1 with Minnesota amendments

2024 MINNESOTA COMMERCIAL ENERGY CODE
Incorporates the ANSI/ASHRAE/IES Standard 90.1-2019 with Minnesota amendments.

2020 MINNESOTA MECHANICAL CODE AND FUEL GAS CODE
Incorporates the 2018 International Mechanical Code and the 2018 International Fuel Gas Code with Minnesota amendments.

2020 MINNESOTA STATE PLUMBING CODE
Incorporates the 2018 Uniform Plumbing Code with Minnesota amendments.

2020 MINNESOTA STATE FIRE CODE
Incorporates the 2018 International Fire Code with Minnesota amendments.

2023 NATIONAL ELECTRICAL CODE
NFPA 70

PROJECT AREA: 5,957 SF (RENOVATION FOR GENERAL OFFICE AND WORSHIP SPACE)

OCCUPANCY CLASSIFICATION (CHAPTER 3): "B" BUSINESS AND "A-3" ASSEMBLY

TYPE OF CONSTRUCTION (CHAPTER 6): ASSUMED EXISTING BUILDING CONSTRUCTION: TYPE V-B

FIRE RESISTANCE OF BUILDING ELEMENTS:
- STRUCTURAL FRAME: 0 HOURS
- BEARING WALL - EXTERIOR: 2 HOURS
- BEARING WALLS - INTERIOR 0 HOURS
- NON BEARING WALLS - EXTERIOR 0(x>30)
- NON BEARING WALLS - INTERIOR 0
- FLOOR CONSTRUCTION 0 HOURS
- ROOF CONSTRUCTION 0 HOURS

INTERIOR FINISHES (CHAPTER 8): INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: CLASS B
B OCCUPANCY CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS C
A-3 OCCUPANCY CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

FIRE PROTECTION: (CHAPTER 9): SPRINKLER SYSTEM IS PROVIDED
FIRE ALARM AND DETECTION SYSTEM IS PROVIDED
MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER WILL NOT EXCEED 75' (TABLE 906.3(1)

MEANS OF EGRESS (CHAPTER 10): BUILDING OCCUPANT LOAD FROM TABLE 1004.5
BUSINESS AREAS, A LOAD FACTOR OF 150 GROSS SQUARE FEET PER OCCUPANT. FOR MEETING ROOMS WITH IN A BUSINESS OCCUPANCY, A LOAD FACTOR OF 15 SQUARE FEET PER OCCUPANT. ASSEMBLY AREAS, A LOAD FACTOR OF 15 SQUARE FEET PER OCCUPANT. THE TENANT SPACE (WITHIN PROJECT SCOPE) HAS A TOTAL OCCUPANT LOAD OF 168. REFER TO OCCUPANT LOAD TABLE ON THIS SHEET.

EGRESS CAPACITY (WITHIN PROJECT SCOPE)
(4) 36" WIDE DOORS ARE PROVIDED TO EGRESS THE TENANT SPACE.
144" / 0.2 = 720 OCCUPANTS MAXIMUM

COMMON PATH OF TRAVEL (TABLE 1006.2.1):
WITH SPRINKLER SYSTEM B OCCUPANCY = 100'
WITH SPRINKLER SYSTEM A OCCUPANCY = 75'
COMMON PATH OF TRAVEL WILL NOT BE EXCEEDED

EXIT TRAVEL DISTANCE (TABLE 1017.2)
WITH SPRINKLER SYSTEM B OCCUPANCY = 300'
WITH SPRINKLER SYSTEM A OCCUPANCY = 250'
EXIT TRAVEL DISTANCE WILL NOT ME EXCEEDED

DEAD ENDS (SECTION 1010.4)
WITH SPRINKLER SYSTEM A OCCUPANCY NOT TO EXCEED 20'
WITH SPRINKLER SYSTEM B OCCUPANCY NOT TO EXCEED 50' (EXCEPTION 2)
DEAD CORRIDORS WILL NOT BE EXCEEDED

ACCESSIBILITY (CHAPTER 10): ALL ELEMENTS AND SPACES MODIFIED WITHIN THE SCOPE OF THIS PROJECT WILL COMPLY WITH THE 2020 MINNESOTA ACCESSIBILITY CODE.

CODE LEGEND

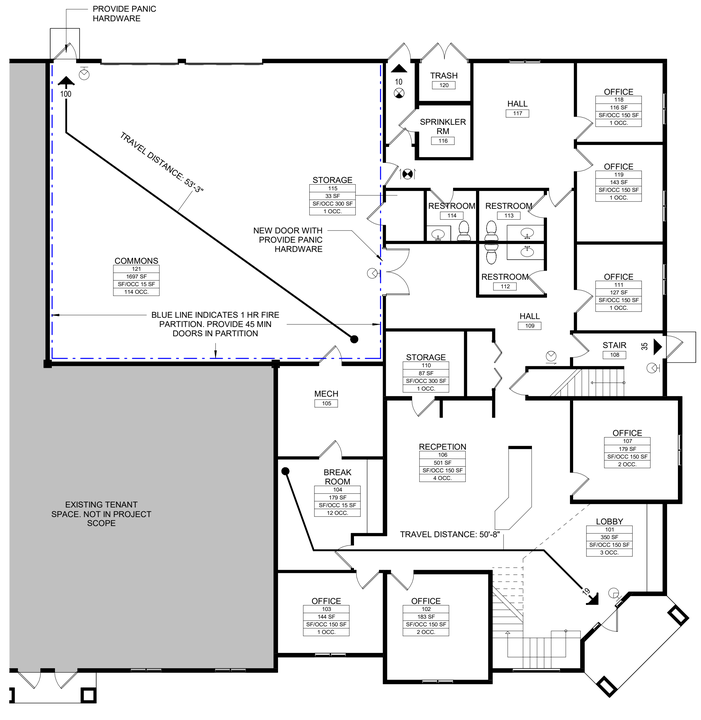
- 30 MIN FIRE PARTITION
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR FIRE WALL
- 3 HR FIRE WALL
- 1 HR SMOKE BARRIER
- SMOKE PARTITION
- FE — FIRE EXTINGUISHER: SEE FLOOR PLANS FOR FIRE EXTINGUISHER TYPES AND LOCATIONS
- EXIT TRAVEL DISTANCE
- ## — NUMBER OF OCCUPANTS EXITING
- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN

LIFE SAFETY ROOM TAG:

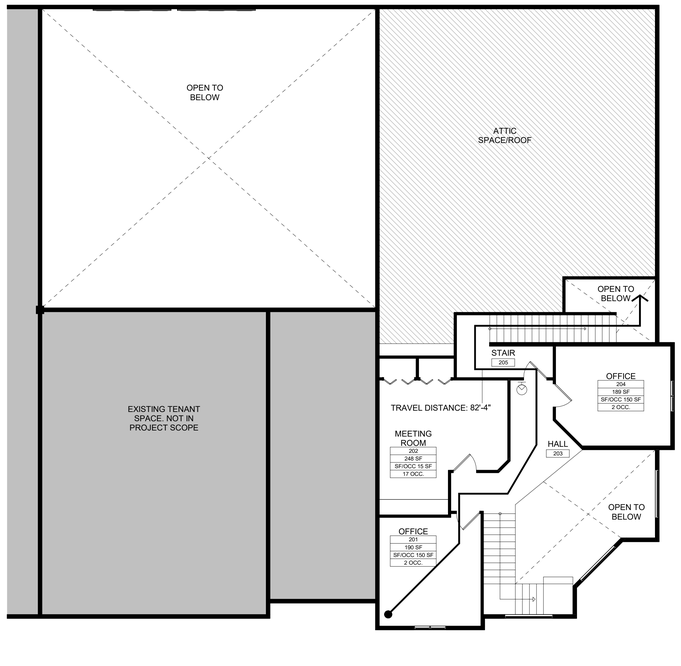
Name
101
150 SF
SF/OCC 20
10 OCC

- INDICATES ROOM NAME
- INDICATES ROOM NUMBER
- INDICATES ROOM SQUARE FOOTAGE
- INDICATES SQUARE FOOTAGE PER OCCUPANT
- INDICATES OCCUPANT LOAD

LIFE SAFETY PLAN NOTES:
1. LIFE SAFETY PLANS ARE INTENDED TO BE PRINTED IN COLOR FOR CLARITY.
2. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER PER IFC 906.3 IS 75 FEET.
3. ASSEMBLY OCCUPANT LOADS SHALL BE POSTED BY SIGNAGE AT TIME OF FINAL BUILDING INSPECTION
4. PROVIDE IDENTIFICATION MARKINGS ON ALL WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS PER MBC 703.7.



3 MAIN LEVEL
1/8" = 1'-0"



4 UPPER LEVEL
1/8" = 1'-0"

OCCUPANT LOAD

ROOM	ROOM NAME	OCC CLASS	USE DESCRIPTION	AREA	AREA/OCC	GROSS/NET	LOAD
101	LOBBY	B	LOBBY	350 SF	150 SF	GROSS	3
102	OFFICE	B	OFFICE	183 SF	150 SF	GROSS	2
103	OFFICE	B	OFFICE	144 SF	150 SF	GROSS	1
104	BREAK ROOM	B	BREAK ROOM	179 SF	15 SF	NET	12
106	RECPETION	B	RECEPTION	501 SF	150 SF	GROSS	4
107	OFFICE	B	OFFICE	179 SF	150 SF	GROSS	2
110	STORAGE	B	STORAGE	87 SF	300 SF	GROSS	1
111	OFFICE	B	OFFICE	127 SF	150 SF	GROSS	1
112	STORAGE	B	STORAGE	Not Placed	300 SF	GROSS	
115	STORAGE	B	STORAGE	33 SF	300 SF	GROSS	1
118	OFFICE	B	OFFICE	116 SF	150 SF	GROSS	1
119	OFFICE	B	OFFICE	143 SF	150 SF	GROSS	1
121	COMMONS	A-3	WORSHIP	1697 SF	15 SF	NET	114
201	OFFICE	B	OFFICE	190 SF	150 SF	GROSS	2
202	MEETING ROOM	B	MEETING ROOM	248 SF	15 SF	NET	17
204	OFFICE	B	OFFICE	189 SF	150 SF	GROSS	2
							164

Ewert Studio

2725 Zenith Ave N
Robbinsdale, MN 55422
t 612.790.0162

RESURRECTING FAITH WORLD MINISTRIES

8557 WYOMING AVE N
BROOKLYN PARK, MN 55445

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NAME: ROBERT EWERT

SIGNATURE:
DATE: LICENSE #50737

1	PERMIT	01-05-2026
NO	ISSUE	DATE

JOB NUMBER 26-100

CODE SUMMARY & OCCUPANCY CLASSIFICATION PLANS

G-010

1/5/2026 9:20:46 AM
Autodesk Docs://RFWM - Brooklyn Park/RFWM - Brooklyn Park.rvt

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

5.1 Planning Case #25-122 (Resurrecting Faith Ministry) – Conditional Use Permit – 8557 Wyoming

Associate Planner Hayes-Regan introduced the application from Resurrecting Faith Ministry for a Conditional Use Permit (CUP) to use an existing tenant space at 8557 Wyoming Avenue N. as a religious institution. He provided an overview of the application and provided additional information on the subject property, onsite parking, zoning, and surrounding uses. He provided information on the existing interior conditions of the suite, and the site plan shows how the proposed use would operate within that space. He reviewed the CUP criteria and stated that detailed findings were provided in the staff report. He recommended approval with the conditions listed in the staff report.

Commission Chair Cavin opened the public hearing.

No comments.

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

Commission Chair Cavin thanked the applicant for continuing to invest in the community and believed that this would be a good fit for the site. He suggested that the applicant work with adjacent tenants to ensure there would be sufficient parking.

Associate Planner Hayes-Regan stated that the applicant engaged with the tenants and already has a shared agreement to use the parking spaces during their worship hours, as the businesses operate during business hours and worship occurs outside of those hours. He stated that a parking analysis was completed and there is sufficient parking for this use, noting the availability of on-street parking as well.

Commissioner Wako asked about the number of parking stalls available for the site.

Associate Planner Hayes-Regan provided an overview of the parking analysis that was completed, which looked at both the office use and assembly use. He stated that there are 52 parking spaces within the lot.

Commissioner Wako asked if the applicant is comfortable with the amount of parking available. He noted that often a church hosts other events, such as weddings, which draw larger crowds.

Cerise Lewis, who spoke in representation of the applicant, replied that they have services on Wednesdays and Sundays and occur at off-peak times when the other businesses are not open. She stated that if they hold a special event, they would seek out shared parking agreements with neighboring lots and on-street parking. She did not anticipate any challenges with parking or the neighboring businesses based on their current operations.

Commission Chair Cavin asked when the church would plan to open in this location.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

Ms. Lewis replied that they had planned to open on February 1st, but now plan to open in this location on March 1st.

MOTION BORER, SECOND KOROSSO, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 8557 WYOMING AVENUE N., SUITE 6, BROOKLYN PARK, MN 55445.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on February 23, 2026.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	5	**Presented By:**	Paul Mogush, Planning Director
Item:	DEV25-123 (HAM Addition) – Subdivision of 10508 Winnetka Ave. N. Into Two Single Family Lots		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING A PRELIMINARY PLAT SUBDIVIDING 10508 WINNETKA AVE. N. INTO TWO SINGLE-FAMILY LOTS.

Summary:

A subdivision application has been submitted requesting that the existing parcel located at 10508 Winnetka Ave. N. be subdivided into two detached single-family lots. Chapter 151 of the Land Usage Code authorizes the Planning Commission to recommend approval, modification, or denial of a preliminary plat to the City Council.

Planning Commission/Public Hearing:

The Planning Commission held a public hearing on the preliminary plat request at its February 11, 2026, regular meeting. No members of the public appeared to speak, and no written comments were received.

Commissioners asked clarifying questions regarding the placement of the proposed property lines as shown on the preliminary plat, access to the public street, whether development is proposed on the newly created lot, and how the proposed subdivision aligns with the character of the surrounding neighborhood. Staff and the applicant addressed these questions at the meeting. Staff clarified that the subdivision application is limited to the creation of a new lot and does not include or evaluate future development. Any future construction would be subject to applicable zoning and building permit review at that time.

Following discussion, the Planning Commission voted unanimously to recommend approval of the preliminary plat.

This action request is for preliminary plat approval only. The final plat will be brought forward to the City Council under a separate RFCA when it is ready for consideration and approval.

Project Description:

The property at 10508 Winnetka Ave. N. is located in the City's Northwoods neighborhood, southeast of the intersection of 109th Ave. and Highway 169. The property is zoned Detached Single-Family Estate (R-1). Properties to the north, east, and south are also zoned R-1, while the property to the west is zoned Business Park (BP).

The existing parcel was created in 1957 with the platting of the Marvella Addition. The site is approximately 0.6 acres in size and contains an existing single-family residence and detached two-stall garage located on the

western portion of the property. The eastern portion of the parcel, which abuts Sumter Ave., is currently open space and is proposed as Lot 1, Block 2.

While parcels directly to the north and south have dimensions similar to the existing parcel, many parcels within the Marvella Addition have lot dimensions comparable to those proposed as part of this subdivision application.

Comprehensive Plan Alignment:

The 2040 Comprehensive Plan designates the property at 10508 Winnetka Ave. N. as Low-Density Residential, which is intended to accommodate “single-family detached homes generally with a density between 1.5 and three units per acre” (Brooklyn Park 2040 Comprehensive Plan, p. 3-19).

The density for this district is 1.5-3 units/acre. The use is limited to single family residential. The proposed scale and intensity are small-scale and low-intensity in nature and are compatible with the surrounding neighborhood.

Zoning & Development Standards Review:

1. Dimensional Standards.

Table 152.506.1 of the Zoning Code establishes residential zoning district standards. For the R-1 District, these standards include a minimum lot area of 9,750 square feet, a minimum lot width of 75 feet as measured from the front setback line, a maximum of 40% impervious surface area in front yards, and a maximum 40% building footprint.

Table 152.506.2 establishes required setbacks for residential districts. Setbacks in the R-1 District include a 25-foot front setback from public streets, 7.5-foot interior side yard setbacks, and a 25-foot rear yard setback.

Lot 1 Block 1.

The proposed dimensions of Lot 1, Block 1 include approximately 15,060 square feet of lot area, a 100-foot lot width measured from the front setback, and an approximate 16% building footprint. The impervious surface area within the front yard would remain unchanged.

The preliminary plat shows the existing residence on Lot 1. The residence meets all required setback standards, as shown by the building setback line. Although the existing garage, shed, and patio encroach into the required interior side and rear yard setbacks, these structures were established prior to adoption of the current Zoning Code and are therefore considered legal nonconforming structures. The proposed preliminary plat does not alter the location of these structures or adjust lot lines in a manner that increases the degree of nonconformity.

Lot 2 Block 1.

The dimensions of the proposed Lot 2 Block 1 include: 11,641 sq. ft. in lot area and 100 ft. lot width as measured from the front set back. No buildings currently exist in the proposed lot area.

Both proposed lots satisfy the dimensional standard requirements.

2. Access & Circulation.

Lot 1, Block 10 will continue to be accessed from Winnetka Ave. N. Lot 2, Block 10 would be accessed from Sumter Ave. N. Any future development on either lot will be required to comply with all applicable zoning and development standards in effect at the time of construction.

3. Utilities and Stormwater.

Lot 1, Block 2 will continue to be served by existing utility connections. The preliminary plat indicates that Lot 2, Block 10 has access to adequate utility services should future development occur. The property is located within the West Mississippi Watershed District, and both proposed lots would continue to be regulated accordingly.

To continue maintaining utilities to the existing principal structure located on what is proposed as Lot 1, Block 1, the applicant proposes that a private utility easement over Lot 2, Block 1 be recorded along with the final plat.

4. Park Dedication.

Section 151.005(4) of the Land Usage Code requires park dedication in the form of land or cash. Because land dedication is not feasible for this subdivision, the City will collect cash in lieu of land dedication prior to the final plat being released for recording.

The established fee for residential subdivisions is $4,600 per newly created lot, resulting in a total fee of $4,600 for this subdivision. Funds collected are deposited into the Open Space Land Acquisition and Development (OSLAD) fund and may only be used for park land acquisition and development, as required by state law. The nearest neighborhood park is Northwood Park, located northeast of the subject property.

5. Addressing.

The address for Lot 1, Block 10 will remain 10508 Winnetka Ave. N.

The address for Lot 2, Block 10 will be 10509 Sumter Ave. N.

Public Engagement & Notifications:

In accordance with public hearing requirements, notice of the hearing was published in the SunPost, the City's official legal newspaper, and 40 mailed notices were sent to properties located within 500 feet of the subject property. As of the publication of this staff report, no public comments have been received.

Final Plat:

The final plat and title commitment are currently under review by the City Attorney's Office. All required revisions resulting from this review will be completed prior to the request for City Council action on the final plat.

Staff Recommendation:

Staff recommends approval of the preliminary plat.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approval of the preliminary plat with modifications.
2. Denial of the preliminary plat based on certain findings.

Attachments:

4.3A RESOLUTION
4.3B LOCATION MAP
4.3C APPLICATION MATERIALS
4.3D PRELIMINARY PLAT
4.3E PC MINUTES

RESOLUTION #2026-

RESOLUTION APPROVING A PRELIMINARY PLAT SUBDIVIDING 10508 WINNETKA AVE. N. INTO TWO SINGLE-FAMILY LOTS.

Planning Commission File #25-123

WHEREAS, the plat for the property addressed 10508 Winnetka Ave. N. 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 on properties currently legally described as:

See Exhibit A

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

WHEREAS, the proposed subdivision meets the minimum requirements of the Low Density Residential designation of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #25-123 for the property addressed 10508 Winnetka Ave. N. shall be approved subject to the following conditions:

1. Approval of Title by the City Attorney and all conditions therein.
2. A final plat showing the correct square footage for each lot area must be submitted prior to recording of the final plat.
3. All comments provided by Hennepin County must be addressed prior to building permitting.
4. Payment of any special assessments on the property shall be paid prior to recording the final plat.
5. Payment of park dedication in the amount of $4,600 shall be paid prior to recording the final plat.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the 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.

Exhibit A

Lot 1, Block 10, Marvella, Hennepin County, Minnesota

Preliminary and Final Plat
Case #25-123 – HAM Addition
Area of Request (August 2025 Air Photo)
10508 Winnetka Ave N, Brooklyn Park MN

Brooklyn Park

10/30/2025

10508 Winnetka Ave. N.
Brooklyn Park, MN 55445

RE: Lot Split Letter of Consent

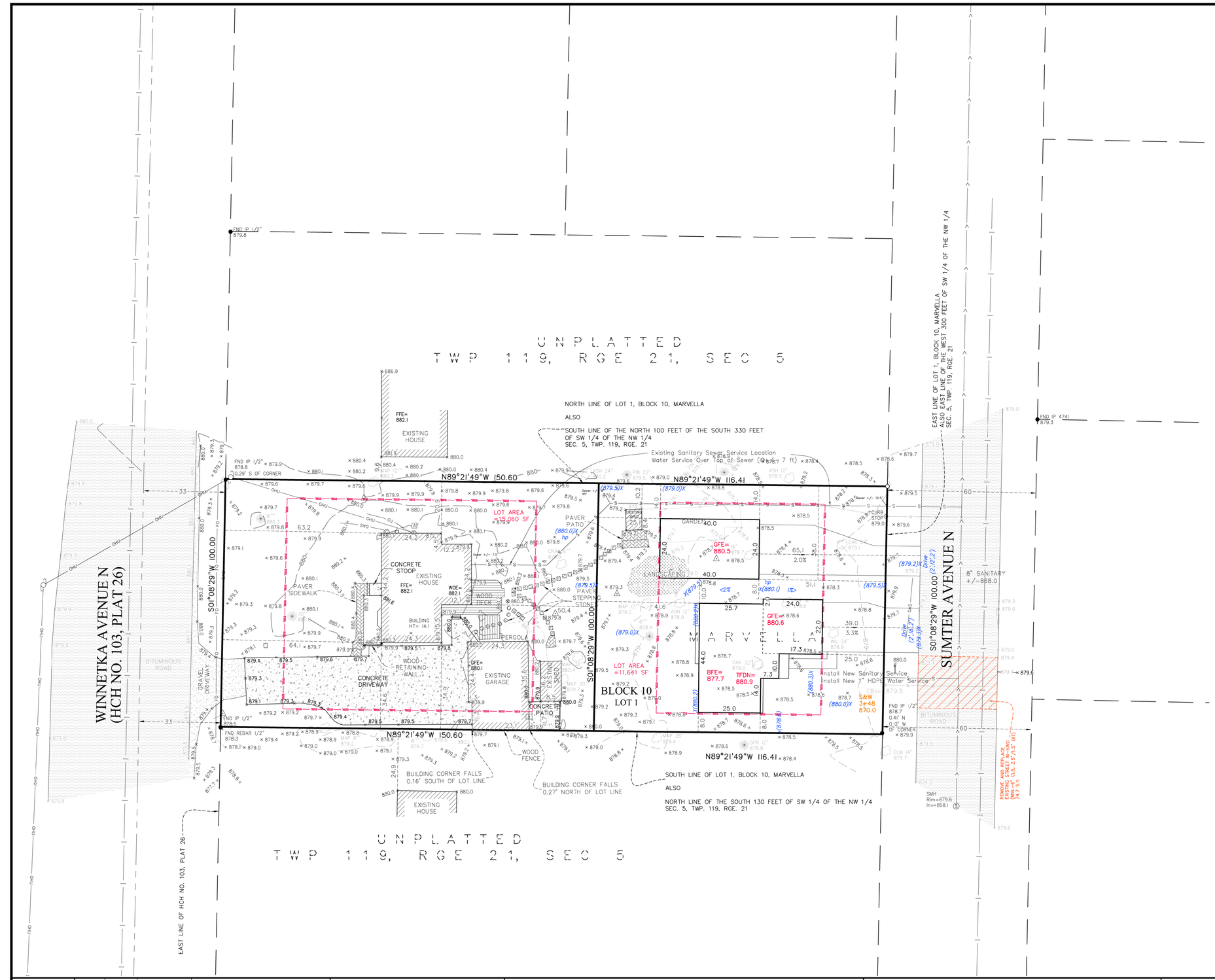
To Whom it may Concern:

I, Steve Hegedus, Owner of HAM Properties, LLC and the property at 10508 Winnetka Ave. N., Brooklyn Park, MN 55445, consent to the subdivision application.

Thank you-

Steve Hegedus

HAM Properties
38868 12th Ave
Suite #2096
North Branch, MN 55056



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lot 1, Block 10, Marvella, Hennepin County, Minnesota.

STANDARD NOTES

1) **Site Address**: 10508 Winnetka Avenue N, Brooklyn Park, MN 55445

2) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0069F, effective date of 11/04/2016

3) **Parcel Area Information**: Gross Area: 26,701 s.f. ~ 0.613 acres

*We do not affirmatively issure the quantity of acreage set forth in the description

4) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: 32 RDS which has an elevation of: 872.44 feet (NAVD88).

5) **Zoning Information**: The current Zoning for the subject property is R1 (Detached Single-Family Estate District) per the City of Brookly Park's zoning map dated 10/02/2025. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 25 feet (Winnetka Avenue N)
Side: 7.5 feet
Rear: 25 feet
Height: 40 feet
Hardcover: 40 percent of front yard area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

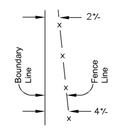
We have not received the current zoning classification and building setback requirements from the insurer.

6) **Utilities**: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the urdergground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that Seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 252604317 for a list of utility operators in this area.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. 64894, dated September 7, 2025.

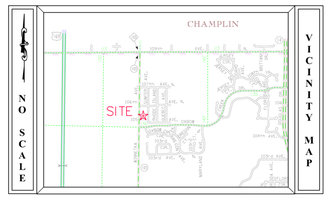
1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a) Item no.'s 1-10 are not survey related
   b) Item no. 11: Subject to Hennepin County Highway No. 103, Plat 26, filed as Document No. 4144114. *Shown Hereon.*



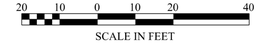
Fence ties are shown on the side of the boundary line that the fence is located on.

Hardcover

Lot Area	=	26,701 S.F.
House Area	=	1,368 S.F.
Garage Area	=	852 S.F.
Sheds Area	=	138+53 S.F.
Concrete Driveway Area	=	2,442 S.F.
Gravel Driveway Area	=	153 S.F.
Paver Sidewalk Area	=	109 S.F.
Paver Patio Area	=	72 S.F.
Paver Steppers Area	=	108 S.F.
Concrete Patio Area	=	139 S.F.
Retaining Wall Area	=	3 S.F.
Stoop Area	=	23 S.F.
Deck Area	=	225 S.F.
Total Area	=	5,685 S.F.
Coverage	=	21.3%



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM/SO	1	RSM	10/21/2025	Ex Service Data - New Service Shift
DRAWN				
GMK				
CHECKED				
CMT				
DATE				
9/24/2025				

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

Dated this ---- day of October, 2025.

Colyn M. Tvete, PLS — Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:119-RGE 21-SEC.5
Hennepin County

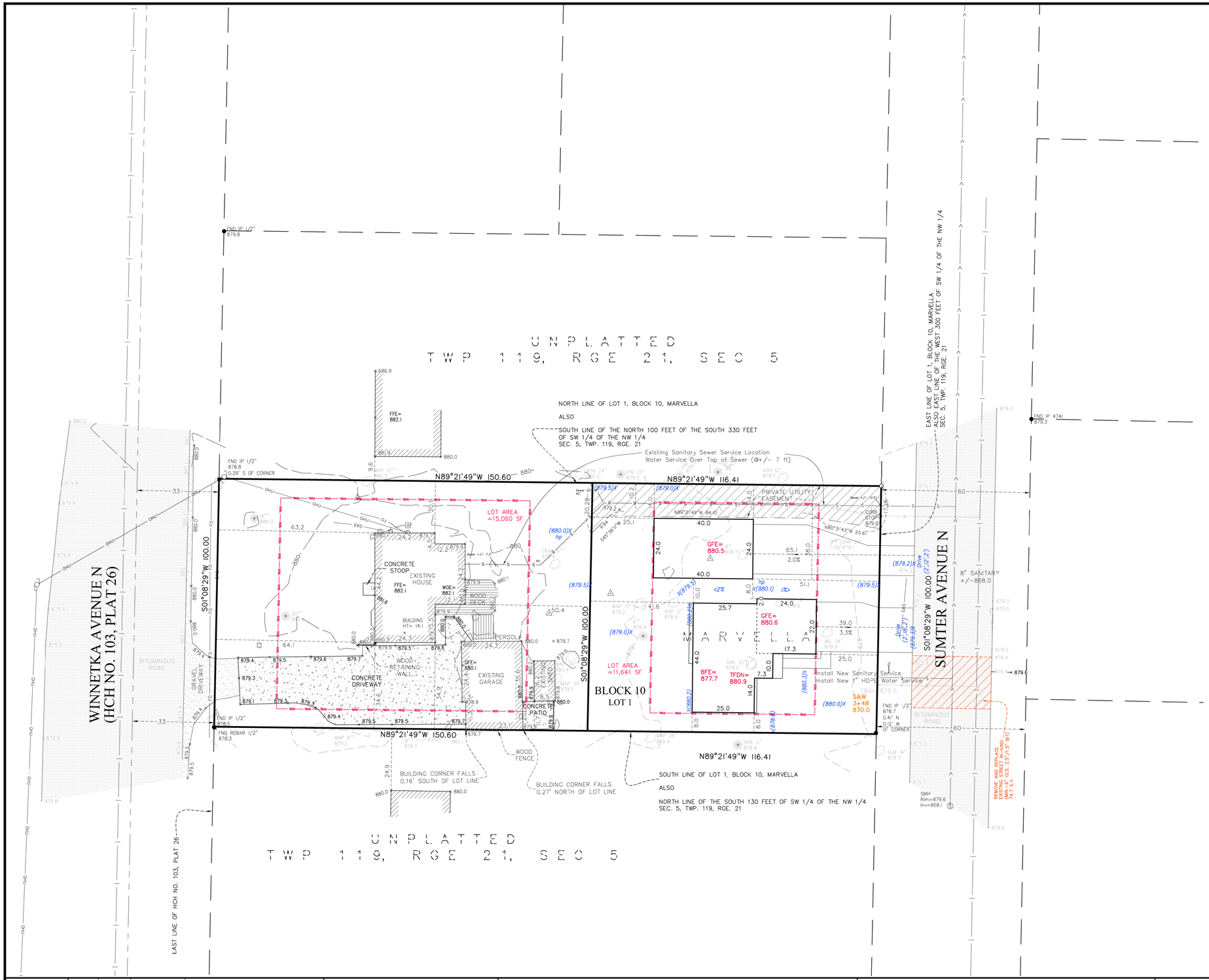
BROOKLYN PARK, MINNESOTA

Placement Sketch for Lot Split

PREPARED FOR:
HAM PROPERTIES, LLC

FILE NO. 32782-001

1/1



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lot 1, Block 10, Marvella, Hennepin County, Minnesota.

STANDARD NOTES

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Hardcover: 40 percent of front yard area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

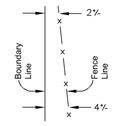
We have not received the current zoning classification and building setback requirements from the insurer.

6) **Utilities**: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the urdergground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that Seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 252604317 for a list of utility operators in this area.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. 64894, dated September 7, 2025.

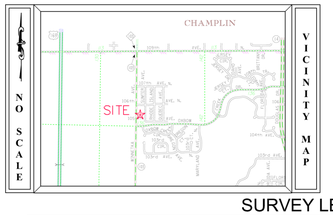
1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a) Item no.'s 1-10 are not survey related
   b) Item no. 11: Subject to Hennepin County Highway No. 103, Plat 26, filed as Document No. 4144114. *Shown Hereon.*



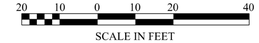
Fence ties are shown on the side of the boundary line that the fence is located on.

Hardcover

Lot Area	=	26,701 S.F.
House Area	=	1,368 S.F.
Garage Area	=	852 S.F.
Sheds Area	=	138+53 S.F.
Concrete Driveway Area	=	2,442 S.F.
Gravel Driveway Area	=	153 S.F.
Paver Sidewalk Area	=	109 S.F.
Paver Patio Area	=	72 S.F.
Paver Steppers Area	=	108 S.F.
Concrete Patio Area	=	139 S.F.
Retaining Wall Area	=	3 S.F.
Stoop Area	=	23 S.F.
Deck Area	=	225 S.F.
Total Area	=	5,685 S.F.
Coverage	=	21.3%



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE	WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE	FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE	LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE		CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT		BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE		BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CTV	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN		CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION		CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS		CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS		GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DT	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELC	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE		FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FO	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT		TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE		SANITARY SEWER
FLAG POLE	WATER METER		STORM SEWER
FUEL PUMP	WATER SPIGOT	TEL	TELEPHONE UNDERGROUND
FUEL TANK	WELL		RETAINING WALL
PROPANE TANK	MONITORING WELL	UTL	UTILITY UNDERGROUND
GAS METER	CURB STOP		WATERMAIN
GAS VALVE	GATE VALVE		TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT		RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE		RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE		RAILROAD SWITCH
HAND HOLE	SIGN		SATELLITE DISH
MAIL BOX	SOIL BORING		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM/SO	1	RSM	10/21/2025	Ex Service Data - New Service Shift
DRAWN				
GMK				
CHECKED				
CMT				
DATE				
9/24/2025				

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

Dated this ---- day of October, 2025.

Colyn M. Tvete, PLS Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
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TWP:119-RGE 21-SEC.5
Hennepin County

BROOKLYN PARK, MINNESOTA

Placement Sketch for Lot Split

PREPARED FOR:
HAM PROPERTIES, LLC

FILE NO. 32782-001

1/1

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

5.2 Planning Case #25-123 (HAM Addition) – Preliminary and Final Plat – 10508 Winnetka Avenue N.

Associate Planner Hayes-Regan introduced the application from HAM Addition to subdivide the property located at 10508 into two detached single-family lots. He provided information on the subject property, adjacent uses, zoning, Preliminary Plat review criteria, the Marvella Addition Plat, and the proposed Preliminary Plat. He stated that staff recommends approval as presented.

Commission Chair Cavin opened the public hearing.

No comments.

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

Commission Chair Cavin asked if there is a plan for the newly created lot.

Associate Planner Hayes-Regan was unsure, as that is not part of the review criteria. He stated that the Preliminary Plat does show how a single-family home could fit and meet all requirements on the lot.

Commissioner Gaye-Bai asked if the lot is occupied.

Associate Planner Hayes-Regan stated that lot one includes the primary residence, and the land that would create lot two is vacant property.

Commissioner Wako asked how the property is proposed to be divided.

Associate Planner Hayes-Regan stated that the solid black line in the middle of the plat would be the divisional line. He stated that the newly created lots would mirror the lots across from them on Sumpter Avenue.

Commissioner Wako asked how access would be provided.

Associate Planner Hayes-Regan stated that the existing home would continue to have access from Winnetka, where the new lot would have access from Sumpter.

Commissioner Wako asked if there was anything similar happening in this area.

Associate Planner Hayes-Regan stated that a lot of the properties in this area have subdivided in the same way that is being requested, using the example of the homes along Sumpter Avenue.

Commissioner Borer asked for more information on the lots marked on the map with “exception”.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

Associate Planner Hayes-Regan replied that he understands that at the time, those properties were unplatted, which may still be the case. He confirmed that would not impact this request.

MOTION TURNER, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A PRELIMINARY PLAT SUBDIVIDING 10508 WINNETKA AVENUE N. INTO TWO SINGLE-FAMILY LOTS.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on February 23, 2026.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.4	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	XX	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	6	**Presented By:**	Paul Mogush, Planning Director
Item:	DEV25-124 (Crew Carwash) Site Plan Review and Conditional Use Permit (CUP) Applications		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT 7820 LAKELAND AVE. N., BROOKLYN PARK, MN 55445.

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT 7820 LAKELAND AVE. N., BROOKLYN PARK, MN 55445.

Summary:

Crew Carwash has submitted planning applications for a site plan review and conditional use permit to operate a car wash at 7820 Lakeland Ave. N. The project involves the demolition of the existing structure and the property's redevelopment pursuant to the proposed site plan.

Future Land Use Plan	Community Commercial | LRT Station Area
Current Zoning	General Business District
Proposed Zoning	No proposed change
Site Area	1.22 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post. 13 notices were mailed to properties within 500 feet. A Neighborhood email was sent to the College Park neighborhood.
60- and 120- Days (§15.99)	January 20, 2026; March 23, 2026

Planning Commission/Public Hearing:

The Planning Commission held a public hearing on the applications at their February 11, 2026, regular meeting. No members of the public appeared to speak.

Commissioners asked questions regarding sustainability features of the project, including water recycling systems; anticipated traffic generation and vehicle stacking capacity; access points onto the property, including circulation through the vacuum area; membership versus non-membership access; and operation of the on-site kiosk. Staff and the applicant team responded to these questions and provided clarification on site design, operations, and anticipated traffic flow.

Following discussion, the Planning Commission recommended approval of the application.

Previous Approvals:

This parcel was created by the subdivision named “Coopers Industrial Park” in 1969 and was developed through site plan review in 1980. The property was granted a conditional use permit to operate a motor fuel station, convenience store, and car wash in 1989 and a conditional use permit for an auto repair service in 2024. Because the car wash use has not been maintained for more than 365 days, and because this would be an expansion of the intensity of the conditional use, the new conditional use permit application is required.

Land Use/Zoning (and Overlay):

The site is zoned General Business District (B3). Per §152.302 of the zoning code, the purpose of the General Business District is “to provide centralized areas for businesses that have a community or regional customer base in that they generally draw customers from farther away than the adjacent neighborhood” (§152.302(A)). Car washes are allowed conditionally as a principal use in the General Business District via a conditional use permit.

Surrounding zoning districts include the General Business District to the east, south, and north and the General Industrial (I) District to the west. The property is not located in an overlay district.

Site Plan Review:

Site plan reviews must be reviewed against the evaluation criteria detailed in §152.303 Site Plan, of the City’s Zoning Code. Site plan approval is required for the construction of a structure, for the grading or taking any action to prepare a site for development, and for when removing earth, soils, gravel, or other natural material from or place the same on a site.

The Planning Commission has advisory authority and City Council has final approval authority to approve a site plan.

The Applicant’s site plan that was submitted with the application includes the following: 1) a cover sheet; 2) general notes; 3) ALTA topography survey; 4) phase 1 erosion and sediment control plan; 5) phase 2 erosion and sediment control plan; 6) erosion and sediment control details; 7) Stormwater Pollution Prevention Plan (SWPPP); 8) site dimension plan; 9) fire access exhibit; 10) site details; 11) grading and drainage plan; 12) utility plan and details; and a 13) landscaping plan and details.

Also included in the application were: a property owner’s letter of consent, a letter from the applicant, a sign plan overview, a preliminary floor plan, building elevations, and 3D views exhibit, a photometric plan, a traffic summary and supporting spreadsheet from the Crew Carwash Wayzata Boulevard location, which the applicant asserts is commensurate with the Brooklyn Park proposed development, and an estimated bonding and escrow spreadsheet.

Erosion and Sediment Control Plan:

Section 153.08 of the City Code requires submission of an Erosion and Sediment Control Plan for applicable projects. The plan must identify temporary and permanent erosion and sediment control measures, including sediment retention devices, surface runoff and erosion controls, vegetative stabilization measures, and their locations, installation timing, removal, and maintenance. The plan must also include a construction and restoration schedule, cost estimates, and responsible party contact information.

Engineering Staff reviewed the erosion and sediment control plan and confirmed that it provides the required information.

Stormwater Pollution Prevention Plan (SWPPP):

Engineering Staff reviewed the Stormwater Pollution Prevention Plan (SWPPP) and confirmed that it provides the required information.

Proposed Site Plan:

The City Code does not contain a single section that specifies required contents for site plan submittals. Instead, site plans are reviewed for compliance with multiple applicable sections of the Zoning Code, including standards related to use, site layout, access, parking, and public infrastructure. Staff have reviewed the proposed site plan for compliance against these requirements. Below is an analysis of the proposed site plan:

Property Summary:

The property is zoned General Business, which requires a minimum lot area of 25,000 square feet and allows a maximum impervious surface coverage of 80 percent (Table 152.608.1).

The subject property contains 53,112 square feet. Impervious surface coverage increases from 33,386 square feet (63.1%) under existing conditions to 40,392 square feet (76.2%) as proposed, resulting in a net increase of 7,006 square feet. The proposed impervious coverage complies with the maximum permitted by the zoning district.

Building and Parking Setbacks:

The General Business District does not require front or interior side yard setbacks but does require a 30-foot rear interior setback (Table 152.608.2).

Due to the configurations of this parcel, Staff suggested to the applicant that the site plan be reviewed as if there was one front yard and two side yards. The General Business district does not have front or side setback requirements.

In addition, the Zoning Code requires minimum parking setbacks of 5 feet from side and/or rear property lines and 15 feet from public rights-of-way (§152.1010(B)). The proposed site plan reflects compliance with these parking setback standards where applicable.

Building Data:

The proposed building contains approximately 6,200 square feet, representing 11.7 percent of the total property area. The maximum proposed building height is 40 feet. While the General Business District limits building height to 40 feet when adjacent to residential uses, this standard is not applicable to the subject property (Table 152.608.1).

Parking Summary:

Off-street parking requirements for nonresidential uses are established in §152.1019 of the Zoning Code. Although car washes are listed in Table 152.1019.2, the code does not specify a minimum number of required surface parking or bicycle parking spaces for this use.

The proposed site plan includes two off-street parking spaces, including one accessible parking space, which is consistent with applicable code requirements.

Site Layout, Access, and Circulation:

The proposed site plan retains the two existing access points along Lakeland Ave. N., one located near the northeast portion of the property and one near the southern portion of the site. The applicant also proposes an additional access point between these two existing driveways.

Under the proposed circulation plan, the northeast access point would function as a one-way entrance to the car wash, directing vehicles into the on-site stacking lanes. The southern access point would function as a one-way exit for vehicles leaving the car wash. The proposed additional access point would serve the self-service vacuum area, allowing vehicles to both enter and exit that portion of the site independently of the car wash circulation.

Also proposed is a kiosk building located on the south end of the stacking bay entrances. The kiosk building meets the accessory structures in nonresidential district requirements.

The Zoning Code requires sidewalks along existing and future minor arterials, including 79th Ave. N. The applicant proposes to install sidewalk improvements along 79th Ave. N. and extend pedestrian connectivity south along Lakeland Ave. N., providing direct pedestrian access to the site and building.

At the request of the City's Transportation Engineer, the applicant submitted operational data from an existing car wash location (Wayzata Boulevard) to estimate anticipated vehicle demand and stacking needs. The data indicates that peak activity typically occurs on Fridays and Saturdays during the late morning to early afternoon hours. Based on this information, the applicant indicates that the proposed site design provides adequate on-site vehicle stacking capacity to accommodate anticipated demand without causing off-site congestion. The City's Transportation Engineer reviewed the submitted information and found the proposed access and circulation layout to be acceptable.

Properties in the General Business District are required to store trash either indoors or outdoors, with screening required in the case of outdoor storage. The site plan shows a waste enclosure that is fully screened and located off of the property's northeast access point.

Grading and Drainage Plan:

Engineering Staff reviewed the grading and drainage plan and confirmed it provides the information required.

Utility Plan:

Engineering Staff reviewed the utility plan and confirmed it provides the information required.

Exterior Elevations:

Section 152.1005 of the Zoning Code establishes architectural design and exterior material standards for development in all business districts. The purpose of these standards is to ensure high-quality, durable construction that is compatible with surrounding development, contributes to long-term visual character, and avoids impermanent or deteriorating building materials.

Exterior materials are classified as Class 1 or Class 2, with Class 1 materials representing higher-quality, durable finishes such as brick, stone, glass, architectural metal panels, and textured concrete products. The Zoning Code requires minimum percentages of Class 1 materials on building facades, with higher standards applied to facades visible from public rights-of-way or adjacent properties.

Office, service, and retail buildings must provide at least 65 percent Class 1 materials on front facades and other facades visible from public view. Facades not visible from public view may use a combination of Class 1 and Class 2 materials.

The applicant provided building elevations showing the full elevation area, proposed material types, the material area and percentages for each of the elevations. The materials proposed by the applicant meet the materials required in the Zoning Code; the percentage of materials on each of the elevations also meets the required materials percentage.

Landscaping Plan:

Section 152.1013 of the Zoning Code requires a landscape plan for new nonresidential development. The applicant has submitted a landscape plan and landscape summary prepared by a licensed landscape architect for the B-3, General Business District.

Canopy Cover.

The Zoning Code requires one large tree or two medium trees per 360 square feet of required parking lot green space. Based on the site design, 977 square feet of parking lot green space is required, resulting in a requirement of three large trees (or six medium trees). The submitted plan provides five canopy trees, exceeding the minimum requirement.

Foundation Landscaping.

The Zoning Code requires foundation landscaping along at least 40 percent of the building perimeter, with a minimum width of six feet. The proposed building has a perimeter of 394 linear feet, resulting in a minimum requirement of 158 linear feet of foundation landscaping. The submitted plan provides 169 linear feet, exceeding the minimum standard.

Open Space Landscaping.

The Zoning Code requires a minimum amount of open space and a minimum number of trees and shrubs based on open space area. The site includes 5,311 square feet of open space, which requires a minimum of two trees, along with a mix of additional trees and shrubs. The submitted plan provides 11 trees within open space areas, exceeding the minimum requirement.

Street Trees.

Street trees are required at a rate of one tree per 70 linear feet of street frontage:

- County Road 81: 330 linear feet requires five trees; six trees are provided.
- 79th Avenue N.: 261 linear feet requires four trees; four trees are provided.
- Lakeland Avenue N.: 280 linear feet of applicable frontage requires four trees; four trees are provided.

All street tree requirements are met or exceeded.

Plant Diversity.

The Zoning Code limits tree planting to no more than 25 percent of the same family and 15 percent of the same species. Based on the total number of trees required, the submitted landscape plan complies with the City's plant diversity standards.

Parking Lot Landscaping.

The Zoning Code requires interior parking lot landscaping equal to 10 percent of the interior parking lot impervious area, resulting in a minimum requirement of 977 square feet. The submitted plan provides 1,271 square feet, exceeding the minimum requirement.

Based on the landscape plan and summary, the proposed development complies with the landscaping requirements of § 152.1013 of the Zoning Code.

Lighting Plan:

Section 152.1014 regulates lighting requirements for new development and outlines height maximums of free-standing lights and minimum and maximum light intensities based on use.

The applicant provided a photometric schedule showing that the minimum and maximum light intensities are met based on the submitted photometric schedule

Conditional Use Permit:

Car washes are a conditional use in the B3 District. 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 Community Commercial (CC) and Light Rail Station Area (LRT) Overlay. The Plan defines these land uses as the following:

  The Community Commercial land use designation is defined as areas "located on larger transportation thoroughfares and are of higher intensity/larger scale than other commercial areas in the city. Community Commercial districts are appropriate for large-format retail businesses and automobile-intensive uses that benefit from close proximity to highways. Design within the Community Commercial district should include appropriate sound and visual buffers between commercial and residential land uses" (2040 Comprehensive Plan, 3-21).

  The LRT Overlay district is defined as an area "located along the LRT corridor and affects the mapped Development/Redevelopment Areas within a half-mile of LRT stations. Underlying primary zoning districts will govern land uses in these locations, except that any residential development occurring in the overlay must be at a minimum of 20 dwelling units per acre. Residential development should be well-connected to and accessible by those traveling by LRT line transit" (2040 Comprehensive Plan, 3-22).

  Together with the CC and LRT zoning district, this project is consistent with the 2040 Comprehensive Plan.

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

The proposed site plan retains the two existing access points along Lakeland Ave. N., one located near the northeast portion of the property and one near the southern portion of the site. The applicant also proposes an additional access point between these two existing driveways.

At the request of the City's Transportation Engineer, the applicant submitted operational data from an existing car wash location (Wayzata Boulevard) to estimate anticipated vehicle demand and stacking needs. The City's Transportation Engineer reviewed the submitted information and found the proposed access and circulation layout to be acceptable.

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

  Although the Zoning Code does not require a specific number of surface parking spaces or bicycle parking for car washes, the proposed site plan includes two off-street parking spaces, including one accessible parking space, which is consistent with applicable code requirements.

  The applicant submitted a landscaping plan that Planning Staff reviewed against the Zoning Code. Based on the landscape plan and summary, the proposed development complies with the landscaping requirements of § 152.1013 of the Zoning Code.

  The applicant also submitted a photometric plan that Planning Staff reviewed against the Zoning Code. The applicant provided a photometric schedule showing that the free-standing lights used meet the maximum height requirements and that the minimum and maximum light intensities are met based on their light intensity schedule.

  Finally, the applicant submitted a drainage plan that the City's Engineering Department reviewed and confirmed provides the information required.

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

  The property will use existing public infrastructure located around it. Staff has determined that the existing infrastructure is adequate for the proposed use.

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

  The site plan proposes an interior trash area. The exterior area housing the waste enclosure has been reviewed by Planning Staff and they determined that it meets the City's code requirements. Landscaping design requirements exist to help buffer incompatible off-site impacts. The submitted landscape plans meet the City's landscape requirements.

- **The degree that the site or building associated with the proposed use meets or exceeds the architectural design standards for the district in which it is located.**

  The applicant provided building elevations showing the full elevation area, proposed material types, the material area and percentages for each of the elevations. The materials proposed by the applicant meet the materials required in the Zoning Code; the percentage of materials on each of the elevations also meets the required materials percentage.

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

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

(1) All car wash operations shall be staffed during operating hours.
(2) All drive-through car washes shall contain room for a minimum stacking of six cars and must not extend into drive aisles.
(3) All car wash bays shall have a separate entrance and exit.
(4) If within 200 feet of a residential district or use, the car wash bays shall be closed when in operation.

Planning Staff have reviewed the plan against these requirements, and they determined that the requirements are met.

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 Planning Staff recommends approval of the CUP request.

Conditions of Approval:

1. All car wash operations shall be staffed during operating hours.

2. The car wash shall contain room for a minimum stacking of six cars and must not extend into drive aisles.

3. The car wash bay shall have a separate entrance and exit.

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

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

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

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

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

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

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

Staff Recommendation:

Staff recommend approval of the site plan review as presented and approval of the CUP as presented, subject to the provisions in the draft resolutions.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approval of the site plan review and approval of the CUP with modifications.
2. Denial of the site plan review and approval of the CUP based on certain findings.

Attachments:

4.4A SITE PLAN RESOLUTION
4.4B CONDITIONAL USE PERMIT RESOLUTION
4.4C LOCATION MAP
4.4D APPLICATION MATERIALS
4.4E PLAN SET
4.4F PC MINUTES

RESOLUTION #2026-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT 7820 LAKELAND AVE. N., BROOKLYN PARK, MN 55445

Planning Commission File # 25-124

WHEREAS, Austin Eisch, of Kimley-Horn, on behalf of Crew Carwash, 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 General Business in which car washes 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 the Site Plan Review is hereby granted at an address to be determined at 7820 Lakeland Ave. N., Brooklyn Park, MN 55445, as legally described in the attached EXHIBIT A, subject to 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 December 9, 2025, are approved, subject to the conditions listed below.

1.02 Building elevations for the car wash dated December 9, 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 **$973,700.00**, a cash bond in the amount of **$51,200.00**, and a developer's escrow in the amount of **$30,700.00** 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 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.

EXHIBIT A

Lot 2, Block 1, MENARDS ADDITION TO BROOKLYN PARK, Hennepin County, Minnesota.

RESOLUTION #2026-

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT 7820 LAKELAND AVE. N., BROOKLYN PARK, MN 55445

Planning Commission File # 25-124

WHEREAS, Austin Eisch, of Kimley-Horn, on behalf of Crew Carwash, 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 General Business in which car washes 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 car wash at an address to be determined at 108th Court as legally described in the attached EXHIBIT A, subject to the following conditions:

1. All car wash operations shall be staffed during operating hours.

2. The car wash shall contain room for a minimum stacking of six cars and must not extend into drive aisles.

3. The car wash bay shall have a separate entrance and exit.

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

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

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

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

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

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

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

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

EXHIBIT A

Lot 2, Block 1, MENARDS ADDITION TO BROOKLYN PARK, Hennepin County, Minnesota.

Site Plan Review and Conditional Use Permit
Case #25-124 – Crew Carwash
Area of Request (August 2025 Air Photo)
7820 Lakeland Ave N, Brooklyn Park MN

Brooklyn Park

October 27, 2025

TO: City of Brooklyn Park, MN
FROM: Excel III LLC

RE: 7820 Lakeland Ave N lot, in City of Brooklyn Park being purchased by Crew Carwash

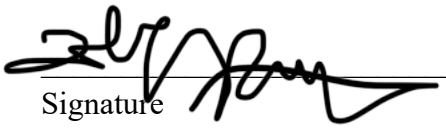
Dear City of Brooklyn Park:

Excel III LLC, land owner of 7820 Lakeland Ave N, in City of Brooklyn Park, gives Crew Carwash permission to apply for a site plan review, a conditional use permit, and other required applications and permits that Crew Carwash will need to build on the 7820 Lakeland Ave N lot.

Best regards,

Excel III LLC

Zulfiquarali Punjani
Name


Signature

10/28/2025
Date

Kimley»Horn

CONDITIONAL USE PERMIT LETTER OF REQUEST

Date: October 31, 2025

To: City of Brooklyn Park

From: Matt Schwartz, P.E. & Dan Elenbaas, P.E.

Subject: Crew Carwash – Brooklyn Park New Build

Executive Summary

On behalf of Crew Carwash, Kimley-Horn is pleased to present a Conditional Use Permit to the City of Brooklyn Park for review and approval. The development team has been in contact with city staff to ensure the proposed project will be developed in accordance with the applicable ordinances.

Crew Carwash is planning a redevelopment of the existing site located at 7820 Lakeland Ave. N, Brooklyn Park, MN. This site encompasses approximately 1.22 acres and will retain its current General Business (B3) zoning classification. Following preliminary consultations with city staff, the development team recognizes the necessity of obtaining a Conditional Use Permit to proceed with the redevelopment of the site.

Improvements for this project will consist of a new Crew Carwash building along with vacuuming areas. A public sidewalk will also be included along 79th Ave. N and part of Lakeland Ave. N. The existing site will be demolished to make space for these improvements.

Upon completion of the project, the carwash will be able to accommodate 24 stacking spaces. The vacuum area will be able to accommodate up to 10 vehicles. The proposed improvements will comply with the required setback for parking and building locations.

The Preliminary Civil Engineering and Landscape Architecture drawings have been included as part of this application. It is understood that the Final Civil Engineering and Landscape Architecture drawings will be provided at a later date.

We look forward to and greatly appreciate your thoughts and consideration.

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Schwartz, P.E.
Matt.Schwartz@kimley-horn.com

Dan Elenbaas, P.E.
Dan.Elenbaas@kimley-horn.com

Kimley»Horn

EXPECTED HOURLY TRAFFIC MEMO

Date: November 20, 2025

To: City of Brooklyn Park

From: Matt Schwartz, P.E. & Dan Elenbaas, P.E.

Subject: Crew Carwash – Brooklyn Park Traffic Summary

Executive Summary

The spreadsheet presents detailed averages of car washes at the Wayzata #65 location (1405 Wayzata Blvd.), broken down by day of the week and hour, with a focus on both overall and January–February performance. Across the data, the average number of washes per day ranges from about 566 to 724, with the highest activity typically occurring on Fridays and Saturdays between the hours of 11:00 AM – 2:00 PM. The average number of washes per hour is generally between 40 and 52 while the peak times on Fridays and Saturdays are around 60 washes. Weekly totals average around 4,734 washes, with the Friday–Sunday period accounting for roughly 2,153 washes.

For the January–February period, the data shows an increase in activity: average daily washes rise to between 697 and 920, and average hourly washes climb to 53–71, again with the highest numbers on Fridays and Saturdays. Peak wash hours are now between the hours of 12:00PM – 4:00PM, and the average during this time raises to 87 washes per hour. The average weekly total during these months are about 5,583 washes, and the Friday–Sunday segment sees approximately 2,545 washes.

The data highlights clear patterns: Fridays and Saturdays in the late morning to early afternoon are consistently the busiest times and days, and the first two months of the year see a notable increase in wash volume compared to the overall average. The expected traffic generation at 7820 Lakeland is consistent with these patterns, and the site's design provides sufficient stacking capacity to manage both average and high-volume days without causing off-site congestion.

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Schwartz, P.E.
Matt.Schwartz@kimley-horn.com

Dan Elenbaas, P.E.
Dan.Elenbaas@kimley-horn.com

Wayzata #65

Average Washes

January-February

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
7:00 AM	11.43	18.29	18.00	16.67	20.89	24.67	11.75	17.38
8:00 AM	23.00	37.50	37.88	33.67	47.33	61.67	28.88	38.56
9:00 AM	38.38	39.50	37.25	41.56	49.67	59.00	51.38	45.25
10:00 AM	66.63	47.75	44.50	47.56	60.56	65.33	75.75	58.30
11:00 AM	87.75	60.88	56.88	60.33	78.44	85.00	84.50	73.40
12:00 PM	93.38	67.50	67.75	68.44	81.22	93.11	88.63	80.00
1:00 PM	104.25	72.50	70.88	71.56	85.22	96.33	89.50	84.32
2:00 PM	98.13	83.13	75.88	82.67	94.56	102.11	91.50	89.71
3:00 PM	97.25	89.13	81.75	88.56	98.56	100.33	96.13	93.10
4:00 PM	89.00	91.75	79.25	76.56	99.44	95.56	81.00	87.51
5:00 PM	56.38	64.88	60.50	59.22	78.11	69.33	57.13	63.65
6:00 PM	28.88	43.86	40.25	42.22	52.33	41.67	31.88	40.15
7:00 PM	20.71	27.71	27.00	26.56	34.11	26.22	21.50	26.26

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Average Day	815.14	744.36	697.75	715.56	880.44	920.33	809.50
Average Hour	62.70	57.26	53.67	55.04	67.73	70.79	62.27

Average Week	5,583.08
Average Fri-Sun	2,544.98
Average Hour	61.35

Wayzata #65
Average Washes

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
7:00 AM	13.72	27.70	29.11	24.16	24.05	29.42	19.20	23.91
8:00 AM	28.89	41.85	46.79	35.45	42.55	48.35	36.25	40.02
9:00 AM	45.00	42.25	49.05	40.79	45.50	47.80	52.95	46.19
10:00 AM	60.68	48.10	57.72	40.95	43.20	53.80	66.85	53.04
11:00 AM	70.20	54.35	58.53	41.90	48.75	64.15	76.70	59.23
12:00 PM	74.79	57.50	58.00	46.25	52.15	67.10	68.55	60.62
1:00 PM	67.37	57.90	54.90	46.95	52.55	68.70	70.55	59.85
2:00 PM	68.47	65.15	57.95	45.40	53.80	66.85	71.50	61.30
3:00 PM	60.89	69.25	61.35	47.42	54.25	68.10	63.05	60.62
4:00 PM	62.37	74.15	60.15	48.10	52.80	62.30	58.90	59.82
5:00 PM	55.74	62.10	58.25	45.85	46.95	51.00	42.35	51.75
6:00 PM	47.00	43.85	48.50	43.60	39.75	43.45	40.74	43.84
7:00 PM	34.68	33.95	36.55	36.50	36.47	34.50	32.95	35.09
8:00 PM	18.84	20.32	22.15	22.75	23.89	18.89	19.84	20.96

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Average Day	708.65	698.41	699.00	566.07	616.67	724.42	720.38
Average Hour	50.62	49.89	49.93	40.43	44.05	51.74	51.46

Average Week	4,733.59
Average Fri-Sun	2,153.45
Average Hour	48.30

SITE DEVELOPMENT PLANS
FOR

CREW CARWASH BROOKLYN PARK

7820 LAKELAND AVE N
BROOKLYN PARK, HENNEPIN COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MATTHEW L. SCHWARTZ, P.E. / RYAN A. HYLLESTED, PLA
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

ARCHITECT
CRIPE
9339 PRIORITY WAY W DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 844-6777

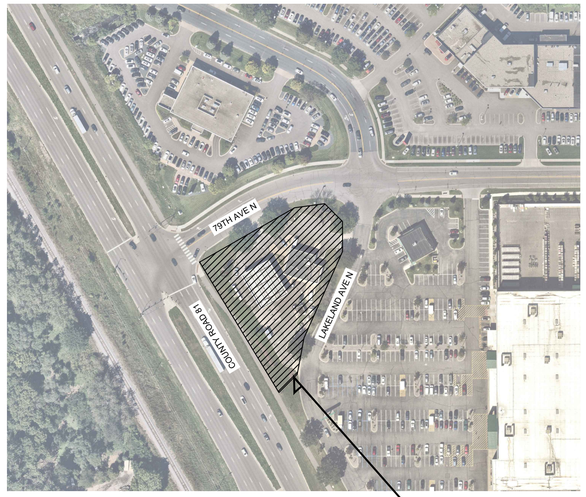
OWNER / DEVELOPER
CREW CARWASH

11700 EXIT 5 PARKWAY
FISHERS, INDIANA 46037
TELEPHONE: (317) 572-9250

SURVEYOR
EGAN, FIELD & NOWAK, INC.

Egan, Field & Nowak, Inc.
land surveyors since 1872

475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN, 55112
TELEPHONE (612) 466-3300
CONTACT: ERIC A. ROESER, LS



VICINITY
N.T.S.

NOTES:

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

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA TOPOGRAPHIC SURVEY
C200	SITE DEMOLITION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C303	SWPPP
C400	SITE DIMENSION PLAN
C400A	FIRE EXHIBIT
C401	SITE DETAILS
C402	SITE DETAILS
C500	GRADING AND DRAINAGE PLAN
C600	UTILITY PLAN
C601	UTILITY DETAILS
C602	UTILITY DETAILS
C603	UTILITY DETAILS
C604	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 TOP NUT OF HYDRANT. NORTH SIDE OF SITE.
ELEVATION= 878.23

SBM # 2 GEODETIC MONUMENT, MINNESOTA DOT "2721 W"
ELEVATION = 881.16

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
MATTHEW L. SCHWARTZ, P.E.
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

COVER SHEET

CREW CARWASH BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SHEET NUMBER
C000

K:\TWC_LDEV\crew carwash\brooklyn park\3 Design\CADD\plansheets\C0-COVER SHEET.dwg January 07, 2026 - 8:50am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDE\Crew carwash\brooklyn park\3 Design\CAD\plansheets\C1-GENERAL NOTES.dwg January 07, 2026 - 8:50am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

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

THIRD PARTY SUPPLEMENTAL INFORMATION

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

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK, INC.
   ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN, 55112
   PHONE: (612) 466-3300
   DATED: 10/11/2025
2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

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

PAVING AND STRIPING NOTES

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

GRADING AND DRAINAGE NOTES

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

WATER STORM SEWER & SANITARY SEWER NOTES

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

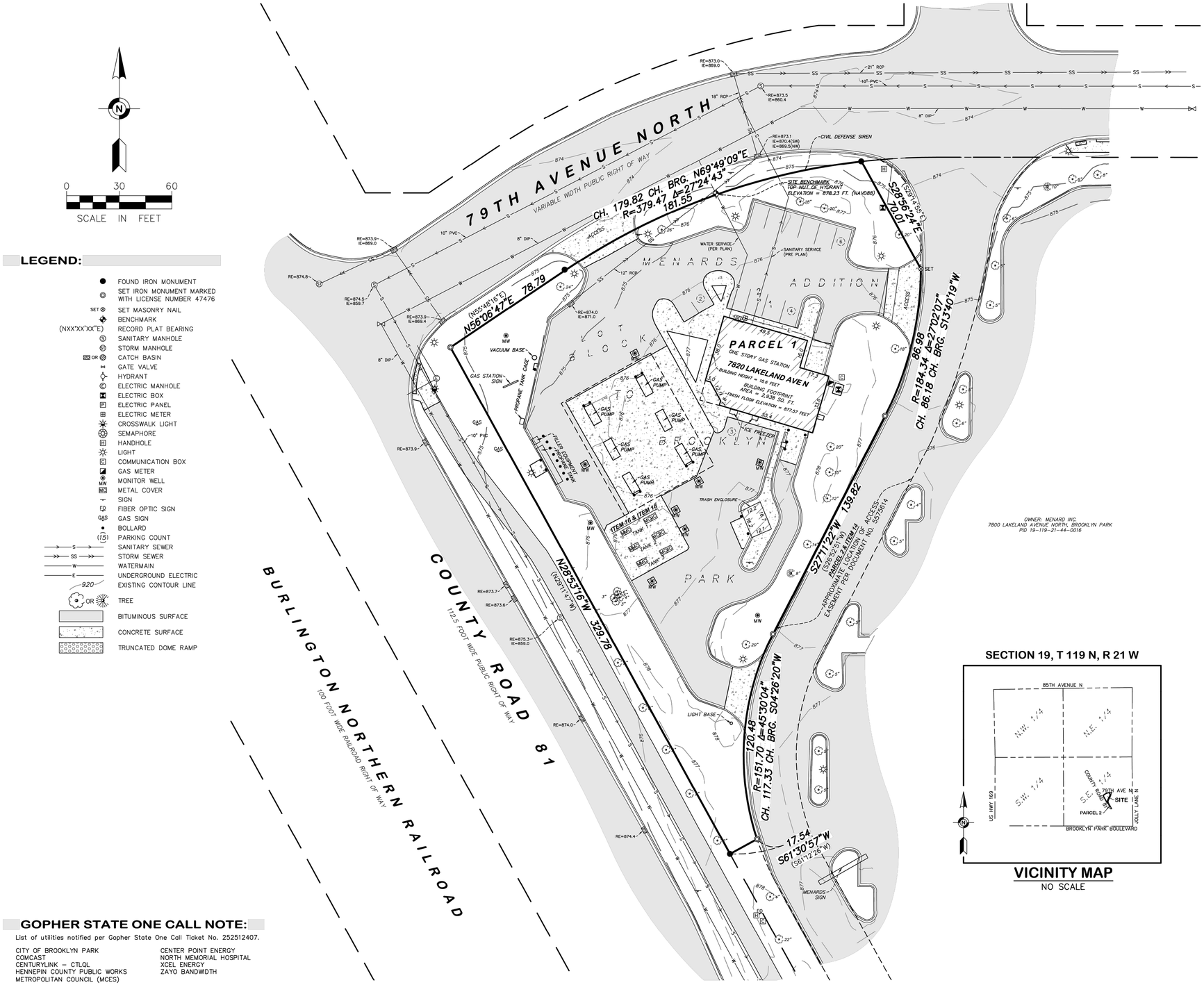
No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.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.

MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc.



LEGEND:

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET MASONRY NAIL
- BENCHMARK
- (NXX°XX'XX"E) RECORD PLAT BEARING
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PANEL
- ELECTRIC METER
- CROSSWALK LIGHT
- SEMAPHORE
- HANDHOLE
- LIGHT
- COMMUNICATION BOX
- GAS METER
- MONITOR WELL
- METAL COVER
- SIGN
- FIBER OPTIC SIGN
- GAS SIGN
- BOLLARD
- (15) PARKING COUNT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOME RAMP

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 252512407.

CITY OF BROOKLYN PARK
COMCAST
CENTURYLINK – CTLQL
HENNEPIN COUNTY PUBLIC WORKS
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
NORTH MEMORIAL HOSPITAL
XCEL ENERGY
ZAYO BANDWIDTH

SECTION 19, T 119 N, R 21 W

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

Parcel 1:

Lot 2, Block 1, Menards Addition to Brooklyn Park.
Hennepin County, Minnesota
Abstract Property

Parcel 2:

Non-exclusive access easement as contained in Special Warranty Deed dated September 12, 1989, recorded September 19, 1989, as Document No. 5575614.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Fidelity National Title Insurance Company, Commitment No. CP75905 dated September 10, 2025 at 7:00 am.
3. The surveyed property has direct access to 79th Avenue North, a public right of way, and the surveyed property has access to 79th Avenue North and County Road 81, both being public right of ways, via an access easement per Document No. 5575614. (See Parcel 2 & Item 14)

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 7820 Lakeland Avenue North, Brooklyn Park, Minnesota 55445
3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0182 F, dated November 4, 2016.
4. The total area of the property described hereon is 53,113 square feet or 1.21931 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork.
   The contour interval is 1 foot.

   PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2721 W" Elevation = 881.16 feet. (NAVD88)

   SITE BENCHMARK: Top nut of hydrant located along the northerly property. Elevation = 878.23 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint area at ground level is depicted hereon.

7c. The measured building height is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains a total of 15 standard parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 252512407. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

14. The intersection of County Road 81 & 79th Avenue North is located at the northwest corner of the surveyed property.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Terms and conditions of Final Certificate for Trunk Highway purposes in favor of the State of Minnesota dated January 30, 1956, recorded February 23, 1956, as Document No. 2993752.

The right of way of County Road No. 81 is adjacent to the surveyed property and is depicted hereon.

ITEM 11: Terms and conditions of Resolution No. 1986–230 approving a Conditional Use Permit, adopted July 14, 1986, recorded September 9, 1986, as Document No. 5154045.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 12: Terms and conditions of a Declaration of Easements dated March 10, 1987, recorded November 3, 1987, as Document No. 5342573.

Said easements are embraced within the right of ways of 79th Avenue North and Jolly Lane as dedicated in the the plat of MENARDS ADDITION TO BROOKLYN PARK. Said right of way of 79th Avenue North is adjacent to the surveyed property and is depicted hereon.

ITEM 13: Matters shown on the recorded Plat of Menards Addition to Brooklyn Park, recorded September 19, 1989, as Document No. 5575613.

Said plat of MENARDS ADDITION TO BROOKLYN PARK affects the surveyed property. Lot 2, Block 1, MENARDS ADDITION TO BROOKLYN PARK is depicted hereon. No easements were dedicated in said plat.

ITEM 14: Terms and conditions of an access easement shown in Special Warranty Deed dated September 12, 1989, recorded September 19, 1989, as Document No. 5575614.

Said access easement is not mathematically defined and benefits the surveyed property. The approximate location of said access easement is depicted hereon. (See Parcel 2)

ITEM 15: Terms and conditions of Resolution No. 1989–200 approving a Conditional Use Permit, adopted July 24, 1989, recorded October 17, 1989, as Document No. 5585452.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 16: Affidavit regarding the location and contents of storage tanks dated September 20, 1994, recorded October 3, 1994, as Document No. 6347536.

Said document affects the surveyed property. The approximate location of tanks 1, 2, & 3 are depicted hereon.

ITEM 17: Terms and conditions of Resolution No. 1999–44 approving a Conditional Use Permit, adopted February 22, 1999, recorded August 18, 1999, as Document No. 7167194.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 18: Underground Tank Affidavit regarding the release of regulated substances dated August 4, 2003, recorded October 29, 2003, as Document No. 8208472.

Said document affects the surveyed property. The approximate location of tanks 1, 2, & 3 are depicted hereon.

ITEM 19: Terms and conditions of Resolution No. 2024–156 approving a Conditional Use Permit, adopted October 28, 2024, recorded January 29, 2025, as Document No. 11345611.

Said resolution affects the surveyed property. No plottable items to depict.

CERTIFICATION:

To Carlysle Partners, LLC, an Indiana limited liability company, Excel III, LLC, a Minnesota limited liability company, Commercial Partners Title and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on September 24, 2025.

Date of Plat or Map: October 11, 2025.

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 42944 ALTA.dwg
JOB NO. 42944
FILE NO. 4599, 180

FIELDWORK CHIEF: SS
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
7820 Lakeland Avenue North
Brooklyn Park, Minnesota 55445
Hennepin County Tax PID 19-119-21-44-0017

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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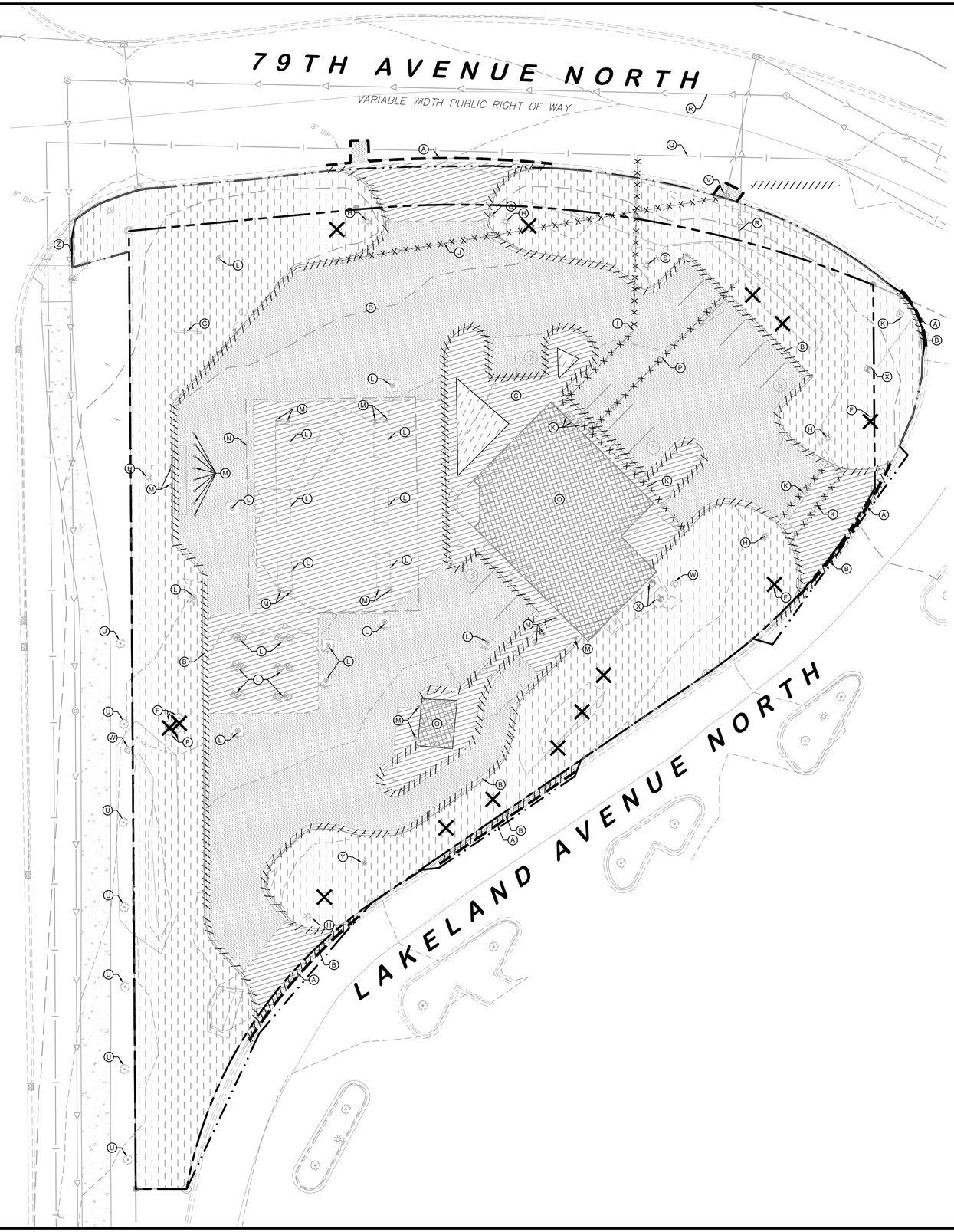

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GAS METER
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING ELECTRICAL METER
- EXISTING LIGHT POLE
- EXISTING TREE

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

KEYNOTE LEGEND

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING CURB
- (C) REMOVE EXISTING SIDEWALK
- (D) REMOVE EXISTING PAVEMENT
- (E) REMOVE EXISTING FENCE
- (F) REMOVE EXISTING TREE
- (G) REMOVE EXISTING SIGN
- (H) REMOVE EXISTING LIGHT POLE
- (I) REMOVE EXISTING WATER LINE / HYDRANT / VALVE
- (J) REMOVE EXISTING SEWER LINE / STRUCTURE
- (K) REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
- (L) REMOVE EXISTING FUEL LINE / EQUIPMENT
- (M) REMOVE EXISTING BOLLARD
- (N) REMOVE OVERHEAD CANOPY
- (O) REMOVE EXISTING BUILDING
- (P) ABANDON SANITARY SEWER LINE / STRUCTURE
- (Q) PROTECT EXISTING WATER LINE / HYDRANT / VALVE
- (R) PROTECT EXISTING SANITARY SEWER LINE / STRUCTURE
- (S) PROTECT EXISTING UTILITY POLE & GUY WIRES
- (T) PROTECT EXISTING LIGHT POLE
- (U) PROTECT EXISTING TREE
- (V) PROTECT EXISTING STORM SEWER LINE / STRUCTURE
- (W) PROTECT EXISTING TELECOM LINE / STRUCTURE
- (X) PROTECT EXISTING ELECTRICAL LINE / EQUIPMENT
- (Y) PROTECT EXISTING WELL
- (Z) PROTECT EXISTING SIDEWALK

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

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

Matthew L. Schwartz

MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

PRELIMINARY - NOT FOR CONSTRUCTION

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SITE DEMOLITION PLAN

SHEET NUMBER
C200

K:\TWC_LDE\Crew carwash\brooklyn park\3 Design\CAD\plansheets\C2-DEMO PLAN.dwg January 07, 2026 - 8:51am
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K:\TWC_LDEV\crew carwash\brooklyn park\3 Design\CAD\plansheets\C3-EROS PH1 PLAN.dwg January 07, 2026 - 8:51am

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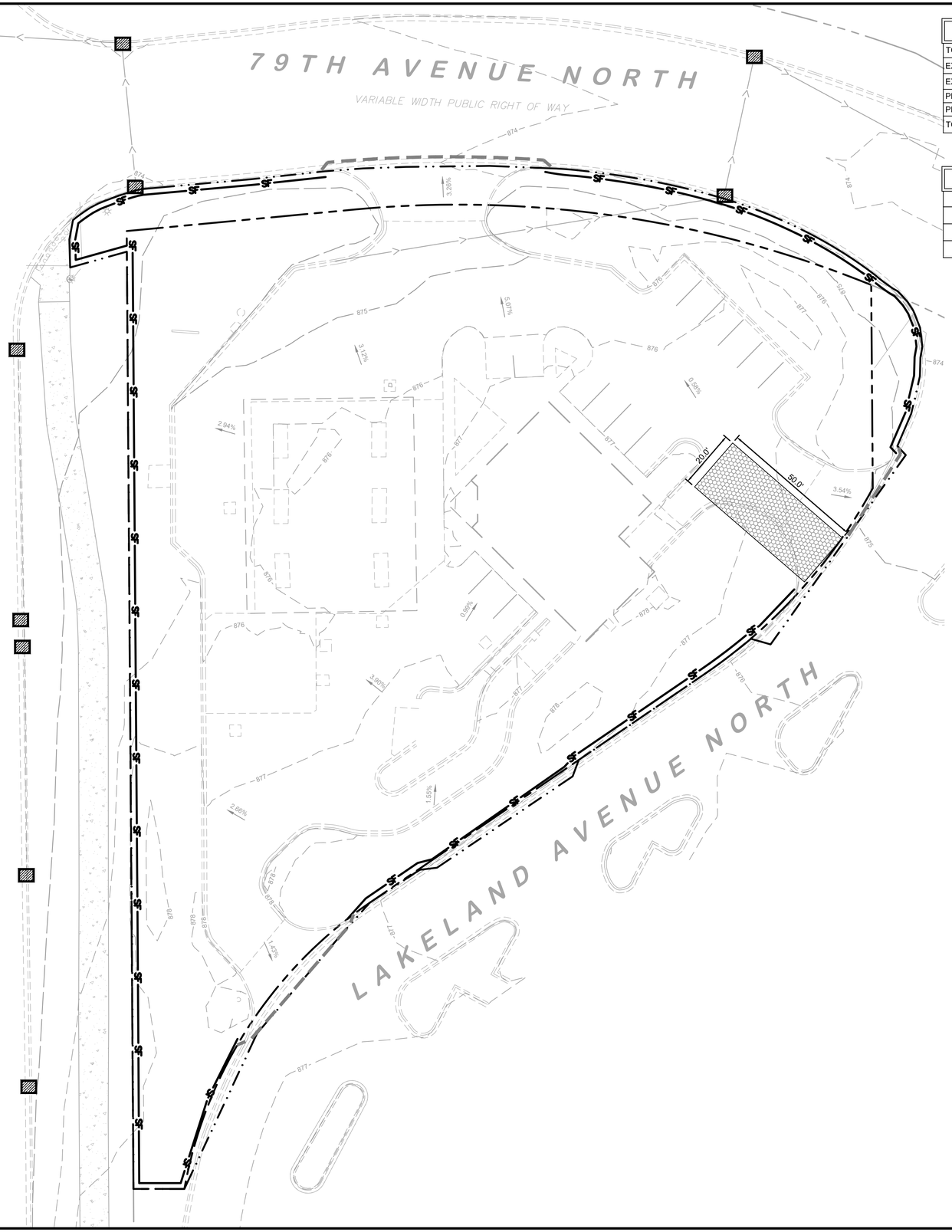

AREA SUMMARY	
TOTAL PROPERTY AREA	1.22 AC / 53,112 SF
EXISTING IMPERVIOUS AREA	0.77 AC / 33,386 SF / 63.1%
EXISTING PERVIOUS AREA	0.45 AC / 19,726 SF / 36.9%
PROPOSED IMPERVIOUS AREA	0.93 AC / 40,392 SF / 76.2%
PROPOSED PERVIOUS AREA	0.29 AC / 12,720 SF / 23.8%
TOTAL DISTURBED AREA	1.34 AC / 58,548 SF

PHASE I BMP QUANTITIES	
SILT FENCE	±892 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	±178 LF

LEGEND

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

EROSION CONTROL PLAN NOTES

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

SWPPP UPDATES & AMENDMENTS

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

PHASE 1 SEQUENCE OF CONSTRUCTION

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn

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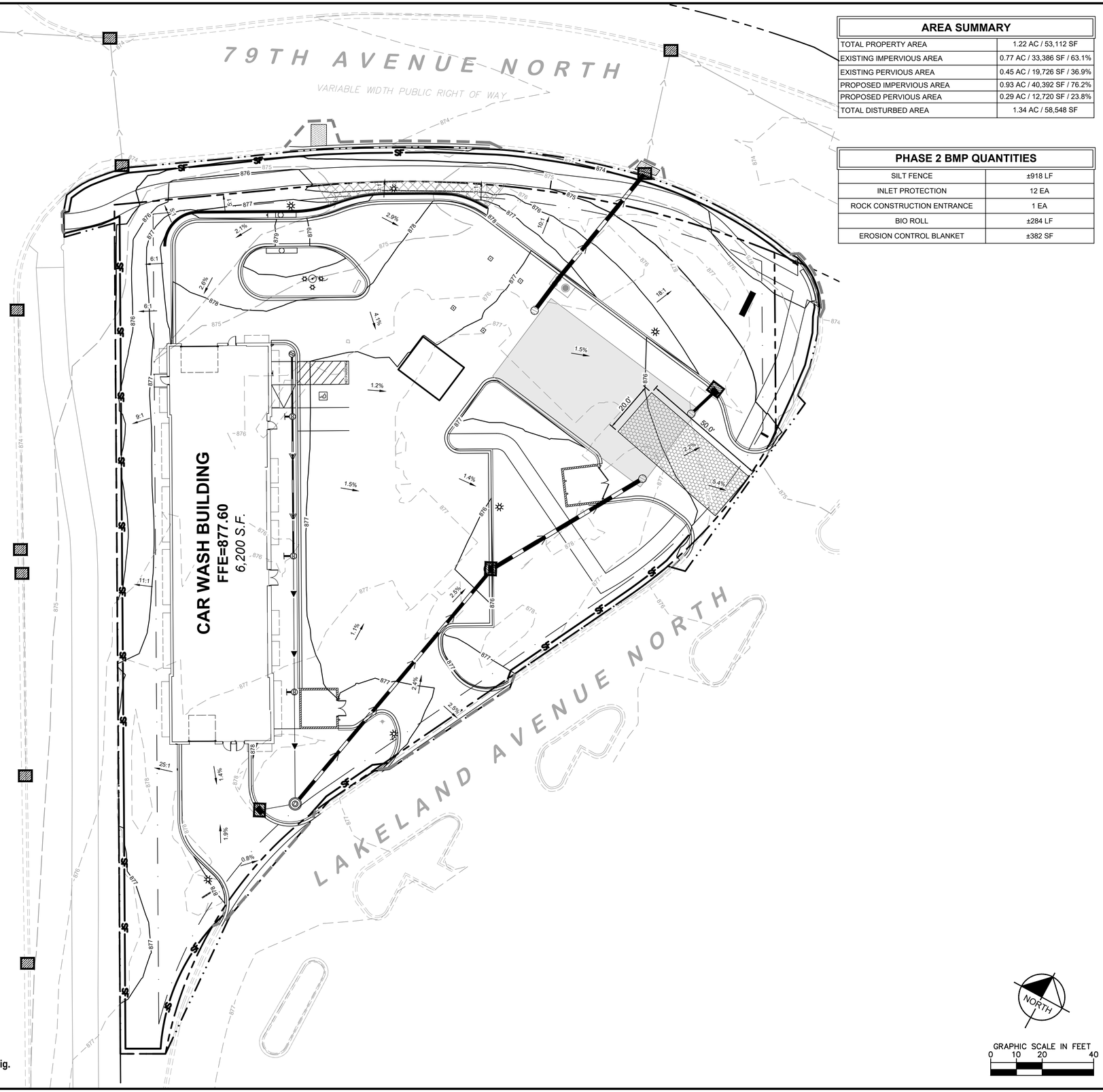
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER
C300



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PHASE 2 BMP QUANTITIES	
SILT FENCE	±918 LF
INLET PROTECTION	12 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	±284 LF
EROSION CONTROL BLANKET	±382 SF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- UNDERGROUND STORM SYSTEM

EROSION CONTROL PLAN NOTES

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PHASE 2 SEQUENCE OF CONSTRUCTION

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn

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WWW.KIMLEY-HORN.COM

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

Matthew L. Schwartz

MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	
161033026	
DATE	
10/31/2025	
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
MN
BROOKLYN PARK

SHEET NUMBER
C301

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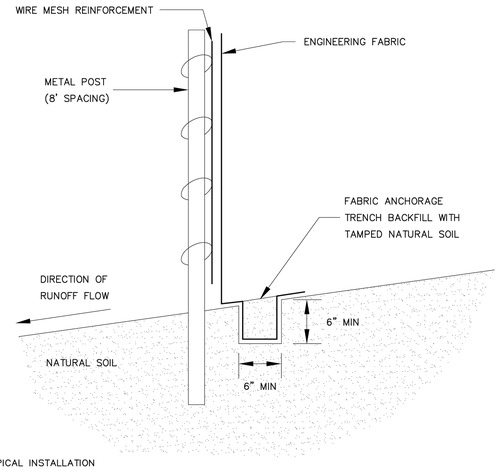
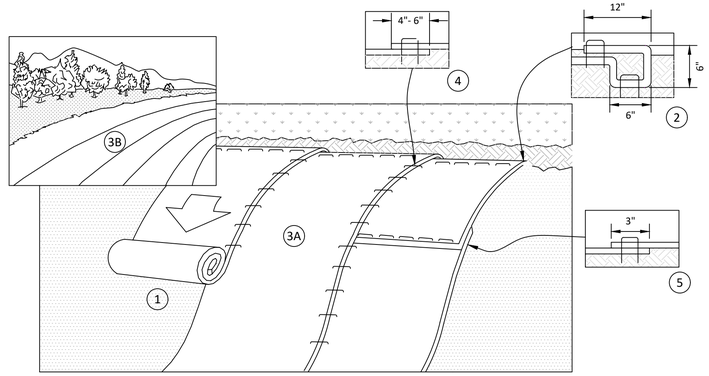


TYPICAL INSTALLATION
FOR SILT FENCE, HEAVY DUTY

PAYMENT WILL BE MADE AT THE CONTRACT UNIT PRICE BID AT 50% WHEN SILT FENCE IS INSTALLED AND THE REMAINING 50% UPON REMOVAL

NOT TO SCALE
4–96
3–11

TYPICAL INSTALLATION FOR SILT FENCE
DETAIL DRAWING ST-18
CITY OF BROOKLYN PARK



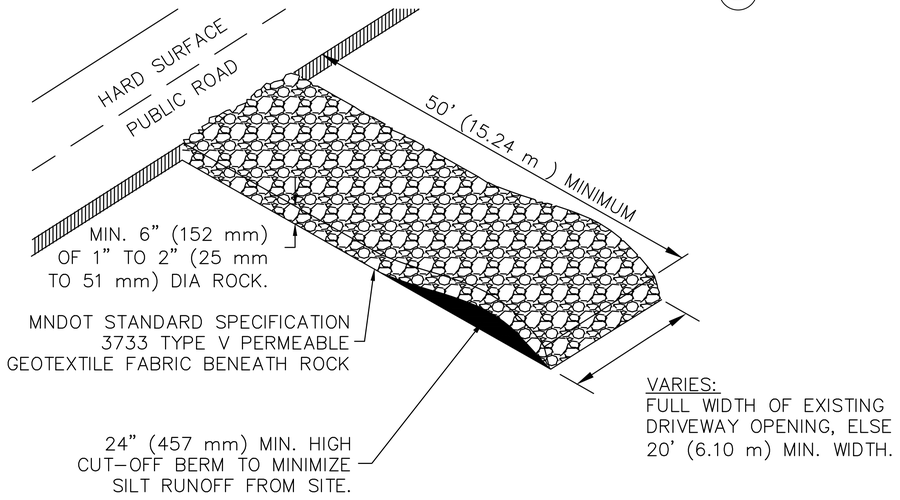
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:

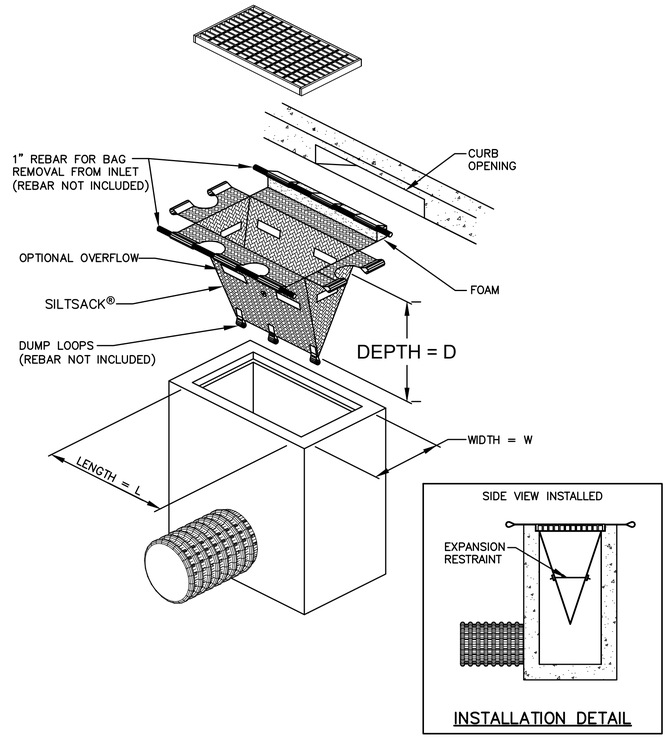
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

2 EROSION CONTROL BLANKET
NO SCALE



4 ROCK CONSTRUCTION ENTRANCE
SCALE: NTS



3 INLET PROTECTION
SCALE: NTS

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MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	DESIGNED BY	DRAWN BY	CHECKED BY
161033026	KBP	JSO	MLS
DATE 10/31/2025			
SCALE AS SHOWN			

PRELIMINARY - NOT FOR CONSTRUCTION

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER
C302

PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING GAS STATION, AND ERECTING A NEW CREW CARWASH STATION WITH OUTDOOR VACUUM AREAS.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE CEC PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

E. CONTRACTOR SHALL UTILIZE TYPICAL CONSTRUCTION METHODS TO PROMOTE GROWTH IN RESTORING WITH TOPSOIL.

F. LOCAL RAINFALL INTENSITIES WERE CONSIDERED WHEN DEVELOPING BMP'S.

G. FINAL VEGETATION OF THE SITE NEEDS TO BE AT 70% OF EXPECTED PERMANENT COVERAGE BEFORE THE NOTICE OF TERMINATION CAN BE SUBMITTED.

SWPPP DESIGNER:

DAN ELENBAAS, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
SWPPP CERTIFICATION: EXPIRES MAY 31, 2028
SIGNATURE:

INSTALLER CERTIFICATION

NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

INSPECTOR CERTIFICATION

NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

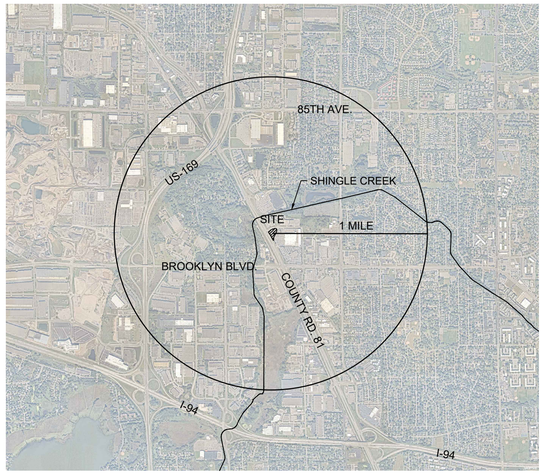
H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. SILT FENCE OR FABRIC PLACED UNDER THE GRATE IS NOT AN APPROVED FORM OF INLET PROTECTION.



IMPAIRED WATERS

A. SITE IS WITHIN THE BOUNDARY FOR THE SHINGLE CREEK IMPAIRED STREAM.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- THERE IS AN IMPACT TO HUMAN HEALTH
- THERE IS AN IMPACT TO THE ENVIRONMENT
- THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD
- A SPILL IS NOT IMMEDIATELY CLEANED UP
- THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AT THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING
   1.1. INLET PROTECTION AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION
   1.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED
   1.3. SILT FENCES AND BRIO-ROLL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF HEIGHT OF THE FENCE.
   1.4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
   1.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

AREA SUMMARY	
TOTAL PROPERTY AREA	1.22 AC / 53,112 SF
EXISTING IMPERVIOUS AREA	0.77 AC / 33,420 SF / 63.9%
EXISTING PERVIOUS AREA	0.45 AC / 19,693 SF / 36.9%
PROPOSED IMPERVIOUS AREA	0.76 AC / 33,213 SF / 62.3%
PROPOSED PERVIOUS AREA	0.46 AC / 19,990 SF / 37.7%
TOTAL DISTURBED AREA	1.28 AC / 55,653 SF

BMP QUANTITIES	
SILT FENCE	±870 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	±140 LF

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

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WWW.KIMLEY-HORN.COM

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	AJE
CHECKED BY	MLS

SWPPP

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
MN
BROOKLYN PARK

SHEET NUMBER
C303

K:\TWC_LDEV\crew carwash\brooklyn park\3 Design\CAD\plansheets\C3-SWPPP.dwg January 07, 2026 - 8:51am
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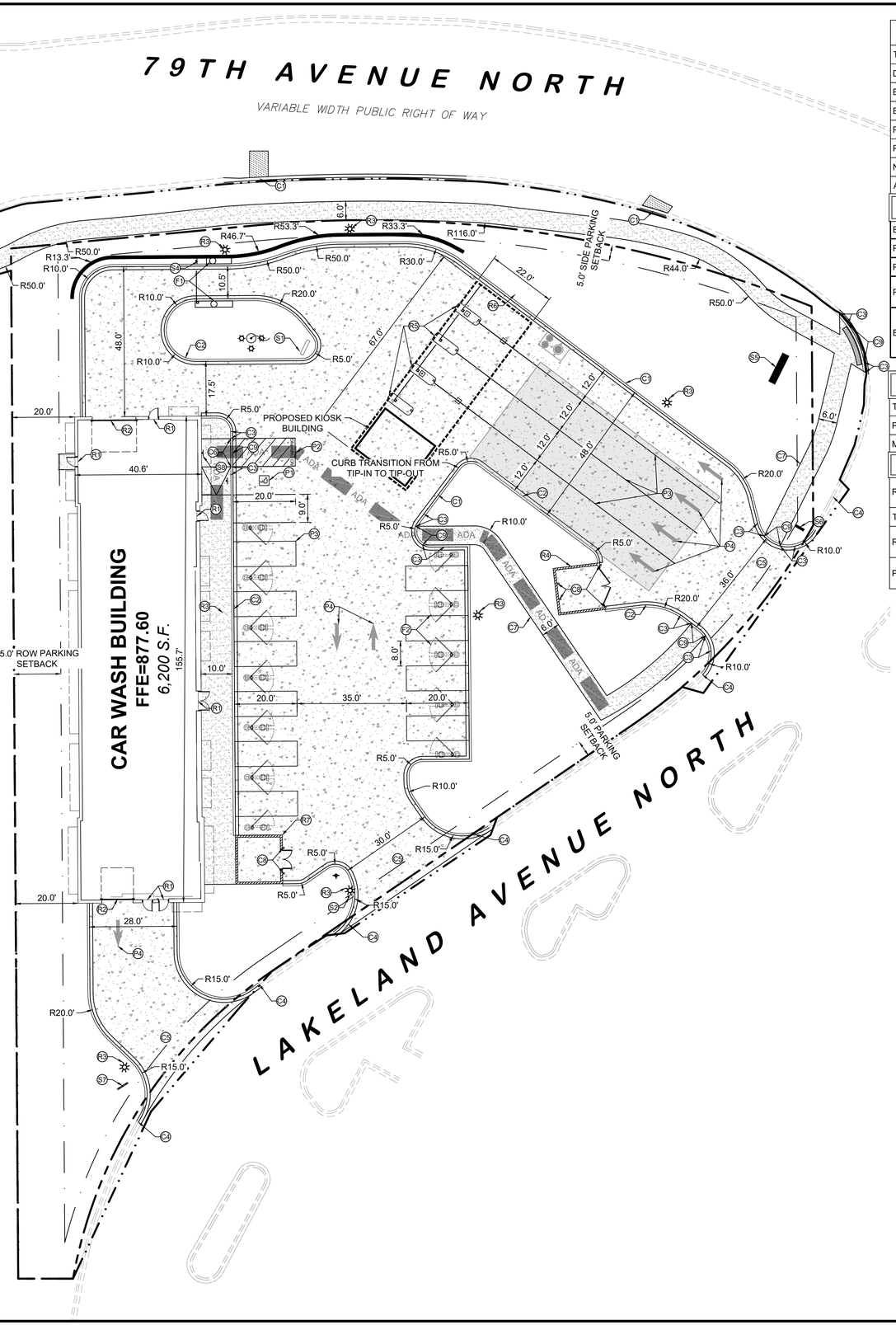

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.22 AC / 53,112 SF
DISTURBED AREA	1.34 AC / 58,548 SF
EXISTING IMPERVIOUS AREA	0.77 AC / 33,386 SF / 63.1%
EXISTING PERVIOUS AREA	0.45 AC / 19,726 SF / 36.9%
PROPOSED IMPERVIOUS AREA	0.93 AC / 40,392 SF / 76.2%
PROPOSED PERVIOUS AREA	0.29 AC / 12,720 SF / 23.8%
NET INCREASE IN IMPERVIOUS AREA	7,006 SF
AREA OF WETLAND IMPACT	0.00 AC

SITE DATA	
EXISTING ZONING	B3 - GENERAL BUSINESS
PROPOSED ZONING	B3 - GENERAL BUSINESS
PROPOSED LAND USE	CAR WASH
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 15'
BUILDING SETBACKS	FRONT = 0' SIDE = 0' REAR = 30'

BUILDING DATA	
TOTAL BUILDING AREA	6,200 SF
PERCENT OF TOTAL PROPERTY AREA	11.7%
MAXIMUM BUILDING HEIGHT	40 FT

PARKING SUMMARY	
REQUIRED PARKING	N/A
TOTAL PROPOSED PARKING	2 SPACES
REQUIRED ACCESSIBLE PARKING	1 SPACE
PROPOSED ACCESSIBLE PARKING	1 SPACE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CURB AND GUTTER
- ADA — ADA ACCESSIBLE ROUTE
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- UNDERGROUND STORM SYSTEM

SITE PLAN NOTES

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

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- (C1) 6" CONCRETE CURB & GUTTER - TIP-IN (TYP). - SEE DETAIL
- (C2) 6" CONCRETE CURB & GUTTER - TIP-OUT (TYP). - SEE DETAIL
- (C3) CURB TRANSITION FROM 6" TO FLUSH - SEE GRADING PLAN
- (C4) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C5) COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- (C6) ACCESSIBLE CURB RAMP - SEE DETAIL
- (C7) CONCRETE SIDEWALK (SEE DETAIL)
- (C8) BOLLARD (SEE DETAIL)
- (C9) FLUSH CURB (SEE DETAIL)

SITE FIXTURES

- (F1) BUG GATE (SEE LAYOUT DETAIL)
- (F2) VACUUM ASSEMBLY (BY OWNER)

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- (P2) STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- (P3) 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- (P4) PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL

SIGNAGE

- (S1) MENU BOARD SIGN
- (S2) STOP SIGN - SEE DETAIL
- (S3) ADA PARKING SIGN (TYP) - SEE DETAIL
- (S4) WE ARE RESPONSIBLE SIGN - SEE BRANDBOOK FOR DETAIL
- (S5) PYLON SIGN - SEE BRANDBOOK FOR DETAIL
- (S6) ENTER DIRECTIONAL SIGN - SEE BRANDBOOK FOR DETAIL
- (S7) VACUUM SIGN - SEE BRANDBOOK FOR DETAIL
- (S8) NO PARKING SIGN - SEE DETAIL

REFERENCE NOTES

- (R1) AT-GRADE BUILDING ENTRY & STOOP (REFER TO ARCH & STRUCTURAL PLANS)
- (R2) OVERHEAD VEHICLE DOOR (REFER TO ARCH PLANS)
- (R3) LIGHT POLES (REFER TO ELECTRICAL SITE PLAN)
- (R4) CONCRETE BLOCK TRASH ENCLOSURE (REFER TO ARCH PLANS)
- (R5) CONCRETE ISLAND & GATE ARMS (BY OWNER)
- (R6) OVERHEAD CANOPY (REFER TO ARCH PLANS)
- (R7) MODULAR BLOCK OUTDOOR STORAGE (REFER TO ARCH PLANS)

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

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
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2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

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MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SITE DIMENSION PLAN

SHEET NUMBER
C400

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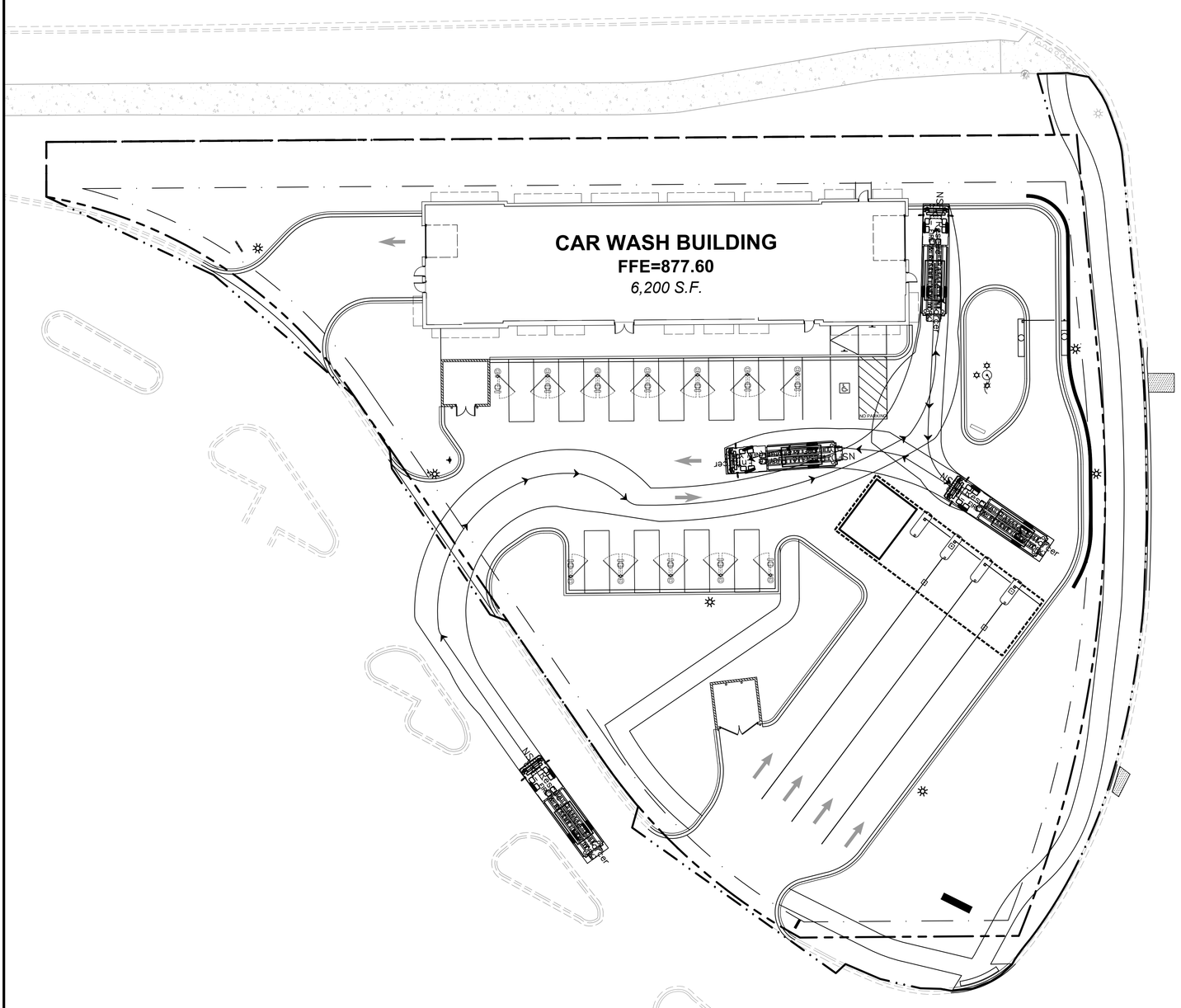
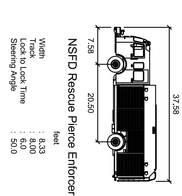


FIRE TRUCK NOTES



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SHEET NUMBER
C400A

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

FIRE EXHIBIT

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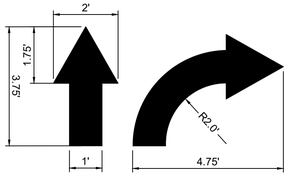
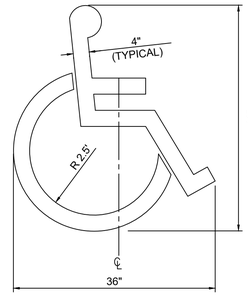


NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

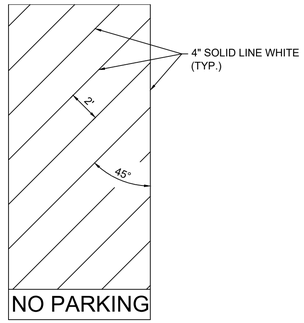
1 TRAFFIC ARROW

NO SCALE



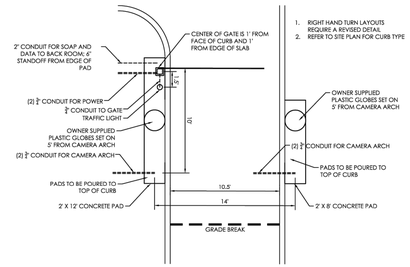
2 ACCESSIBLE PARKING SYMBOL

NO SCALE



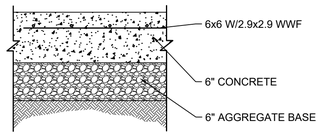
3 TYPICAL CROSS HATCHING MARKINGS

NO SCALE



BUG GATE LAYOUT

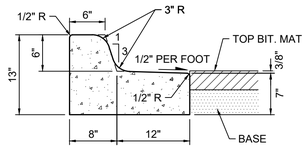
NOT TO SCALE



NOTES:
1. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SOIL SUBGRADE PREPARATION & COMPACTION RECOMMENDATIONS

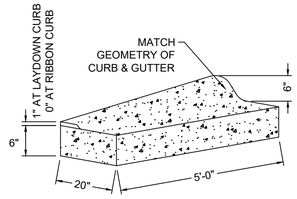
4 CONCRETE PAVEMENT

NO SCALE



5 6" CURB & GUTTER (TIP-OUT)

NO SCALE

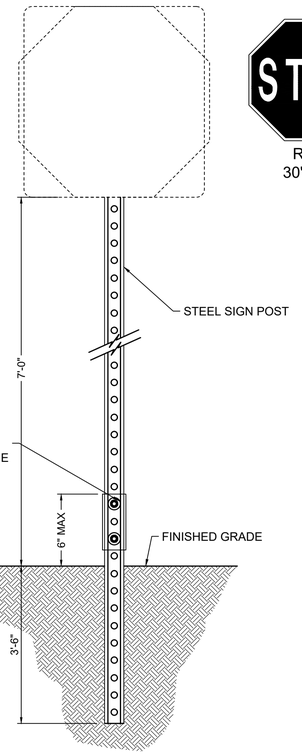


NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

6 CONCRETE CURB TAPER

NO SCALE

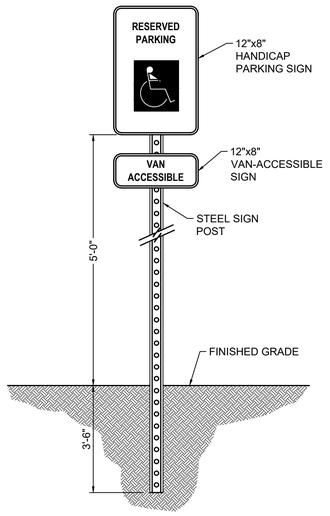
R1-1
30"x30"



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL
2. POSTS SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

10 TRAFFIC SIGN POST

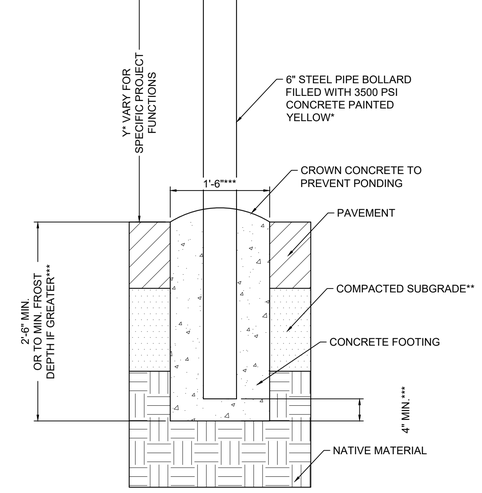
SCALE: NTS



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

7 ACCESSIBLE PARKING SIGN

NO SCALE



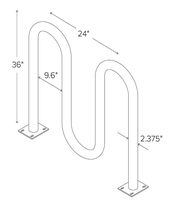
NOTES:
* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL
*** DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY. OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.

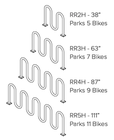
8 STEEL PIPE BOLLARD

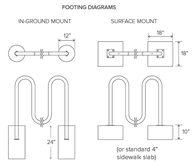
NO SCALE

DERO | Rolling Rack

Submittal Sheet







CAPACITY	**RR2H:** 5 Bikes **RR3H:** 7 Bikes **RR4H:** 9 Bikes **RR5H:** 11 Bikes
MATERIALS	2" schedule 40 pipe (2.375" OD)
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
MOUNT OPTIONS	☐ **Surface** Foot Mount has two 5" x 6" x .25" feet with four anchors per foot. Specify foot mount for this option. Temper-resistant fasteners available upon request. ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option

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9 BIKE RIBBON RACK

NO SCALE

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SITE DETAILS

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SHEET NUMBER
C401

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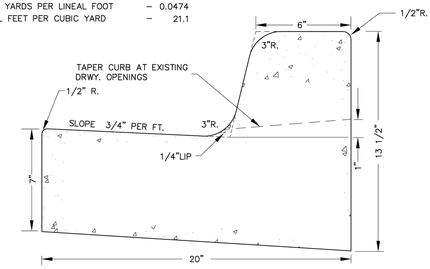
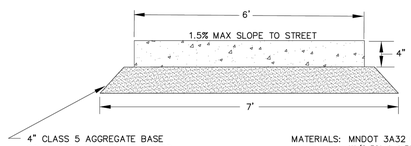
REFERENCE TO MNDOT SPEC. – 2531
DESIGN NO. – B-612
GUTTER WIDTH – 12"
CUBIC YARDS PER LINEAL FOOT – 0.0474
LINEAL FEET PER CUBIC YARD – 21.1



NOT TO SCALE
4-96

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

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



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

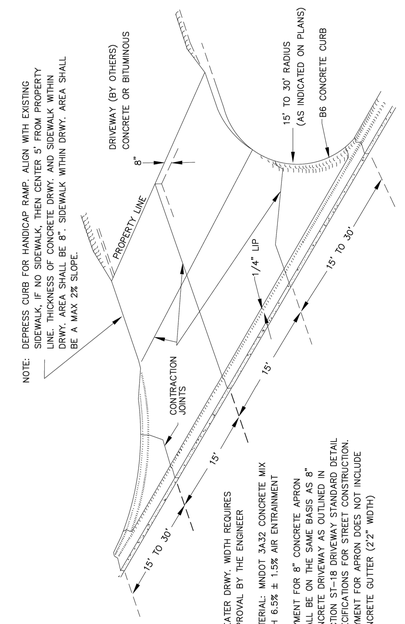
MATERIALS: MNDOT 3A32 CONCRETE MIX W/6.5% ± 1.5% AIR ENTRAINMENT

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

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

NOT TO SCALE
1-2016

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK



NOT TO SCALE
1-2016
12-2016

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

R8-3
NO PARKING

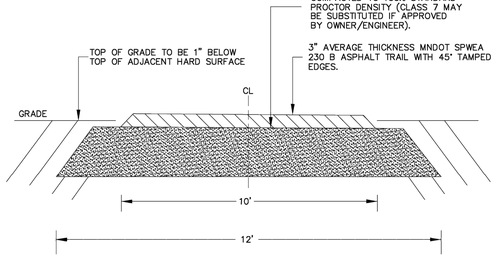
*Reduce spacing to fit for 600, 900 and 1200 sizes
**Recommend square shape for 900 and 1200 sizes

	A	B	C	D	E	F	G	H	J	K	L
	300	400	10	15	112	75 D	51	50 C	60	113.5	40
	450	600	10	15	175	100 D	75	75 C	80	169.5	40
C	600	750	10	15	175	150 D	125	125 C	120	249	50
	900	1200	15	25	337	200 D	151	175 C	160.5	380	60
	1200	1500	20	30	412	250 D	201	225 C	200.5	508.5	70

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

1-103

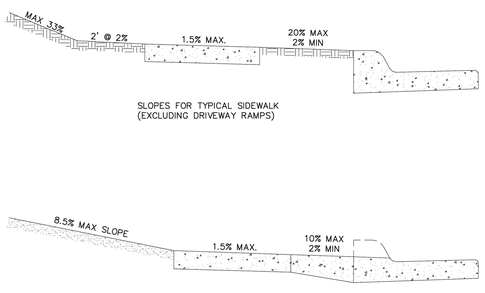
NOTE: PROVIDE 1.5% CROSS SLOPE IN DIRECTION OF POSITIVE DRAINAGE FLOW OR 1% SLOPE FROM CENTERLINE ON ALL TRAILS – REFER TO GRADING PLAN.



NOT TO SCALE
1-2024

6" AGGREGATE BASE
CUBIC YARD PER LINEAL FOOT – 0.213
LINEAL FEET PER CUBIC YARD – 4.69

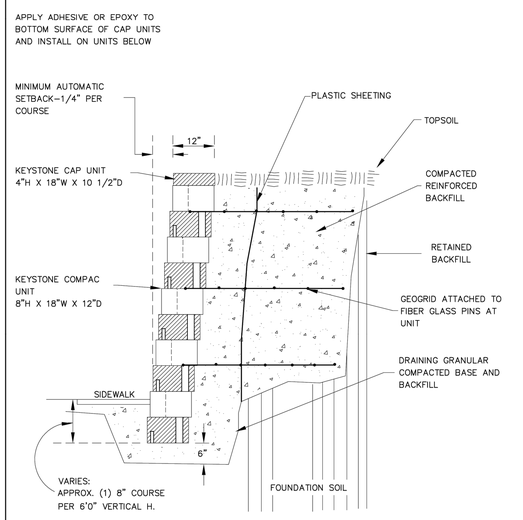
BITUMINOUS TRAIL
DETAIL DRAWING ST-20
CITY OF BROOKLYN PARK



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

NOT TO SCALE
1-2016

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



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

NOT TO SCALE
4-96

RETAINING WALL
DETAIL DRAWING ST-14
CITY OF BROOKLYN PARK

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

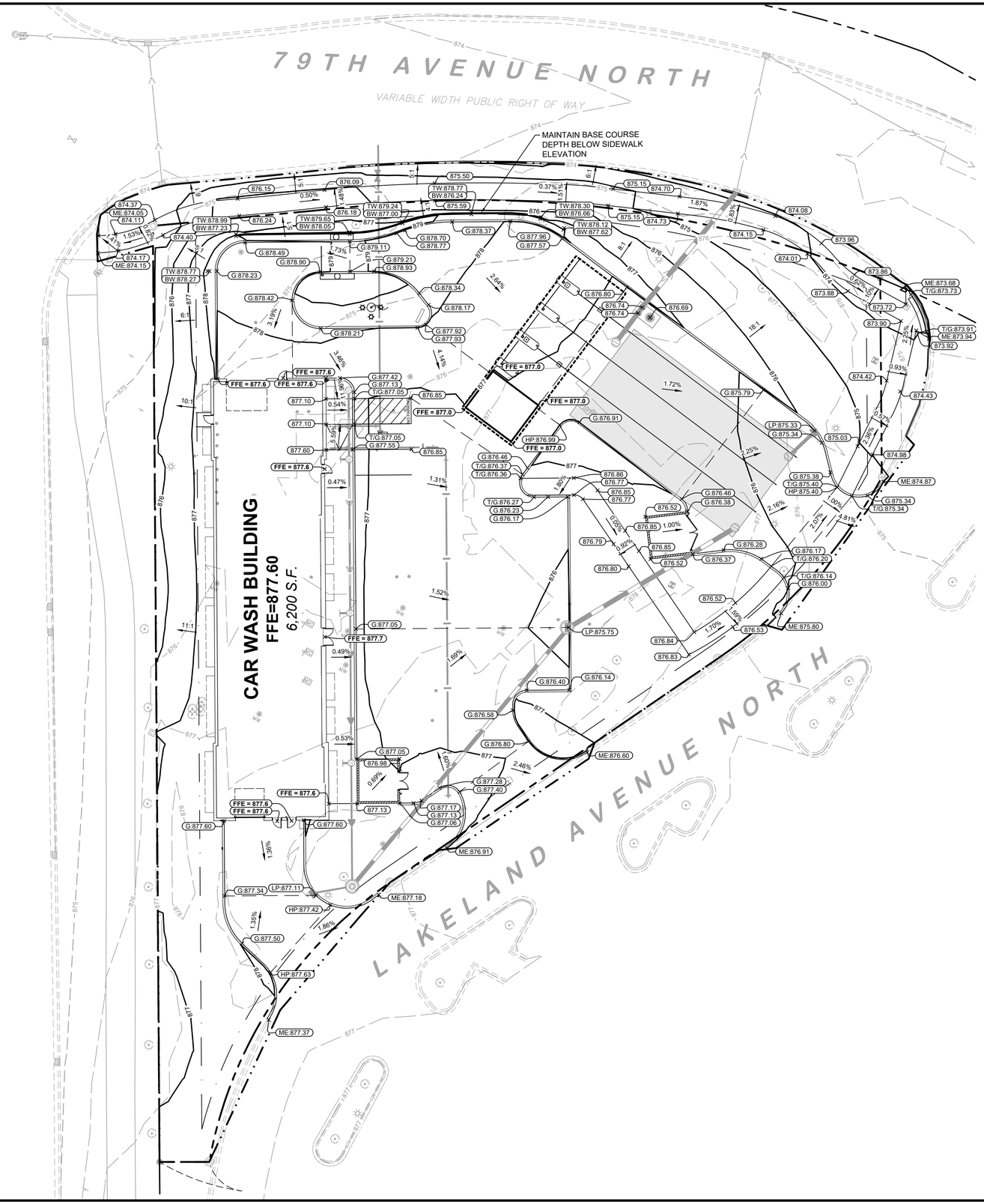
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SITE DETAILS

SHEET NUMBER
C402



LEGEND

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

GRADING PLAN NOTES

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

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

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

RETAINING WALL NOTES

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. PLANS SHOW THE HORIZONTAL LOCATION OF THE TOP OF THE WALL AND PROVIDES FINISHED SURFACE ELEVATIONS AT THE TOP AND BOTTOM FACE OF THE WALL ONLY.
3. RETAINING WALL DESIGN PLANS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE REVIEWING AUTHORITY AND KIMLEY-HORN ENGINEER OF RECORD FOR APPROVAL.
4. RETAINING WALL DESIGNER MUST ACCOUNT FOR DRAINAGE AROUND THE WALL AS SHOWN ON THE GRADING PLAN. SURFACE RUNOFF SHALL NOT BE ALLOWED TO DRAIN OVER THE TOP OF THE WALL.
5. RETAINING WALL MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER.
6. RETAINING WALL DESIGNER IS RESPONSIBLE FOR OBTAINING GEOTECHNICAL INFORMATION AS NEEDED FOR DESIGN OF THE PROPOSED WALL.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.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.

Matthew L. Schwartz

MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

GRADING AND DRAINAGE PLAN

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SHEET NUMBER
C500

K:\TWC_LDEV\Crew Carwash\Brooklyn Park\3 Design\CAD\PlanSheets\C5-GRADING PLAN.dwg January 07, 2026 - 10:13am
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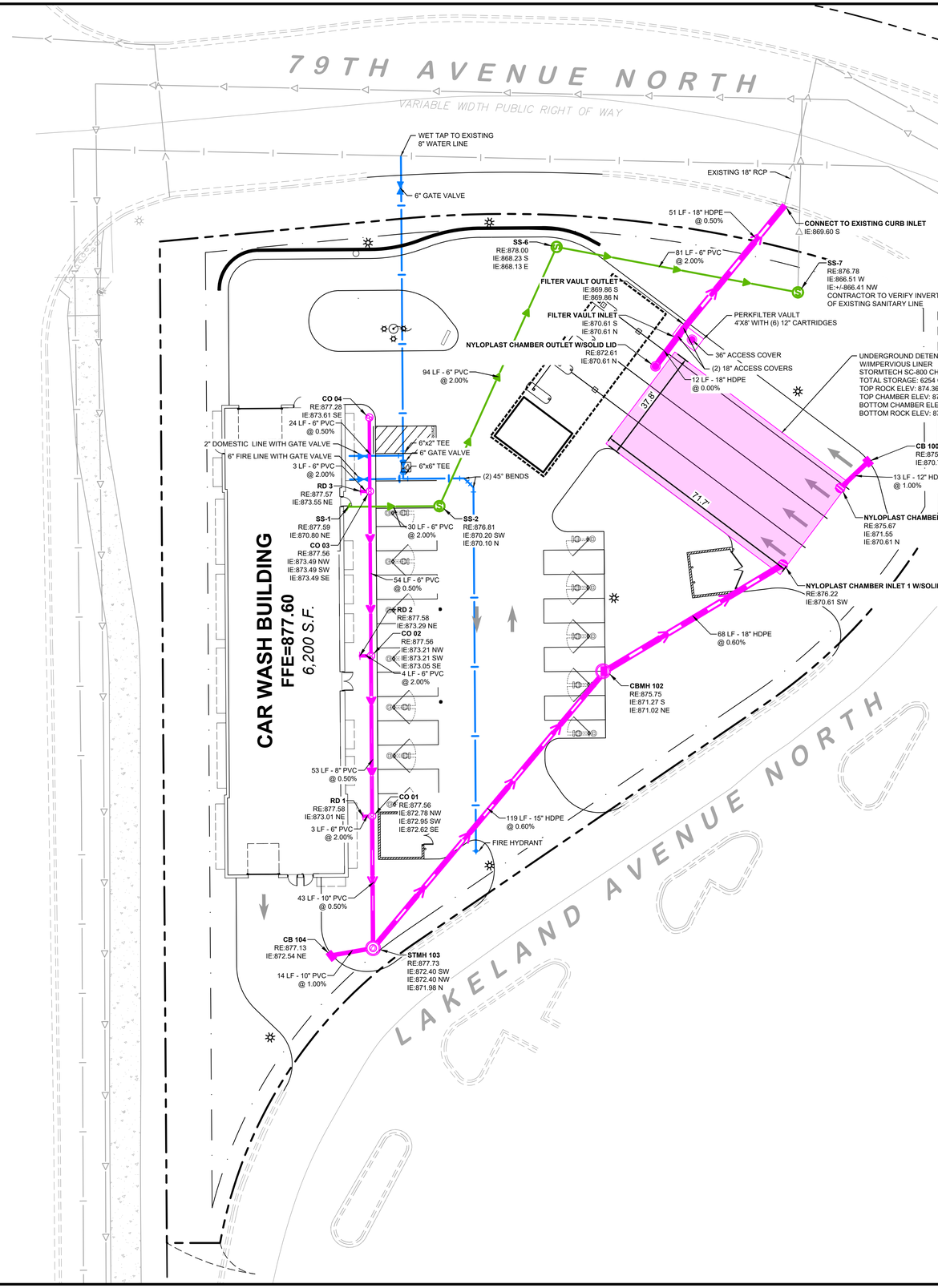
K:\TWC_LDE\Vcrew carwash\brooklyn park\3 Design\CAD\plansheets\C6-UTILITY PLAN.dwg January 07, 2026 - 8:53am



STORM SEWER NOTES

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

LEGEND

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

UTILITY PLAN NOTES

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
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Matthew L. Schwartz
MATTHEW L. SCHWARTZ
DATE: 10/31/2025 LIC. NO. 63415 MN

KHA PROJECT	
161033026	
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	KBP
DRAWN BY	JSO
CHECKED BY	MLS

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

UTILITY PLAN

SHEET NUMBER
C600

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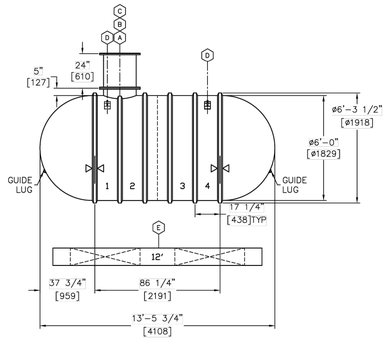
NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET/INCHES. DIMENSIONS IN BRACKETS ARE IN mm.
2. DRAWING EXPIRATION: DRAWING VALID FOR SIX (6) MONTHS FROM DATE OF LAST REVISION. XERXES RESERVES THE RIGHT TO REVIEW AND UPDATE.
3. NOMINAL TANK WEIGHT: 1,300 lbs. [600 kg]



ITEM	QTY	DESCRIPTION	PART NO.
A	1	22"DIA MANWAY	C210001
B	1	22"DIA MANWAY BLANK COVER	C330043
C	1	22"DIA x 24"HIGH MANWAY EXTENSION	C530012
D	2	LIFTING LUG (10" x 4") 35" , 35"	C340008
E	2	12' PREFABRICATED CONCRETE DEADMEN KIT	–
▷◁	2	HOLD DOWN STRAP LOCATION	–

NO	REVISION DESCRIPTION	DATE	APVD
00	–	–	–

XERXES

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DWN: DJ	DATE: 02-02-24	SCALE:	
CHK'D: EJT	DATE: 02-02-24	6'DIA SW CAP, 2,000 GALLONS CREW CAR WASH	
APVD'D: MM	DATE: –		
TECH'L MANUAL: LOUIS CLENDANIEL	DR. NO.: B	XS-005750	REV: 00
DRAWING TYPE: M204 WATER COLLECTION AND CONSERVATION		SHEET: N.T.S.	SHT 1 OF 1

MATADOR COMPOSITE COVER

Gain independence from heavy steel covers with this all-new composite cover. OPW engineered the Matador with next generation composite technology to make it the lightest cover in the industry, and priced it to compete with any cover on the market for use at petroleum retail operations, in addition to use for commercial and industrial driveway applications.

Available in 37" and 42" options, the Matador Composite Cover is lightweight, water resistant and extremely durable. Standout features include a steel frame, stainless steel recessed lift handle and a polyethylene skirt with a flair that prevents corrosion and rust. The lightweight design and slip-resistant tread pattern helps to prevent the risk of back, foot and hand injuries. The Matador makes sump accessibility safer and easier than ever before.

View the OPW Matador Animation

Materials

Cover: Fiberglass
Ring: Painted Steel
Skirt: Polyethelene
Recessed Handle: Stainless steel
Roto Locks: Ductile iron

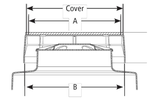
Features & Benefits

- Lightweight design helps to reduce risk of back, foot and hand injuries
- Slip-resistant tread pattern
- Water resistant
- Easy removal and replacement
- Stainless steel recessed handle
- Exceptional deflection performance
- Long-life performance – comparable to heavier competitor models in cycle tests
- Special structural fiberglass reinforcement matrix
- Two mounting options
- Roto-Lock Option – for providing a secure locking mechanism without the need to locate threaded bolt holes on the mounting ring. The Roto-Lock offers quick and easy access while maintaining a secure sump application.
- Painted steel frame
- Polyethylene skirt with flair
- H20 Rating – Exceeds Highway Specification – 20 (H20) Rating
- Flared skirt allows equivalent water percolation to 39" and 44" covers

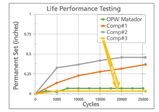
Ordering Specifications

Product #	Description	Covers Only	Cover Only Weight lb.	kg
37MAT-PL12	37" Plain Matador Composite Cover, Includes Ring and Skirt	212529	63.00	28.58
37MAT-CM12	37" Cam-Lock Matador Composite Cover, Includes Ring and Skirt	212168	66.00	29.94
42MAT-PL12	42" Plain Matador Composite Cover, Includes Ring and Skirt	212518	83.00	37.65
42MAT-CM12	42" Cam-Lock Matador Composite Cover, Includes Ring and Skirt	212164	87.00	39.46
203666	Replacement Handle Kit (same as conquistador)	Equivalent to Conquistador replacement numbers		
205749	Replacement Handle Only (same as conquistador)			
203174	Replacement Handle Screw Only (same as conquistador)			
1CL-KIT	Replacement Cam Kit			

Dimensions



Performance Chart



Cover	A (Ring I.D.)		B (Skirt I.D.)		Assembly Weight (Plain)		Assembly Weight (Cam-Lock)	
37.50	35.50 in	90.17 cm	38.62 in	98.09 cm	83.00 lbs	37.65 kg	86.00 lbs	39.00 kg
42.00	40.00 in	101.60 cm	43.50 in	110.49 cm	105.00 lbs	47.63 kg	109.00 lbs	49.44 kg

OPW
9393 Princeton-Glendale Road ◆ Hamilton, Ohio USA 45011 Phone: (800) 422-2525 ◆ Fax: (800) 421-3297

SLOTDRAIN®

8000 SERIES SLOT DRAIN®
SPECIFICATION SHEET

SPECIFICATIONS

GENERAL:
The surface drainage system shall be 8000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

MATERIALS:
T304 Stainless Steel, T316 Stainless Steel, Galvanized Steel

SLOPE:
0.5% Standard

DESIGN OPTIONS:
Material ($): SS304(5), SS316(6), GS(0)
Slot Opening (#): ½" (0), 1" (1), 1 ¼" (5)
End (*): Open (0), End Cap (1), Flush Nipple (5)
Section Lengths: Full 9'8", Half 4'10"
Typical runs start with 405
(Custom Lengths available).

FLOW RATE:
½" 11 gpm (per foot of drain)
1 18 gpm (per foot of drain)
1 ¼" 27 gpm (per foot of drain)

LOAD CLASS:
DIN EN 1433 - Load Class E
ASME 112.6.3 - Special Duty

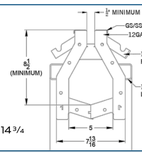
ACCESSORIES:
Cleaning paddle, Cleaning Brush, Flush Flo, CIP, Slot Hog, Tri-Clamp

INSTALLATION:
The drains and catch basins are installed with the gaskets supplied by Global Drain Technology.

The 8000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

TYPICAL MODULAR LAYOUT OF A 8000 SERIES SLOT DRAIN® SYSTEM
(Sections fit together as illustrated below)

102	203	304	405	506	607	708	809	9010	10011
8 1/2	9 1/8	9 3/4	10 3/8	11	11 5/8	12 1/4	12 7/8	13 1/2	14 1/8
									14 3/4



DRAIN CHANNELS

DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT DEEP INCHES
8000 SERIES SS SLOT 102 HALF	SD8$*#-102B	8 13/16	9 1/2
8000 SERIES SS SLOT 102	SD8$*#-102	8 1/2	9 1/8
8000 SERIES SS SLOT 203	SD8$*#-203	9 1/8	9 3/4
8000 SERIES SS SLOT 304	SD8$*#-304	9 3/4	10 3/8
8000 SERIES SS SLOT 405	SD8$*#-405	10 3/8	11
8000 SERIES SS SLOT 506	SD8$*#-506	11	11 5/8
8000 SERIES SS SLOT 607	SD8$*#-607	11 5/8	12 1/4
8000 SERIES SS SLOT 708	SD8$*#-708	12 1/4	12 7/8
8000 SERIES SS SLOT 809	SD9$*#-809	12 7/8	13 1/2
8000 SERIES SS SLOT 9010	SD9$*#-9010	13 1/2	14 1/8
8000 SERIES SS SLOT 10011	SD9$*#-10011	14 1/8	14 3/4

NOTE:
Also available with 90° sections, 'T' sections, and Transition Pits for all of the depths specified above.

CATCH BASIN

LID: STANDARD, TRI-CLAMP OPTIONS ARE AVAILABLE AND STRAINER IS PART OF THE CATCH BASIN

DESCRIPTION	TOP WIDTH INCHES	TOP LENGTH INCHES	BOTTOM WIDTH INCHES	BOTTOM LENGTH INCHES	HEIGHT INCHES	OUTLET SIZE INCHES
8000 SS SMALL	12 3/8	12 3/8	12 3/8	12 3/8	17 1/8	4
8000 SS LARGE	12 3/8	12 3/8	12 3/8	12 3/8	20 7/8	4

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES.
SLOT DRAIN SYSTEMS RESERVES THE RIGHT TO CHANGE THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE

2024

TF 855 . 497 . 7508 F 204 . 775 . 2324 E info@slotdrainsystems.com W slotdrainsystems.com

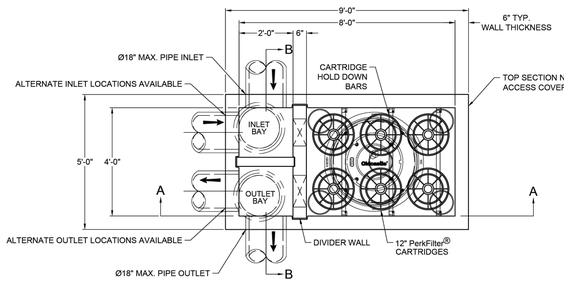
SITE SPECIFIC DATA	
Structure ID	-
Treatment Flow Rate (gpm/cfs)	-
Peak Flow Rate (cfs)	-
Cartridge Quantity	-
Rim Elevation	-

Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet 1	-	-	-	-
Inlet 2	-	-	-	-
Outlet	-	-	-	-

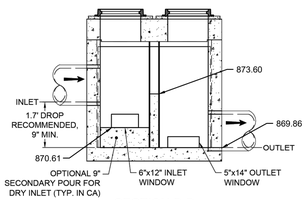
Notes:
-

PERFORMANCE SPECIFICATIONS	
Peak Treatment Capacities:[1]	
Max. Cartridge Quantity	6
NJDEP 80% Removal, 75 micron	0.182 cfs
WA Ecology GULD - Basic & Phosphorus	0.091 cfs
Max. Bypass Capacity	16.7 cfs

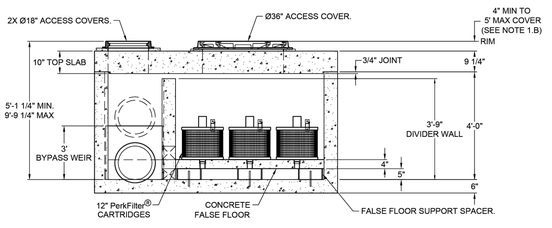
1. Contact Oldcastle for alternative treatment and peak flow capacities.



PLAN VIEW



SECTION B-B



SECTION A-A

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE, AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.
13. MAXIMUM PICK WEIGHTS:
   A. TOP: 4,200 LBS
   B. BASE: 14,750 LBS*
   (* COMBINED WEIGHT OF BASE INCLUDES DIVIDER WALLS, FALSE FLOOR, GALLERY FLOOR AND PRODUCT INTERNALS.)
14. INTERNALS SHALL CONSIST OF CARTRIDGES, WEIR WALL, GALLERY FLOOR, FALSE FLOOR, FALSE FLOOR SUPPORT SPACERS, AND DIVIDER WALL.
15. BACKWATER CONDITION PRESENT FOR ANY INVERT DROP LESS THAN 1'-8.4".

Oldcastle Infrastructure
A CRH COMPANY

Ph: 800.579.8910 | www.oldcastleinfrastructure.com/contactus

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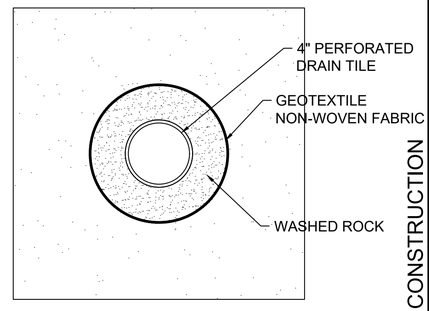
PerkFilter® Vault (STANDARD)
4'x8' With 12" Cartridges

CUSTOMER: -		
PROJECT NAME: -		
SHEET NAME: Specifier Drawing PFV-48-12	REVISION: - REV DATE	SHEET: 1 OF 1

Stormwater Media Filtration



1 DRAIN TILE
SCALE: NTS

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

UTILITY DETAILS

SHEET NUMBER
C601

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	Branden Maurstad, PE branden.maurstad@adspipe.com (651)-968-6238
ADS SALES REP	Mike Arends mike.arends@adspipe.com (612)-597-1909
PROJECT NO.	SF-496031

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

CREW CARWASH

BROOKLYN PARK, MN, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS.
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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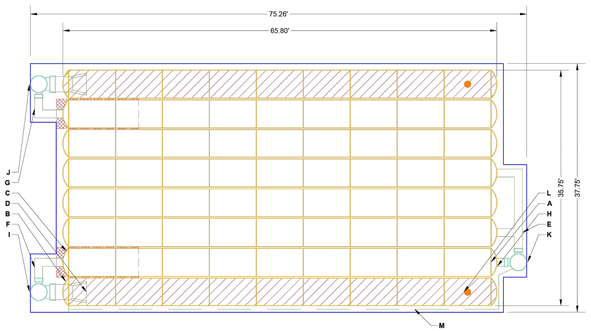
PROPOSED LAYOUT				PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER
						PART TYPE / ITEM ON LAYOUT / DESCRIPTION / INVERT* / MAX FLOW
72	STORMTECH SC-800 CHAMBERS			MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	881.80	
16	STORMTECH SC-800 END CAPS			MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	875.60	
6	STONE ABOVE (in)			MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	875.10	
6	STONE BELOW (in)			MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	875.10	
40	STONE VOID			MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	875.10	
6254	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)			TOP OF STONE:	874.35	
				TOP OF SC-800 CHAMBER:	873.85	
				12" x 12" TOP MANIFOLD INVERT:	872.30	
2689	SYSTEM AREA (SF)			12" x 12" TOP MANIFOLD INVERT:	872.30	
233.9	SYSTEM PERIMETER (ft)			24" ISOLATOR ROW PLUS INVERT:	871.29	
476	THERMOPLASTIC LINER (SY) (20% OVERAGE)			24" ISOLATOR ROW PLUS INVERT:	871.29	
				12" x 12" BOTTOM MANIFOLD INVERT:	871.23	
				12" BOTTOM CONNECTION INVERT:	871.23	
				BOTTOM OF SC-800 CHAMBER:	871.10	
				UNDERDRAIN INVERT:	870.60	
				BOTTOM OF STONE:	870.60	

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	12" BOTTOM PRE-CORED END CAP, PART#: SC800EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS	1.60"	
PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
PRE-CORED END CAP	C	12" TOP PRE-CORED END CAP, PART#: SC800EPE12TPC / TYP OF ALL 12" TOP CONNECTIONS	14.40"	
LAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP (TYP 2 PLACES)		
MANIFOLD	E	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.60"	
MANIFOLD	F	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
MANIFOLD	G	12" x 12" TOP MANIFOLD, ADS N-12	14.40"	
PIPE CONNECTION	H	12" BOTTOM CONNECTION	1.60"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	I	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	J	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
NYLOPLAST (OUTLET)	K	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT
INSPECTION PORT	L	4" SEE DETAIL (TYP 2 PLACES)		
UNDERDRAIN	M	6" ADS DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION** - THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

CREW CARWASH — BROOKLYN PARK, MN, USA — DATE: 10/20/2025 — DRAWN: BM — PROJECT #: — CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System

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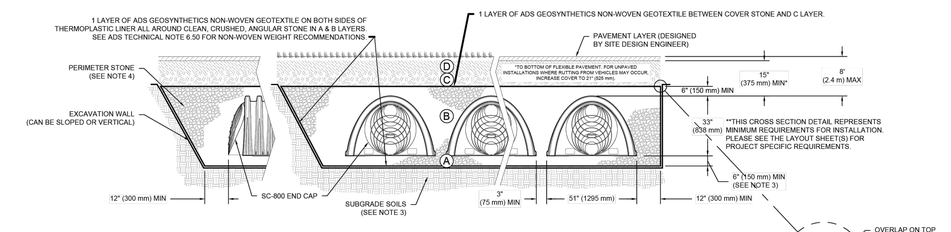
SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



THERMOPLASTIC LINER DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/% AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

CREW CARWASH — BROOKLYN PARK, MN, USA — DATE: 10/20/2025 — DRAWN: BM — PROJECT #: — CHECKED: N/A

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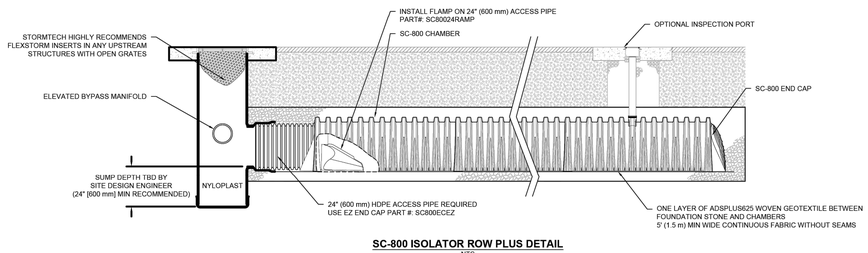
SHEET 3 OF 6



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

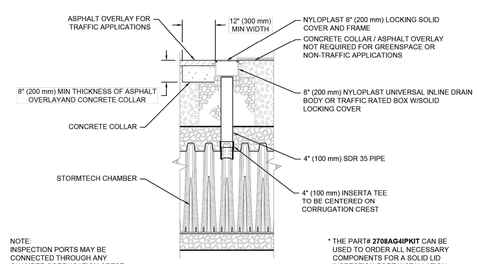
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

* THE PART# **270IAG4IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4" (100 mm) PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

CREW CARWASH — BROOKLYN PARK, MN, USA — DATE: 10/20/2025 — DRAWN: BM — PROJECT #: — CHECKED: N/A

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StormTech® Chamber System

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SHEET 4 OF 6

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

UTILITY DETAILS

SHEET NUMBER
C602

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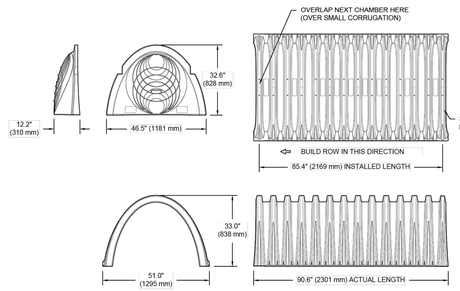
SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

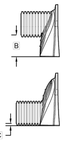
SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24IPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

NOTE: ALL DIMENSIONS ARE NOMINAL



CREW CARWASH
BROOKLYN PARK, MN, USA
DATE: 10/29/2025 DRAWN: BM
PROJECT # CHECKED: N/A

DATE	DWN	CHK

StormTech®
Chamber System

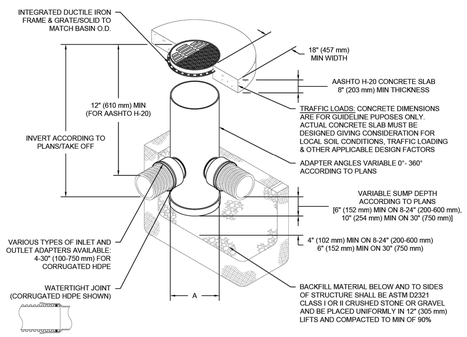
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AND SUBCONTRACTORS SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, INCLUDING POST CONSTRUCTION PERFORMANCE OF THE IMPROVEMENTS DESIGNED BY THE ENGINEER AND NOT BY THE CONTRACTOR OR SUBCONTRACTORS. THE CONTRACTOR AND SUBCONTRACTORS AGREE THAT THE OWNER AND ENGINEER SHALL BE DESIGNATED AS ADDITIONAL INSURED UNDER THE CONTRACTOR'S AND SUBCONTRACTOR'S LIABILITY INSURANCE POLICIES. THE CONTRACTOR AND SUBCONTRACTORS AGREE TO FURNISH THE OWNER AND ENGINEER WITH CERTIFICATES OF INSURANCE EVIDENCING SUCH COVERAGE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR AND SUBCONTRACTORS AGREE THAT THE PROVISIONS OF THIS PARAGRAPH ARE MATERIAL TERMS OF THE CONTRACT AND THAT THE OWNER AND ENGINEER WOULD NOT HAVE ENTERED INTO THE CONTRACT WITHOUT THE INCLUSION OF THESE PROVISIONS. THE CONTRACTOR AND SUBCONTRACTORS AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR CLAIMED TO ARISE OUT OF THE CONTRACTOR'S OR SUBCONTRACTOR'S PERFORMANCE OF THE WORK UNDER THIS CONTRACT, OR ARISING FROM ANY ACCIDENT, INJURY OR DAMAGE WHATSOEVER CAUSED TO ANY PERSONS OR PROPERTY, OCCURRING AFTER THE COMMENCEMENT OF THE WORK UNDER THIS CONTRACT AND UNTIL THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SHEET
5 OF 6

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

CREW CARWASH
BROOKLYN PARK, MN, USA
DATE: 10/29/2025 DRAWN: BM
PROJECT # CHECKED: N/A

DATE	DWN	CHK

Nyloplast®

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1-800-733-7473

THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AND SUBCONTRACTORS SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, INCLUDING POST CONSTRUCTION PERFORMANCE OF THE IMPROVEMENTS DESIGNED BY THE ENGINEER AND NOT BY THE CONTRACTOR OR SUBCONTRACTORS. THE CONTRACTOR AND SUBCONTRACTORS AGREE THAT THE OWNER AND ENGINEER SHALL BE DESIGNATED AS ADDITIONAL INSURED UNDER THE CONTRACTOR'S AND SUBCONTRACTOR'S LIABILITY INSURANCE POLICIES. THE CONTRACTOR AND SUBCONTRACTORS AGREE TO FURNISH THE OWNER AND ENGINEER WITH CERTIFICATES OF INSURANCE EVIDENCING SUCH COVERAGE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR AND SUBCONTRACTORS AGREE THAT THE PROVISIONS OF THIS PARAGRAPH ARE MATERIAL TERMS OF THE CONTRACT AND THAT THE OWNER AND ENGINEER WOULD NOT HAVE ENTERED INTO THE CONTRACT WITHOUT THE INCLUSION OF THESE PROVISIONS. THE CONTRACTOR AND SUBCONTRACTORS AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR CLAIMED TO ARISE OUT OF THE CONTRACTOR'S OR SUBCONTRACTOR'S PERFORMANCE OF THE WORK UNDER THIS CONTRACT, OR ARISING FROM ANY ACCIDENT, INJURY OR DAMAGE WHATSOEVER CAUSED TO ANY PERSONS OR PROPERTY, OCCURRING AFTER THE COMMENCEMENT OF THE WORK UNDER THIS CONTRACT AND UNTIL THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SHEET
6 OF 6

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

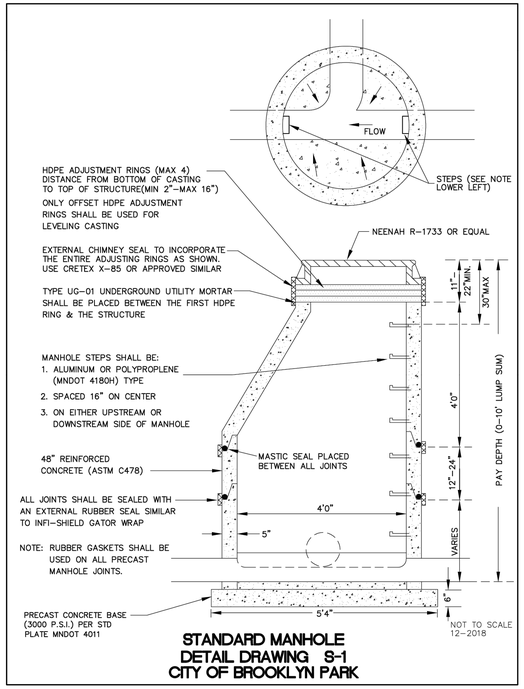
Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

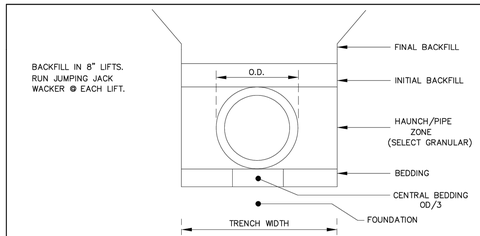
UTILITY DETAILS

SHEET NUMBER
C603



NOT TO SCALE
12–2018

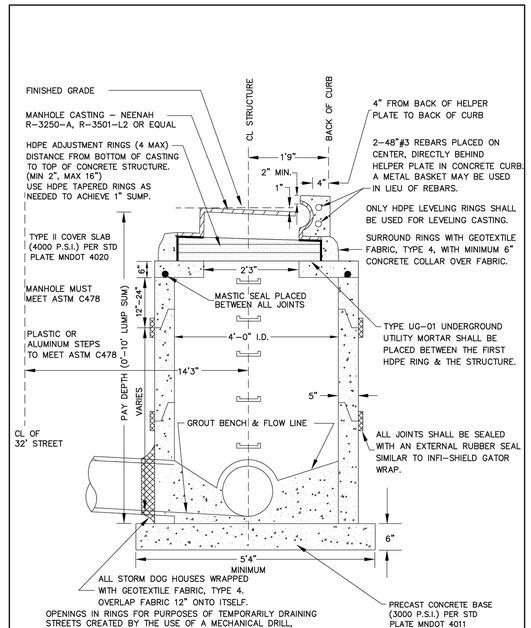
STANDARD MANHOLE
DETAIL DRAWING S-1
CITY OF BROOKLYN PARK



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.

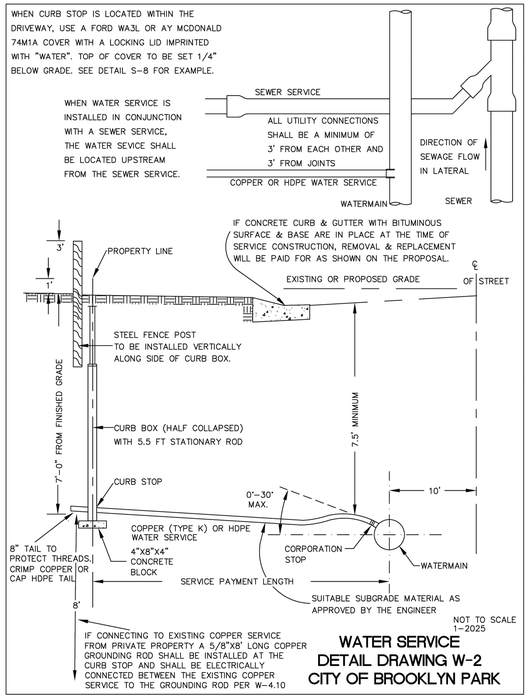
HDPE STORM SEWER
DETAIL DRAWING S-16
CITY OF BROOKLYN PARK

NOT TO SCALE
1–2018



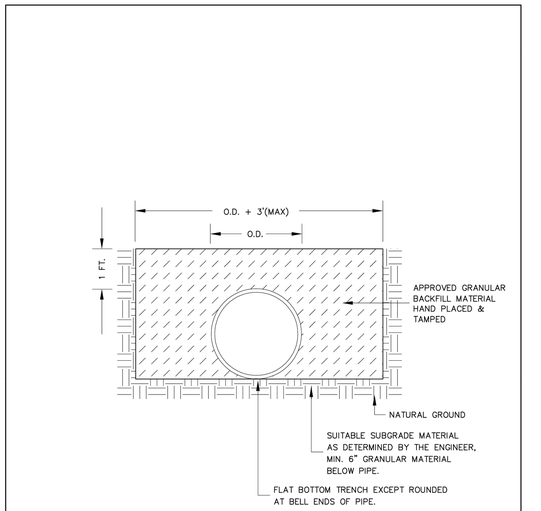
NOT TO SCALE
11–2021

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



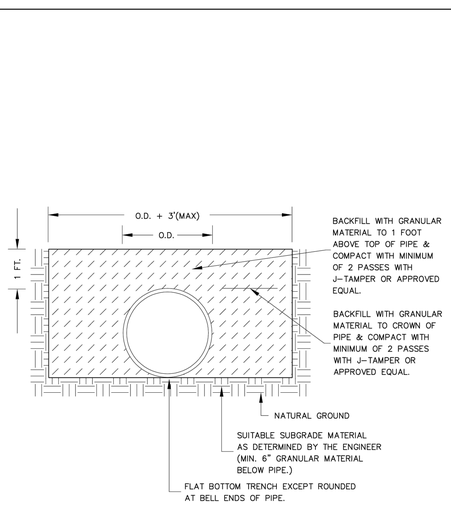
NOT TO SCALE
1–2025

WATER SERVICE
DETAIL DRAWING W-2
CITY OF BROOKLYN PARK



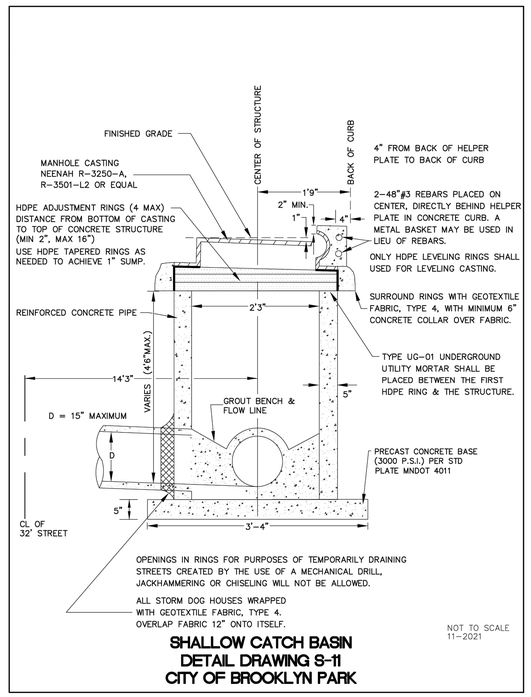
NOT TO SCALE
4–96

BEDDING FOR 4'-6" PIPE
DETAIL DRAWING A
CITY OF BROOKLYN PARK



NOT TO SCALE
4–96

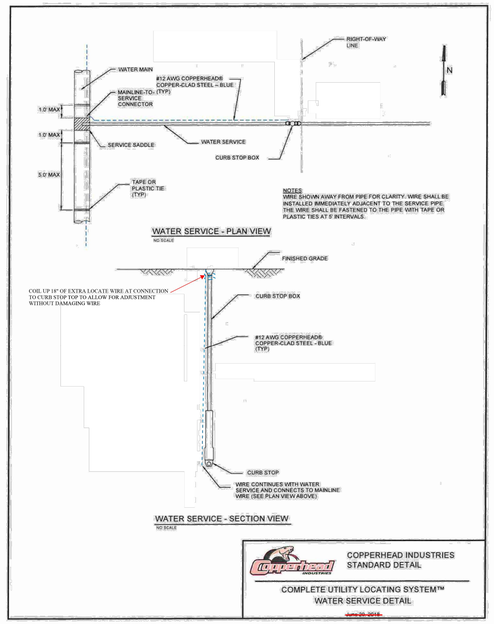
BEDDING FOR 8" PIPE AND LARGER
DETAIL DRAWING B
CITY OF BROOKLYN PARK



NOT TO SCALE
11–2021

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

7.18



CITY OF BROOKLYN PARK CHANGES
JANUARY 2024

WATER SERVICE
DETAIL DRAWING W-1
CITY OF BROOKLYN PARK

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1.	CITY COMMENTS	11/21/2025	JSO
2.	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

UTILITY DETAILS

SHEET NUMBER
C604

K:\TTWC_LDEV\crew carwash\brooklyn park\3 Design\CAD\plansheets\C6-UTILITY DETAILS.dwg January 07, 2026 - 8:53am
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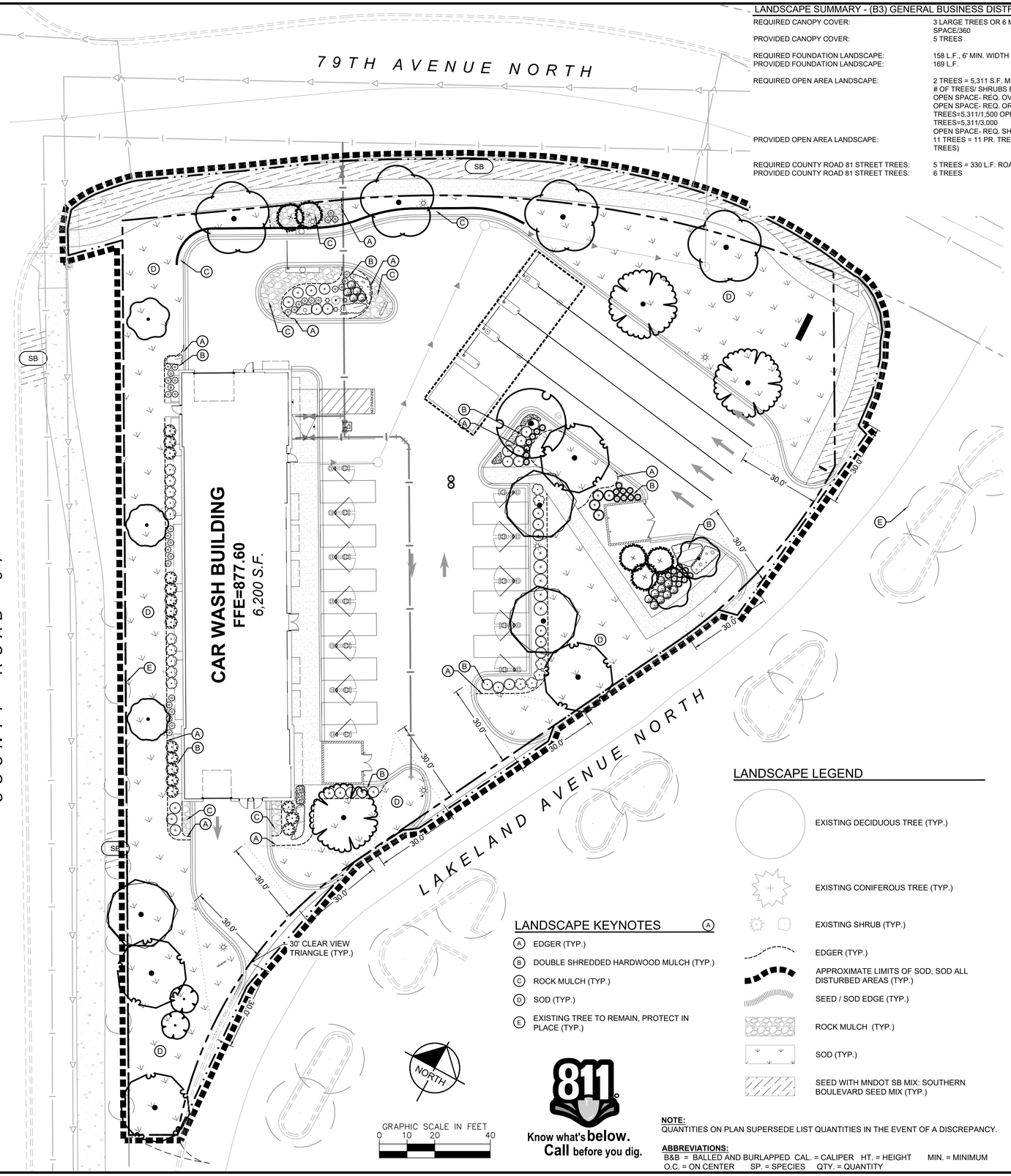

LANDSCAPE SUMMARY - (B3) GENERAL BUSINESS DISTRICT

REQUIRED CANOPY COVER:	3 LARGE TREES OR 6 MEDIUM TREES = 977 S.F. REQ. PARKING LOT GREEN SPACE/360
PROVIDED CANOPY COVER:	5 TREES
REQUIRED FOUNDATION LANDSCAPE:	158 L.F., 6' MIN. WIDTH = 394 L.F. BUILDING PERIMETER * 0.40
PROVIDED FOUNDATION LANDSCAPE:	169 L.F.
REQUIRED OPEN AREA LANDSCAPE:	2 TREES = 5,311 S.F. MIN. REQ. OPEN SPACE/ 3,000. AT LEAST 3 OF THE REQ. # OF TREES/ SHRUBS BELOW OPEN SPACE- REQ. OVERSTORY TREES: 2 OVERSTORY TREES=5,311/3,000 OPEN SPACE- REQ. ORNAMENTAL TREES: 4 ORNAMNETAL TREES=5,311/1,500 OPEN SPACE- REQ. EVERGREEN TREES: 2 EVERGREEN TREES=5,311/3,000 OPEN SPACE- REQ. SHRUB= 54 SHRUBS=5,311 / 100
PROVIDED OPEN AREA LANDSCAPE:	11 TREES = 11 PR. TREES (6 OVERSTORY TREES + 5 SMALL EVERGREEN TREES)
REQUIRED COUNTY ROAD 81 STREET TREES:	5 TREES = 330 L.F. ROAD FRONTAGE / 70
PROVIDED COUNTY ROAD 81 STREET TREES:	6 TREES
REQUIRED 79TH AVE N STREET TREES:	4 TREES = 261 L.F. ROAD FRONTAGE / 70
PROVIDED 79TH AVE N STREET TREES:	4 TREES
REQUIRED LAKELAND AVE N STREET TREES:	4 TREES = 418 L.F. ROAD FRONTAGE - 60 L.F. DRIVEWAY - 43 L.F. DRIVEWAY - 35 L.F. DRIVEWAY) / 70 PROVIDED LAKELAND AVE N
STREET TREES:	4 TREES
PLANT DIVERSITY REQUIRED:	6 TREES / 25% MAX. SAME FAMILY=24 TREES REQUIRED* 0.25 4 TREES / 15% MAX. SAME SPECIES= 24 TREES REQ. * 0.15
PLANT DIVERSITY PROVIDED:	6 TREES / 25% MAX. SAME FAMILY=24 TREES REQUIRED* 0.25 4 TREES / 15% MAX. SAME SPECIES= 24 TREES REQ. * 0.15
REQ.PARKING AREA GREEN SPACE:	977 S.F. /10% = 9,765 S.F. INTERIOR PARKING ARE IMPERVIOUS AREA * 0.10
PROVIDED PARKING AREA GREEN SPACE:	1,271 S.F. / 13.02%
TOTAL TREES REQUIRED:	18 OVERSTORY TREES 2 EVERGREEN TREES 4 ORNAMENTAL TREES
TOTAL TREES PROVIDED:	18 OVERSTORY TREES 5 EVERGREEN TREES 4 ORNAMENTAL TREES

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
CANOPY TREES						
	HCK	1	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2" CAL.
	NWM	4	NORTHWOOD MAPLE	ACER RUBRUM `NORTHWOOD`	B & B	2" CAL.
OPEN AREA TREES						
	CSP	5	CHALET SWISS STONE PINE	PINUS CEMBRA 'CHALET'	B & B	6` HT.
	RDL	3	REDMOND AMERICAN LINDEN	TILIA AMERICANA `REDMOND`	B & B	2" CAL.
	SWO	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2" CAL.
STREET TREES						
	DAK	2	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA `FARGO`	B & B	2" CAL.
	PRE	4	PRINCETON ELM	ULMUS AMERICANA `PRINCETON`	B & B	2" CAL.
	PSG	3	PRINCETON SENTRY® GINKGO TREE	GINKGO BILOBA 'PNI 2720'	B & B	2" CAL.
	RVB	2	RIVER BIRCH	BETULA NIGRA	B & B	2" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
CONIFEROUS SHRUBS						
	DGY	5	DARK GREEN YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'	#5 CONT.	5` O.C.
	HSA	12	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS `HOLMSTRUP`	#5 CONT.	4` O.C.
	HXU	4	HICKS YEW	TAXUS X MEDIA 'HICKSII'	#5 CONT.	4` O.C.
DECIDUOUS SHRUBS						
	APC	18	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	4` O.C.
	LDN	16	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
	NPR	14	NITTY GRITTY™ PEACH ROSE	ROSA X 'RUIRI0091A'	#5 CONT.	3` O.C.
	WIL	16	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	4.5' O.C.
ORNAMENTAL GRASSES						
	KFG	26	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	30" O.C.
	NSG	33	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	30" O.C.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CTNR.	SPACING
PERENNIALS						
	AJ	46	AUTUMN JOY SEDUM	SEDUM X `AUTUMN JOY`	#1 CONT	18" O.C.
	BJS	18	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA `BLUE JEAN BABY`	#1 CONT	36" O.C.
	FMD	21	FOOLED ME DAYLILY	HEMEROCALLIS X `FOOLED ME'	#1 CONT	18" O.C.
	WLC	5	WALKERS LOW CATMINT	NEPETA X FAASSENII `WALKERS LOW`	#1 CONT	24" O.C.

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD, SOD ALL DISTURBED AREAS (TYP.)
- SEED / SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH MNDOT SB MIX: SOUTHERN BOULEVARD SEED MIX (TYP.)

LANDSCAPE KEYNOTES (A)

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) EXISTING TREE TO REMAIN, PROTECT IN PLACE (TYP.)

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

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM
O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSO
2	CITY COMMENTS AND KIOSK BUILDING	01/06/2026	AJE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
RYAN A. HILLESTED, PLA
DATE: 10/31/2025 MN LIC. NO. 53828

KHA PROJECT	161033026
DATE	10/31/2025
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

LANDSCAPE PLAN

SHEET NUMBER
L100

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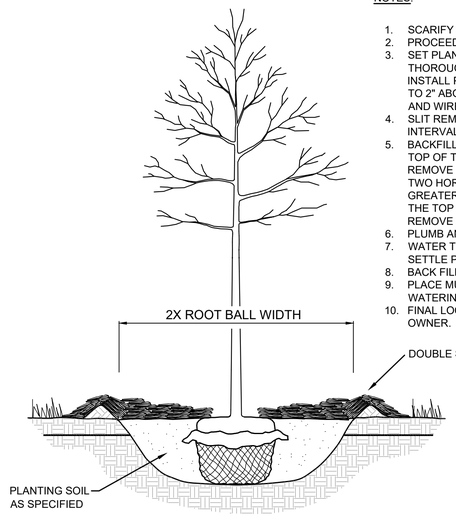
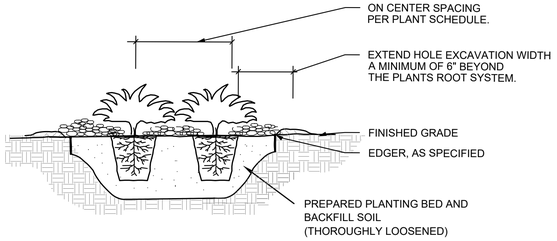


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

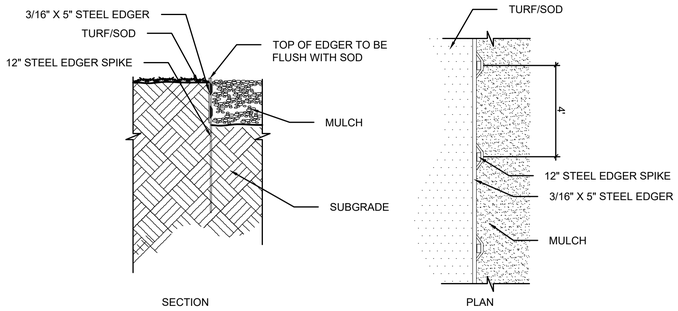


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



4 STEEL EDGER DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK 3-7", AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY FINE FESCUE MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED. MOISTURE SENSORS AND A COMPATABLE CONTROLLER ARE TO BE USED. PROVIDE A MOISTURE SENSOR FOR EACH DIFFERENT PLANTING CONDITION (SOD, PLANTING BED, TREES, NATIVE SEEDING).

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

ISSUED FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HILLESTED, PLA
MN LIC. NO. 53828
DATE: 10/31/2025

KHA PROJECT	
161033026	
DATE	
10/31/2025	
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	RAH

LANDSCAPE DETAILS

CREW CARWASH
BROOKLYN PARK
PREPARED FOR
CREW CARWASH
MN
BROOKLYN PARK

SHEET NUMBER
L101

K:\TWC_LDE\Vcrew carwash\brooklyn park\3 Design\CAD\plansheets\L1-LANDSCAPE DETAILS.DWG January 07, 2026 - 8:54am
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Brooklyn Park, MN

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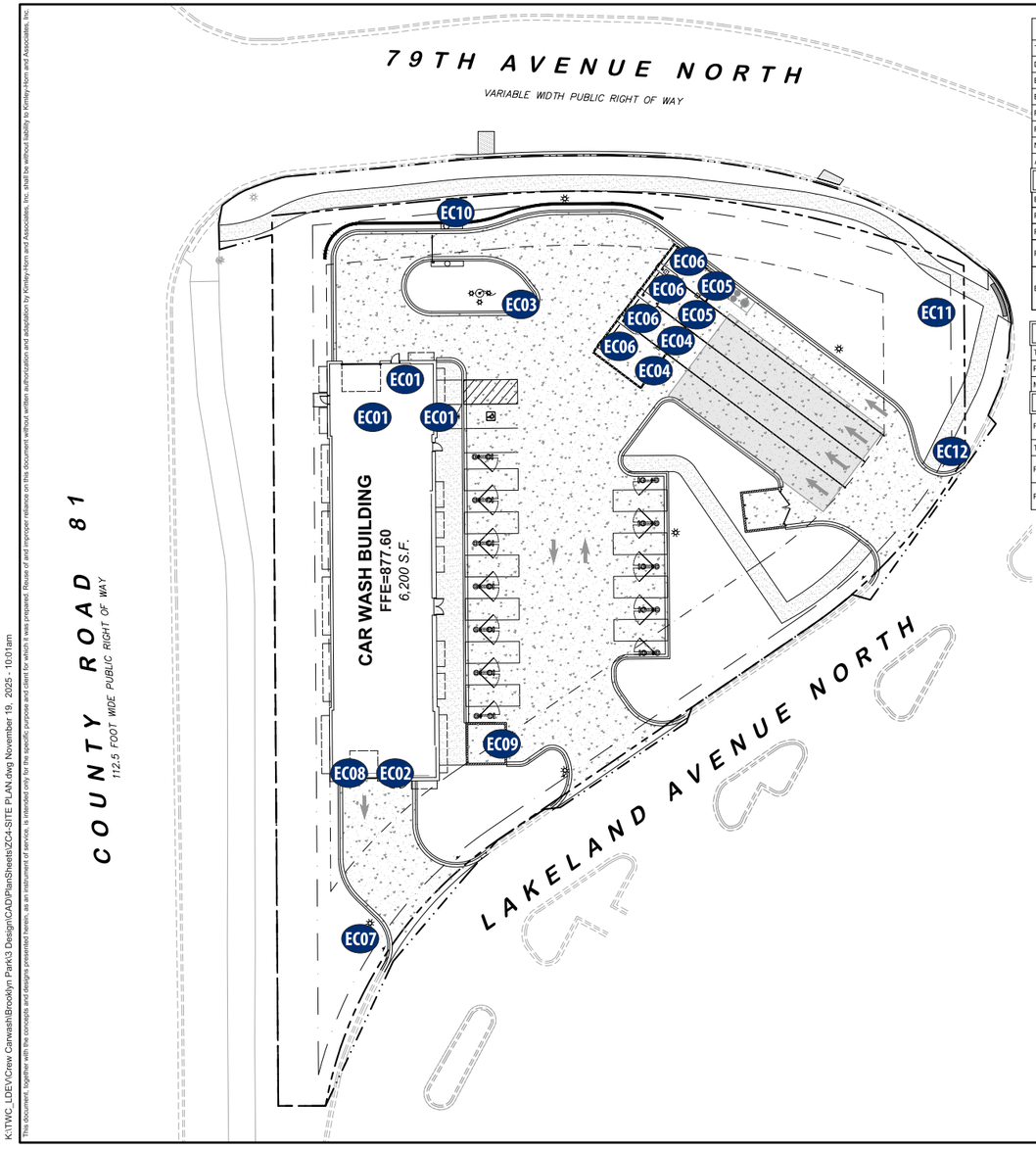
SITE MAP



PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.22 AC / 53,112 SF
DISTURBED AREA	1.34 AC / 58,548 SF
EXISTING IMPERVIOUS AREA	0.77 AC / 33,386 SF / 63.1%
EXISTING PERVIOUS AREA	0.45 AC / 19,726 SF / 36.9%
PROPOSED IMPERVIOUS AREA	0.93 AC / 40,392 SF / 76.2%
PROPOSED PERVIOUS AREA	0.29 AC / 12,720 SF / 23.8%
NET INCREASE IN IMPERVIOUS AREA	7,006 SF
AREA OF WETLAND IMPACT	0.00 AC

SITE DATA	
EXISTING ZONING	B3 - GENERAL BUSINESS
PROPOSED ZONING	B3 - GENERAL BUSINESS
PROPOSED LAND USE	CAR WASH
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 15'
BUILDING SETBACKS	FRONT = 30' SIDE = 20' REAR = 20'

BUILDING DATA	
TOTAL BUILDING AREA	6,200 SF
PERCENT OF TOTAL PROPERTY AREA	11.7%
MAXIMUM BUILDING HEIGHT	40 FT

PARKING SUMMARY	
REQUIRED PARKING	N/A
TOTAL PROPOSED PARKING	2 SPACES
REQUIRED ACCESSIBLE PARKING	1 SPACE
PROPOSED ACCESSIBLE PARKING	1 SPACE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CURB AND GUTTER
- ADA — ADA ACCESSIBLE ROUTE
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- UNDERGROUND STORM SYSTEM

SITE PLAN NOTES

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

Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/2025	JSD

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

SITE DIMENSION PLAN

CREW CARWASH BROOKLYN PARK
PREPARED FOR
CREW CARWASH
BROOKLYN PARK MN

SHEET NUMBER
C400

K:\TWC_LDEV\Crew Carwash\Brooklyn Park\3 Design\CAD\PlanSheets\2C4-SITE PLAN.dwg November 19, 2025 - 10:01am

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SIGN SPECIFICATIONS

EC01	3 TOWER CHANNEL LETTERS
EC02	EXIT CHANNEL LETTERS
EC03	DIGITAL MENU SIGN
EC04	2 CASHIER
EC05	2 UNLIMITED CLUB
EC06	4 SNAP FRAMES
EC07	VACUUM SIGN
EC08	CLEAN CAR EXIT
EC09	MAT CLEANING
EC10	WE ARE RESPONSIBLE
EC11	PYLON SIGN
EC12	ENTER DIRECTIONAL

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A _____ F _____
B _____ G _____
C _____ H _____
D _____ I _____
E _____ J _____

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	REVISION DATE:	FINAL DATE & BY:	SHEET #:
10/22/2025			0/0

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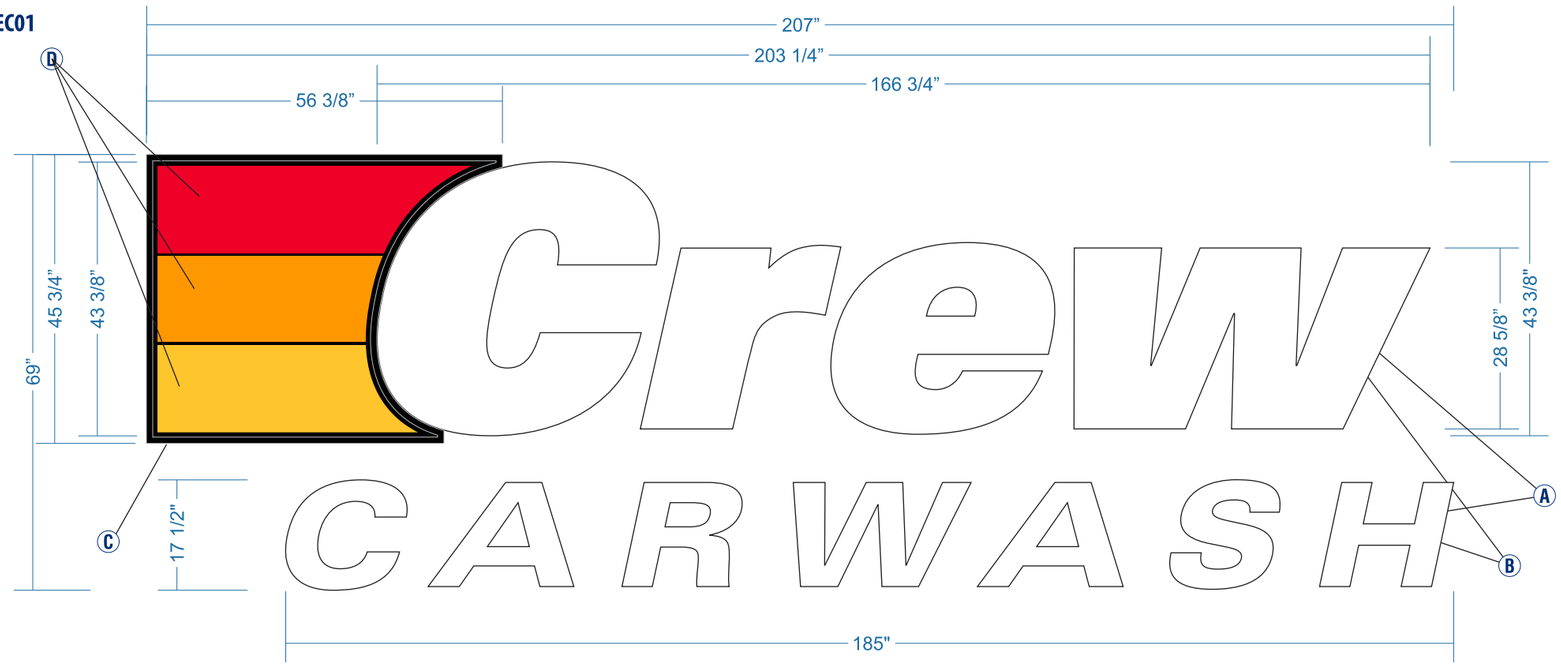
EC01



NORTH ELEVATION

FABRICATE AND INSTALL QTY 3 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

RIBBON CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3”TO MATCH SPECS
RETAINERS - 1” RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4”
PAN DEPTH - 1”

INSTALLATION - MOUNTED INTO RIGID RETAINERS

“CREW” & “CARWASH”
FACES - 1/8” 2447 WHITE ACRYLIC
RETURNS - 4”TO MATCH SPECS
TRIM CAPS - 1”TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

SOUTH ELEVATION

WEST ELEVATION

PHOTO SCALE: 3/32” = 1’ - 0”

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A BLACK RETURNS
B BLACK TRIM CAPS
C BLACK RETAINERS
D MATCH COLOR SAMPLE
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:**
10/22/2025			1/11

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ART SCALE: 1/2” = 1’ - 0”

EC02

47.23 SQ FT
FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGN

RIBBON CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3” TO MATCH SPECS
RETAINERS - 1” RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4”
PAN DEPTH - 1”

INSTALLATION - MOUNTED INTO RIGID RETAINERS

“CREW”
FACES - 3/16” 2447 WHITE ACRYLIC
RETURNS - 4” TO MATCH SPECS
TRIM CAPS - 1” TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

EAST ELEVATION **PHOTO SCALE: 3/32” = 1’ - 0”**

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A BLACK RETURNS
B BLACK TRIM CAPS
C BLACK RETAINERS
D MATCH COLOR SAMPLE
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:**
10/22/2025			2/11

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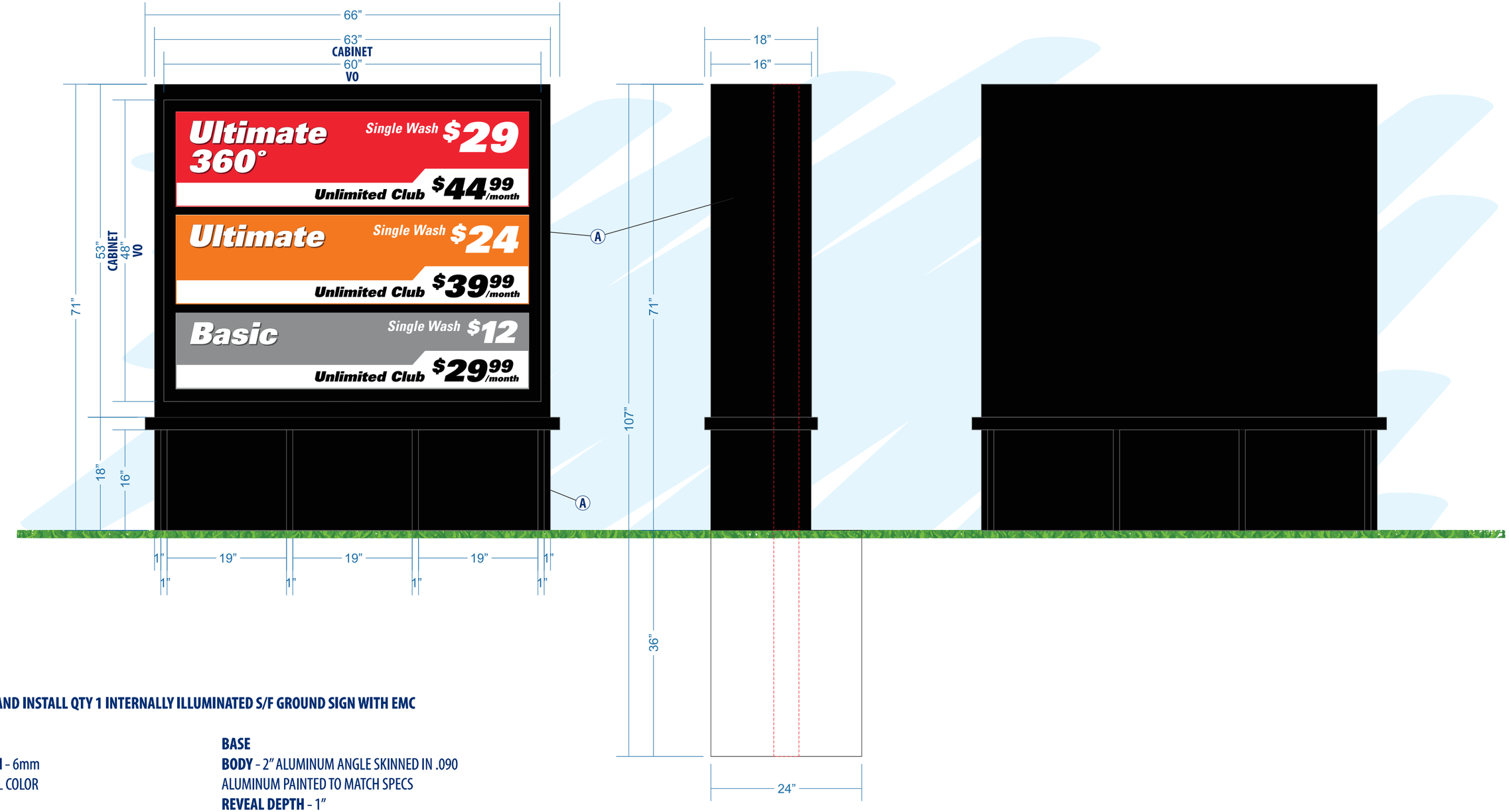
ART SCALE: 1/2” = 1’ - 0”

EC03



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F GROUND SIGN WITH EMC

EMC
RESOLUTION - 6mm
COLOR - FULL COLOR
DEPTH - 5”

INSTALLATION - MOUNTED TO SIGN BASE & POST

BASE
BODY - 2” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
REVEAL DEPTH - 1”

INSTALLATION - MOUNTED AROUND 4” SCH 40 PIPE BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B
C
D
E
F
G
H
I
J

NOTE: *THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	REVISION DATE:	FINAL DATE & BY:	SHEET #:
10/22/2025			3/11

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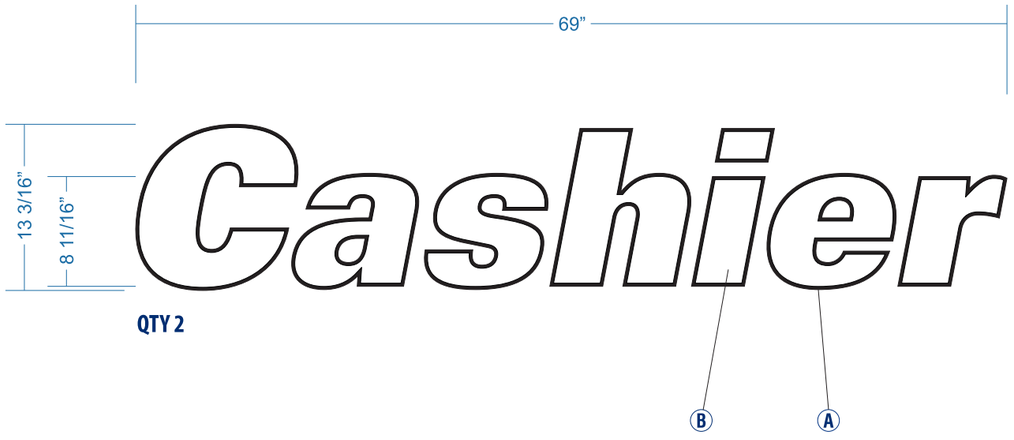
ART SCALE: 3/4” = 1’ - 0”

EC04

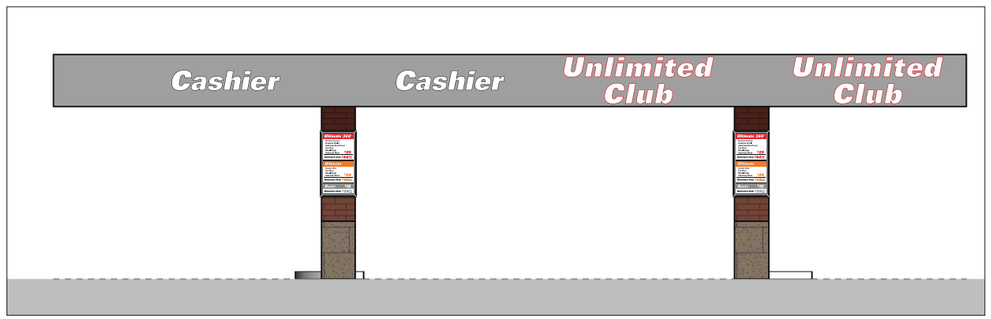


QTY 2

FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1” WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY



EAST ELEVATION

PHOTO SCALE: 1/8” = 1’ - 0”

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A MP BLACK
B ORACAL 651-010 WHITE
C
D
E
F
G
H
I
J

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SCI REP: MP

DESIGNER: JR

PERMIT INFORMATION: N/A

DATE: 10/22/2025

REVISION DATE:

FINAL DATE & BY:

SHEET #: 4/11

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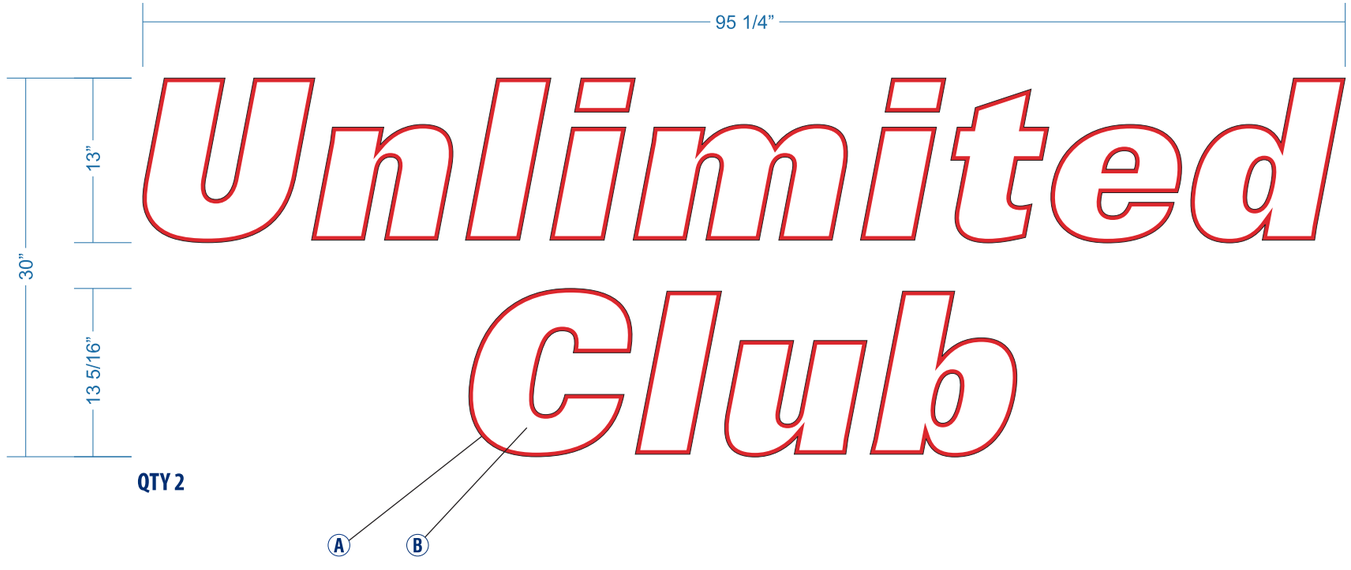
ART SCALE: 1” = 1’ - 0”

EC05

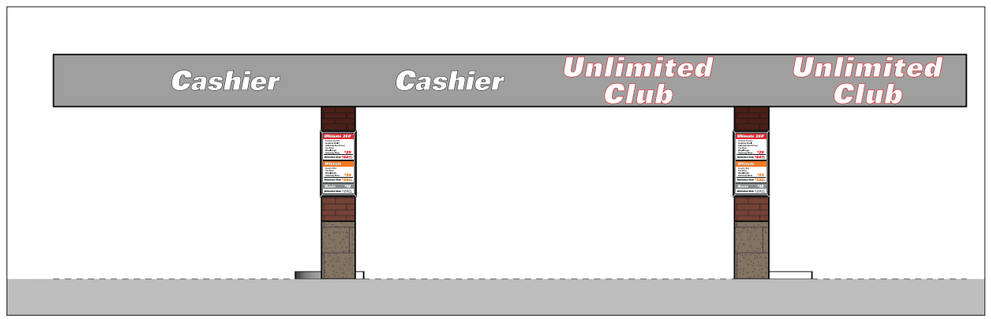


QTY 2

FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY



EAST ELEVATION **PHOTO SCALE: 1/8" = 1' - 0"**

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A PMS 1795 C RED
B ORACAL 651-010 WHITE
C
D
E
F
G
H
I
J

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SCI REP: MP
DESIGNER: JR
PERMIT INFORMATION: N/A
DATE: 10/22/2025
REVISION DATE:
FINAL DATE & BY:
SHEET #: 5/11

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ART SCALE: 1" = 1' - 0"

EC06

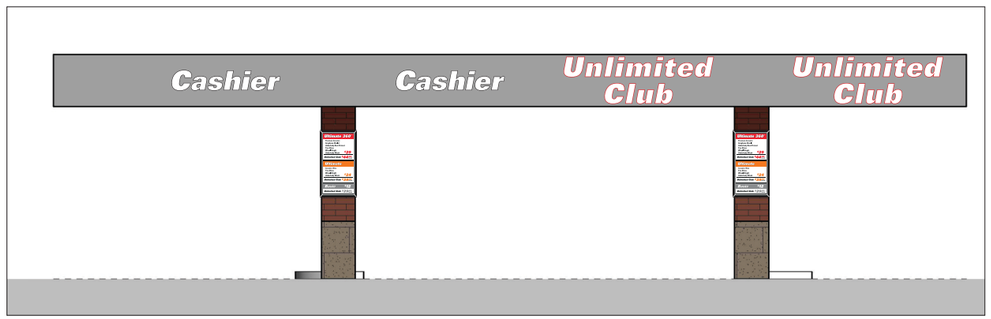
ASSEMBLED SIGN - QTY 4

FACE - QTY 4

FABRICATE AND INSTALL QTY 4 NEW SNAP FRAMES

SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS
FACES - 3MM WHITE DIBOND PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO COLUMNS



EAST ELEVATION

PHOTO SCALE: 1/8" = 1' - 0"

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A	DIG. PRINT	F	
B	MP BLACK	G	
C		H	
D		I	
E		J	

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SCI REP: MP

DESIGNER: JR

PERMIT INFORMATION: N/A

DATE: 10/22/2025

REVISION DATE:

FINAL DATE & BY:

SHEET #: 6/11

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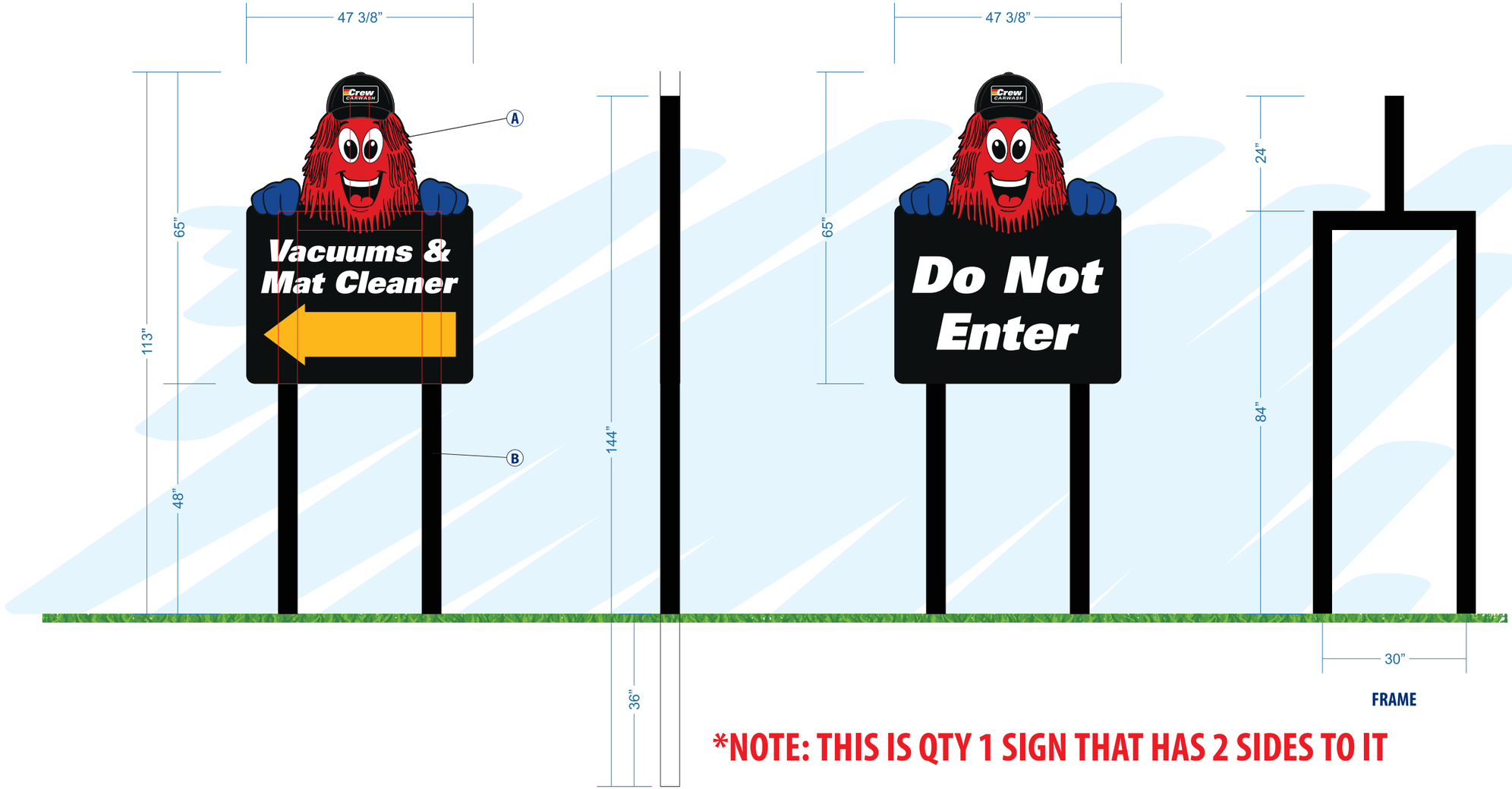
ART SCALE: 1" = 1' - 0"

EC07



FRAME

***NOTE: THIS IS QTY 1 SIGN THAT HAS 2 SIDES TO IT**

FABRICATE AND INSTALL QTY 1 D/F VACUUM SIGN

FACE - 3MM BLACK DIBOND PRINTED TO MATCH SPECS
POSTS - 4" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACES MOUNTED TO POST, POST BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
- A DIG. PRINT
- B MP BLACK
- C
- D
- E
- F
- G
- H
- I
- J

NOTE: *THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

IF ILLUMINATED: *WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:**
10/22/2025			7 / 11

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ART SCALE: 1/2" = 1' - 0"

EC08

EAST ELEVATION **PHOTO SCALE: 3/32” = 1’ - 0”**

FABRICATE AND INSTALL QTY 1 SET OF NON-ILLUMINATED LETTERS

FACES - 1”WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A	MP WHITE	F	
B		G	
C		H	
D		I	
E		J	

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

***IF ILLUMINATED**: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.*

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:**
10/22/2025			8/11

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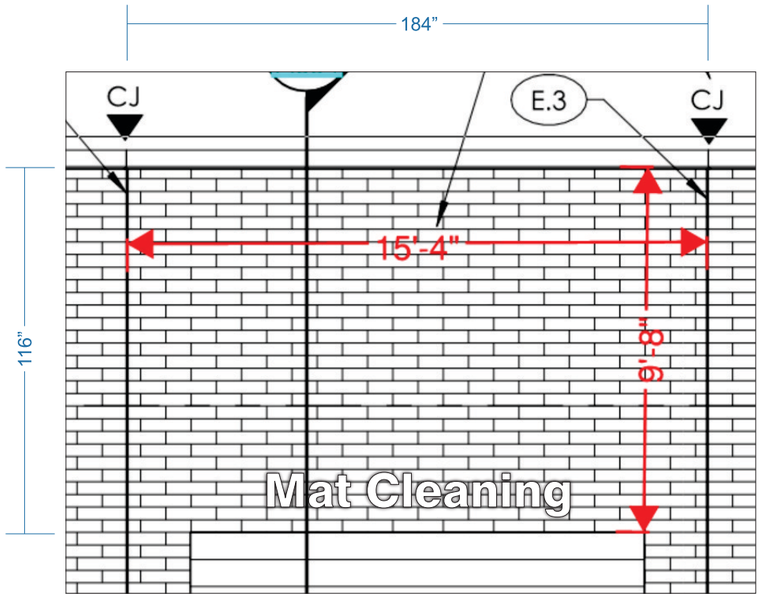
ART SCALE: 1-1/2” = 1’ - 0”

EC09



MOCK-UP SCALE: 1/4” = 1’ - 0”

APPROX. PHOTO SCALE: 3/16” = 1’ - 0”

FABRICATE AND INSTALL QTY 1 SET OF NON-ILLUMINATED LETTERS

FACES - 1”WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A MP WHITE	F
B	G
C	H
D	I
E	J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP: MP	**DESIGNER:** JR	**PERMIT INFORMATION:** N/A	
DATE: 10/22/2025	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:** 9/11

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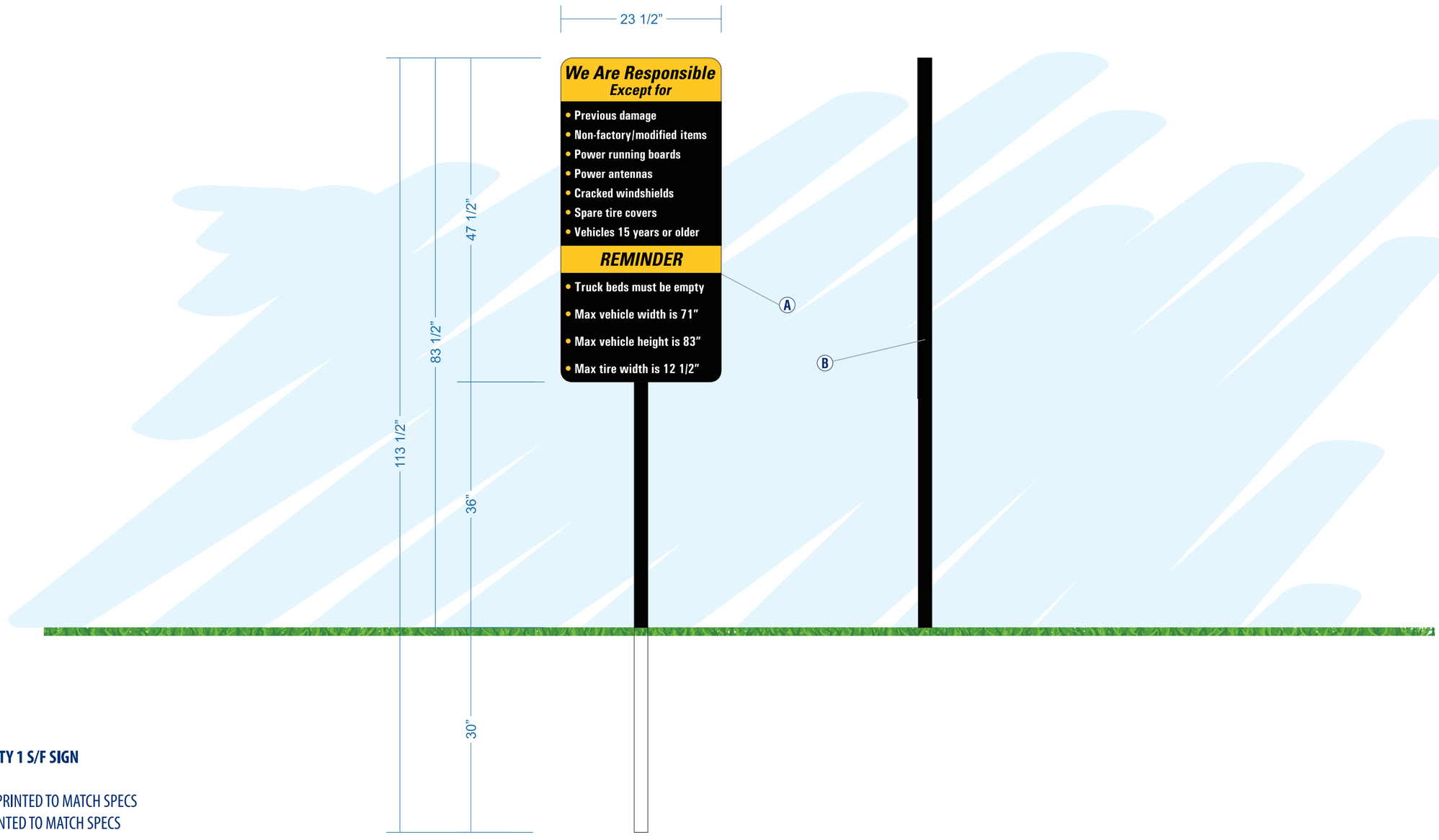
ART SCALE: 1” = 1’ - 0”

EC10



FABRICATE AND INSTALL QTY 1 S/F SIGN

FACE - 3MM BLACK DIBOND PRINTED TO MATCH SPECS
POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B DIG. PRINT
C
D
E
F
G
H
I
J

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE: 10/22/2025	REVISION DATE:	FINAL DATE & BY:	SHEET #: 10 / 11

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ART SCALE: 3/4" = 1' - 0"

QTY 2

*NOTE: ADDRESS NUMBERS ARE NEEDED

FABRICATE AND INSTALL QTY 2 SETS OF PVC NUMBERS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:

A	MP WHITE	F	
B		G	
C		H	
D		I	
E		J	

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	**REVISION DATE:**	**FINAL DATE & BY:**	**SHEET #:**
10/22/2025			11/11

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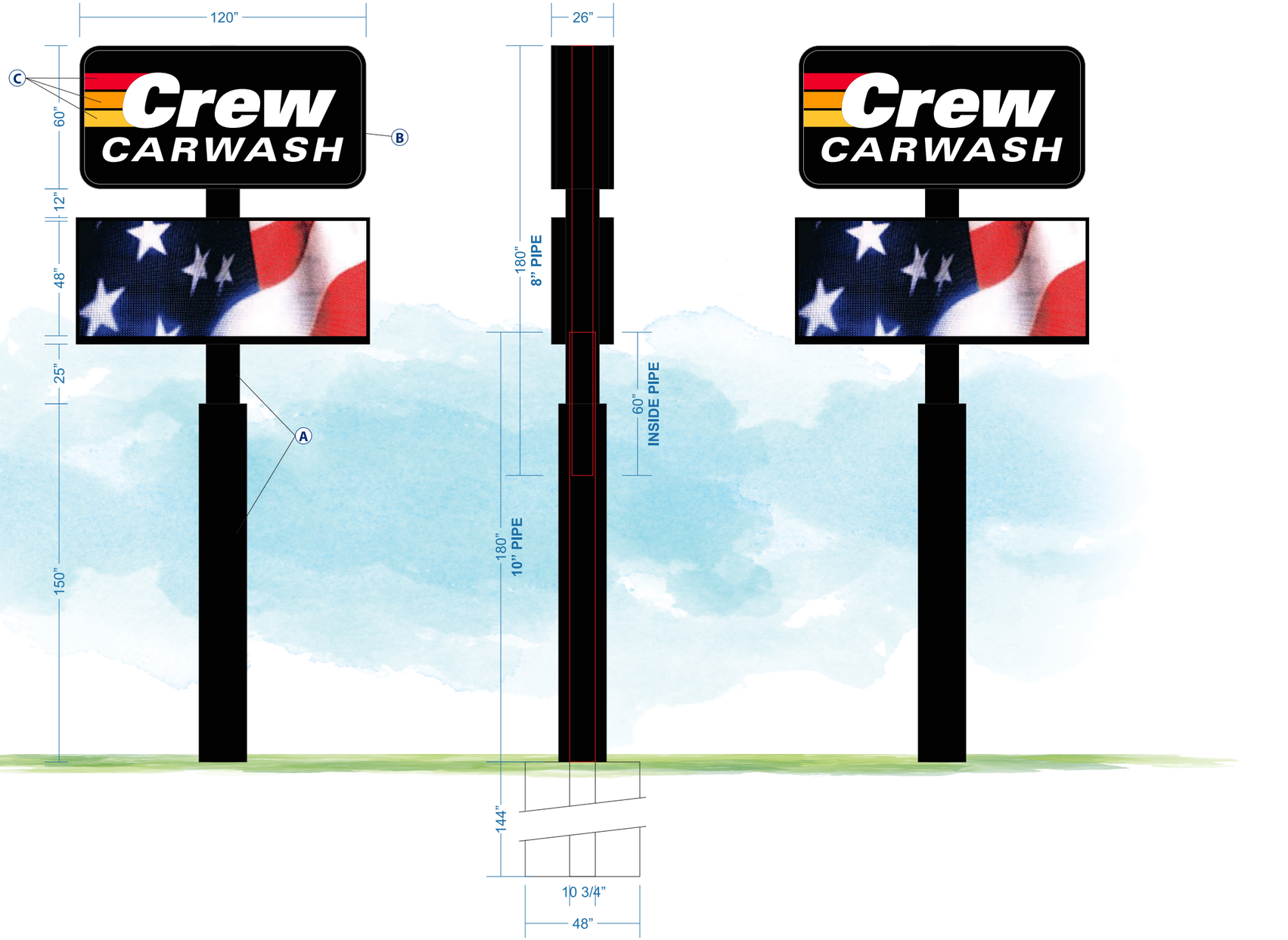
ART SCALE: 3" = 1' - 0"

EC11



50.00 SQ FT (CREW CABINET) + 48.00 SQ FT (EMC) = 98.00 SQ FT
FABRICATE AND INSTALL QTY 1 D/F INTERNALLY
ILLUMINATED POLE SIGN WITH EMCS

CABINET
BODY - 2" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS
FACE FLANGE - 2-1/2"
FACE DEPTH - 2"
RETAINERS - 2" TO MATCH SPECS
LEDS - WHITE

POLE
POLE - QTY 1 - 8" SCH 40 STUBBED TO 10" SCH 40 PIPE
POLE COVERS - 2" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

EMCS (QTY 2)
RESOLUTION - 10MM
COLOR - FULL COLOR
DEPTH - 6"

INSTALLATION - CABINETS MOUNTED AROUND POLE, POLE BURIED IN GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
A MP BLACK
B BLACK RETAINERS
C MATCH COLOR SAMPLE
D
E
F
G
H
I
J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP:	DESIGNER:	PERMIT INFORMATION:	
MP	JR	N/A	
DATE:	REVISION DATE:	FINAL DATE & BY:	SHEET #:
10/24/2025			1/1

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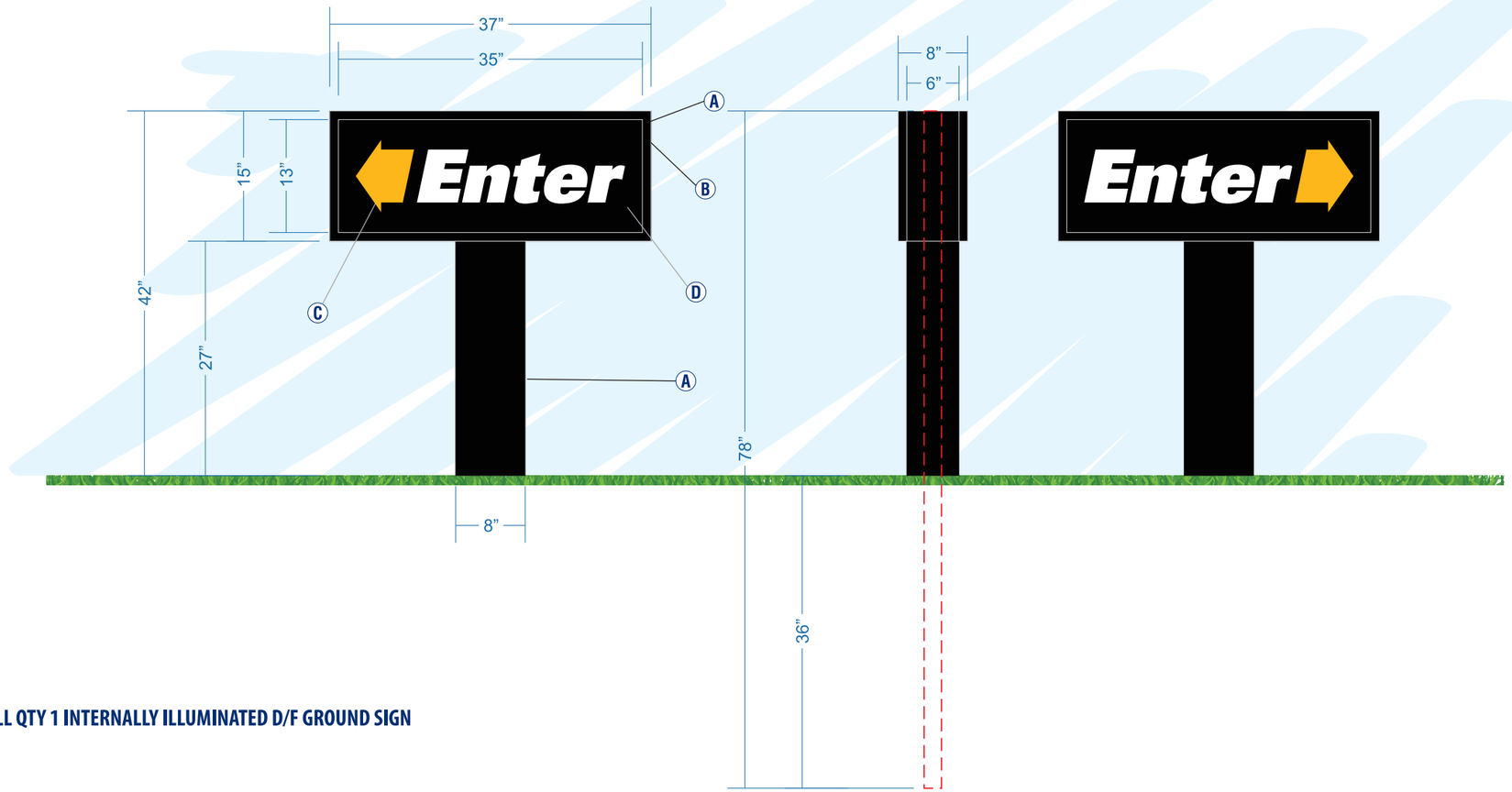
ART SCALE: 1/4" = 1' - 0"

EC12



3.85 SQ FT
FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED D/F GROUND SIGN

CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16” WHITE POLYCARBONATE
RETAINERS - 1” TO MATCH SPECS
VINYL - TO MATCH SPECS

INSTALLATION - MOUNTED TO BASE AND POST

BASE
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - INSTALLED AROUND 2” SQ ALUMINUM POST BURIED INTO GRADE

SignCraft INDUSTRIES

COLOR SPECIFICATIONS:
- A MP BLACK
- B MP BLACK RETAINERS
- C ORACAL 8500-020 GOLDEN YELLOW
- D ORACAL 651-070 BLACK
- E
- F
- G
- H
- I
- J

***NOTE**: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.*

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SCI REP: MP
DESIGNER: JR
PERMIT INFORMATION: N/A
DATE: 11/18/2025
REVISION DATE:
FINAL DATE & BY:
SHEET #: 1/1

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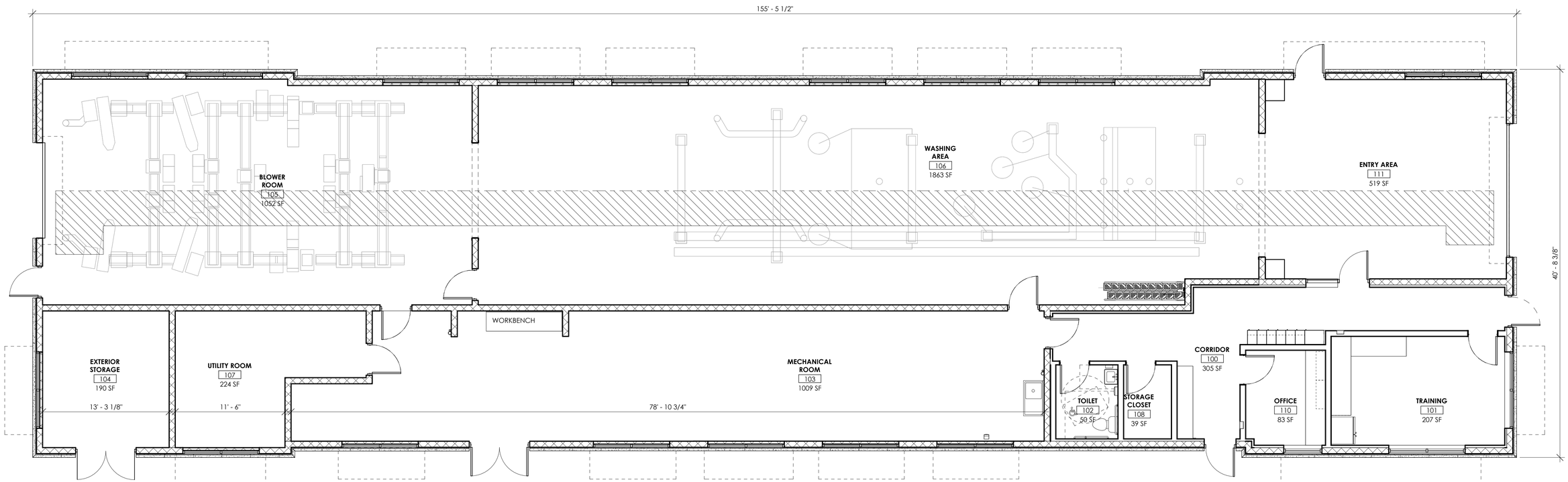
ART SCALE: 3/4” = 1’ - 0”



ARCHITECTURAL FLOOR PLAN

PRELIMINARY FLOOR PLAN

CREW CARWASH, INC
BROOKLYN PARK, MN

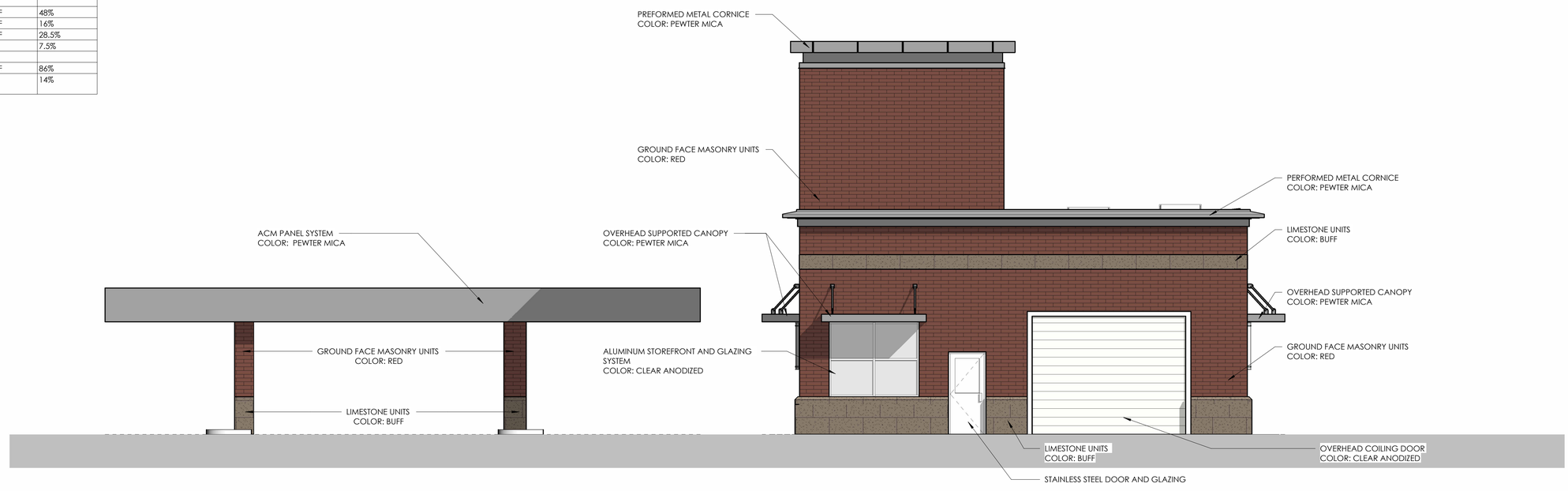
NORTH

11/20/2025

PRO2025
3/16" = 1'-0"

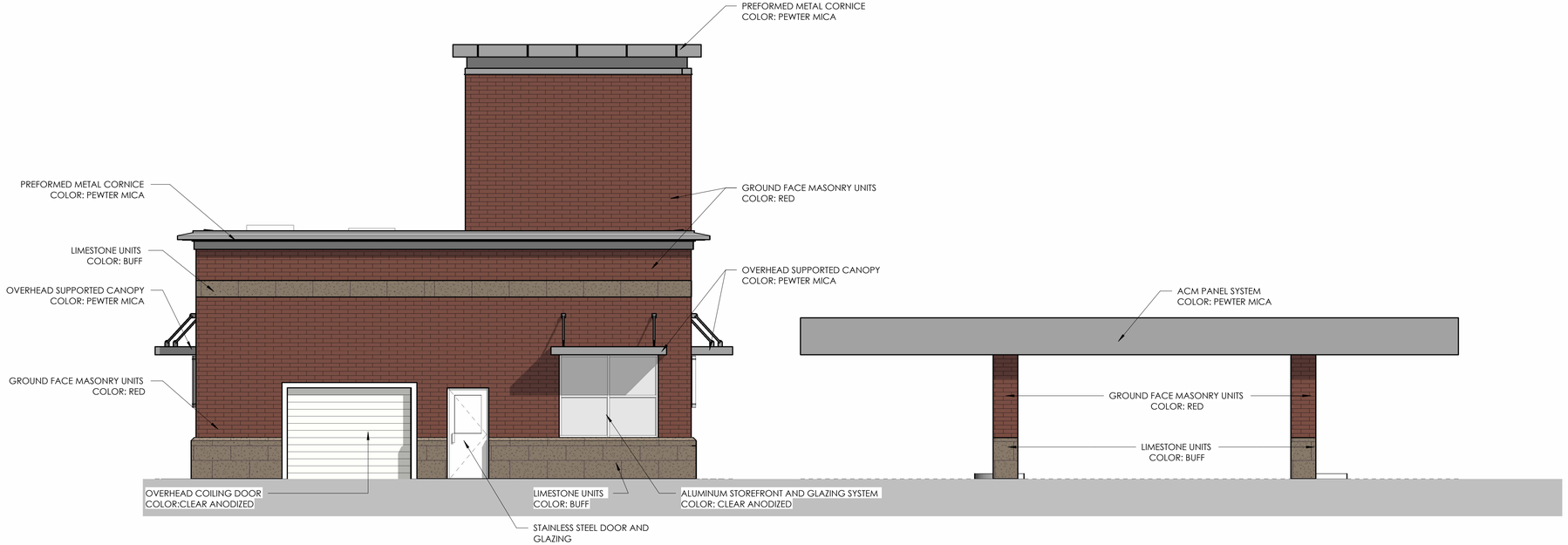
Solutions by Design Since 1937

Material Percentage Schedule (West Elevation)				
Elevation Mark	Full Elevation Area	Material Type	Material Area	Material Percentage
WEST	798 SF			
WEST		BRICK	381 SF	48%
WEST		LimeStone	128 SF	16%
WEST		Doors/Windows	227 SF	28.5%
WEST		Metal Coping	60 SF	7.5%
Tower Typical One side	282 SF			
Tower Typical One side		Thin Brick Veneer	242 SF	86%
Tower Typical One side		Aluminum Metal Panels	39 SF	14%



WEST ELEVATION

Material Percentage Schedule (East Elevation)				
Elevation Mark	Full Elevation Area	Material Type	Material Area	Material Percentage
EAST	798 SF			
EAST		BRICK	486 SF	61%
EAST		Limestone	142 SF	18%
EAST		Doors/Windows	110 SF	14%
EAST		Metal Coping	60 SF	7%
Tower Typical One Side	282 SF			
Tower Typical One Side		Thin Brick Veneer	242 SF	86%
Tower Typical One Side		Aluminum Metal Panels	39 SF	14%



EAST ELEVATION

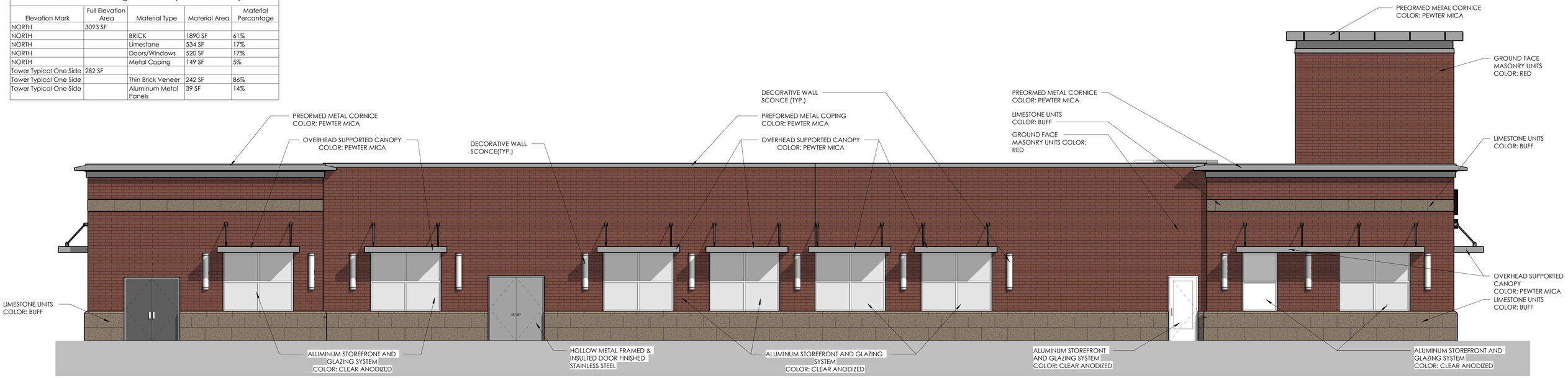
CREW CARWASH - BUILDING ELEVATIONS

CREW CARWASH, INC
BROOKLYN PARK, MN

11/20/2025
PRO2025
3/16" = 1'-0"

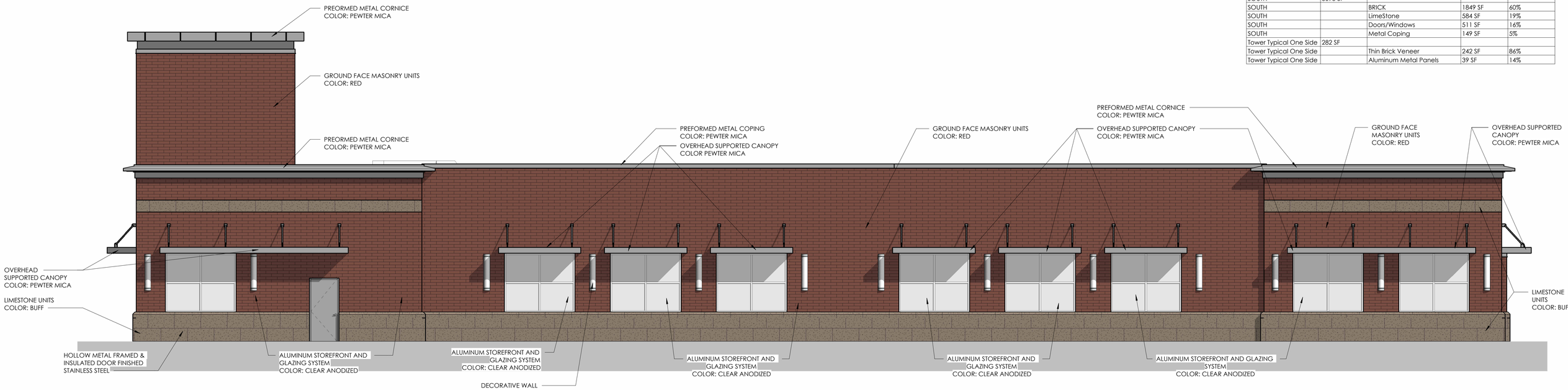
Solutions by Design Since 1937

Material Percentage Schedule (North Elevation)				
Elevation Mark	Full Elevation Area	Material Type	Material Area	Material Percantage
NORTH	3093 SF			
NORTH		BRICK	1890 SF	61%
NORTH		Limestone	534 SF	17%
NORTH		Doors/Windows	520 SF	17%
NORTH		Metal Coping	149 SF	5%
Tower Typical One Side	282 SF			
Tower Typical One Side		Thin Brick Veneer	242 SF	86%
Tower Typical One Side		Aluminum Metal Panels	39 SF	14%



NORTH ELEVATION

Material Percentage Schedule (South Elevation)				
Elevation Mark	Full Elevation Area	Material type	Material Area	Material Percentage
SOUTH	3093 SF			
SOUTH		BRICK	1849 SF	60%
SOUTH		LimeStone	584 SF	19%
SOUTH		Doors/Windows	511 SF	16%
SOUTH		Metal Coping	149 SF	5%
Tower Typical One Side	282 SF			
Tower Typical One Side		Thin Brick Veneer	242 SF	86%
Tower Typical One Side		Aluminum Metal Panels	39 SF	14%



SOUTH ELEVATION

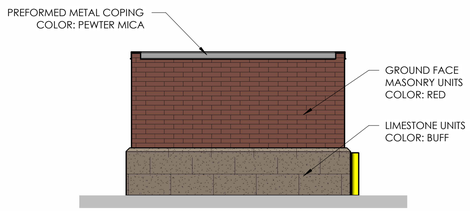
CREW CARWASH - BUILDING ELEVATIONS

CREW CARWASH, INC
BROOKLYN PARK, MN

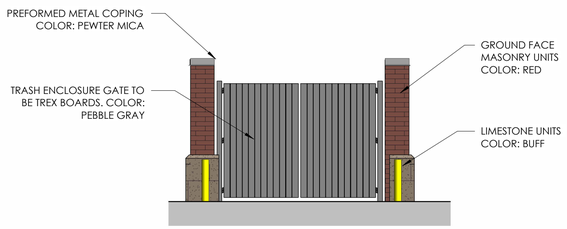
11/20/2025

PRO2025
3/16" = 1'-0"

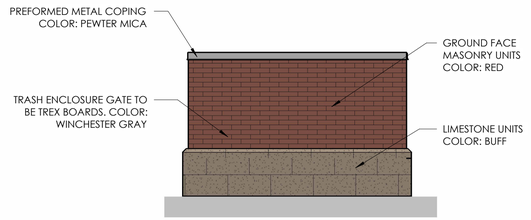
Solutions by Design Since 1937



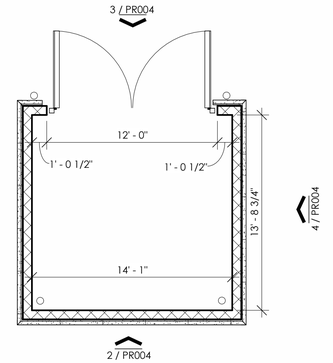
4 SIDE TRASH ENCLOSURE ELEVATION
3/16" = 1'-0"



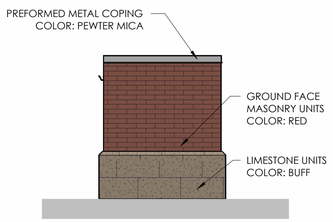
3 FRONT TRASH ENCLOSURE ELEVATION
3/16" = 1'-0"



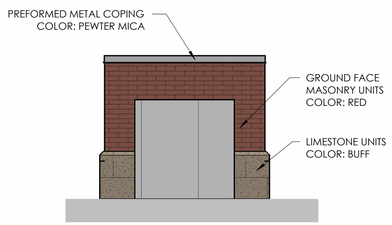
2 BACK TRASH ENCLOSURE ELEVATION
3/16" = 1'-0"



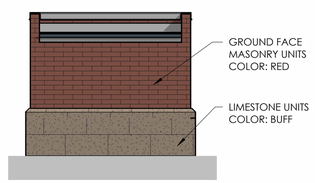
1 TRASH/ENCLOSURE FLOOR PLAN
3/16" = 1'-0"



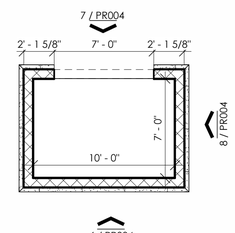
8 SIDE MAT WASH ELEVATION
3/16" = 1'-0"



7 FRONT MAT WASH ELEVATION
3/16" = 1'-0"



6 BACK MAT WASH ELEVATION
3/16" = 1'-0"



5 MAT WASH FLOOR PLAN
3/16" = 1'-0"

CREW CARWASH - TRASH/STORAGE ENCLOSURE

CREW CARWASH, INC
BROOKLYN PARK, MN

11/20/2025
PRO2025
3/16" = 1'-0"

Solutions by Design Since 1937

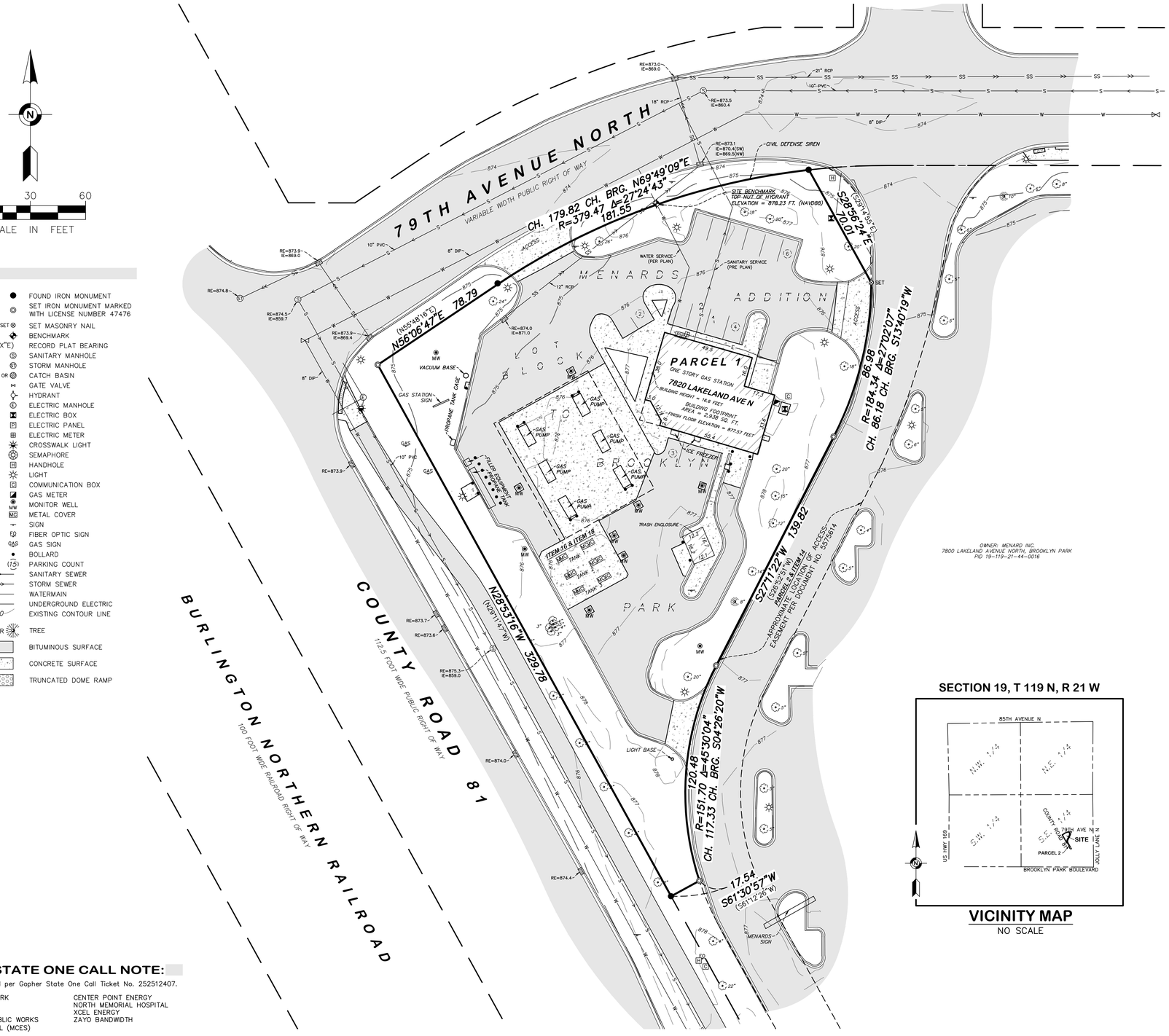
CREW CARWASH - 3D VIEWS

CREW CARWASH, INC
BROOKLYN PARK, MN

11/20/2025
PRO2025

Solutions by Design Since 1937

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc.



0 30 60

SCALE IN FEET

LEGEND:

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET MASONRY NAIL
- BENCHMARK
- (NXX°XX'XX"E) RECORD PLAT BEARING
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PANEL
- ELECTRIC METER
- CROSSWALK LIGHT
- SEMAPHORE
- HANDHOLE
- LIGHT
- COMMUNICATION BOX
- GAS METER
- MONITOR WELL
- METAL COVER
- SIGN
- FIBER OPTIC SIGN
- GAS SIGN
- BOLLARD
- (15) PARKING COUNT
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOME RAMP

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 252512407.

CITY OF BROOKLYN PARK
COMCAST
CENTURYLINK – CTLQL
HENNEPIN COUNTY PUBLIC WORKS
METROPOLITAN COUNCIL (MCES)
CENTER POINT ENERGY
NORTH MEMORIAL HOSPITAL
XCEL ENERGY
ZAYO BANDWIDTH

SECTION 19, T 119 N, R 21 W

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

Parcel 1:

Lot 2, Block 1, Menards Addition to Brooklyn Park.
Hennepin County, Minnesota
Abstract Property

Parcel 2:

Non-exclusive access easement as contained in Special Warranty Deed dated September 12, 1989, recorded September 19, 1989, as Document No. 5575614.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title as agent for Fidelity National Title Insurance Company, Commitment No. CP75905 dated September 10, 2025 at 7:00 am.
3. The surveyed property has direct access to 79th Avenue North, a public right of way, and the surveyed property has access to 79th Avenue North and County Road 81, both being public right of ways, via an access easement per Document No. 5575614. (See Parcel 2 & Item 14)

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 7820 Lakeland Avenue North, Brooklyn Park, Minnesota 55445
3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0182 F, dated November 4, 2016.
4. The total area of the property described hereon is 53,113 square feet or 1.21931 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "2721 W" Elevation = 881.16 feet. (NAVD88)

   SITE BENCHMARK: Top nut of hydrant located along the northerly property. Elevation = 878.23 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint area at ground level is depicted hereon.

7c. The measured building height is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains a total of 15 standard parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 252512407. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

14. The intersection of County Road 81 & 79th Avenue North is located at the northwest corner of the surveyed property.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

18. The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Terms and conditions of Final Certificate for Trunk Highway purposes in favor of the State of Minnesota dated January 30, 1956, recorded February 23, 1956, as Document No. 2993752.

The right of way of County Road No. 81 is adjacent to the surveyed property and is depicted hereon.

ITEM 11: Terms and conditions of Resolution No. 1986–230 approving a Conditional Use Permit, adopted July 14, 1986, recorded September 9, 1986, as Document No. 5154045.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 12: Terms and conditions of a Declaration of Easements dated March 10, 1987, recorded November 3, 1987, as Document No. 5342573.

Said easements are embraced within the right of ways of 79th Avenue North and Jolly Lane as dedicated in the the plat of MENARDS ADDITION TO BROOKLYN PARK. Said right of way of 79th Avenue North is adjacent to the surveyed property and is depicted hereon.

ITEM 13: Matters shown on the recorded Plat of Menards Addition to Brooklyn Park, recorded September 19, 1989, as Document No. 5575613.

Said plat of MENARDS ADDITION TO BROOKLYN PARK affects the surveyed property. Lot 2, Block 1, MENARDS ADDITION TO BROOKLYN PARK is depicted hereon. No easements were dedicated in said plat.

ITEM 14: Terms and conditions of an access easement shown in Special Warranty Deed dated September 12, 1989, recorded September 19, 1989, as Document No. 5575614.

Said access easement is not mathematically defined and benefits the surveyed property. The approximate location of said access easement is depicted hereon. (See Parcel 2)

ITEM 15: Terms and conditions of Resolution No. 1989–200 approving a Conditional Use Permit, adopted July 24, 1989, recorded October 17, 1989, as Document No. 5585452.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 16: Affidavit regarding the location and contents of storage tanks dated September 20, 1994, recorded October 3, 1994, as Document No. 6347536.

Said document affects the surveyed property. The approximate location of tanks 1, 2, & 3 are depicted hereon.

ITEM 17: Terms and conditions of Resolution No. 1999–44 approving a Conditional Use Permit, adopted February 22, 1999, recorded August 18, 1999, as Document No. 7167194.

Said resolution affects the surveyed property. No plottable items to depict.

ITEM 18: Underground Tank Affidavit regarding the release of regulated substances dated August 4, 2003, recorded October 29, 2003, as Document No. 8208472.

Said document affects the surveyed property. The approximate location of tanks 1, 2, & 3 are depicted hereon.

ITEM 19: Terms and conditions of Resolution No. 2024–156 approving a Conditional Use Permit, adopted October 28, 2024, recorded January 29, 2025, as Document No. 11345611.

Said resolution affects the surveyed property. No plottable items to depict.

CERTIFICATION:

To Carlysle Partners, LLC, an Indiana limited liability company, Excel III, LLC, a Minnesota limited liability company, Commercial Partners Title and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on September 24, 2025.

Date of Plat or Map: October 11, 2025.

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 42944 ALTA.dwg
JOB NO. 42944
FILE NO. 4599, 180

FIELDWORK CHIEF: SS
DRAWN BY: PMD
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
7820 Lakeland Avenue North
Brooklyn Park, Minnesota 55445
Hennepin County Tax PID 19-119-21-44-0017

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	1	X-S-LC	Single	8545	0.900	104	DL201261
	6	X-S4-IL	Single	28747	0.900	261	DL201260
	4	X-C	Single	3549	0.900	20.28	DL200722

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
_Property Line	Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.
Exit Drive	Illuminance	Fc	2.18	3.4	1.1	1.98	3.09
Paved Areas & Drives	Illuminance	Fc	5.97	11.9	1.2	4.98	9.92
Under Canopy	Illuminance	Fc	8.72	12.5	4.2	2.08	2.98

LIGHTING NOTES:

- Mounting Height = 20' Poles / 2' Base
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade

National Lighting Vendor:

For pricing and technical assistance contact:
Rosaleigh Simpson of CBMC INC, tel# 317-446-9601, rsimpson@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate such specification) without the written permission of CBMC Lighting Solutions. the contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. **copyright © 2018 CBMC Lighting Solutions all rights reserved.**

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5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Crew Carwash - Brooklyn Park, MN

SITE LAYOUT

Scale:	1" = 30'	Drawing No:	LP1
Date:	10/22/25	Project No:	CB28644-SITE
Drawn By:	SJM		-

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

5.3 Planning Case #25-124 (Crew Carwash) – Conditional Use Permit and Site Plan – 7820 Lakeland Avenue N.

Associate Planner Hayes-Regan introduced the application from Crew Carwash for a Conditional Use Permit (CUP) and Site Plan for the property at 7820 Lakeland Avenue N. He reviewed the application overview and provided information on the subject property, zoning, adjacent uses, Site Plan review process, details of the submitted Site Plan, and CUP requirements and findings. He stated that staff recommends approval with the conditions of approval found within the staff report.

Commission Chair Cavin opened the public hearing.

No comments.

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

Commissioner Borer asked for more information on what exists in the surrounding area.

Associate Planner Hayes-Regan commented that this site is adjacent to Menards.

Commission Chair Cavin asked about the percentage of the wash water that would be reclaimed and reused.

Katherine Rainer, Crew Carwash, stated that they reuse about 50 percent of the water, providing information on the reclaim system utilized.

Commission Chair Cavin asked about the anticipated potable water use for a year.

Ms. Rainer replied that she does not have that information with her.

Commission Chair Cavin asked and received confirmation that the water system would be separated from the storm sewer system. He asked for information on sound mitigation for the property, recognizing that it would not be an issue for Menards.

Ms. Rainer provided information on the sound mitigation that would exist from the door that would open and close for each vehicle.

Commissioner Wako commented that there are a lot of carwash businesses within the community and asked about the economic impact of this type of business.

Associate Planner Hayes-Regan replied that it is not a factor that is considered in these applications. He noted that the City does have limitations on where a carwash can be located within the community.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

Ms. Rainer stated that on average, they have 20 to 25 team members, which would be a mix of full and part-time. She stated that they spend about $12,000,000 to build these facilities to ensure they are built to last. She believed that this use would brighten and bring more life to the corridor.

Commissioner Wako asked for information on the kiosk.

Associate Planner Hayes-Regan stated that there is a kiosk on the Site Plan.

Ms. Rainer explained that the kiosk is a small room for team members, which has cash registers and includes space for team members to take breaks. She stated that this is an exterior carwash and customers do not exit their vehicle unless they are vacuuming at the vacuum station. She confirmed that customers would not be going into the kiosk.

Commissioner Wako asked about the volume of service and the number of vehicles expected in a day.

Ms. Rainer referenced the information that was provided in their narrative, which included car count information from their Wayzata location, noting that the demand for service varies based on the weather. She stated that they are open 7 a.m. to 9 p.m. daily, with peak times occurring midday.

Commissioner Arah commented that the corner is pretty busy and asked for information on the flow of traffic and how that would be managed.

Ms. Rainer stated that all the traffic is managed on the site as there is space for 24 vehicles to stack in the stacking lanes, which does not count those in the tunnel. She stated that most vehicles would be on-site for two to three minutes. She commented that about ten percent of customers utilize the vacuums.

Matt Schwartz, civil engineer for the project, commented that the existing gas station on the site has access from 79th Avenue N., and they plan to close that as part of the development, moving their traffic to Lakeland. He stated that while the vehicle numbers might seem high, they would be moving the traffic from 79th to Lakeland.

Commissioner Borer asked if this would be a club carwash with service only available to members.

Ms. Rainer commented that two lanes are for VIP club customers, while the other two lanes are for cash and credit paying customers. She stated that they offer single washes or book bundles.

Mr. Schwartz stated that they go above the required number of trees and landscaping for the site and stated that the stormwater management system would meet all the City and Watershed requirements. He reiterated that the wash water would be separate from the stormwater system.

Commission Chair Cavin asked if this project would include permeable pavement and how the salt that comes off vehicles would be addressed.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – February 11, 2026

Mr. Schwartz replied that they do not use permeable pavement and instead use concrete. He stated that there are catch basins that would collect stormwater and use pipes to take the water through the treatment system and allow the sediment and salt to settle before that water is released into the municipal system.

MOTION TURNER, SECOND ARAH TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT 7820 LAKELAND AVENUE N., BROOKLYN PARK, MN 55445.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND KOROSSO TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT 7820 LAKELAND AVENUE N., BROOKLYN PARK, MN 55445.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on February 23, 2026.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.5	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Public Works
Resolution:	N/A		
Ordinance:	SECOND READING	**Prepared By:**	Marc Culver, Public Works Director
Attachments:	1	**Presented By:**	Marc Culver, Public Works Director
Item:	SECOND READING of Ordinance to Rename the Department of Operations and Maintenance as the Department of Public Works		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ADOPT ON SECOND READING ORDINANCE #2026-____ RENAMING THE DEPARTMENT OF OPERATIONS AND MAINTENANCE AS THE DEPARTMENT OF PUBLIC WORKS.

Overview:

Over the course of the history of the City of Brooklyn Park the department responsible for the maintenance of roadway, utilities, stormwater, and engineering has been referred to as Public Works (as referenced in the City Charter) and Operations & Maintenance.

Over time the Director of the Operations and Maintenance Department has noted both internally and externally some confusion over where this department aligns with industry norms and guidelines, as well as a public identity. The vast majority of the positions and responsibilities within the department align with practices and standards supported by the American Public Works Association (APWA) which has an extremely strong presence nationally and locally. This small effort, seemingly just a matter of semantics, provides a better connection with our employees to resources and events that will help them grow as employees and leaders.

We also occasionally find residents, businesses and visitors calling or emailing looking for the Public Works department. It seems that the public intuitively knows what public works is and better identifies certain services with that department name and identity.

Within that history, in 2001 a new department, Department of Engineering and Building Inspections, was created removing the Engineering division from Operations and Maintenance and Building Inspections from Community Development to create a new department with a new department head. In 2009, as part of the recruitment of a new Community Development Director, it was determined that it was less confusing and more appealing to potential candidates to have Building Inspections within the Community Development department again thereby reducing the size and original intent of the Engineering and Building Inspections Department. Therefore, Engineering was folded back into Operations and Maintenance. These two events represent the noted code changes as referenced in the current city code for the Operations and Maintenance Department.

City Code has seven current references to the Operations and Maintenance department and/or Director of Operations and Maintenance. It also has several references to the Public Works Director and three current references to a Public Works Department. Again, renaming the department as Public Works will provide more clarity and consistency within the code sections as well as references in the City Charter. All references to Operations and Maintenance are revised in the attached Ordinance.

It is recommended that the Department of Operations and Maintenance be renamed to the Department of Public Works and that all references to Operations and Maintenance Department and Director of Operations and Maintenance be amended to Public Works Department and Director of Public Works respectively.

This is the second reading of this ordinance. The first reading occurred at the February 9, 2026, City Council meeting. If the council adopts this ordinance tonight, the ordinance will be published in the Brooklyn Park Sun Post and will become official 30 days after publication.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

This department name change will have no budgetary impact. While we have uniform apparel with “Operations and Maintenance” within the logo, this will be replaced with the new “Public Works” logo as we go through our normal replacement of uniform shirts, hats, jackets and sweatshirts, which is already budgeted.

Attachments:

4.5A ORDINANCE

ORDINANCE #2026-

AN ORDINANCE RENAMING THE DEPARTMENT OF OPERATIONS AND MAINTENANCE AS THE DEPARTMENT OF PUBLIC WORKS

~~Text with strikeout is proposed for deletion.~~
Underlined text is proposed for insertion.

The City of Brooklyn Park Does Ordain:

Section 2. Chapter 40 of the City Code is amended to read as follows:

CHAPTER 40: ~~OPERATIONS AND MAINTENANCE~~ PUBLIC WORKS DEPARTMENT

§ 40.01 ESTABLISHMENT.

There is hereby created a~~n Operations and Maintenance~~ Public Works Department. The Department and all of its employees operate under the jurisdiction of the City Manager and Department Director.

§ 40.02 DUTIES.

The ~~Operations and Maintenance~~ Public Works Department, supervised by the Department Director, who shall also serve as the City's Public Works Director ~~of Public Works~~ and be responsible to the City Manager, is responsible for planning and managing all programs for the operation and maintenance of all city transportation facilities, park facilities, forestry system, water utility, sanitary sewer utility, recycling utility, storm sewer utility, street and signal lighting utility, general public and recreational buildings, vehicles/equipment, design and construction of public improvements, and traffic engineering.

Section 2. Chapter 97 Section 97.35 of the City Code is amended to read as follows:

§ 97.35 PUBLIC TREE PLANTING AND MAINTENANCE.

(A) *Public tree care*. The city shall have the right to plant, prune, maintain, and remove trees, plants, and shrubs within the public right-of-ways and on public grounds as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such right-of-ways and public grounds. This does not prohibit the planting of "street trees" by adjacent property owners providing that the planting and maintenance of said trees is in accordance with ~~Operations & Maintenance~~ Public Works Department Forestry and Public Easement Maintenance Policies.

(B) *Street tree selection.* The official street tree species authorized for the city shall be as indicated in the Operation & Maintenance Department Forestry Policy. No other species may be planted as street trees without written permission from the City Tree Inspector. No street tree shall be removed without permission from the City Tree Inspector.

Section 2. Chapter 41 Section 41.02 of the City Code is amended to read as follows:

§ 41.02 APPLICANTS FOR CITY EMPLOYMENT/VOLUNTEERS/COMMITTEES.

Related to criminal history employment background investigations, the Police Department is authorized, as the exclusive entity within the city, to conduct a criminal history background investigation on the applicants for the following employment and volunteer positions in the city:

(A) Administration;
(B) Community development;
(C) Municipal utilities;
(D) Finance (including IT);
(E) Parks and recreation;

(F) Public safety;
(G) ~~Operations and maintenance~~ Public Works;
(H) Any regular part-time, full-time, and seasonal employees of the city and other positions that will be working with cash, including volunteers that work with children and/or vulnerable adults;
(I) Any groups/individuals that will have access to PD facility, i.e., Citizen's Academy attendees, multi-cultural committee, etc.

Section 2. Chapter 93 Section 93A.09 of the City Code is amended to read as follows:

§ 93A.09 D.C. WELDERS FOR THAWING FROZEN WATERLINES.
(A) It is unlawful to use an electric welding machine within the limits of the city for purposes of thawing frozen water mains or services.
(B) It is unlawful to make any connection from an electric welding machine to any water main, service, or any appurtenance thereto within the city.
(C) Exception: Unless the person and/or company obtains a permit from ~~Operations and Maintenance~~ Public Works. The person and/or company must show proof of liability and property damage, minimum insurance of $500,000. Before any machine is turned on, a continuity test must be conducted to ensure proper connection of the effective water pipe.

Section 2. Chapter 93 Section 93A.09 of the City Code is amended to read as follows:

§ 100.34 WATER METERS.
(A) The city exclusively owns and controls the water meter and yoke to be used in the water system.
(1) Meter location in the structure, valve types, electrical grounding, installation and location of remote read wire and read device must be as per requirements of the ~~Operations and Maintenance~~ Public Works Department/Public Utilities Division policies.
(2) A domestic service and fire service must be separate and must be controlled by separate valves outside the structure.
(3) Commercial, industrial and multi-family buildings must have separate domestic and irrigation meters.
(B) If any meters are damaged by freezing, hot water, and the like, either by carelessness or neglect of the owner or occupant of the premises or their agents, the owner or occupants must pay for the repairs of such damages. The cost of ordinary maintenance and repairs of all meters owned by the city will be borne by the ~~Operations and Maintenance~~ Public Works Department/Public Utilities Division.
(C) At the written request of any owner or consumer a person designated by the City Manager will test or cause to be tested the meter supplying the premises of such owner, or consumer. A deposit in the amount established by the City Council will be required before the meter is disconnected which will be returned to the owner or consumer if the meter is not found to be registering correctly within ten percent, otherwise the deposit so made will be retained by the city to cover the cost of the test. The owner or consumer may, if the owner or consumer desires, be present at the time any such test is made. The result of any such test must be reported to the owner or consumer in every case.
(D) If the testing of a meter, as hereinabove provided, indicates that it registers in excess of 10% error, the charge to the consumer for water consumed and used during the quarter within which the test is made shall be the corresponding quarter of the previous year; if the consumer was not receiving service during the corresponding quarter of the previous year, or if for any other reason the charge for such corresponding period cannot be justly applied, the charge so made for the quarter within which such test occurred must be equitably adjusted by the person designated by the City Manager.
(E) The customer is prohibited from obstructing the meter so as to prohibit the reading or repairing of the meter.
(F) It is unlawful for anyone intentionally to misread any meter so as to avoid the payment of just charges for water, and it is unlawful for anyone to tamper with any meter so as to avoid just charges for water.
(G) So as to provide uniformity throughout the municipality, no water meter and yoke will be installed except when obtained from the municipality for that purpose and use in single-family dwellings. Meters and yokes required for larger users must contact the Building Official. Anyone wishing to install a water meter must obtain the meter and yoke from the Building Official and reimburse the city for the cost thereof as determined by § 100.62 of this chapter. Payment therefor is not construed as giving title to anyone other than the municipality.

Section 2. Chapter 93 Section 93A.09 of the City Code is amended to read as follows:

§ 125.10 DEFINITIONS.

IMPOUNDMENT or ***IMPOUND***. Removal of a micromobility vehicle to a storage facility or designated impound location by the city or a licensed city contractor in response to authorization from a police officer, traffic control agent, or other city employee who is designated by the Public Works Director ~~of Operations and Maintenance~~ to act under this section.

MICROMOBILITY SHARING or ***MICROMOBILITY SHARING SERVICE.*** Any rental or lending service that:

(1) Allows riders to temporarily use micromobility vehicles available from a fleet in exchange for a fee or other form of direct or indirect compensation; and

(2) Encourages, allows, or is susceptible to micromobility vehicle vending, renting, or lending from city-maintained right-of-way or other city property.

MICROMOBILITY VEHICLE. Bicycles, electric-assisted bicycles, motorized foot scooters, passenger vehicles, and any other transportation device intended for short-duration or short-distance trips that is identified by the City Manager as a micromobility vehicle. A current list of all micromobility vehicles included in this definition shall be kept on file by the City Manager and shall be made readily available for public inspection.

Section 3. This ordinance shall become effective after adoption and upon thirty (30) days following its legal publication.

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.6	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Public Works Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Jeff Holstein, City Transportation Engineer
Attachments:	2	**Presented By:**	Mitch Robinson, City Engineer
Item:	Approve No Parking Prohibition Along Both Sides of Oak Grove Parkway / 97th Avenue Between Regent Avenue and Russell Avenue		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING NO PARKING PROHIBITION ALONG BOTH SIDES OF OAK GROVE PARKWAY / 97th AVENUE BETWEEN REGENT AVENUE AND RUSSELL AVENUE

Overview:

Project CIP 4002-26 includes a mill and overlay on Oak Grove Parkway / 97th Avenue between Regent Avenue and Russell Avenue. This segment of Oak Grove Parkway / 97th Avenue is a State Aid roadway and thus the City must comply with State Aid standards when reconditioning the roadway.

The segment of Oak Grove Parkway between Regent Avenue and Noble Parkway is currently provided with exclusive (painted) left turn lanes. The segment of 97th Avenue between Noble Parkway and Russell Avenue is currently a two-lane roadway with parking lanes on both sides. The proposed striping along 97th Avenue would be consistent with the Oak Grove Parkway segment and provide exclusive (painted) left turn lanes at all public roadway intersections. On street parking is currently permitted along both segments. Recent field observations have shown essentially no demand for on-street parking along either segment. There is no private driveway access on 97th Avenue east of Noble Parkway.

The proposed lane geometry striping along the project segment of Oak Grove Parkway / 97th Avenue does not meet State Aid standards to allow for on-street parking. Thus, staff is recommending Council prohibit on street parking along both sides of Oak Grove Parkway / 97th Avenue between Regent Avenue and Russell Avenue.

Based on the information above, City Engineering staff recommend the City Council approve the no parking prohibition along both sides of Oak Grove Parkway / 97th Avenue between Regent Avenue and Russell Avenue.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.6A RESOLUTION
4.6B LOCATION MAP

RESOLUTION #2026-

RESOLUTION APPROVING NO PARKING PROHIBITION ALONG BOTH SIDES OF OAK GROVE PARKWAY / 97TH AVENUE BETWEEN REGENT AVENUE AND RUSSELL AVENUE

WHEREAS, CIP 4002-26 calls for a mill and overlay along Oak Grove Parkway / 97th Avenue from Regent Avenue to Russell Avenue; and

WHEREAS, Oak Grove Parkway / 97th Avenue between Regent Avenue and Russell Avenue is a State Aid roadway and the proposed striping does not allow adequate width to comply with State Aid requirements to allow on street parking; and

WHEREAS, these segments of Oak Grove Parkway/97th currently allow parking on both sides and State Aid Rules require a no parking resolution for the proposed width and restriping conditions; and

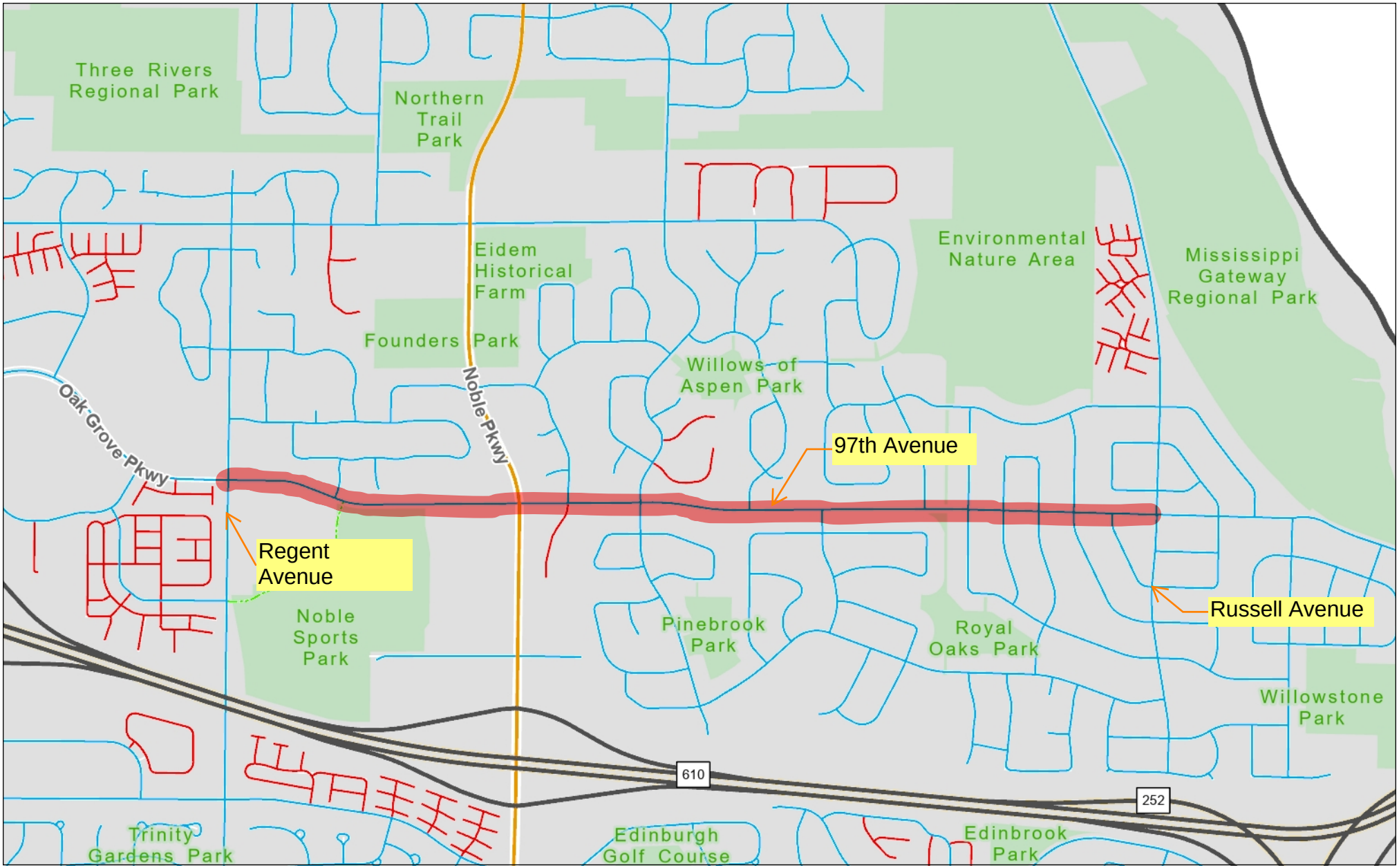
WHEREAS, field observations have shown no demand for on street parking along; and

WHEREAS, the City Engineering Division has reviewed and recommends approval of said prohibition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the City approve the prohibition of on street parking of motor vehicles at all times along both sides of Oak Grove Parkway / 97th Avenue between Regent Avenue and Russell Avenue and agrees to provide enforcement for the ban of on-street parking.

CityView map

2/9/2026



Map Scale = 1: 14,476

1,206 ft 1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Public Works Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Tim Haugo, P.E., Assistant City Engineer
Attachments:	3	**Presented By:**	Mitch Robinson, P.E. City Engineer
Item:	Approve Cooperative Construction Agreement for Emergency Vehicle Traffic Signal at the Proposed Fire Station #2 Driveway onto CSAH 14 Project, CIP 1032		

City Manager's Proposed Action:

MOTION_____, SECOND_____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____, APPROVING THE COOPERATIVE CONSTRUCTION AGREEMENT WITH HENNEPIN COUNTY FOR EMERGENCY VEHICLE TRAFFIC SIGNAL AT THE PROPOSED FIRE STATION #2 DRIVEWAY ONTO CSAH 14, PROJECT CIP 1032.

Overview:

The City has been working with Hennepin County to construct a new emergency vehicle access onto Zane Avenue (Hennepin County State Aid Highway 14) between 85th Avenue and Edinbrook Terrace. This driveway was identified as critical by the City Fire Chief. City staff, including the Fire Chief and the Public Works Director, determined the need for an emergency vehicle traffic signal to allow emergency vehicles to exit the fire station safely onto Zane Avenue during emergency calls. A Cooperative Construction Agreement between the two parties has been prepared by Hennepin County and reviewed by both parties.

This project will add a median opening on Zane Avenue to be used exclusively for emergency vehicles. Firefighter personal vehicle access and public access will be separate from the Zane Avenue access and located on the east side and north sides, respectively, of the proposed new fire station.

The Cooperative Construction agreement establishes the cost distribution between the two parties, payment terms, maintenance responsibilities after the project is complete, and legal protections during the construction of the project. The financial terms are as indicated in the Budgetary/Fiscal Issues section below.

The City retained Alliant Engineering, Inc., to prepare the design plans for the Zane Avenue modifications, including the emergency vehicle traffic signal. Engineering staff has been working with Alliant Engineering, Hennepin County and the site team (CNH architects and Larson Engineering) to identify and resolve issues and coordinate work items.

Staff recommends the City Council approve the Cooperative Construction Agreement between Brooklyn Park and Hennepin County.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The project is in the 2026-2030 CIP (CIP 1032). The cost of the roadway work on Zane Avenue, including the proposed new driveway, median opening and emergency traffic signal is currently estimated at approximately

$840,000. This was previously included in the overall fire station project budget approved by Council. One-hundred percent of the overall project cost would be paid with city bond funds.

Attachments:

4.7A RESOLUTION
4.7B PROJECT LAYOUT
4.7C COOPERATIVE CONSTRUCTION AGREEMENT

RESOLUTION #2026-

RESOLUTION APPROVING THE COOPERATIVE CONSTRUCTION AGREEMENT WITH HENNEPIN COUNTY FOR EMERGENCY VEHICLE TRAFFIC SIGNAL AT THE PROPOSED FIRE STATION #2 DRIVEWAY ONTO CSAH 14, PROJECT CIP 1032

WHEREAS, the City Engineer has prepared plans and specifications for CIP 1032 Brooklyn Park Fire Station #; and

WHEREAS, Hennepin County has prepared a cooperative construction agreement between the City of Brooklyn Park and Hennepin County; and

WHEREAS, said Cooperative Construction Agreement details cost distribution, payment terms, protections during construction and maintenance responsibilities after completion of construction; and

WHEREAS, the City and Hennepin County have reviewed the agreement; and

WHEREAS, the City Engineer recommends approval of the agreement.

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

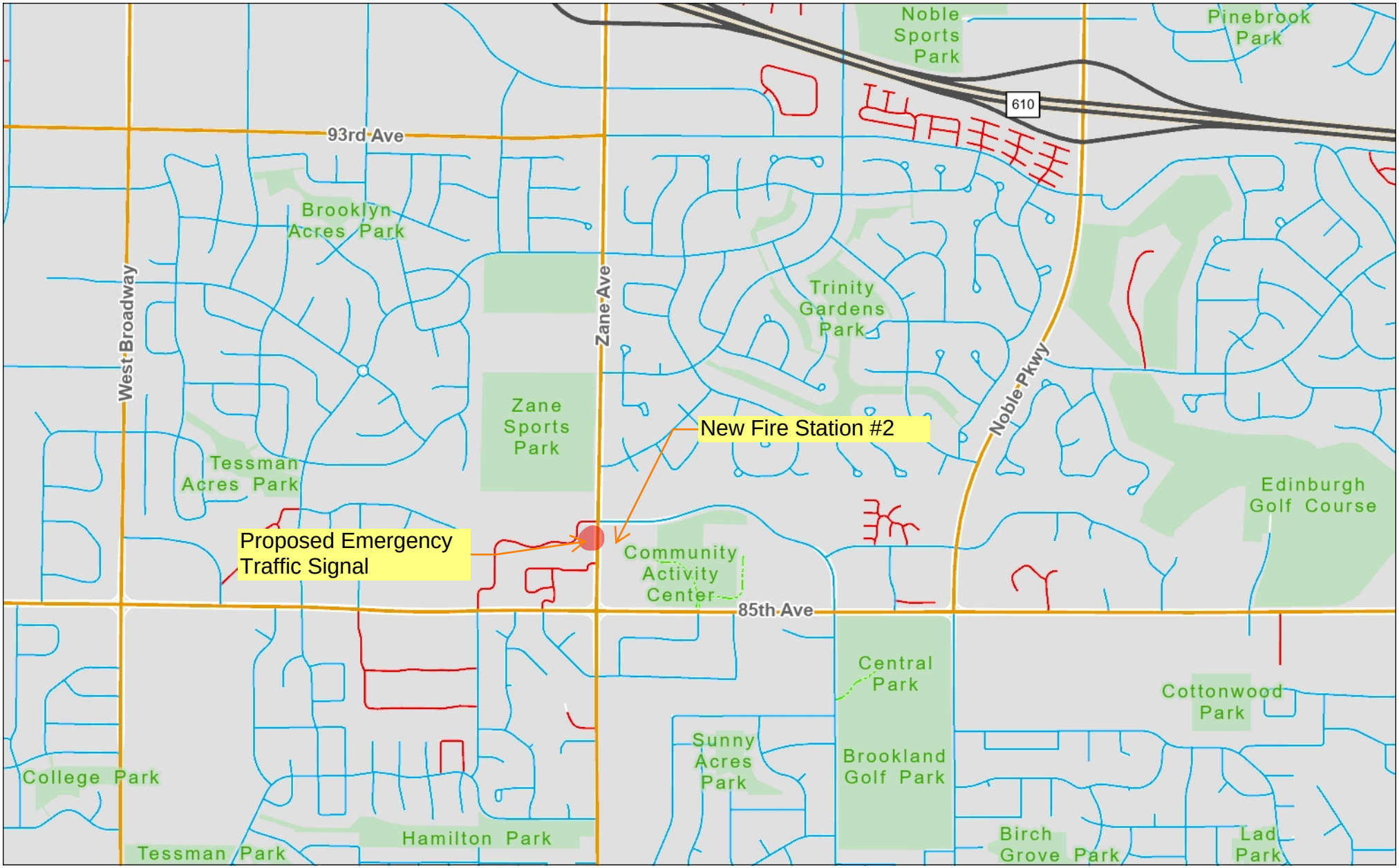
The Cooperative Construction Agreement for Emergency Vehicle Traffic Signal at the Proposed Fire Station #2 Driveway onto CSAH 14 Project, CIP 1032 is hereby approved by the City Council of the City of Brooklyn Park and the Mayor and Manager are hereby authorized and directed to execute said agreement.

CityView map

1/15/2026

Brooklyn Park

4.7B Location Map
Page 4



Map Scale = 1: 17,538

1,462 ft 1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

Agreement No. PW 53-04-25
County Project No. 410400
County State Aid Highway 14
City of Brooklyn Park CIP 1032
County of Hennepin

CONSTRUCTION
COOPERATIVE AGREEMENT

This Agreement is made between the **County of Hennepin**, a body politic and corporate under the laws of the State of Minnesota, hereinafter referred to as the "County", and the **City of Brooklyn Park**, a body politic and corporate under the laws of the State of Minnesota, hereinafter referred to as the "City". The County and the City collectively are referred to as the "Parties".

Recitals

The following Recitals are incorporated into this Agreement.

1. The City and the County desire to improve safety and operations at the intersection of County State Aid Highway (CSAH) 14 (Zane Avenue) and the fire station emergency vehicle access located at 8600 Zane Avenue North (Brooklyn Park Fire Station No. 2), which improvements include construction of a traffic signal system for Brooklyn Park Fire Station No. 2, pedestrian ramps to the current Americans with Disabilities Act (ADA) standards, construction of curbs, gutters, concrete sidewalks, and other improvements within the corporate limits of the City, as shown in plans for City Project No. 1032, under County Project (CP) No. 4100400 as further illustrated in Exhibit C, and which shall hereinafter be referred to as the "Project".

2. The Parties have agreed to enter into this Agreement to memorialize the partnership and to outline each party's ownership and financial responsibilities, maintenance responsibilities, and associated costs for the Project.

3. The City shall be the lead agency in Project design, engineering, and construction administration, and shall be responsible for acquiring all governmental agency-required permits needed for the Project.

4. The City Engineer has prepared an Engineer's Estimate of quantities and unit prices for the above-described Project, and a copy of the Engineer's Estimate and an estimated Division of Cost Summary, marked Exhibit A, is attached hereto.

5. The County has indicated its willingness to participate in the Project as detailed herein.

6. The Project will be carried out by the Parties under the provisions of Minnesota Statutes, Section 162.17, subdivision 1, and Section 471.59.

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Agreement

NOW, THEREFORE, the Parties agree as follows:

1. Term of Agreement, Survival of Terms, and Exhibits.

1.1. Effective Date. This Agreement is effective as of the date of the final signature.

1.2. Expiration Date. This Agreement will expire after the date in which all obligations have been satisfactorily fulfilled.

1.3. Survival of Terms. Provisions that by their nature are intended to survive the term, cancellation or termination of this Agreement do survive such term, cancellation or termination. Such provisions include but are not limited to: Maintenance Responsibilities, Records/Audits, Indemnification, Insurance, Worker Compensation Claims, Cancellation, Termination, and Minnesota Laws Govern.

1.4. Exhibits. All exhibits are attached and incorporated into this Agreement.

1.4.1 Exhibit A (Engineer's Estimate and Division of Cost Summary)

1.4.2 Exhibit B (MnDOT ADA Compliance Checklist (Curb Ramp)

1.4.3 Exhibit C (Project Plan Title Sheet)

2. Project Construction.

2.1. Contract Award and Administration. The City or its agents shall prepare the necessary Project plans, specifications, and proposal; obtain approval of the plans and specifications from the County; advertise for bids for the work and construction; receive and open bids pursuant to the advertisement; enter into a contract with the successful bidder at the unit prices specified in the bid of such bidder; administer the contract; and perform the required engineering and inspection; all in accordance with the plans and specifications set forth below.

2.2. Plans and Specifications.

2.2.1 Design Work. All design work performed by the City and its agents for the Project shall be prepared and certified by a Professional Engineer licensed in the State of Minnesota. All designs which affect County facilities shall conform to the Minnesota Department of Transportation (MnDOT) Design Standards applicable to County State Aid Highways and to the requirements of the Americans with Disabilities Act (ADA) standards, and be approved by the County Engineer prior to construction. Attached as Exhibit B is a copy of the MnDOT ADA Compliance Checklist (Curb Ramp) form. The City or its agents shall complete the form for each curb ramp installed as part of the Project, and submit the forms by using the County's "Asset Management" site, which

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requires registration to access. The City understands and agrees that the payment as stated in Subsection 4.5 will be withheld until all required ADA curb ramp certification form have been received and verified by the County. Directions for obtaining access to the Asset Management site can be found at the following link, under the "ADA checklists for construction within county right-of-way" bar:
(https://www.hennepin.us/residents/transportation/ada-transition-plan).

2.2.2 Plan Numbers (S.A.P#/ S.P.#). Not applicable.

2.2.3 Request for Copies of Plans. At the request of the County, the City or its agents shall furnish the County with any working copies of any plans, designs or reports at any time during the Project design process. Upon completion of the Project, the City or its agents shall furnish the County with a complete set of as-built plans certified as to their accuracy by the City Engineer and shall be submitted to Public Works Transportation Project Delivery Design and Operations Asset Management Divisions.

2.2.4 Plan Review and Approval. The City shall furnish the County Public Works Transportation Project Delivery Design Division with Project plans and specifications for review and approval as follows: electronic submittals at 60%, 90%, and 100%; comment response letter with 90% and 100% package; electronic copy of plans at 100% for County permit approval.

2.3. Construction Supervision and Inspection. The City or its agents will administer the construction contract, perform all necessary engineering, inspection, and testing of all the Project work. All work for the Project shall be completed in compliance with the County approved plans and specifications. The County Engineer or a designated representative shall have the right, as the work progresses, to enter upon the job site to make any inspections deemed necessary and shall cooperate with the City Engineer and staff at their request to the extent necessary, but will have no responsibility for the supervision of the work.

2.4. Plan Changes and Additional Construction.

2.4.1 Plan Changes. The County agrees that the City may make changes in the plans or in the character of the Project construction that are reasonably necessary to cause the construction to be in all things performed and completed in a satisfactory manner, subject to the County's rights under Subsection 2.4.2 and the limitations and restrictions on County cost participation provided in Section 3.

2.4.2 Review Proposed Changes. The County shall have the right to review any proposed changes to the plans and specifications as they relate to the County's cost participation prior to the work being performed, except in emergencies, and in those instances where the proposed changes necessitate a re-engineering of the design and/or specifications, the City shall submit the re-engineered design and/or specifications to the County. The County Engineer or designated

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representative shall respond to the City's request for approval to authorize the issuance of any negotiated change orders or supplemental agreements prepared by the City that affect the County's share of the construction cost within a reasonable time frame, subject to the limitations and restrictions on County cost participation provided in Section 3.

2.5. Right of Way/Permit.

2.5.1 Right of Way Acquisition. The City or its agents shall acquire all additional right of way, permits and/or easements required for the construction of the Project.

2.5.2 Access Rights and Permits. To the extent permitted by law, the County shall transfer, convey, permit, or otherwise allow the use of, property rights controlled or maintained by the County, including but not limited to easements or access rights, that may be required by the City for the Project. The Parties understand that any such access rights must be necessary for completion of the Project and shall be subject to applicable County Board or County staff approval requirements; these access rights will be granted at no cost to the City. Any and all County permits required for the Project shall be granted by the County at no cost or expense to the City or its contractors. The City shall also obtain, and comply with, any and all permits and approvals required from other governmental or regulatory agencies to accomplish the Project.

2.5.3 Right of Way Costs. There are no associated right of way costs for the Project.

2.6. Traffic Signal. The Project will construct one traffic signal system on CSAH 14 at the City of Brooklyn Park Fire Station Two at 8600 Zane Ave. North (System ID# Sig-8016850) (the "Signal System"), as further illustrated in the attached Exhibit C, Project Title Sheet. The Project will require a new signal cabinet equipped with controller, video detection equipment, and required accessories to be installed as a part of the Project. The County will furnish the cabinet, video detection equipment and required accessories and the City agrees to reimburse the County for the City's portion of the costs, currently estimated to be $70,000.00, which will be paid to the County as part of the City's total cost participation in the Project.

2.6.1 Electrical Power. The City, at no cost to the County, shall: (1) install, cause the installation of, or perpetuate the existence of an adequate three wire, 120/240 volt, single phase, alternating current electrical power connection to the permanent traffic control signal systems and integral streetlights included in the Project; and (2) shall provide the electrical power for the operation of all permanent and temporary traffic control signal systems and integral traffic signal pole mounted luminaires installed as a part of the Project.

2.6.2 Emergency Vehicle Preemption (EVP). The EVP Systems shall be managed and maintained by the County. The City shall report malfunctions of EVP systems to the County immediately after discovery of the malfunction.

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2.6.3 Accessible Pedestrian Signal (APS). Not applicable.

2.6.4 Pan Tilt Zoom Camera (PTZ). The City will install and integrate a County-approved PTZ camera system and associated components to the County's traffic management systems as part of the Project and as further described in the construction plans.

2.6.5 Traffic Signal Fiber Optic Lines. The City will locate and install any necessary fiber optic line connections as part of the Project and according to the County's fiber system plans and specifications. The City will be responsible for coordinating with the County all underground installation and location of fiber optic lines and related equipment for the purpose of various design and construction projects or other projects which may be required through the Gopher State One Call system, and furnishing all labor, materials, supplies, tools and other necessary items.

2.7. Street Lighting. The City, at no cost to the County, shall provide street lighting as part of the traffic signal system, including the electrical energy for the operation of all streetlights installed as part of the Project.

2.8. Asbestos. The Project may include the removal of asbestos containing electrical conduit. Only firms licensed to conduct asbestos abatement shall be used for the safe removal of asbestos containing electrical conduit with proper shipping manifest prepared and submitted to appropriate agency. The lead agency in the Project construction shall be responsible for the oversight of the removal of asbestos containing electrical conduit and compliance with the abovementioned specifications.

2.9. Detours. The Project may require limited detouring of traffic onto the City's streets. The Parties agree that there will be no compensation to the City for detours onto its streets required to construct the Project.

3. Cost Participation. There are no associated costs due from the County for this Project.

4. County Supplied Equipment. The County will supply equipment consisting of a traffic control signal cabinet equipped with controller, video detection equipment and required accessories to be installed as a part of the Project ("County Supplied Equipment").

4.1. Cost of County Supplied Equipment. The City agrees to reimburse the County for one hundred percent (100%) of the County Supplied Equipment. For informational purposes only, the total estimated cost to the City for the County Supplied Equipment is Seventy thousand dollars ($70,000.00). The City agrees that this is an estimate and the actual cost and quantities of equipment, as determined by the County Engineer, shall govern in computing the total final cost to the City. The City will pay the County directly for the County Supplied Equipment cost.

4.2. Notification to County's Signal Shop. The City or its agents shall notify the County's Signal Shop Supervisor in writing a minimum of thirty (30) days prior to picking up the County Supplied Equipment. The County shall notify the City when the County

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Supplied Equipment is ready to be picked up for field installation. It shall be the responsibility of the City or its agents to pick up the County Supplied Equipment at the Hennepin County Department of Transportation, Public Works Facility in Medina, Minnesota and install the equipment on the Project.

4.3. Invoice and Payment for County Supplied Equipment. Upon picking up of the County Supplied Equipment by the City or its agents, the County will invoice the City for the County Supplied Equipment. Payment shall be made directly to the County, in the name of the Hennepin County Treasurer, by the City for the full amount due stated on the invoice within forty-five (45) days of receipt of the invoice. The City agrees to include a copy of the receipt of payment for the County Supplied Equipment in the final invoicing documentation to be sent to the County as provided in Subsection 4.3.

5. The City's Maintenance Responsibilities. Upon completion of the Project, the City shall provide the following year-round maintenance services required thereafter at no cost to the County.

5.1. Roadways. Not applicable.

5.2. Traffic Signals and Components.

5.2.1 Electrical Service Costs. The City, at its sole costs and expenses, shall provide electrical energy for the operation of the Signal System and shall maintain fuses and wires to the load side of the meter socket of the traffic Signal System and integral street lights/luminaires.

5.2.2 Traffic Signal System Adjustment. The City shall not revise by addition or deletion, nor alter or adjust any component, part, sequence, or timing of the Signal System, however, nothing herein shall prohibit prompt, prudent action by properly constituted authorities in situations where a part of such Signal System may be directly involved in an emergency.

5.2.3 Signal Luminaires. The City shall provide all required maintenance for the lamps on the luminaire extensions above the signals. Maintenance includes but is not limited to replacing burned out luminaire lamps, replacing fixtures, replacing other lighting components, and replacing fuse and wire from luminaire lamp to load side of meter socket of the Signal System.

5.2.4 Signal Cleaning. The City shall be responsible for general cleaning and graffiti removal from the Signal System equipment and components.

5.2.5 Blocking County Roadways. When performing the Signal System maintenance work under this Agreement, the City may partially block affected County roadways within its corporate limits if needed. In cases of emergency, such County roadways may be wholly blocked and the passage of traffic thereon prevented by the City. At no time, however, shall the City continue to obstruct the free passage of traffic on the County roadways for a longer period of time than is reasonably required for making the necessary traffic signal repairs. The

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City shall not cause any portions of the County roadways on which traffic control signals are to be maintained to be closed to traffic for any reason other than those above without receiving prior written approval from Hennepin County and in no event for a time longer than shall be necessary. In the event of the total blocking or closing of any such County roadways, the City shall provide a suitable detour during such time.

5.2.6 Materials. When performing the Signal System maintenance work under this Agreement, the City shall be responsible for proper signing, marking, barricading and such other warning devices as may be required to adequately protect the pedestrian and vehicular traffic. All materials used by the City in the performance of the maintenance work shall conform to the requirements of the current Edition of the MnDOT "Standard Specifications for Highway Construction" and all amendments and supplements thereto. All traffic signs, pavement markings and warning devices shall comply with the current Minnesota Manual on Uniform Traffic Control Devices (MN MUTCD).

5.3. Street Lighting. The City shall own and maintain the streetlights installed as part of the Project according to City practices at no cost to the County.

5.4. Sidewalks and Pedestrian Ramps. The City shall own and maintain sidewalks and pedestrian ramps constructed as part of the Project. Maintenance includes, but is not limited to, winter maintenance, debris removal, patching, crack repair, and any other maintenance activities as per accepted City maintenance practices.

5.5. Pedestrian Refuges. Not applicable.

5.6. Multi-use Trail/Bicycle Facility. The City shall own and maintain the newly constructed multi-use trail/bicycle facilities constructed as part of the Project. Maintenance includes, but is not limited to, the buffer zones and vertical separation for the bikeway, trail surfacing, sweeping, winter maintenance, and any other maintenance activities according to City practices.

5.7. Green Bicycle Conflict Zone Markings. Not applicable.

5.8. City Road Pavement Striping and Crosswalk Markings. Not applicable.

5.9. City Road Storm Sewers. The City shall own and maintain catch basins, manholes, and trunk lines serving areas beyond the County right of way constructed or reconstructed under the Project at no cost to the County. Maintenance includes but is not limited to repairs to structures, casting, and adjacent curb section repairs along with removal of sediments, vegetation, and ice.

5.10. Landscaping. The City shall assume maintenance of all landscaping/streetscape installed as a part of the Project.

6. The County's Maintenance Responsibilities. Upon completion of the Project, the County shall provide year-round maintenance at its sole cost as outlined below.

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6.1. Roadways. Maintenance of the segment of CSAH 14 reconstructed under the Project. Maintenance includes, but is not limited to, sweeping, debris removal, resurfacing and seal coating, and any other maintenance activities according to accepted County maintenance practices.

6.2. Traffic Signals and Components.

6.2.1 Locating Traffic Signal Electrical Power Service Drop Lines. The County will be responsible for performing all underground location of electrical service drop from source of power (wood pole or other transformer location) to service cabinet of the Signal System for the purpose of various design and construction projects or other projects which may be required through the Gopher State One Call system, and furnishing all labor, materials, supplies, tools and other necessary items.

6.2.2 Locating Traffic Signal Cable. The County will be responsible for performing all underground location of signal equipment, conduit, wiring and related equipment for the purpose of various design and construction projects or other projects which may be required through the Gopher State One Call system, and furnishing all labor, materials, supplies, tools and other necessary items without cost to the City.

6.2.3 Locating Traffic Signal Fiber Optic Lines. The County will be responsible for performing all underground location of fiber optic lines and related equipment for the purpose of various design and construction projects or other projects which may be required through the Gopher State One Call system, and furnishing all labor, materials, supplies, tools and other necessary items without cost to the City.

6.2.4 Traffic Signal Components. The County shall be responsible for maintenance and repair of all traffic signal system components, including cabinets, controller, control equipment, conduit system and interconnect cable, signal poles, mast arms, pushbutton posts, wiring, detection, EVP, signal heads, pedestrian pushbuttons, Pan Tilt and Zoom (PTZ) camera system, and mast-arm mounted street signs.

6.2.5 Signal Head Indications. The County shall provide all required maintenance for the signal head indications. Maintenance includes but is not limited to replacement of signal indications for vehicular and pedestrian signal indications.

6.2.6 Traffic Signal Interconnect. The County shall be responsible for maintenance and repair of all communication lines (primarily fiber optic lines) between the Signal System, other infrastructure, and County's traffic management center.

6.2.7 Signal Timing and Coordination. The County shall be responsible for signal timing and coordination. Timing and coordination include but are not limited to front page timing, coordination timing, EVP timing, pedestrian timing, and

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preemption timing.

6.2.8 Traffic Signal Component Knockdowns. The County shall be responsible for responding to signal and its component knockdown calls and repairing or replacing associated components damaged as a result of minor or major knockdowns to ensure proper functioning of traffic signals.

6.3. County Road Pavement Striping. The County shall thereafter maintain and repair all pavement striping for CSAH 14 installed as a part of the Project at the expense of the County.

6.4. Storm Sewers. The County shall own and maintain culverts, catch basins and leads, manholes, trunk lines and all other components that serve only County right of way constructed or reconstructed under the Project at no cost to the City. Maintenance includes repairs to structures, casting, and adjacent curb section repairs along with removal of sediments, vegetation, and ice.

7. Authorized Representatives. In order to coordinate the services of the County with the activities of the City and vice versa so as to accomplish the purposes of this Agreement, the Hennepin County and the City Engineers or their designated representatives shall manage this Agreement on behalf of the County and the City.

County of Hennepin:
Carla Stueve
County Highway Engineer
Hennepin County Public Works
1600 Prairie Drive, Medina, MN 55340
Office: 612-596-0356
Carla.Stueve@hennepin.us

City of Brooklyn Park:
Marc Culver
Public Works Director
5200 85th Ave. N.
Brooklyn Park, MN 55443
(763) 493-8114
marc.culver@brooklynpark.org

8. Assignment, Amendments, Default, Waiver, Agreement Complete, Cancellation or Termination.

8.1. Assignment. The City shall not assign, subcontract, transfer or pledge this Agreement and/or the services to be performed hereunder, whether in whole or in part, without the prior written consent of the County.

8.2. Amendments. Any alterations, variations, modifications or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an

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amendment to this Agreement and signed by the Parties hereto.

8.3. Default. If the City fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, this shall constitute a default. Unless the City's default is excused by the County, the County may upon written notice immediately cancel this Agreement in its entirety.

8.4. Waiver. The County's failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of the Agreement.

8.5. Agreement Complete. The entire Agreement between the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter hereof. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement.

8.6. Cancellation or Termination. This Agreement may be terminated or cancelled by either party with or without cause upon thirty (30) day written notice. This Agreement shall be terminated or cancelled by either party upon a material breach by the other party. In the event of a termination or cancellation, the Parties will remain responsible for cost participation as provided in this Agreement for obligations incurred up through the effective date of the termination or cancellation, subject to any equitable adjustment that may be required to account for the effects of a breach.

9. Indemnification.

9.1. The City Indemnifies the County. The City agrees to defend, indemnify and hold harmless the County, its officials, officers, agents, volunteers, and employees from any liability, claims, causes of action, judgments, damages, losses, costs or expenses, including reasonable attorneys' fees, resulting directly or indirectly from any act or omission of the City or the City's consultant or sub consultant, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the services required by this Agreement, and against all loss by reason of the failure of the City to perform fully, in any respect, all obligations under this Agreement. The City's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 or other applicable law.

9.2. The County Indemnifies the City. The County agrees to defend, indemnify and hold harmless the City, its officials, officers, agents, volunteers, and employees from any liability, claims, causes of action, judgments, damages, losses, costs or expenses, including reasonable attorneys' fees, resulting directly or indirectly from any act or omission of the County or the County's consultant or sub consultant, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the services required by this Agreement, and against all loss by reason of the failure of the County to perform fully, in any respect, all obligations under this Agreement. The County's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 or other applicable law.

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10. Insurance. The City agrees that any future contract let by the City for the performance of any of the work included hereunder shall include clauses that will: 1) Require the contractor to indemnify and hold the County, its commissioners, officers, agents and employees harmless from any liability, claim, demand, judgments, expenses, action or cause of action of any kind or character arising out of any act or omission of the contractor, its officers, employees, agents or subcontractors; 2) Require the contractor to be an independent contractor for the purposes of completing the work provided for in this Agreement; and 3) Require the contractor to provide and maintain the following insurance so as to assure the performance of its indemnification and hold harmless obligation.

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	Limits
(1) Commercial General Liability on an occurrence basis with contractual liability coverage:	
General Aggregate	$2,000,000
Products - Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,500,000
Each Occurrence - Combined Bodily Injury and Property Damage	$1,500,000

Hennepin County shall be named as an additional insured for the Commercial General Liability coverage with respect to operations covered under this Agreement.

(2) Automobile Liability:	
Combined Single limit each occurrence coverage or the equivalent covering owned, non-owned, and hired automobiles:	$1,500,000
(3) Workers' Compensation and employer's Liability:	
Workers' Compensation:	Statutory
If the contractor is based outside the State of Minnesota, coverage must apply to Minnesota laws.	
Employer's Liability. Bodily injury by:	
Accident – Each Accident	$500,000
Disease – Policy Limit	$500,000
Disease - Each Employee	$500,000
(4) Professional Liability – Per Claim and Aggregate:	$2,000,000

The above-listed Professional Liability insurance will not be required in any construction contract let by the City if the City's contractors are not required to perform design engineering as part of the construction contract.

An umbrella or excess policy over primary liability coverages is an acceptable method to provide the required insurance limits.

The above subparagraphs establish minimum insurance requirements. It is the sole responsibility of the City's contractors to determine the need for and to procure additional insurance which may be needed in connection with the Project.

All insurance policies shall be open to inspection by the County and copies of policies shall be submitted to the County upon written request.

11. Worker Compensation Claims.

11.1. City's Employees. Any and all employees of the City and all other persons engaged by the City in the performance of any work or services required or provided for herein to be performed by the City shall not be considered employees of the County, and any and all claims that may or might arise under the Workers' Compensation Act or the Unemployment Compensation Act of the State of Minnesota on behalf of the employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of the employees while so engaged on any of the work or services provided to be rendered herein shall in no way be the obligation or responsibility of the County.

11.2. County's Employees. Any and all employees of the County and all other persons engaged by the County in the performance of any work or services required or provided for herein to be performed by the County shall not be considered employees of the City, and any and all claims that may or might arise under the Workers' Compensation Act or the Unemployment Compensation Act of the State of Minnesota on behalf of the employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of the employees while so engaged on any of the work or services provided to be rendered herein shall in no way be the obligation or responsibility of the City.

12. Records/Audits. The City agrees that the County, the State Auditor, or any of their duly authorized representatives at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, records, etc., which are pertinent to the Project and the accounting practices and procedures of the City which involve transactions relating to this Agreement.

13. Nondiscrimination. The provisions of Title VI of the Civil Rights Act of 1964, Minnesota Statutes Section 181.59, and any other applicable local ordinance relating to civil rights and discrimination and the Affirmative Action Policy statement of Hennepin County shall be considered a part of this Agreement as though fully set forth herein.

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14. **Counterparts/Electronic Signatures**. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement. The facsimile, email or other electronically delivered signatures of the Parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

15. **Minnesota Laws Govern.** The laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the Parties and their performance. The appropriate venue and jurisdiction for any litigation will be those courts located within the County of Hennepin, State of Minnesota. Litigation, however, in the federal courts involving the Parties will be in the appropriate federal court within the State of Minnesota.

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IN TESTIMONY WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective duly authorized officers and agree to be bound by the provisions herein set forth.

CITY OF BROOKLYN PARK

By:_____
Mayor

Date:_____

By:_____
City Manager

Date:_____

COUNTY OF HENNEPIN

ATTEST:

By:_____
Deputy/Clerk of the County Board
Date:_____

By:_____
Chair of its County Board
Date: _____

And: _____
County Administrator
Date: _____

REVIEWED BY
THE COUNTY ATTORNEY'S OFFICE:

By:_____
Assistant County Attorney
Date:_____

And:_____
Assistant County Administrator, Public Works
Date:_____

RECOMMENDED FOR APPROVAL

By:_____
County Highway Engineer
Date:_____

REVIEWED:
By: _____
County Administrative Clerk

Date:_____

RECOMMENDED FOR APPROVAL
By:_____
Department Director, Transportation Operations
Date:_____

DRAFT-DO NOT SIGN

EXHIBIT A
Engineer's Estimate and Division of Cost Summary

Construction Cost Estimate - 90% Construction Plans
Brooklyn Park Fire Station #2
City Improvement Project No. 1032

Item #	Description	Units	Unit Cost	Total Estimate	
				Quantity	Cost
2021.501	MOBILIZATION	LUMP SUM	$ 50,000.00	1	$ 50,000.00
2102.518	PAVEMENT MARKING REMOVAL	LIN FT	$ 5.00	192	$ 960.00
2104.502	REMOVE DRAINAGE STRUCTURE	SQ FT	$ 750.00	1	$ 750.00
2104.502	REMOVE SIGN	EACH	$ 55.00	5	$ 275.00
2104.502	SALVAGE SIGN	EACH	$ 55.00	1	$ 55.00
2104.502	SALVAGE SIGN PANEL	EACH	$ 35.00	2	$ 70.00
2104.503	SAWING BITUMINOUS PAVEMENT	EACH	$ 2.50	122	$ 305.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	$ 3.00	1002	$ 3,006.00
2104.503	REMOVE CURB & GUTTER	LIN FT	$ 7.50	976	$ 7,320.00
2104.504	REMOVE CONCRETE WALK	SQ YD	$ 25.00	452	$ 11,300.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$ 5.00	723	$ 3,615.00
2104.518	REMOVE BITUMINOUS WALK	SQ FT	$ 3.00	1242	$ 3,726.00
2104.518	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ FT	$ 4.00	821	$ 3,284.00
2104.602	REMOVE SIGN SPECIAL	EACH	$ 75.00	1	$ 75.00
2106.507	EXCAVATION - COMMON	CU YD	$ 12.00	560	$ 6,720.00
2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	$ 24.00	158	$ 3,792.00
2106.507	COMMON EMBANKMENT (CV)	CU YD	$ 7.00	90	$ 630.00
2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	$ 45.00	174	$ 7,830.00
2232.504	MILL BITUMINOUS SURFACE (2.0")	EACH	$ 3.00	1834	$ 5,502.00
2301.502	DOWEL BAR	SQ YD	$ 12.00	396	$ 4,752.00
2301.504	CONCRETE PAVEMENT 10.0"	TON	$ 150.00	163	$ 24,450.00
2360.509	TYPE SP 9.5 WEARING COURSE MIX (3;C)	TON	$ 100.00	259	$ 25,900.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3;B)	LIN FT	$ 100.00	75	$ 7,500.00
2503.503	15" RC PIPE SEWER CLASS III	EACH	$ 75.00	8	$ 600.00
2506.502	CONST DRAINAGE STRUCTURE DESIGN G	EACH	$ 3,000.00	1	$ 3,000.00
2506.502	CASTING ASSEMBLY	LIN FT	$ 1,000.00	2	$ 2,000.00
2506.503	CONST DRAINAGE STRUCTURE DESIGN SD-48	EACH	$ 750.00	4.5	$ 3,375.00
2506.602	CONNECT INTO EXISTING STORM SEWER	SQ FT	$ 1,500.00	1	$ 1,500.00
2521.518	4" CONCRETE WALK	SQ FT	$ 7.50	3911	$ 29,332.50
2521.518	3" BITUMINOUS WALK	SQ FT	$ 4.00	4991	$ 19,964.00
2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	$ 16.50	28	$ 462.00
2521.618	CONCRETE CURB RAMP WALK	LIN FT	$ 20.00	248	$ 4,960.00
2531.503	CONCRETE CURB & GUTTER DESIGN B424	SQ YD	$ 35.00	879	$ 30,765.00
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	LIN FT	$ 130.00	226	$ 29,380.00
2531.603	CONCRETE CURB DESIGN V	SQ FT	$ 75.00	58	$ 4,350.00
2531.618	TRUNCATED DOMES	LUMP SUM	$ 60.00	38	$ 2,280.00
2563.601	TRAFFIC CONTROL	EACH	$ 20,000.00	1	$ 20,000.00
2564.502	INSTALL SIGN	EACH	$ 650.00	3	$ 1,950.00
2564.502	DELINEATOR / MARKER PANEL	SQ FT	$ 100.00	2	$ 200.00
2564.518	SIGN	SQ FT	$ 75.00	174	$ 13,050.00
2564.518	SIGN PANEL	LUMP SUM	$ 40.00	10	$ 400.00
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM	EACH	$ 425,000.00	1	$ 425,000.00
2573.502	STORM DRAIN INLET PROTECTION	POUND	$ 200.00	7	$ 1,400.00
2574.508	FERTILIZER TYPE 3	SQ YD	$ 1.00	38.9	$ 38.90
2575.504	ROLLED EROSION PREVENTION CATEGORY 20	ACRE	$ 2.00	537	$ 1,074.00
2575.505	SEEDING	ACRE	$ 2,500.00	0.11	$ 275.00
2575.505	WEED SPRAYING	GALLON	$ 250.00	0.06	$ 15.00
2575.506	WEED SPRAY MIXTURE	POUND	$ 200.00	0.02	$ 4.00
2575.608	SEED SOUTHERN BOULEVARD	LIN FT	$ 5.00	17.8	$ 89.00
2581.503	4" REMOVABLE PREFORM PAVEMENT MARKING TAPE	LIN FT	$ 4.00	3908	$ 15,632.00
2582.503	6" BROKEN LINE MULTI COMP GR IN	LIN FT	$ 2.00	155	$ 310.00
2582.503	6" DOTTED LINE MULTI COMP GR IN	LIN FT	$ 5.00	90	$ 450.00
2582.503	24" SOLID LINE PREF THERMO GR IN ESR	SQ FT	$ 25.00	48	$ 1,200.00
2582.518	PAVT MSSG PREF THERMO GR IN	SQ FT	$ 30.00	31	$ 930.00
			Subtotal:	$	785,803.40
			Contingency (5%):	$	39,000.00
			Total:	$	824,803.40

EXHIBIT B

IT IS OK TO SUBMIT SCANNED COPIES

MnDOT ADA Compliance Checklist (Curb Ramp)

SP: City: District:

Intersection: Quadrant:

Ramp Type: Const. Year:

Compile all relevant documents (photos, checklist, notes, etc) of the completed quadrant and upload them using the HennPlace Asset Management Site. Registration is required. To create an account, please register for an account and use the following step-by-step reference guide on our ADA transition plan page under "checklist guide."

(1) Minimum 4' wide pedestrian access route (PAR) maintained? ○ Yes ○ No

(2) Landing meets min. 4'x4' and perpendicular grade break(s)? ○ Yes ○ No

(3) Are landing(s) located at the top of each ramp and at change(s) in direction and at inverse grades? ○ Yes ○ No

	(TH)	(TH)	(SS)	(SS)
(4) Landing **slopes (%):**				

	Initial		Secondary		Initial		Secondary	
(5) Ramp's **running slope (%):**		**TH**		**TH**		**SS**		**SS**
(6) Ramp's **cross slope (%):**		**TH**		**TH**		**SS**		**SS**

(7) Gutter **flow line slope (%)**:		**TH**		**SS**
(8) Gutter **inslope (%)**:		**TH**		**SS**
(9) Roadway **cross slope** (%):		**TH**		**SS**

TH = Trunk Highway
SS = Side Street

(10) Do truncated domes cover the entire curb opening and are they properly oriented? ○ Yes ○ No

(11) Are gutter line and ramps draining properly? ○ Yes ○ No

(12) Are there any vertical discontinuities greater than 1/4"? ○ Yes ○ No

(13) Do ramps comply with Spec 2521.3? ○ Yes ○ No

(14) Are ramps **fully compliant**? ○ Yes ○ No

If **NO**, check the reason(s) below. Explain why the ramp didn't meet compliance and how the ramp has been improved from the pre-construction condition (see ADA Compliance Checklist Guidance for more info and attach pages if needed).

☐ Topography ☐ Structure(s) ☐ Utilities ☐ Contractor ☐ Hennepin County

(15) Was the curb ramp able to be built according to the plan details? ○ Yes ○ No

If **NO**, please explain:

Printed Name: Date (mm/dd/yyyy):

☐ I certify that the information entered on this form is accurate to the best of my knowledge and that I fully understand the checklist standards and am qualified to carry out the inspection.

FILL OUT FORM AND SUBMIT TO HENNEPIN COUNTY

EXHIBIT C
Project Plan Title Sheet

MINNESOTA DEPARTMENT OF TRANSPORTATION
HENNEPIN COUNTY TRANSPORTATION DEPARTMENT
CITY OF BROOKLYN PARK

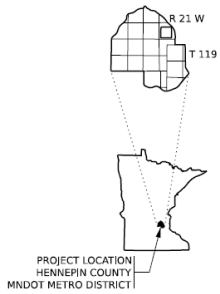
CONSTRUCTION PLAN FOR: GRADING, BITUMINOUS PAVEMENT, ADA IMPROVEMENTS, AND TRAFFIC SIGNAL SYSTEMS.

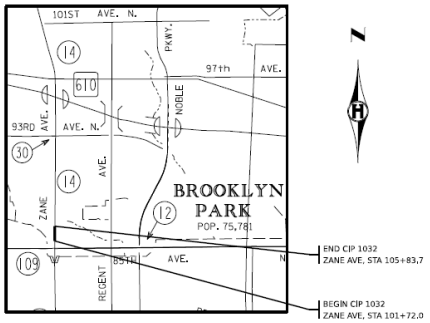
COUNTY STATE AID HIGHWAY NO. 14

PROJECT IS LOCATED WITHIN THE FOLLOWING LAND SECTIONS:

T 119 N, R 21 W SECTIONS:
16

GROSS LENGTH	549.3	FEET	0.104 MILES
BRIDGE LENGTH	0	FEET	0.000 MILES
EXCEPTION LENGTH	0	FEET	0.000 MILES
NET LENGTH	549.3	FEET	0.104 MILES





SCALES

PLAN	1"= 50'
INTERSECTION PLAN	1"= 20'
INDEX MAP	1"= 3520'

CITY IMPR. PROJ. NO. 1032

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) INCLUDING THE LATEST "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS".

THE PLAN INDICATES THE GENERAL LOCATION OF KNOWN UTILITIES ON THE PROJECT. ALL UTILITY LOCATIONS ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS WITH THE UTILITY COMPANIES.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

INDEX

SHEET NO.	SHEET DESCRIPTION
1	TITLE SHEET
2	SOILS AND CONSTRUCTION NOTES, STANDARD PLATES
3	STATEMENT OF ESTIMATED QUANTITIES
4-5	TABULATIONS
6	INPLACE UTILITY PLAN
7	TYPICAL SECTIONS
8-22	STANDARD PLANS
23-27	STAGING & TRAFFIC CONTROL PLAN
28	ALIGNMENT PLAN & TABULATION
29	REMOVAL PLAN
30	CONSTRUCTION PLAN
31	INTERSECTION DETAILS
32	DRAINAGE PLAN
33-46	PAVEMENT MARKING & SIGNING PLAN
47-56	SIGNAL PLAN

THIS PLAN CONTAINS 55 SHEETS

APPROVED _____ DATE _____
CITY OF BROOKLYN PARK CITY ENGINEER

APPROVED _____ DATE _____
HENNEPIN COUNTY COUNTY HIGHWAY ENGINEER

RECOMMENDED FOR APPROVAL _____ DATE _____
HENNEPIN COUNTY DESIGN DIVISION ENGINEER

Brooklyn Park | ALLIANT

90% PLAN

DESIGN BY: X. XXXX
CAD BY: X. XXXX
CHECKED BY: X. XXXX
LAST REVISION: __/__/__

TITLE SHEET | SHEET
HENNEPIN COUNTY CSAH 14
CITY OF BROOKLYN PARK CIP 1032
1 / 56

DRAFT

DRAFT-DO NOT SIGN

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.8	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Public Works Engineering Services Division
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Mitch Robinson, City Engineer
Attachments:	2	**Presented By:**	Mitch Robinson, City Engineer
Item:	Approve Grant Agreement for CIP 4014 109th Avenue Tree Clearing		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ APPROVING THE GRANT AGREEMENT FOR CIP 4014 109TH AVENUE TREE CLEARING SAP 110-113-022.

Overview:

The City of Champlin and the City of Brooklyn Park share ownership of 109th Avenue. Both communities have been working together since 2015 to develop plans and obtain funds to reconstruct 109th Ave from Jefferson Hwy to Winnetka Ave. The communities have been awarded $2.5 million in regional solicitation grants and $10 million in State bonding funds.

Due to the presence of the northern long-ear bat in the area and the type of funding for the project, any tree removals for the project must be complete by March 31, 2026. Quotes were obtained from two companies for this work, with Birch Tree Care being the lowest responsible quote at $6,142.50.

In order to use the state bonding funds for this work a separate grant agreement is required between the City and the Minnesota Department of Transportation.

Staff recommends approval of the grant agreement for CIP 4014 109th Ave Tree Clearing.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The $10 million in State bonding funds secured for the project would cover tree clearing costs.

Attachments:

4.8A RESOLUTION
4.8B AGREEMENT

RESOLUTION #2026-

RESOLUTION TO APPROVE THE GRANT AGREEMENT FOR CIP 4014 109TH AVENUE TREE CLEARING SAP 110-113-022

WHEREAS, the City of Brooklyn Park has applied to the Commission of Transportation for a grant from the Local Road Improvement Fund; and

WHEREAS, the Commissioner of Transportation has given notice that funding for this project is available; and

WHEREAS, the amount of the grant has been determined to be $6,142.50 by reason of the lowest responsible bidder; and

NOW, THEREFORE, BE IT RESOLVED that the City of Brooklyn Park does hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.52, and will pay any additional amount by which the cost exceeds the estimate and will return to the Local Road Improvement Fund any amount appropriated for the project but not required. The proper City officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

DEPARTMENT OF TRANSPORTATION

STATE OF MINNESOTA
LOCAL ROAD IMPROVEMENT PROGRAM
GRANT AGREEMENT

This Grant Agreement (the "Agreement") is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), and ("Grantee"):

Public Entity (Grantee) name, address and contact person:
City of Brooklyn Park
5200 85th Ave N
Brooklyn Park, MN 55443
Contact: Mitch Robinson

RECITALS

1. Minn. Stat. § 174.52 authorizes State to enter into this Agreement.
2. General Funds were appropriated for trunk highway and local road projects in Minnesota Laws 2023, Chapter 68- H.F. 2887, Chapter 71- H.F. 670, and Chapter 72- H.F. 669.
3. Grantee has been awarded Local Road Improvement (LRIP) Program funds under Minn. Stat. § 174.52.
4. Grantee represents that it is duly qualified and agrees to perform all services described in this Agreement to the satisfaction of State. Pursuant to Minn. Stat. § 16B.98, Subd. 1, Grantee agrees that administrative costs must be necessary and reasonable as a condition of this Agreement.

AGREEMENT TERMS

1 **Term of Agreement, Survival of Terms, and Incorporation of Exhibits**

1.1 **Effective Date.** This agreement will be effective on the date the State obtains all required signatures under Minn. Stat.§16B.98, Subd. 5. As required by Minn.Stat.§16B.98 Subd. 7, no payments will be made to Grantee until this agreement is fully executed. Grantee must not begin work under this agreement until this agreement is fully executed and Grantee has been notified by the State's Authorized Representative to begin the work.

1.2 **Expiration Date.** This agreement will expire on **December 31, 2028,** or when all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this agreement, including, without limitation, the following clauses: 8. Liability; 9. State Audits; 10. Government Data Practices; 11. Workers Compensation; 12. Governing Law, Jurisdiction, and Venue; and 14. Data Disclosure.

1.4 **Exhibits.** Exhibit A: Sources and Uses of Funds Schedule; Exhibit B: Grant Application; and Exhibit C: Grantee Resolution Approving Grant Agreement are attached and incorporated into this agreement.

2 **Grantee's Duties**

2.1 Grantee will conduct activities in accordance with its grant application, or in the case of legislatively selected projects, in accordance with the enabling session law. Collectively, activities set forth in the grant project application and/or the enabling session law will be referred to as the "Project". See Exhibit B.

2.2 Grantee will comply with all required grants management policies and procedures set forth through Minn.Stat.§16B.97, Subd. 4 (a) (1).

2.3 **Asset Monitoring.** If Grantee uses funds obtained by this agreement to acquire a capital asset, the Grantee is required to use that asset for a public purpose for the normal useful life of the asset. Grantee may not sell or change the purpose of use for the capital asset(s) obtained with grant funds under this agreement without the prior written consent of the State and an agreement executed and approved by the same parties who executed and approved this agreement, or their successors in office.

3 **Time**

3.1 Grantee must comply with all the time requirements described in this Agreement. In the performance of this grant Agreement, time is of the essence.

4 Consideration and Payment

4.1 **Consideration.** State will pay for all services performed by Grantee under this Agreement as follows:

4.1.1 **Compensation.** Grantee will be reimbursed for actual, incurred costs that are eligible under Minn. Stat. § 174.38. Grantee shall use this grant solely to reimburse itself for expenditures it has already made to pay for the costs of one or more of the activities listed under section 2.1.

4.1.2 **Sources and Uses of Funds.** Grantee represents to State that the Sources and Uses of Funds Schedule attached as Exhibit A accurately shows the total cost of the Project and all of the funds that are available for the completion of the Project. Grantee agrees that it will pay for any costs that are ineligible for reimbursement and for any amount by which the costs exceed State's total obligation in section 4.1.3. Grantee will return to State any amount appropriated but not required.

4.1.3 **Total Obligation.** The total obligation of State for all compensation and reimbursements to Grantee under this Agreement will not exceed $**6,142.50**

4.2 **Payment**

4.2.1 **Invoices.** Grantee will submit state aid pay requests for reimbursements requested under this Agreement. State will promptly pay Grantee after Grantee presents an itemized invoice for the services actually performed and State's Authorized Representative accepts the invoiced services.

4.2.2 **All Invoices Subject to Audit.** All invoices are subject to audit, at State's discretion.

4.2.3 **State's Payment Requirements**. State will promptly pay all valid obligations under this Agreement as required by Minn. Stat. § 16A.124. State will make undisputed payments no later than thirty (30) days after receiving Grantee's invoices and progress reports for services performed. If an invoice is incorrect, defective or otherwise improper, State will notify Grantee within ten (10) days of discovering the error. After State receives the corrected invoice, State will pay Grantee within thirty (30) days of receipt of such invoice.

4.2.4 **Grant Monitoring Visit and Financial Reconciliation.** During the period of performance, State will make at least annual monitoring visits and conduct annual financial reconciliations of Grantee's expenditures.

4.2.4.1 State's Authorized Representative will notify Grantee's Authorized Representative where and when any monitoring visit and financial reconciliation will take place, which State employees and/or contractors will participate, and which Grantee staff members should be present. Grantee will be provided with at least seven (7) calendar days of notice prior to any monitoring visit or financial reconciliation.

4.2.4.2 Following a monitoring visit or financial reconciliation, Grantee will take timely and appropriate action on all deficiencies identified by State.

4.2.4.3 At least one monitoring visit and one financial reconciliation must be completed prior to final payment being made to Grantee.

4.2.5 **Unexpended Funds.** Grantee must promptly return to State at grant closeout any unexpended funds that have not been accounted for in a financial report submitted to State.

4.2.6 **Closeout.** State will determine, at its sole discretion, whether a closeout audit is required prior to final payment approval. If a closeout audit is required, final payment will be held until the audit has been completed. Monitoring of any capital assets acquired with grant funds will continue following grant closeout.

4.3 **Contracting and Bidding Requirements.** If Grantee is a municipality as defined by Minn. Stat. § 471.345, Subd. 1, then Grantee shall comply with the requirements of Minn. Stat. § 471.345 for all procurement under this Agreement.

5 Conditions of Payment

All services provided by Grantee under this Agreement must be performed to State's satisfaction, as determined at the sole discretion of State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. Grantee will not receive payment for work found by State to be unsatisfactory or performed in violation of federal, state, or local law.

6 Authorized Representatives

6.1 State's Authorized Representative is:

Marc Briese,
Programs Manager,
MnDOT State Aid Office
395 John Ireland Boulevard, MS 500
St. Paul, MN 55155
Office: 651-366-3802
marc.briese@state.mn.us

or his/her successor. State's Authorized Representative has the responsibility to monitor Grantee's performance and the authority to accept the services provided under this agreement. If the services are satisfactory, State's Authorized Representative will certify acceptance on each invoice submitted for payment.

6.2 Grantee's Authorized Representative is:

City of Brooklyn Park
Mitch Robinson, City Engineer
5200 85th Ave N
Brooklyn Park MN 55443
763-493-8114
Mitchell.robinson@brooklynpark.org

If Grantee's Authorized Representative changes at any time during this Agreement, Grantee will immediately notify State.

7 Assignment Amendments, Waiver, and Grant Agreement Complete

7.1 **Assignment.** Grantee may neither assign nor transfer any rights or obligations under this Agreement without the prior written consent of State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office.

7.2 **Amendments.** Any amendments to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original agreement, or their successors in office.

7.3 **Waiver.** If State fails to enforce any provision of this Agreement, that failure does not waive the provision or State's right to subsequently enforce it.

7.4 **Grant Agreement Complete.** This Agreement contains all negotiations and agreements between State and Grantee. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

7.5 **Electronic Records and Signatures.** The parties agree to contract by electronic means. This includes using electronic signatures and converting original documents to electronic records.

7.6 **Certification.** By signing this Agreement, Grantee certifies that it is not suspended or debarred from receiving federal or state awards.

8 Liability

Grantee and State agree that each will be responsible for its own acts and the results thereof to the extent authorized by law, and neither shall be responsible for the acts of the other party and the results thereof. The liability of State is governed by the provisions of Minn. Stat. § 3.736. If Grantee is a "municipality" as that term is used in Minn. Stat. Chapter 466, then the liability of Grantee is governed by the provisions of Chapter 466. Grantee's liability hereunder shall not be limited to the extent of insurance carried by or provided by Grantee, or subject to any exclusion from coverage in any insurance policy.

9 State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of Grantee, or other party relevant to this Agreement or transaction, are subject to examination by State and/or the State Auditor or Legislative Auditor, the Attorney General, as appropriate, for a minimum of six (6) years from the end of this Agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later. Grantee will take timely and appropriate action on all deficiencies identified

by an audit.

10 **Government Date Practices**
Grantee and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Grantee under this agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either Grantee or State.

11 **Workers' Compensation**
Grantee certifies that it is in compliance with Minn. Stat. § 176.181, Subd. 2, pertaining to workers' compensation insurance coverage. Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way State's obligation or responsibility.

12 **Governing Law, Jurisdiction, and Venue**
Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

13 **Termination; Suspension**

13.1 **Termination by the State.** State may terminate this Agreement with or without cause, upon thirty (30) days' written notice to Grantee. Upon termination, Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed. If funding is canceled, withdrawn, or terminated, State may suspend its performance until funding is restored. Suspension of performance does not release State from its obligations under the agreement.

13.2 **Termination for Cause.** State may immediately terminate this grant Agreement if State finds that there has been a failure to comply with the provisions of this Agreement, that reasonable progress has not been made, that fraudulent or wasteful activity has occurred, that Grantee has been convicted of a criminal offense relating to a state grant agreement, or that the purposes for which the funds were granted have not been or will not be fulfilled. State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

13.3 **Termination for Insufficient Funding.** State may immediately terminate this Agreement if:

13.3.1 It does not obtain funding from the Minnesota Legislature; or

13.3.2 If funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to Grantee. State is not obligated to pay for any services that are provided after notice and effective date of termination. However, Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. State will not be assessed any penalty if the Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. State will provide the Grantee notice of the lack of funding within a reasonable time of State's receiving that notice.

13.4 **Suspension.** State may immediately suspend this Agreement in the event of a total or partial government shutdown due to the failure to have an approved budget by the legal deadline. Work performed by Grantee during a period of suspension will be deemed unauthorized and undertaken at risk of non-payment.

14 **Data Disclosure**
Under Minn. Stat. § 270C.65, Subd. 3, and other applicable law, Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

15 **Fund Use Prohibited.** Grantee will not utilize any funds received pursuant to this Agreement to compensate, either directly or indirectly, any contractor, corporation, partnership, or business, however organized, which is disqualified or debarred from entering into or receiving a State contract. This restriction applies regardless of whether the disqualified

or debarred party acts in the capacity of a general contractor, a subcontractor, or as an equipment or material supplier. This restriction does not prevent Grantee from utilizing these funds to pay any party who might be disqualified or debarred after Grantee's contract award on this Project.

16 **Discrimination Prohibited by Minnesota Statutes § 181.59.** Grantee will comply with the provisions of Minn. Stat. § 181.59 which requires that every contract for or on behalf of the State of Minnesota, or any county, city, town, township, school, school district or any other district in the state, for materials, supplies or construction will contain provisions by which Contractor agrees: 1) That, in the hiring of common or skilled labor for the performance of any work under any contract, or any subcontract, no Contractor, material supplier or vendor, will, by reason of race, creed or color, discriminate against the person or persons who are citizens of the United States or resident aliens who are qualified and available to perform the work to which the employment relates; 2) That no Contractor, material supplier, or vendor, will, in any manner, discriminate against, or intimidate, or prevent the employment of any person or persons identified in clause 1 of this section, or on being hired, prevent or conspire to prevent, the person or persons from the performance of work under any contract on account of race, creed or color; 3) That a violation of this section is a misdemeanor; and 4) That this contract may be canceled or terminated by the state of Minnesota, or any county, city, town, township, school, school district or any other person authorized to grant contracts for employment, and all money due, or to become due under the contract, may be forfeited for a second or any subsequent violation of the terms or conditions of this Agreement.

17 **Limitation.** Under this Agreement, State is only responsible for receiving and disbursing funds. Nothing in this Agreement will be construed to make State a principal, co-principal, partner, or joint venturer with respect to the Project(s) covered herein. State may provide technical advice and assistance as requested by Grantee, however, Grantee will remain responsible for providing direction to its contractors and consultants and for administering its contracts with such entities. Grantee's consultants and contractors are not intended to be third party beneficiaries of this Agreement.

18 **Additional Provisions**

18.1 **Prevailing Wages.** Grantee agrees to comply with all of the applicable provisions contained in Minn. Stat. Chapter 177, and specifically those provisions contained in Minn. Stat. § 177.41 through 177.435 as they may be amended or replaced from time to time with respect to the Project. By agreeing to this provision, Grantee is not acknowledging or agreeing that the cited provisions apply to the Project.

18.2 **E-Verification.** Grantee agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such order.

18.3 **Telecommunications Certification.** If federal funds are included in Exhibit A, by signing this Agreement, Grantee certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), Grantee does not and will not use any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Grantee will include this certification as a flow down clause in any contract related to this Agreement.

18.4 **Title VI/Non-discrimination Assurances.** Grantee agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. If federal funds are included in Exhibit A, Grantee will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. State may conduct a review of the Grantee's compliance with this provision. Grantee must cooperate with State throughout the review process by supplying all requested information and documentation to State, making Grantee staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by State.

18.5 **Use, Maintenance, Repair and Alterations**. The Grantee shall not, without the written consent of the State and

the Commissioner, (i) permit or allow the use of any of the property improved with these grants funds (the "Real Property") for any purpose other than in conjunction with or for the operation of a county highway, county state-aid highway, town road, or city street and for other uses customarily associated therewith, such as trails and utility corridors, (ii) substantially alter any of the Real Property except such alterations as may be required by laws, ordinances or regulations, or such other alterations as may improve the Real Property by increasing its value or which improve its ability to be used for the purposes set forth in section (i), (iii) take any action which would unduly impair or depreciate the value of the Real Property, (iv) abandon the Real Property, or (v) commit or permit any act to be done in or on the Real Property in violation of any law, ordinance or regulation.

If Grantee fails to maintain the Real Property in accordance with this Section, State may perform whatever acts and expend whatever funds necessary to so maintain the Real Property, and Grantee irrevocably authorizes State to enter upon the Real Property to perform such acts as may be necessary to so maintain the Real Property. Any actions taken or funds expended by State shall be at its sole discretion, and nothing contained herein shall require State to take any action or incur any expense and State shall not be responsible, or liable to Grantee or any other entity, for any such acts that are performed in good faith and not in a negligent manner. Any funds expended by State pursuant to this Section shall be due and payable on demand by State and will bear interest from the date of payment by State at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per year based upon a 365-day year.

18.6 **Grant Administrator and Organizational Leadership Contact Information**. Pursuant to Minn. Stat. § 16B.98, Subd. 5(d), if grantee has a website, the names and contact information for the grant administrator(s) and organization's leadership must be clearly published.

[The remainder of this page has intentionally been left blank.]

MnDOT Agreement No. 1062528
SP or SAP No. 110-113-022

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

By:_____

Title:_____

Date:_____

By:_____

Title:_____

Date:_____

By:_____

Title:_____

Date:_____

DEPARTMENT OF TRANSPORTATION
Approval and Certifying Encumbrance as required by Minnesota Statutes § 16A.15 and 16C.05

By:_____
State Aid Programs Manager
(with delegated authority)

Date: _____

DEPARTMENT OF TRANSPORTATION
CONTRACT MANAGEMENT

By:_____

Date:_____

MnDOT Agreement No. 1062528
SP or SAP No. 110-113-022

EXHIBIT A

SOURCES AND USES OF FUNDS SCHEDULE

SOURCES OF FUNDS			USES OF FUNDS	
Entity Supplying Funds	**Amount**		**Expenses**	**Amount**
State Funds:			**Items Paid for with LRIP General Fund Grant Funds:**	
2023 LRIP General Fund Grant, SAAS Acct 372	$6,142.50			
Other:			Construction	$6,142.50
Subtotal	$6,142.50		Subtotal	$6,142.50
Public Entity Funds:			**Items paid for with Non-LRIP General Fund Grant Funds:**	
Matching Funds	$0.00			
Other:				
Subtotal	$0.00		Subtotal	$0.00
TOTAL FUNDS	$6,142.50	=	**TOTAL PROJECT COSTS**	$6,142.50

MnDOT Agreement No. 1062528
SP or SAP No. 110-113-022

EXHIBIT B

GRANT APPLICATION

In 2023 laws, Chapter 68, Article 1, Section 17, Subdivision 11, the legislature appropriated $10,000,000.00 for one or more grants to the city of Brooklyn Park, the city of Champlin, or both "environmental documentation, preliminary engineering, right-of-way acquisition, final design, and construction of local road portions of intersection improvements at 109th Avenue North and marked U.S. Highway 169, including: (1) associated frontage roads, backage roads, and connecting local streets; and (2) any associated water, sanitary sewer, and stormwater infrastructure improvements necessary or required for the construction of the local road improvements portion of the project."

This portion of the project will be funded from that appropriation, with $6,142.50 in LRIP funding.

MnDOT Agreement No. 1062528
SP or SAP No. 110-113-022

EXHIBIT C

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.9	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Police
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	LaTreasure Dickson, Police
Attachments:	3	**Presented By:**	Deputy Chief Elliot Faust, Police
Item:	2026 Community Crime Intervention and Prevention Program (CCIP) Grant from the Minnesota Department of Public Safety		

City Manager's Proposed Action:
MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO ACCEPT A COMMUNITY CRIME INTERVENTION AND PREVENTION PROGRAM GRANT FROM THE MINNESOTA DEPARTMENT OF PUBLIC SAFETY AND AMEND THE 2026 GRANT FUND.

Overview:
The city applied for a Community Crime Intervention and Prevention Program grant from the Minnesota Department of Public Safety (DPS) Office of Justice Programs. The city was awarded partial funding for the proposed project, providing $250,000 over two years ending December 31, 2027.

These funds will be used to make two of the Community Intervention Unit's (CIU) outreach positions full-time. The new FTE status will enhance capacity for partnerships and collaborations with schools, external, and internal departments. This will allow for additional staff time to expand the CIU mentorship aspect of the program to provide more positive interaction with youth by giving them safe spaces to learn new skills. Funds will also provide resources for mentorship sessions and direct client assistance to better address the needs of program participants.

Primary Issues/Alternatives to Consider:
Without funding approval, CIU would not be able to expand their mentorship, outreach and intervention into the schools. Additionally, the CIU will not be able to easily fulfill requests for collaboration opportunities without having more full-time staff available.

Budgetary/Fiscal Issues:
Amend the 2026 grant fund budget as outlined in Attachment 4.9B.

Attachments:
4.9A RESOLUTION
4.9B BUDGET AMENDMENT
4.9C AGREEMENT

RESOLUTION #2026-

RESOLUTION TO ACCEPT A COMMUNITY CRIME INTERVENTION AND PREVENTION PROGRAM GRANT FROM THE MINNESOTA DEPARTMENT OF PUBLIC SAFETY AND TO AMEND THE 2026 GRANT FUND

WHEREAS, the city applied for a grant from the Minnesota Department of Public Safety for a Community Crime Intervention and Prevention Program; and

WHEREAS, the grant award was in the amount of $250,000 over two years; and

WHEREAS, the 2026 grant fund will need to be amended for this grant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to accept a Community Crime and Intervention Prevention Program Grant from the Minnesota Department of Public Safety and amend the 2026 grant fund.

City of Brooklyn Park Financial Analysis

Brooklyn Park
Unique. United. Undiscovered.

City Council Meeting Date: 23-Feb-26

RFCA Title: 2026 CCIP Grant from the Minnesota Department of Public Safety

Agenda Section/Number: 4.9

Fiscal Analysis/Explanation for Budget Amendment:

The City applied for and received a Community Crime Intervention and Prevention Program grant from the Minnesota Department of Public Safety providing $250,000 over two years to go toward the Community Intervention Unit.

Changes to the GENERAL LEDGER Budget

Financing Changes

Fund	Revenue Classification	Description	Current Budget	Changes	Amended Budget
203	State Grants	MN DPS CCIP Grant	$ -	$ 250,000.00	$ 250,000.00
			$ -	$ -	$ -
					$ -
		Total	$ -	$ 250,000.00	$ 250,000.00

Spending Changes

Fund	Expense Classification	Description	Current Budget	Changes	Amended Budget
203	Salaries	Full-time wages	$ -	$ 83,025.00	$ 83,025.00
203	Benefits	Payroll taxes and fringe benefits	$ -	$ 29,638.00	$ 29,638.00
203	Supplies	DCA, mentorship program supplies	$ -	$ 2,719.50	$ 2,719.50
203	Supplies	Uniforms	$ -	$ 530.00	$ 530.00
203	Contractual Services	Speaker fees, workstation config	$ -	$ 4,485.00	$ 4,485.00
203	Conferences and Schools	CU conference and general training	$ -	$ 6,735.00	$ 6,735.00
			$ -	$ -	$ -
		Total	$ -	$ 127,132.50	$ 127,132.50

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

Financing Changes

Project Number	Funding Source	Description	Current Budget	Changes	Amended Budget
GRSDPS-TBD	State Grants	MN DPS CCIP Grant	$ -	$ 250,000.00	$ 250,000.00
					$ -
		Total	$ -	$ 250,000.00	$ 250,000.00

Spending Changes

Project Number	Expense Category	Description	Current Budget	Changes	Amended Budget
203	Salaries	Full-time wages	$ -	$ 83,025.00	$ 83,025.00
203	Benefits	Payroll taxes and fringe benefits	$ -	$ 29,638.00	$ 29,638.00
203	Supplies	Direct client assistance	$ -	$ 937.50	$ 937.50
203	Supplies	Mentorship program supplies	$ -	$ 1,782.00	$ 1,782.00
203	Supplies	uniforms	$ -	$ 530.00	$ 530.00
203	Contractual Services	Speaker fees / guest facilitators	$ -	$ 600.00	$ 600.00
203	Contractual Services	Workstation configuration and install	$ -	$ 3,885.00	$ 3,885.00
203	Conferences and Schools	Cities United conference and other trai	$ -	$ 3,735.00	$ 3,735.00
203	Conferences and Schools	Cities United conference travel	$ -	$ 3,000.00	$ 3,000.00
		Total	$ -	$ 127,132.50	$ 127,132.50

	Grant Contract Agreement	Page 1 of 3

Minnesota Department of Public Safety ("State") Office of Justice Programs 445 Minnesota Street, Suite 2300 St. Paul, MN 55101-2139	**Grant Program:** Community Crime Intervention and Prevention 2026 **Grant Contract Agreement No.:** A-CC-2026-BRKPRKCI-092
Grantee: City of Brooklyn Park 5400 N 85th Avenue Brooklyn Park, Minnesota 55443	**Grant Contract Agreement Term:** **Effective Date:** 01/01/2026 **Expiration Date:** 12/31/2027
Grantee's Authorized Representative: LaTreasure Dickson, Community Intervention Manager City of Brooklyn Park 5400 N 85th Avenue Brooklyn Park, Minnesota 55443 (763) 315-8488 latreasure.dickson@brooklynpark.org	**Grant Contract Agreement Amount:** Original Agreement $250,000.00 Matching Requirement $0.00
State's Authorized Representative: Jon Lipp, Grants Specialist Senior Office of Justice Programs 445 Minnesota Street, Suite 2300 St. Paul, MN 55101-2139 (651) 285-2291 Jon.lipp@state.mn.us	**Federal Funding:** None **FAIN:** N/A **State Funding**: Minnesota Session Laws of 2023, Chapter 52, Article 2, Section 13 and Minnesota Session Laws of 2025, Chapter 35, Article 2, Section 3, Subdivision 7. **Special Conditions**: Attached and incorporated into this grant contract agreement. See page 3.

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

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

The Grantee, who is not a state employee, will:
Perform and accomplish such purposes and activities as specified herein and in the Grantee's approved Community Crime Intervention and Prevention 2026 Application ["Application"] which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 2300, St. Paul, Minnesota 55101-2139. The Grantee shall also comply with all requirements referenced in the Community Crime Intervention and Prevention 2026 Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (https://app.dps.mn.gov/EGrants), which are incorporated by reference into this grant contract agreement.

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

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

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

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

1. ENCUMBRANCE VERIFICATION

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

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No. A-CC-2026-BRKPRKCI-092 / 3-109449

Project No.(*indicate N/A if not applicable*): __N/A_____

2. GRANTEE

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

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Special Conditions

1. Time limitations on funding use:

$11,185.00 is available from January 1, 2026 through June 30, 2027.
$227,630.00 is available from January 1, 2026 through December 31, 2027. SFY27 funds will be encumbered in SWIFT upon receipt of funds from MMB.
$11,185.00 is available from July 1, 2026 through December 31, 2027. SFY27 funds will be encumbered in SWIFT upon receipt of funds from MMB.

Community Crime Intervention and Prevention 2026

Organization: Brooklyn Park, City of

Budget Summary

CCIP: Brooklyn Park Police: Community Intervention Unit				
Budget Category	**Award**			
Personnel				
Incident Intervention Specialists (IIS)	$166,050.00			
Total	$166,050.00			
Payroll Taxes & Fringe				
IIS taxes and fringe	$59,276.00			
Total	$59,276.00			
Training				
IIS training	$7,470.00			
Speaker fees	$1,200.00			
Total	$8,670.00			
Travel				
IIS travel	$6,000.00			
Total	$6,000.00			
Office Expenses				
Workstation	$3,885.00			
Total	$3,885.00			
Program Expenses				
Mentorship sessions	$3,564.00			
Uniforms	$680.00			
Total	$4,244.00			
Direct Client Assistance				
Emergency needs	$1,875.00			
Total	$1,875.00			
Total	$250,000.00			

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.10	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Police
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Inspector Matt Rabe, Police
Attachments:	2	**Presented By:**	Deputy Chief Elliot Faust, Police
Item:	Approve Agreement with iSpace for Audio and Visual Services		

City Manager's Proposed Action:
MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO APPROVE AN AGREEMENT WITH ISPACE FOR AUDIO AND VISUAL SERVICES FOR THE POLICE DEPARTMENT REAL-TIME OPERATIONS CENTER.

Overview:
We request the council approve the contract with iSpace, an audio/visual vendor, that provided a bid for the audio and visual services for the police department real-time operations center. The police department received three bids for the work. iSpace came recommended by a peer city and their bid was the lowest of all three vendors.

The real-time operations center requires a large format screen to enhance flight and analyst operations. This system will provide greater situational awareness for both officers on the ground and commanders in the operations center.

Primary Issues/Alternatives to Consider:
Without a large format screen, analysts and pilots will be forced to operate solely on their small format computer monitor which will considerably detract from collaboration and command level decision making during large incidents.

Budgetary/Fiscal Issues:
The cost of this contract is $81,768.64 and will be covered by forfeiture funds.

Attachments:
4.10A RESOLUTION
4.10B QUOTE

RESOLUTION #2026-

RESOLUTION TO APPROVE AN AGREEMENT WITH ISPACE FOR AUDIO AND VISUAL SERVICES FOR THE POLICE DEPARTMENT REAL-TIME OPERATIONS CENTER

WHEREAS, the police department sought bids to identify an audio and visual vendor for its real-time operations center; and

WHEREAS, the real-time operations center requires a large format screen to enhance flight and analyst operations; and

WHEREAS, of the three bids received, iSpace came recommended by a peer city and their bid was the lowest; and

WHEREAS, the cost of this contract would be covered by forfeiture funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to approve an agreement with iSpace for audio and visual services for the police department real-time operations center.

PROPOSAL

Police Department Video Wall

City of Brooklyn Park
5200 85th Avenue North
Brooklyn Park, MN 55443

Project#: 20855
Revision: 2
Modified: 2/9/2026

iSpace Environments
3701 Wayzata Blvd
Suite 425
Minneapolis, MN 55416 USA
612-332-0122
www.iSpaceEnvironments.com

Presented By:
Emily Jenkins
emily.jenkins@iSpaceEnvironments.com
763-291-9844

iSPACE environments

SCOPE OF WORK

MN State AV Contract #152128

PD Video Wall

Displays:
iSpace Environments is to provide and install a 2x3 Planar video wall system in the new operation center. Each display will be 55" diagonal and installed 2 high and 3 wide. Content sharing, routing, and management along with system on/off will all be handled through the Planar wall director software via a web browser.

The owner is to provide two dedicated PCs with 3 HDMI outputs each as sources to the video wall. ~~A small credenza style rack has been included to house the PCs as well as the video wall controllers within the space.~~ HDMI Signal will be extended from the PCs in the operation center to the video wall processors in the existing owner rack (About 80' cable run distance) via HDMI CAT6 extenders.

An integrated audio solution has not been included as part of this proposal.

Owner is responsible for the following:
- Providing power to each display and rack location
- Providing backing in wall behind displays
- Ensuring clear cable pathways to and from all equipment
- Providing dedicated PCs with 3 HDMI outputs each
- Providing network connections as needed at the rack and display locations.

Pro-Services:
iSpace Environments will provide professional services to include Engineering, Project Management, Install Labor, and Programming Labor. Pricing is based on work performed during a **standard business day between 8:00 am – 5:00 pm, Monday through Friday.** If changes to project timelines require work done after hours or weekends, a change order will be initiated for OT at a rate of 1.5 times the standard rate.

All quoted labor is prevailing wage.

Additionally, work is planned to happen in a concurrent schedule. If client or other contractor interruptions to planned schedule occur, a change order will be initiated to cover additional travel costs and labor hours.

Owner Requirements:
Client to provide the following to ensure the mutual success of meeting all project deliverables per specified timeline. Delays or changes in providing the below items will result in the initiation of a change order:
- Uninterrupted concurrent access to the area(s) or room(s) for multiple days depending on project size.
- Wall backing, conduit and any millwork installed 3 days prior to the start of installation.
- Any existing or owner furnished equipment to be used or reused is assumed to be functional. Any equipment or cabling to be found unusable may require additional equipment and/or labor and result in a change order.
- Furniture delivered and installed 2 days prior to iSpace's completion date.
- Network drops installed and active 2 days prior to iSpace's completion date.
- IP addresses assigned 5 days prior to the start of installation.
- Phone lines installed and active 5 days prior to the start of installation.
- A secure, designated on-site area for the storage and staging of equipment once installation begins.
- Equipment recycling/Disposal and garbage recycling/disposal on site such as a dumpster.

Change Order Process:
The purpose of a change order is to make official changes to the existing SOW. Changes, additions, or deletions will initiate

* Price Includes Accessories

the need for a change order. Change orders may include additional fees or credits and may impact project completion dates, dependent on scope. A detailed change order will be provided for sign off. Client MUST sign off before changes are made or product is ordered. In the event of a credit change order, credit will be reflected on the final invoice for the project.

Additionally, work is planned to happen in a concurrent schedule. If client or other contractor interruptions to planned schedule occur, a change order will be initiated to cover additional travel costs and labor hours.

Unforeseen Costs:
iSpace Environments is not liable for unforeseen costs due to weather delays, changes in scope of work or design intent, manufacturer supply chain delays/shortages, unexpected manufacturer price increases, freight price increases, surcharges, change orders, bankruptcies, and/or delays in project timelines due to General Contractors or other external forces. Change orders will be issued for such costs of events and may exceed contingency fees established during the project. iSpace will mutually work with the client to minimize costs, as such all costs will be the responsibility of the client.

* Price Includes Accessories

Police Department Video Wall

Displays

2	**PLANAR 4HDMI QSFP** 4HDMI QSFP HDBaseT	$0.00
1	**PLANAR 4-Output VC Fee** Fee for Additional 4-Output VCs	$2,020.16
8	**PLANAR BRKT, STD, HORZ** BRKT, STD, HORZ	$0.00
6	**PLANAR BRKT, VERT, MNB** BRKT, VERT, MNB Vertical spacer bracket LX/MX55M-L	$0.00
6	**PLANAR CABLE ASSY, DATA, CAT6A,** CABLE ASSY, DATA, CAT6A, 200FT	$1,741.68
4	**PLANAR Cable Assy,PWR,DC,LOOP,8FT** Cable Assy,PWR,DC,LOOP,8FT	$283.20
1	**PLANAR FRU, LX55M-L** LCD Module LX55M-L LCD panel with interface board	$6,035.70
6	**PLANAR LX55M-L** Clarity Matrix G3 LX55M 55 in. 1920x1080, 500-nit LCD video wall system. Includes 1 LCD module, necessary power supply modules, standard video controller electronics and EasyAxis mount. Landscape Only.	$41,623.68

* Price Includes Accessories

1	**PLANAR Matrix G3 Accy Kit - US** Matrix G3 Accy Kit - US	$0.00
2	**PLANAR PWR, DC, 48V, 200FT** PWR, DC, 48V, 200FT Plenum rated. 200-foot (60-meter) Primary Power Cable - to provide a 48V power connection from the Power Supply Module to the display. outputs and 2x 48V/150W rated Aux outputs	$1,104.48
1	**PLANAR RPS-110A** Double 100-240Vac Remote Power Supply (RPS) 100-240Vac input voltage range with 2x Remote Power Supply Module for 2x 48VDC/1150W rated outputs and 2x 48V/150W rated Aux outputs	$0.00
10	**PLANAR Screw,M4x7x8mm, 5/bag** Screw,M4x7x8mm, 5/bag	$0.00
6	**PLANAR Screw,M5X.8X8,BHCS,BLK,** Screw,M5X.8X8,BHCS,BLK, 25/bag	$0.00
3	**PLANAR SHT MTL, CVR, BTM, 55M-L** SHT MTL, CVR, BTM, 55M-L	$223.02
4	**PLANAR SHT MTL, CVR, SIDE, 55M-L** SHT MTL, CVR, SIDE, 55M-L	$221.84
3	**PLANAR SHT MTL, CVR, TOP, 55M-L** SHT MTL, CVR, TOP, 55M-L	$223.02
1	**PLANAR Test Kit** Matrix G3 Display Test Kit Matrix G3 Display Test Kit / PS - US	$371.70

* Price Includes Accessories

	1	**PLANAR VC HSL Loop Back Cables** VC HSL Loop Back Cables	$0.00

Displays Total **$53,848.48**

Video

	6	**COMPREHENSIVE MHD48G-6PROBLK** Pro AV/IT Integrator Series MicroFlex 48G 8K HDMI Cable 6 feet-Jet Black	$167.40
	6	**EXTRON DTP3 R 201** 4K/60 HDMI DTP3 Receiver with Audio De-Embedding	$3,901.08
	6	**EXTRON DTP3 T 202** 4K/60 HDMI DTP3 Transmitter with Input Loop-Out	$4,873.08 *
	12	COMPREHENSIVE MHD48G-6PROBLK Pro AV/IT Integrator Series MicroFlex 48G 8K HDMI Cable 6 feet-Jet Black	

Video Total **$8,941.56**

Rack Equipment

	1	**LEGRAND PDX-915R-SP** Power distribution, 15 amp, 9 outlet, 19" full rackmount	$477.90
	2	**LEGRAND VT1** 1 space vent panel, large perforation pattern	$31.86

Rack Equipment Total **$509.76**

Cabling and Hardware

	6	**LIBERTY CAT 6 Shielded 250' Spool** CMR-00423LIB-CF6-02 LIBERTY AV 24-4P-L6SH-BLK LIBAV P/N 24-4P-L6SH-BLK CAT6 23/4P F/UTP CMR BLACK	$597.36

* Price Includes Accessories

6	**LIBERTY CAT 6 Shielded 250' Spool** Owner Furnished Equipment - CMR-00423LIB-CF6-02 LIBERTY AV 24-4P-L6SH-BLK LIBAV P/N 24-4P-L6SH-BLK CAT6 23/4P F/UTP CMR BLACK	$0.00

Cabling and Hardware Total	**$597.36**

Pro Services

1	**PLANAR GOLD-TIER-MATRIX** Gold tier Professional services including Matrix commissioning, assisted installation, and on-site training.	$8,957.38
1	**PLANAR Std Drawing Pkg** Pro-Ser, Std Drawing Pkg, PDF Drawing Package in PDF format	$1,174.10

Pro Services Total	**$10,131.48**
Police Department Video Wall Total	**$74,028.64**

* Price Includes Accessories

Project Administration

Cabling and Hardware

	1	**ISPACE ENVIRONMENTS AV Cabling & Hardware** Stock Cables, connectors, hardware and job supplies.	$295.00

Cabling and Hardware Total **$295.00**

Project Administration

	1	**PLANAR Shipping and Handling** Shipping and Handling	$0.00
	1	**PLANAR Tariff Fee** Import Tariff Fees are subject to change. Fees are estimated on a basis of current tariffs in effect as if product shipped today. Final Fees will be updated and confirmed before shipment on a basis of actual import tariff fees.	$0.00

Project Administration Total **$0.00**

Project Administration Total **$295.00**

Project Subtotal: **$74,323.64**

* Price Includes Accessories

iSPACE environments

Service Hub Care Packages

Client Name - Project Name

Complete Care Coverage

Complete Care provides full protection of your technology investment by providing priority scheduling for installation & maintenance of product; system training for your technology leaders and staff; and phone troubleshooting support for all your technology equipment.

☐ 1 Year $4,088.00

- Full Equipment Coverage
- Priority On-Site Scheduling
- Advanced Parts Replacement

☐ 3 Year $11,038.00

- Full Labor Coverage
- Preventative Maintenance Visit
- Training Session (1 Hour)

☐ Decline Complete Care Coverage

*iSpace waiver: By declining coverage I agree and understand that all labor repairs and/or replacement parts will be charged at iSpace current rates after the 90 day warranty period expires. The warranty period begins on the day of project sign-off. I also understand that applicable trip fees and shipping fees may apply.

Client: _____ **Date** _____

Contractor iSpace Environments _____ **Date** _____

By signing this proposal, I acknowledge and agree to the terms & conditions included with this proposal on the following page.

PROJECT SUMMARY

Equipment:	$74,323.64
Travel/Mileage/Parking:	$400.00
MN STATE - Project Mgmnt - Off-site:	$1,520.00
MN STATE - Post-sale Design - Off-site:	$575.00
MN STATE - Program/Config - On-site:	$1,380.00
MN STATE - Installation - Prevailing Wage:	$3,570.00
Grand Total:	**$81,768.64**

Client: **Pam Hoffman** **Date**

Contractor: **iSpace Environments** **Date**

Manufacturer Model	Cat	Qty	Unit Cost	Ext Cost	Unit Price	Ext Price
PLANAR 4HDMI QSFP		2	$0.00	$0.00	$0.00	$0.00
PLANAR 4-Output VC Fee		1	$1,712.00	$1,712.00	$2,020.16	$2,020.16
PLANAR BRKT, STD, HORZ		8	$0.00	$0.00	$0.00	$0.00
PLANAR BRKT, VERT, MNB		6	$0.00	$0.00	$0.00	$0.00
PLANAR CABLE ASSY, DATA, CAT6A,		6	$246.00	$1,476.00	$290.28	$1,741.68
PLANAR Cable Assy,PWR,DC,LOOP,8FT		4	$60.00	$240.00	$70.80	$283.20
PLANAR FRU, LX55M-L		1	$5,115.00	$5,115.00	$6,035.70	$6,035.70
PLANAR LX55M-L		6	$6,194.00	$37,164.00	$6,937.28	$41,623.68
PLANAR Matrix G3 Accy Kit - US		1	$0.00	$0.00	$0.00	$0.00
PLANAR PWR, DC, 48V, 200FT		2	$468.00	$936.00	$552.24	$1,104.48
PLANAR RPS-110A		1	$0.00	$0.00	$0.00	$0.00
PLANAR Screw,M4x7x8mm, 5/bag		10	$0.00	$0.00	$0.00	$0.00
PLANAR Screw,M5X.8X8,BHCS,BLK,		6	$0.00	$0.00	$0.00	$0.00
PLANAR SHT MTL, CVR, BTM, 55M-L		3	$63.00	$189.00	$74.34	$223.02
PLANAR SHT MTL, CVR, SIDE, 55M-L		4	$47.00	$188.00	$55.46	$221.84
PLANAR SHT MTL, CVR, TOP, 55M-L		3	$63.00	$189.00	$74.34	$223.02
PLANAR Test Kit		1	$315.00	$315.00	$371.70	$371.70
PLANAR VC HSL Loop Back Cables		1	$0.00	$0.00	$0.00	$0.00
COMPREHENSIVE MHD48G-6PROBLK		18	$23.64	$425.52	$27.90	$502.20
EXTRON DTP3 R 201		6	$551.00	$3,306.00	$650.18	$3,901.08
EXTRON DTP3 T 202		6	$641.00	$3,846.00	$756.38	$4,538.28
LEGRAND PDX-915R-SP		1	$405.00	$405.00	$477.90	$477.90
LEGRAND VT1		2	$13.50	$27.00	$15.93	$31.86
LIBERTY CAT 6 Shielded 250' Spool		6	$84.37	$506.22	$99.56	$597.36
LIBERTY CAT 6 Shielded 250' Spool		6	$0.00	$0.00	$0.00	$0.00
PLANAR GOLD-TIER-MATRIX		1	$7,591.00	$7,591.00	$8,957.38	$8,957.38

PLANAR Std Drawing Pkg	1	$995.00	$995.00	$1,174.10	$1,174.10
ISPACE ENVIRONMENTS AV Cabling & Hardware	1	$250.00	$250.00	$295.00	$295.00
PLANAR Shipping and Handling	1	$0.00	$0.00	$0.00	$0.00
PLANAR Tariff Fee	1	$0.00	$0.00	$0.00	$0.00

City of Brooklyn Park **Request for Council Action**			
Agenda Item:	4.11	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Recreation and Parks
Resolution:	X	**Prepared By:**	Brad Tullberg, Director of Recreation and Parks
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Brad Tullberg
Item:	To Accept a Best Buy Teen Tech Center Grant from the Best Buy Foundation		

City Manager's Proposed Action:

MOTION_____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO ACCEPT A BEST BUY TEEN TECH CENTER GRANT FROM THE BEST BUY FOUNDATION AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO THE GRANT AGREEMENT.

Overview:

In 2012, the Best Buy Foundation launched a program aimed at building state-of-the-art "Best Buy Teen Tech Centers" (BBTTC) in communities across North America. These Teen Tech Centers are free afterschool programs that provide a creative and safe learning environment where teens disproportionately affected by disparities can develop critical skills through hands-on activities exploring their interests through project-based learning.

To ensure the success of the Best Buy Teen Tech Center program, the Best Buy Foundation is partnering with community based organizations with afterschool teen programs, with a respected track record for achieving results through community-based initiatives, financial sustainability, and an ability to embrace new technologies as well as sustain the Tech Center over time (minimum three years).

The Best Buy Foundation will provide a combination of cash and in-kind support for the first year, which will comprise:

- A $40,000 technology grant is to be used to acquire the hardware, software, and necessary accessories for the center to be fully operational including high-quality, professional software tools for creating graphics, 3D animation, images, video and music.
- A $30,000 furniture grant to be used to acquire furnishings that reflects the "look and feel" of a teen-centric space and Best Buy Teen Tech Center design guidelines.
- A $50,000 construction grant towards the establishment of the new Best Buy Teen Tech Center.
- Support from Best Buy and The Clubhouse Network staff for facility design and layout, equipment set-up, software installation, and technical assistance.
- A minimum of a $60,000 grant to be used for staffing, staff development, and program related expenses. Up to 10% of grant funding can be used for general overhead expenditures.
- Cutting-edge curriculum and programs developed by the Best Buy Foundation grant partners.
- Ongoing support from The Clubhouse Network staff to conduct program evaluation, site visits, programmatic guidance, technology support, and general assistance.

- Access to The Clubhouse Village, a social network that enables staff and youth everywhere to meet, interact online, collaborate on design activities, and share projects.
- Participation in one week of orientation and professional development for new Teen Tech Center staff at the “Flagship” Clubhouse, as well as written training materials and on-line documentation to assist in start-up and ongoing operations.
- Best Buy and Geek Squad employee volunteers for community activities, technology assistance and educational workshops.

By accepting the grant, the city of Brooklyn Park is obligated to dedicate a minimum of 1,300 square-feet (including a music studio and an inner-office for staff) identified as the Best Buy Teen Tech Center that can secure and safely house high-end equipment. The BBTC shall be open for a minimum of twenty (20) hours per week and staffed by city of Brooklyn Park staff. The City of Brooklyn Park will hire a staff person dedicated to managing and programming the BBTTC.

Recreation and Parks staff are recommending acceptance of the grant

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

The funding to create the dedicated space for the Best Buy Teen Tech Center was part of the Zanewood Recreation Center construction budget. Operation of the space is included in the annual operating budget for Zanewood Recreation Center.

Attachments:

4.11A RESOLUTION
4.11B GRANT AGREEMENT

RESOLUTION #2026-

RESOLUTION TO ACCEPT A BEST BUY TEEN TECH CENTER GRANT FROM THE BEST BUY FOUNDATION AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO THE GRANT AGREEMENT

WHEREAS, the Best Buy Foundation launched a program aimed at building state-of-the-art “Best Buy Teen Tech Centers” (BBTTC) in communities across North America to provide a creative and safe learning environment where teens disproportionately affected by disparities can develop critical skills through hands-on activities exploring their interests through project-based learning; and

WHEREAS, the Best Buy Foundation is partnering with community-based organizations with afterschool teen programs, with a respected track record for achieving results through community-based initiatives, financial sustainability, and an ability to embrace new technologies as well as sustain the Tech Center over time; and

WHEREAS, the Best Buy Foundation will provide a combination of cash and in-kind support which will comprise of a $40,000 technology grant, a $30,000 furniture grant, a $50,000 construction grant towards the establishment of the new Best Buy Teen Tech Center, support from Best Buy and The Clubhouse Network staff, and a minimum of a $60,000 grant to be used for staffing, staff development, and program related expenses; and

WHEREAS, by accepting the grant, the city of Brooklyn Park is obligated to dedicate a minimum of 1,300 square-feet (including a music studio and an inner-office for staff) identified as the Best Buy Teen Tech Center that shall be open for a minimum of twenty (20) hours per week and staffed by city of Brooklyn Park staff; and

WHEREAS, the City of Brooklyn Park will hire a staff person dedicated to managing and programming the BBTTC; and

WHEREAS, the funding to create the dedicated space for the Best Buy Teen Tech Center was part of the Zanewood Recreation Center construction budget and operation of the space is included in the annual operating budget for the Zanewood Recreation Center; and

WHEREAS, City Council authorizes the Recreation and Parks Director to enter into the grant agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to Accept a Best Buy Teen Tech Center Grant from The Best Buy Foundation and Authorize the Recreation and Parks Director to Enter into the Grant Agreement.

Best Buy Teen Tech Center Program Agreement

This Best Buy Teen Tech Center Program Agreement ("**Agreement**") is effective February 1, 2026 ("**Effective Date**"), by and between Best Buy Foundation, a Minnesota 501(c)(3) organization with a principal office at 7601 Penn Avenue South, Richfield, MN 55423 (the "**Foundation**"), and **City of Brooklyn Park, Minnesota, a home rule charter city and municipal corporation organized and existing under laws of the State of Minnesota** with a principal office at 5200 85th Avenue North, Brooklyn Park, MN 55443 ("**Grantee**"). The Foundation and Grantee may be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

WHEREAS, Grantee has been selected to establish a Best Buy Teen Tech Center at **Zanewood Recreation Center, 7150 Zane Avenue North, Brooklyn Park, MN 55429** ("**BBTTC**") and approved for membership by The Clubhouse Network, Inc. ("**TCN**"); and

WHEREAS, Grantee will enter into a license agreement with TCN relating to the programming and other services provided through TCN for the BBTTC ("**TCN License Agreement**"); and

WHEREAS, Grantee will receive an annual monetary grant for the BBTTC from the Foundation ("**Grant**").

NOW, THEREFORE, in consideration of the obligations set forth below, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

A. Products & Facility

1. Grantee will provide a contiguous dedicated space of at least 1,300 square feet for the BBTTC in compliance with ADA requirements, the requirements of this Agreement, and the Process & Design Guide located at https://bestbuy.ent.box.com/v/ProcessandDesignGuide or in a location otherwise communicated by the Foundation ("**Process & Design Guide**"). Grantee must undertake any renovations, structural improvements, network functionality or configurations, electrical upgrades, and/or power upgrades that are requested and/or required by the Foundation for the BBTTC (the "**Improvements**"). Grantee shall be responsible for contracting for, managing, compensating for, and assuring that any Improvements are completed in a timely manner. The Foundation shall have no obligation with regard to Improvements, except to request Improvements and review the construction plans for compliance with the requirements of this Agreement and the Process & Design Guide. All appropriate permits and other approvals for the BBTTC must be obtained by Grantee or its authorized agent or contractor.

2. Grantee must maintain a website through its organization that provides information to the public regarding the BBTTC, including, at a minimum, (a) address; (b) days and hours of operation; (c) staff member contact information; (d) the TCN name and logo; (e) the Best Buy Teen Tech Center name and logo, attached hereto as Exhibit A ("**Licensed Foundation Trademarks**"); and (f) if applicable, the name and logo of the presenting partner. The Foundation will assess compliance with the requirements of this Agreement as part of its annual evaluation visits.

3. The Foundation may, but is not required to, donate to Grantee various equipment for the BBTTC, including hardware, software, and other materials, as determined by the Foundation in its sole discretion ("**Products**"). Any products, including those acquired with Grant funding, must be properly accounted for, with the inventory list updated upon any changes, and exclusively used in

the BBTTC. Grantee is required to maintain the minimum technology requirements, as set forth in the Process & Design Guide, and ensure such technology remains in fully operational condition. Grantee is responsible for ensuring the safety, maintenance, and upkeep of the products, including maintaining adequate security and insurance for the protection of the BBTTC. Grantee must notify the Foundation of any noted wear or damage, including any issues with equipment functionality, the products, or furniture durability, and any theft or loss within ten (10) business days.

B. Services & Activities.

1. Grantee will perform the following responsibilities in connection with this Agreement, which may be amended by the Foundation from time to time upon ten (10) days written notice to Grantee:

a. Plan and execute a monthly open house that welcomes local volunteers for engagement (dates and times to be mutually agreed upon).
b. Participate in or arrange for BBTTC staff members and CBO Rep, as defined in Section B.4, to participate in a monthly call with the Foundation (dates and times to be determined by the Foundation).
c. Notify the Foundation of any closure of the BBTTC or the site where the BBTTC is located if such closure exceeds three (3) weeks total for that calendar year.

2. Grantee shall name the following dedicated staff members to support the BBTTC:

Role	**Associated Program**	**FTE**	**Required/Optional**
Best Buy Teen Tech Center Staff	Best Buy Teen Tech Center	1.0	Required
Best Buy Teen Tech Center Assistant/Secondary Staff	Best Buy Teen Tech Center	Up to 1.0	Optional
Best Buy Teen Tech Center Career Pathways Facilitator	Best Buy Teen Tech Center Career Pathways Program	1.0	Required, if receiving Career Pathways grant

a. The BBTTC staff members will follow the job descriptions provided by the Foundation. All BBTTC staff members must attend the earliest available one-week orientation and training program offered by the Foundation or TCN.

b. In the event a new BBTTC staff member is hired by the Grantee during the Term of this Agreement, they must attend the one-week orientation and training program. In the event the Grantee does not employ a BBTTC staff member for more than sixty (60) consecutive days during the Term of this Agreement, in addition to any other remedies hereunder, the Foundation may require that the Grant funding for the salary of the BBTTC staff member(s) be carried forward to any succeeding funding period (which would have the effect of reducing a Grant for the succeeding year).

3. Grantee will ensure employment policies and practices are in place, which will extend to volunteers and others who work with youth at the BBTTC, that comply with applicable laws addressing privacy and safety concerns when working with minors, including criminal background checks of staff, volunteers and any other person who may interact with minors. At a minimum, Grantee (via reputable and duly certified third-party agency(ies)) shall conduct background investigations ("**Background Investigation(s)**") of all Grantee employees, volunteers, and others who are assigned to work with youth at the BBTTC using the following searches to the extent permitted by law:

(i) Social Security Number Trace/Validation which develops addresses and aliases associated with individual within no less than seven (7) years of the date of the Background Investigation

(the "**Search Period**") and validates the Social Security Number is not on the "deceased list."

(ii) Felony and misdemeanor search of records for all counties and/or states included in both provided and developed addresses during the Search Period, using both provided and developed addresses/aliases.

(iii) Federal Criminal Check search of federal criminal records for all federal territories included in both provided and developed addresses during the Search Period, using both provided and developed addresses/aliases.

(iv) Felony and misdemeanor search of records during the Search Period within a national criminal database that meets industry standards.

(v) If the individual will operate a motor vehicle, Motor Vehicle Records search of driving history records within no less than three (3) years of the date of the Background Investigation (which may include more than one driver's license) to verify that driving history meets requirements. Compliant driving history includes a current, valid driver's license and none of the following in the past three (3) years: violation(s) for operating a vehicle while intoxicated, reckless driving, and/or leaving the scene of an accident resulting in injury/death/property damage; or a combination of three (3) or more moving violations and/or at fault accidents.

(vi) A search for whether the individual is registered on the National Sex Offender Registry at the time of the Background Investigation.

a. Subject to applicable law, Grantee will not assign an individual to work with minors in the BBTTC if the individual is found to have been convicted during the Search Period of a felony or misdemeanor offense that is job related or registered on the National Sex Offender Registry at the time of the Background Investigation. In conducting Background Investigations, Grantee agrees to consider the following factors in determining whether to assign a staff member to the BBTTC:

(i) The job responsibilities of the position.
(ii) The relevance of any prior conviction to the staff member's ability to perform the job responsibilities.
(iii) The time elapsed since the conviction and/or completion of the sentence.
(iv) The staff member's age at the time of the conviction and/or completion of the sentence.
(v) The seriousness of the offense.
(vi) Information provided by the staff member about their rehabilitation since the conviction and/or completion of the sentence.

b. Grantee will establish clear expectations on what constitutes a disqualification from working with minors in the BBTTC and will not assign staff members who are not suitable for the position based on the foregoing requirements.

c. Grantee will notify the appropriate governmental authorities upon learning of any concern or claim of a youth or their parent or guardian and will inform the Foundation that Grantee has notified the authorities. If Grantee generates a report related to any such concern or claim, Grantee will share such report with the Foundation.

4. Grantee shall designate a leadership-level point of contact to oversee programming at the BBTTC, including all applicable BBTTC staff members (the "**Community Based Organization Representative**" or "**CBO Rep**"). BBTTC staff members and the CBO Rep are expected to participate in all Foundation and TCN meetings, phone or virtual meetings of all staff (dates and times to be determined by the Foundation and TCN), and in person gatherings, including TCN's three-day Annual Conference, the biennial mid-year Regional Workshop, and professional development opportunities hosted by the Foundation.

5. Grantee must operate the BBTTC a minimum of twenty (20) hours per week (after school, on weekends, and at accessible hours during the summer) to ensure that youth have access to the BBTTC. At least sixteen (16) hours per week must be dedicated to drop in programming, with the remaining open hours for Career Pathways Program programming, if applicable. The BBTTC staff member hours that are not used for youth guidance/youth interaction activities, shall be used for technology maintenance, training, space preparation and cleaning, reports, project planning, community outreach, volunteer and mentor engagement, youth outreach and recruitment, fund-raising support (data collection, stories, tours, etc.), meetings, personal development, and other tasks reasonably related to the BBTTC. The BBTTC will not be used for non-BBTTC activities or initiatives, nor for activities not approved by the Foundation.

6. Grantee will adopt the learning approach of TCN by implementing the following basic program standards:

a. The BBTTC will provide opportunities for open-ended exploration (balanced with more structured workshops with a more defined curriculum) during the time that the BBTTC is open.
b. The BBTTC provides high-end professional software for creative expression and scientific and technological exploration (versus computer games and/or web-surfing for entertainment only) during the time that the BBTTC is open.
c. The BBTTC will encourage the participation of adult mentors who can serve as role models and support the development of a sense of community, provided such adult mentors meet the requirements of Grantee's policies and procedures for those working with minors.
d. The BBTTC staff members will demonstrate a commitment to participation in TCN, for example, by sharing best practices and lessons learned, and by encouraging youth to participate in on-line activities for youth around TCN.

7. The Foundation and those they authorize (including Best Buy Co., Inc., and its affiliates) will have the right to use all content created, including youth-generated content, within or utilizing assets of the BBTTC for the purpose of promoting the Foundation and/or its charitable purpose. The Foundation will endeavor to inform the affected parties of its intent to share such content, when reasonably possible, and will obtain additional clearances or licenses, if necessary. Grantee will obtain any clearances or licenses required for any content created by Grantee. Grantee will cooperate with and support the Foundation in obtaining any required releases, licenses, or other documents needed from BBTTC participants and staff.

8. Grantee will comply with all national, state, and local privacy laws, rules, and regulations, including but not limited to the Children's Online Privacy Protection Act and its associated regulations.

9. Grantee will develop, implement, and maintain policies and procedures designed to address and protect the safety of youth, staff, and volunteers, including a code of conduct, practices for obtaining permission from parents and guardians of minors, policies and training related to physical and mental well-being and safety, and measures for network security and protection of personal information. Grantee will notify the Foundation whenever Grantee becomes aware of any incident involving police, fire, or EMS within the BBTTC or the site where the BBTTC is located. If Grantee generates a report related to any such incident, Grantee will share such report with the Foundation.

C. Reporting/Evaluation Requirements

1. Grantee shall use an electronic system to log participants that enter and/or use the BBTTC. Such system will also record basic information that is requested by the Foundation for reporting purposes. The system shall be in place inside of the BBTTC prior to serving youth in the BBTTC.

2. Grantee must inform their Territory Relationship Manager and any other designated point of contact, where applicable and as communicated by the Foundation to Grantee, of (1) all major BBTTC events prior to their occurrence, and (2) any proposed change in key personnel at the BBTTC, or any proposed change in the space dedicated to the BBTTC.

3. Grantee shall allow financial and operational audits relating to the BBTTC by the Foundation, as and when requested, and fully cooperate with any independent evaluation team assigned to the BBTTC, including timely participation in interviews, surveys, evaluation team visits, and other data collection activities.

D. Non-Profit or Government Entity Classification

1. Grantee must be a non-profit or public agency organized for the purpose of supporting community undertakings related to culture, social activities, and education for children, youth, and/or adults. Grantee must be a tax-exempt agency under Section 501(c)(3) of the Internal Revenue Code, or a comparable government-sponsored educational, youth or social services agency. In all cases, Grantee must not derive a profit or otherwise benefit financially from the BBTTC. Grantee must promptly notify the Foundation if there is any change in its status or classification. Grantee will cooperate with the Foundation to sign any additional documents that may be required to support its status as a non-profit or other qualifying organization.

2. Grantee will make reasonable efforts to ensure that no Grant or gifts received from any sponsors of the BBTTC are used in such a manner that they constitute a taxable expenditure, such as would be incurred by a commercial, for-profit enterprise.

E. Additional Terms and Conditions

1. **Grant Funding.** Grant funds must be expended solely for the purpose of establishing and supporting the BBTTC and its associated programs as defined by the Foundation. Grant funds may be used for BBTTC (a) staff salaries, benefits, and development; (b) program materials, supplies, and activities; and (c) travel for appropriate training related purposes, based on geocode. Additional expenses include, but are not limited to, general overhead expenses, such as rent, insurance, additional program supplies, utilities, food/snacks, and travel expenses related to designated professional development opportunities. Grantee will use the electronic system prescribed by the Foundation to apply for grant funding in response to invitations from the Foundation.

2. **Trademark License**. Subject to Grantee's full compliance with the terms of this Agreement, the Foundation hereby grants to Grantee a limited, non-exclusive, non-transferable, royalty-free, revocable license to use, without the right to sublicense, the Licensed Foundation Trademarks, on collateral, promotional materials, and advertising materials related to the BBTTC, including but not limited to Grantee's website, social media, marketing, and advertising materials. Grantee must give the Licensed Foundation Trademarks prominent placement on all BBTTC collateral and promotional materials as well as on its website pursuant to Section A(2) and must include a highly visible display of the name "Best Buy Teen Tech Center" on the physical space, as well as space to recognize any additional supporters as designated by the Foundation. No other use of any Foundation or Best Buy name or marks is allowed under this Agreement or otherwise.

3. **License and Public Announcement Pre-Approval**. Grantee will not make any use of the Licensed Foundation Trademarks in a press release or other public announcement without the Foundation's pre-approval and express written consent. The Foundation reserves the right to periodically request representative samples of other materials showing the use of the Licensed Foundation Trademarks by Grantee to ensure compliance with the branding requirements.

4. **Intellectual Property**. Except as expressly licensed under this Agreement, as between Grantee and the Foundation, the Foundation retains all right, title, and interest in and to the Licensed Foundation Trademarks. Every use of the Licensed Foundation Trademarks by Grantee and any and all goodwill arising therefrom shall inure solely to the benefit of the Foundation.

5. **Indemnification**. Grantee will indemnify, defend, and hold the Foundation harmless from any third-party claims, causes of action and damages, including reasonable attorney fees, arising from or relating to the breach of Grantee's representations and warranties or action or inaction in connection with the performance of its obligations under this Agreement. The Foundation agrees to give Grantee prompt notice of any such claims and to allow Grantee to control the defense or settlement of such claims, however, the Foundation may participate in the defense of a claim at its own cost and expense. This indemnification obligation will survive the termination of this Agreement.

6. **Disclaimer of Warranties**; **Limitation of Liability**. The Foundation provides any Products and services to Grantee hereunder on an "as is" basis. The Foundation disclaims all warranties, express or implied, including without limitation the implied warranties of merchantability and fitness for a particular purpose. In no event shall the Foundation or any of its affiliates be liable for any consequential, incidental, indirect, special, punitive, or other damages whatsoever arising out of this Agreement, whether based on contract, tort, negligence, strict liability or otherwise, and even if advised of the possibility of such damages.

7. **Insurance Requirements**. Grantee will, at Grantee's own cost and expense, obtain and maintain in full force and effect, with financially sound and reputable insurers having A.M. Best ratings of at least A- (VII) or better, insurance necessary to cover the obligations under this Agreement, including coverage for any infringement claims, building requirements, or the like, related to the activities outlined herein. For all coverages maintained by Grantee, the coverage territory must be worldwide and not exclude the United States or Canada. Immediately upon the Foundation's request, Grantee will supply a Certificate of Insurance evidencing the policies Grantee maintains, the limits maintained for each coverage, and applicable insurance company(ies).

8. **Term; Termination**.

a. Term. The term of this Agreement shall commence on the Effective Date and shall continue in force and effect for a period of one (1) year (the "**Initial Term**"). After the Initial Term, this Agreement shall automatically renew for successive one (1) year terms (each such term a "**Renewal Term**" and, together with the Initial Term, the "**Term**").

b. Termination without Cause. The Foundation may terminate this Agreement without cause at any time upon thirty (30) days prior written notice to Grantee.

c. Termination With Cause. The Foundation may terminate this Agreement immediately upon written notice if Grantee breaches its obligations relating to safety or confidentiality. If Grantee breaches any provisions of this Agreement (including additional terms applicable to specific programs, Attachments or Exhibits) which pertain to duties and obligations other than safety or confidentiality, Best Buy may give written notice of such breach to Grantee who shall have 10 days to cure such breach.

d. Effect of Termination. Upon termination of this Agreement, all rights hereunder will cease. Any Products donated hereunder shall remain with the Grantee. Grantee must cease use of the Licensed Foundation Trademarks within thirty (30) days of the termination of this Agreement and assign to the Foundation any domain name registration that includes the Best Buy Teen Tech Center name within seven (7) days of the termination of this

Agreement. Within thirty (30) days of the termination of this Agreement Grantee must provide a final report to the Foundation that includes (i) Grantee's plans for sustainability of the BBTTC program beyond the Term of this Agreement, and (ii) a final accounting of expenditures of Grant funds.

9. **Miscellaneous**. Neither this Agreement, nor any terms and conditions contained herein, will be construed as creating a partnership, joint venture, franchise, or agency relationship between the Parties. This Agreement shall be construed in accordance with and governed by the laws of the State of Minnesota. This Agreement contains the entire understanding between the Parties regarding the subject matter herein. This Agreement may not be assigned by Grantee without the prior written consent of the Foundation. This Agreement will be binding on the Parties and their successors and permitted assigns. Grantee will comply with all applicable laws, rules, and regulations relating to its operation of the BBTTC and its receipt of the products and services hereunder, including without limitation, relevant tax laws and applicable reporting.

10. **Representations & Warranties**. Each Party warrants and represents that it has full right and legal authority to enter into and perform this Agreement in accordance with its terms and the person signing this Agreement on its behalf is authorized to sign.

Additionally, Grantee represents and warrants that: (a) it shall comply with all laws, ordinances, rules and regulations, whether federal, state or local, and agrees to procure and maintain, at its own expense, all necessary permits and licenses; (b) it shall at all times provide the services outlined herein in a respectable and ethical manner, in accordance with recognized standards of Grantee's business, employing a standard of care, skill, and diligence consistent with the professional standards practiced in the industry; and (c) in the course of complying with its obligations and duties under this Agreement, it shall not misappropriate, violate or infringe upon any patent, copyright, trade secret or other property or contract right of the Foundation or other person.

11. **Complete Agreement**. This Agreement sets forth the entire agreement and understanding of the Parties relating to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations, and understandings between the Parties whether written or oral.

IN WITNESS WHEREOF, the Parties have duly executed and delivered this Agreement as of the Effective Date.

FOUNDATION	**GRANTEE**
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

EXHIBIT A
Licensed Foundation Trademarks

BEST BUY Teen Tech Center®

BEST BUY
Teen Tech Center®

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.12	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Recreation & Parks
Resolution:	X	**Prepared By:**	Brad Tullberg, Recreation & Parks Director
Ordinance:	N/A		
Attachments:	2	**Presented By:**	Brad Tullberg, Recreation & Parks Director
Item:	Award Bid for Edinburgh Clubhouse Roof Project to Dura-Roof LLC		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO AWARD THE BID FOR THE EDINBURGH CLUBHOUSE ROOF PROJECT TO DURA-ROOF LLC IN THE AMOUNT OF $419,000 AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO A CONTRACT FOR THE PROJECT.

Overview:

Constructed in 1987, the Clubhouse at Edinburgh USA is both a community public recreation facility and an economic development strategy designed to meet the leisure time needs of golf course patrons, residents, community groups, organizations, and the public to enhance the quality of life in Brooklyn Park. The Brooklyn Park Economic Development Authority (EDA) owns the Edinburgh USA Clubhouse, while the Recreation and Parks Department provides the supervision of the Clubhouse operations.

The Edinburgh Clubhouse has three flat roof sections that are still the original roofing material from 1987. In 2025, two of the three roof sections experienced issues with leaking during hard rains. Because all three sections require crane access to re-roof each section, it was determined to include all three roof sections in the 2026-30 Capital Improvement Plan (Project 2035).

On January 1, 2026, the project was advertised in the Sun Post and posted on the City of Brooklyn Park website. A total of ten (10) bids were received by the 2:00pm deadline on January 22, 2026. The lowest bid of $349,000 was submitted by LionHeart Building & Consultants LLC. It was determined that LionHeart Building & Consultants LLC was not a qualified bidder because the contractor is not certified by the manufacturer to install a 90-mil EPDM Roof system with a 30-year NDL Warranty as per the project specifications. The second lowest bid was submitted by Dura-Roof LLC in the amount of $419,000. Project design consultant, Inspec, recommends awarding the project to Dura-Roof LLC after verifying their ability to provide the manufacturer warranty and checking references from similar projects.

Primary Issues/Alternatives to Consider:
The project was bid with specifications in compliance with the City of Brooklyn Park Prevailing Wage Ordinance.

Budgetary/Fiscal Issues:
The project will be funded utilizing $200,000 budgeted by the EDA for Edinburgh Clubhouse repairs, with the balance of $219,000 to be paid from Edinburgh Enterprise Fund.

Attachments:
4.12A RESOLUTION
4.12B INSPEC LETTER OF RECOMMENDATION

RESOLUTION #2026-

RESOLUTION TO AWARD THE BID FOR THE EDINBURGH CLUBHOUSE ROOF PROJECT TO DURA-ROOF LLC IN THE AMOUNT OF $419,000 AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO A CONTRACT FOR THE PROJECT

WHEREAS, constructed in 1987, the Clubhouse at Edinburgh USA is both a community public recreation facility and an economic development strategy designed to meet the leisure time needs of golf course patrons, residents, community groups, organizations, and the public to enhance the quality of life in Brooklyn Park; and

WHEREAS, the Brooklyn Park Economic Development Authority (EDA) owns the Edinburgh USA Clubhouse, while the Recreation and Parks Department provides management of the Clubhouse operations; and

WHEREAS, the Edinburgh Clubhouse has three flat roof sections that are the original roofing material from 1987; and

WHEREAS, because all three sections require crane access to re-roof each section, it was determined to include all three roof sections in the 2026-30 Capital Improvement Plan; and

WHEREAS, on January 1, 2026, the project was advertised in the Sun Post and posted on the City of Brooklyn Park website; and

WHEREAS, a total of ten (10) bids were received by the 2:00pm deadline on January 22, 2026; and

WHEREAS, the lowest bid of $349,000 was submitted by LionHeart Building & Consultants LLC but it was determined that the contractor could not provide the manufacturer warranty required by the project specifications; and

WHEREAS, the second lowest bid was submitted by Dura-Roof LLC in the amount of $419,000; and

WHEREAS, project design consultant, Inspec, recommends awarding the project to Dura-Roof LLC after verifying their ability to provide the manufacturer warranty and checking references from similar projects; and

WHEREAS, the project was bid in compliance with the City of Brooklyn Park Prevailing Wage Ordinance; and

WHEREAS, the project will be funded utilizing $200,000 budgeted by the EDA for Edinburgh Clubhouse repairs, with the balance of the project to be paid from the Edinburgh Enterprise Fund; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to Award the Bid for the Edinburgh Clubhouse Roof Project to Dura-Roof LLC in the Amount of $419,000 and Authorize the Recreation and Parks Director to Enter into a Contract for the Project

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Pavement, and Waterproofing

February 3, 2026

Mr. Brad Tullberg
City of Brooklyn Park
5600 85th Avenue North
Brooklyn Park, MN 55443

Re: 2026 Partial Roof Replacement Brooklyn Park, Edinburgh Clubhouse
Brooklyn Park, Minnesota 55443
Inspec Project No.: 216063

Dear Brad,

On January 22, 2026, ten bids were received for the above-mentioned project. The lowest bid of $349.000 was submitted by LionHeart Building & Consultants LLC was not a qualified bidder because the contractor is not certified by the manufacturer to install a 90-mil EPDM Roof system with a 30-year NDL Warranty as required by the manufacturer. Dura-Roof LLC, which submitted the next low bidder submitted a qualified bid in the amount $419,000 and is certified by the manufacturer to install a 90-mil EPDM Roof system with a 30-year NDL Warranty as required by the manufacturer. Our original opinion of roof replacement cost was $400,000 not including a 10% contingency. The bids received from each of the ten contractors ranged from $349,000 to $846,000.

Based on the actual site conditions such as limited staging, a tear-off of the existing roof over occupied areas, complexity and the need for the contractor to break down and restage for each day, it is Inspec's opinion that the proposed cost for the Base Bid is reasonable.

On February 2, 2026, we discussed the project with Dura-Roof LLC and they indicated they would provide the work as specified for the above-mentioned amount. Dura-Roof LLC performed work on projects for the manufacturer that they are certified by to install 90-mil EPDM roofs with a 30-year NDL Warranty. The Manufacturer indicated that their work performed has been good and their personnel have been cooperative. Dura-Roof LLC submitted four projects as part of their contractor qualifications and Inspec contacted the Clients for each of the projects. Overall, the results were favorable.

Based on the above information, it is Inspec's opinion that the low bid amount received is reasonable, therefore we would recommend accepting the full Base Bid from Dura-Roof LLC in the amount of $419,000 at this time. If you have any questions or comments, please contact our office.

Sincerely,

INSPEC

Bruce F. Bungert

Bruce F. Bungert

BFB/bap/dar
Enclosure: Bid tab

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BID TABULATION

Preliminary Bid Tabulation - Bids are Contingent Upon Further Review

OWNER: City of Brooklyn Park

PROJECT: 2026 Partial Roof Replacement at Edinburgh Clubhouse

BID DATE / TIME: January 22, 2026 at 2:00 PM (2:30 PM Teams Meeting) Project No. 216063

CONTRACTOR	Addenda 1,2	Bid Security	Respons Contractor	Base Bid		Unit Price 1	Unit Price 2			
Approx. Sqs.				*730*		*Plywood deck*	*Turbine vent*			
System Type				*90 FA EPDM*		*SF*	*Vent*			
Lionheart Building and Consulta	➃	➃	➃	$349,000		$8.00	$150.00			
Berwald Roofing Company	➃	➃	➃	$638,700		$16.00	$250.00			
BL Dalsin Roofing	➃	➃	➃	$846,972		$10.00	$275.00			
Mint Roofing Inc	➃	➃	➃	$481,840		$5.60	$300.00			
Gabriel Roffing LLC	➃	➃	➃	$535,900		$6.00	$120.00			
John A Dalsin & Son, Inc	➃	➃	➃	$465,610		$28.00	$750.00			
Dura-Roof LLC	➃	➃	➃	$419,000		$9.69	$600.00			
Commercial Roofing and Sheet	➃	➃	➃	$640,580		$3.10	$780.00			
Central Roofing Company	➃	➃	➃	$649,700		$10.00	$550.00			
McPhillips Bros Roofing Co	➃	➃	➃	$682,240		$4.50	$150.00			

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.13	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Recreation & Parks
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Brad Tullberg, Recreation & Parks Director
Attachments:	2	**Presented By:**	Brad Tullberg, Recreation & Parks Director
Item:	Award Bid for Community Activity Center Arena 1 Roof to Lake Area Roofing		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO AWARD THE BID FOR THE COMMUNITY ACTIVITY CENTER ARENA 1 ROOF PROJECT TO LAKE AREA ROOFING IN THE AMOUNT OF $793,360 AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO A CONTRACT FOR THE PROJECT

Overview:

The Brooklyn Park Community Activity Center (CAC), including Ice arena #1, was originally constructed in 1983. The Arena #1 roof was replaced in 2002 after an inspection revealed water intrusion and mold. The PVC roof that was installed in 2002 included a 20-year warranty to align with the 20-year expected useful life. In 2024 and 2025, the CAC Arena #1 roof began to experience intermittent issues with leaks and was added to the 2026-30 Capital Improvement Plan (Project 2040) with a $1.2M budget.

On January 8, 2026, the project was advertised in the Sun Post and posted on the City of Brooklyn Park website. A total of seven (7) bids were received by the 2:00pm deadline on January 29, 2026. The lowest bid of $763,360 was submitted by Lake Area Roofing. Project design consultant, Inspec, recommends awarding the project to Lake Area Roofing after verifying their ability to provide the 30-year manufacturer warranty and checking references from similar projects.

Primary Issues/Alternatives to Consider:
The project was bid with specifications in compliance with the City of Brooklyn Park Prevailing Wage Ordinance.

Budgetary/Fiscal Issues:

The project is included in the 2026-2030 Capital Improvement Plan and the 2026 budget as New World project #2040-26 funded by the Heritage Infrastructure Fund.

Attachments:
4.13A RESOLUTION
4.13B INSPEC LETTER OF RECOMMENDATION

RESOLUTION #2026-

RESOLUTION TO AWARD THE BID FOR THE COMMUNITY ACTIVITY CENTER ARENA 1 ROOF PROJECT TO LAKE AREA ROOFING IN THE AMOUNT OF $793,360 AND AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO A CONTRACT FOR THE PROJECT

WHEREAS, the Brooklyn Park Community Activity Center (CAC), including Ice arena #1, was originally constructed in 1983; and

WHEREAS, the Arena #1 roof was replaced in 2002 after an inspection revealed water intrusion and mold; and

WHEREAS, the PVC roof that was installed in 2002, included a 20-year warranty to align with the 20-year expected useful life and began experiencing leaks in 2024 and 2025; and

WHEREAS, on January 8, 2026, the project was advertised in the Sun Post and posted on the City of Brooklyn Park website; and

WHEREAS, a total of seven (7) bids were received by the 2:00pm deadline on January 29, 2026, and the lowest bid of $763,360 was submitted by Lake Area Roofing; and

WHEREAS, the project was bid in compliance with the City of Brooklyn Park Prevailing Wage Ordinance; and

WHEREAS, project design consultant, Inspec, recommends awarding the project to Lake Area Roofing after verifying their ability to provide the manufacturer warranty and checking references from similar projects; and

WHEREAS, the project is included in the 2026-2030 Capital Improvement Plan and the 2026 budget as New World project #2040-26 funded by the Heritage Infrastructure Fund; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to Award the Bid for the Community Activity Center Arena 1 Roof to Lake Area Roofing in the Amount of $763,360 and Authorize the Recreation and Parks Director to Enter into a Contract for the Project

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February 2, 2026

Mr. Brad Tullberg
City of Brooklyn Park
5600 85th Avenue North
Brooklyn Park, MN 55443

Re: 2026 Partial Roof Replacement at CAC, Ice Arena 1
Brooklyn Park, Minnesota 55443
Inspec Project No.: 216043

Dear Brad,

On January 29, 2026, seven bids were received for the above-mentioned project. Lake Area Roofing submitted the low qualified bid in the amount $793,360 for the Base Bid. Our original opinion of roof replacement cost was $1,535,000, not including a 10% contingency. The bids received from each of the ten contractors ranged from $793,360 to $1,405,566.

Based on the actual site conditions such as limited staging, a tear-off of the existing roof over occupied areas, complexity and limited staging, it is Inspec's opinion that the proposed cost for the Base Bid is reasonable.

On February 2, 2026, we discussed the project with Lake Area Roofing and they indicated they would provide the work as specified for the above-mentioned amount. Lake Area Roofing performed work on projects for the manufacturer, and they are certified to install 80-mil PVC roof system with a 30-year NDL Warranty. The manufacturer indicated that Lake Area Roofing has worked on many projects for them and is in good standing with the manufacturer. Lake Area Roofing has worked on many projects that Inspec has designed, and the work performed has been good and their personnel have been cooperative.

Based on the above information, it is Inspec's opinion that the low bid amount received is reasonable, therefore we would recommend accepting the full Base Bid from Lake Area Roofing in the amount of $793,360 at this time. If you have any questions or comments, please contact our office.

Sincerely,

INSPEC

Bruce F. Bungert

BFB/dar

Enclosure: Bid tab

1000 Parkers Lake Road
Suite 100
Wayzata, MN 55391
Ph. 763-546-3434
Fax 763-546-8669

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BID TABULATION

Preliminary Bid Tabulation - Bids are Contingent Upon Further Review

OWNER: City of Brooklyn Park

PROJECT: 2026 Partial Roof Replacement at CAC Ice Arena 1

BID DATE / TIME: January 29, 2026 at 2:00 PM (2:30 PM Teams Meeting) Project No. 216043

CONTRACTOR	Addenda	Bid Security	Respons Contractor	Base Bid		Unit Price 1	Unit Price 2			
Approx. Sqs.				*73*		*T&G wood deck*	*Plywood deck*			
System Type				*90 FA PVC*		*SF*	*SF*			
Berwald Roofing	✓	✓	✓	$933,400.00		$20.00	$10.00	C		
BL Dalsin Roofing	✓	✓	✓	$1,405,566.00		$66.86	$10.00			
Central Roofing	✓	✓	✓	$1,286,855.50		$41.50	$10.00			
Commercial Roofing & Sheet Metal	✓	✓		$1,160,885.00		$70.00	$13.20			
Dura-Roof LLC	✓	✓	✓	$794,000.00		$35.00	$9.69			
John A. Dalsin	✓	✓	✓	$1,121,142.00		$25.00	$9.50			
Lake Area	✓	✓	✓	$793,360.00		$20.00	$5.00			

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.14	**Meeting Date:**	February 23, 2026
Agenda Section:	Consent	**Originating Department:**	Recreation and Parks
Resolution:	X	**Prepared By:**	Brad Tullberg, Recreation and Parks Director
Ordinance:	N/A		
Attachments:	1	**Presented By:**	Brad Tullberg
Item:	Authorizing Application for Grant Funding Through MN Department of Agriculture AGRI Urban Agriculture Community & Economic Development Grant		

City Manager's Proposed Action:
MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____ TO AUTHORIZE APPLICATION FOR GRANT FUNDING THROUGH THE MN DEPARTMENT OF AGRICULTURE AGRI URBAN AGRICULTURE COMMUNITY & ECONOMIC DEVELOPMENT GRANT FOR HISTORIC EIDEM FARM.

Overview:

The Agricultural Growth, Research, and Innovation (AGRI) Program in the MN Department of Agriculture supports the advancement of Minnesota's agricultural and renewable energy industries. The AGRI Urban Agriculture Grant Programs encourage urban agriculture youth education and urban agriculture community and economic development within the city limits of urban or peri-urban areas. These grants help organizations and communities obtain the materials and services necessary to successfully promote urban agriculture, youth education, and community or economic development through urban agriculture.

The Youth Education Grant will support projects that focus on starting or growing agricultural-based education programs from early childhood through post-secondary and young adult-aged students. The proposed project will add a greenhouse near the new accessible garden beds and trail to be used for educational programs, events, and rentals. Grants are reimbursed up to 75% of the total eligible costs. The maximum grant award is $75,000.

Staff have reviewed grant requirements and agree to be bound by AGRI Urban Agriculture Community & Economic Development Grant Agreement and are prepared to be the fiscal agent for the award to disburse the funds, and ensure the funds are used as listed in the application.

Primary Issues/Alternatives to Consider:
Staff recommend authorization to submit application for the AGRI Urban Agriculture Community & Economic Development Grant to support the addition of a greenhouse at Historic Eidem Farm.

Budgetary/Fiscal Issues:
Staff are requesting up to $75,000 in AGRI Urban Agriculture Community & Economic Development Grant funds to be used to support the addition of a greenhouse near the new accessible garden beds and trail.

Attachments:

4.14A RESOLUTION

RESOLUTION #2026-

RESOLUTION TO AUTHORIZE APPLICATION FOR GRANT FUNDING THROUGH THE MN DEPARTMENT OF AGRICULTURE AGRI URBAN AGRICULTURE COMMUNITY & ECONOMIC DEVELOPMENT GRANT FOR HISTORIC EIDEM FARM

WHEREAS, the AGRI Urban Agriculture Grant Programs encourage urban agriculture youth education and urban agriculture community and economic development within the city limits of urban or peri-urban areas; and

WHEREAS, The City of Brooklyn Park desires to develop a greenhouse on the Historic Eidem Farm site to be used for educational programs, events, and rentals; and

WHEREAS, the City of Brooklyn Park has legal authority to apply for financial assistance, and it has the financial capability to meet the match requirement (if any) and ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life; and

WHEREAS, grants are reimbursed up to 75% of the total eligible costs. The maximum grant award is $75,000; and

WHEREAS, upon approval of its application by the State, the City of Brooklyn Park may enter into an agreement with the State for the above-referenced project, and that the City of Brooklyn Park certifies that it will comply with all applicable laws.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park to Authorize Application for Grant Funding Through the AGRI Urban Agriculture Community & Economic Development Grant and Authorize the Recreation and Parks Director to Submit Application on Behalf of the City of Brooklyn Park.

City of Brooklyn Park
Request for Council Action

Agenda Item:	8.1	**Meeting Date:**	February 23, 2026
Agenda Section:	Discussion	**Originating Department:**	Public Works
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Marc Culver, Public Works Director
Attachments:	4	**Presented By:**	Marc Culver, Public Works Director
Item:	Broadband Franchise Agreements		

City Manager's Proposed Action:

Receive presentation on the recommendation to require Franchise Agreements for Broadband providers.

Overview:

City staff have been working with the Northwest Suburbs Cable Communications Commission (NWSCCC)/CCX Media on the potential to require franchise agreements from companies providing broadband services via media installed within the City's right-of-way. While cities have wanted to do this for some time, as we currently require franchise agreements from traditional cable companies such as Comcast/Xfinity, there was some ambiguity in state and federal law that prevented this with broadband companies that could be considered telecommunications providers.

Recent case law and other legal precedents have recently opened the door for cities to require franchise agreements. The City, as a member of the NWSCCC, delegates the authority to negotiate franchise agreements with cable communications systems. CCX Media provides its member cities with coverage of community events, local news, high school sports, city council meetings, and other community programming.

Staff will provide a short presentation on the City's desire to require franchise agreements and next steps.

Attached to this RFCA are some articles written by an attorney, Mike Bradley, working for NWSCCC, which provides some background to the recent case law and legal precedent as well as some information on Minnesota's first franchise agreement with a Broadband provider. There is also a memo from Shannon Slatton, Executive Director of NWSCCC, outlining the financial case for the need for franchise agreements.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues:

There are no budget impacts to this proposed action.

Attachments:

8.1A MEMO FROM NORTHWEST SUBURBS CABLE COMMUNICATIONS COMMISSION
8.1B BROADBAND FRANCHISING MEMO
8.1C ARTICLE – FIRST BROADBAND FRANCHISE USHERS IN NEW ERA OF FRANCHISING
8.1D ARTICLE – LOCAL FRANCHISING TO ENSURE EQUAL ACCESS TO BROADBAND

Northwest Suburbs
Cable Communications Commission

6900 Winnetka Avenue North
Brooklyn Park, MN 55428

Phone: 763.536.8355
Web: www.nwsccc.org

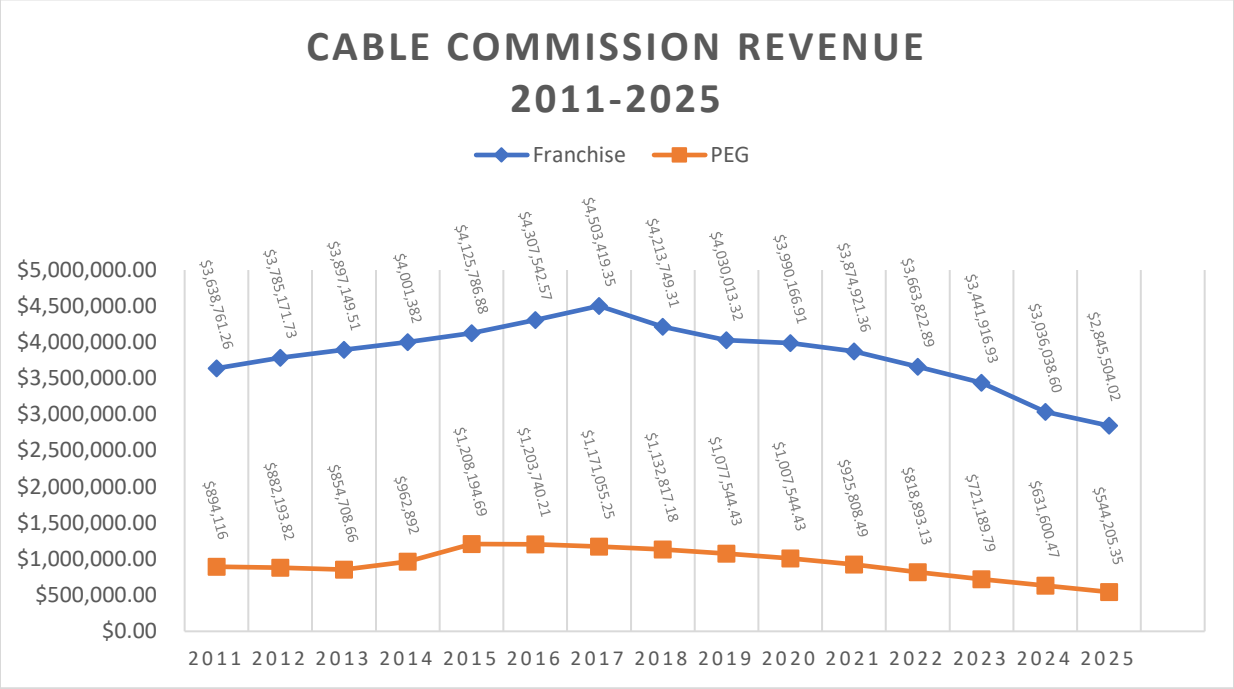
To: Brooklyn Park City Council
From: Shannon Slatton Schwartz, Executive Director
Date: February 23, 2026
Re: Providing Local Services Amid Franchise Revenue Decline

Northwest Suburbs Cable Communications Commission (NWSCCC) Mission:
Protect the member-cities' constituents' interest as they relate to cable communications systems and other services, especially as they impact rights-of-way. Protect the franchise fee and PEG fee for community television and related interest.

How has the NWSCCC served Brooklyn Park?

- Records, streams city meetings (57 in 2025) through CCX Media
- Provided equipment grants for council chambers
- Receives cable complaints, works to resolve them (100 in 2025)
- Programs Channel 16 365 days a year
- Promotes city stories, events plus news, sports coverage through CCX Media
- Streams candidate forums during election years

How has NWSCCC revenue changed?
The main sources of NWSCCC revenue (Franchise fees, PEG fees) are directly impacted by the number of cable television subscribers on a monthly or quarterly basis. The number of subscribers in the northwest suburbs peaked in 2010, and has declined by approximately 56 percent. Franchise fee revenue and PEG fee revenue is anticipated to continue declining.



Bradley Werner
Attorneys at Law

MEMORANDUM

To: Northwest Suburbs Cable Communications Commission
From: Michael R. Bradley
Re: Broadband Franchising
Date: October 27, 2025

Franchise Basics

In simple terms, a franchise is an authorization from a local government entity to a company to use the public rights-of-way to provide services to area residents.

Benefits of Franchising

There are many proven benefits of franchising, such as build-out requirements, customer service standards, compliance with the City's right-of-way standards, the payment of franchise fees, and the provision of other public benefits.

Franchising Authority in this Area

The Northwest Suburbs Cable Communications Commission has been delegated the authority to franchise cable communications systems on behalf of its nine member cities. The Commission has administered the franchises for the area for 40+ years.

Broadband is Not a Telecommunications Service

Earlier this year, the U.S. Court of Appeals in a Hobbs Act review of an FCC Order held that broadband is not a telecommunications service. *Ohio Telecom Ass'n v. FCC (In re MCP No. 185)*, 124 F.4th 993 (6th Cir. 2025). This decision has caused cities in Minnesota to reevaluate where broadband-only providers fall under state law. Since broadband is not a telecommunications service under federal law, it is similarly not likely to be under state law. Instead, it is more likely that a broadband system is a “cable communications system.” A "cable communications system" is a system that provides "*data, or communications content* service." *See* Minn. Stat. § 238.02, Subd. 3 and 31. This definition is much broader than a cable television system or “cable system” as that term is defined in federal law. *See, e.g. WH Link, LLC v. City of Otsego*, 664 N.W.2d 390 (Minn. Ct. App. 2003) (OVS provider using internet protocol is a cable communications system). If the City determines that a permit applicant is constructing a cable communications system, it could instruct the applicant to obtain a franchise from the Commission as a prerequisite to issuing permits.

Minnesota’s First Broadband Franchise

A similar commission just negotiated and executed the first broadband franchise in the state for the City of Woodbury area. Additional information and links can be found here. More information on the benefits of local franchising can be found here. We would be happy to review this further with any of the Commission’s Member Cities and their respective city attorneys.

Bradley Werner
Attorneys at Law

Minneapolis/St. Paul
(651) 379-0900

Chicago
(847) 510-5999

First Broadband Franchise Ushers in a New Era in Franchising

Sep 29, 2025 — by Michael Bradley in Broadband, Municipal

Summary

The South Washington County Telecommunications Commission adopted the first broadband franchise in Minnesota. A broadband franchise is vastly superior to mere permitting. A broadband franchise, unlike a permit, addresses multiple issues that benefit residents and consumers, such as buildout standards, customer service standards, senior and disabled person discounts, system performance standards, consideration for use of public property, and many other public benefits.

The South Washington County Telecommunications Commission (SWCTC) has adopted the first local broadband franchise agreement in Minnesota. The agreement with Intrepid Fiber Networks was approved at the SWCTC meeting on September 25, 2025. This is the future of franchising and communications. It secures future-proof digital infrastructure for the City of Woodbury area.

The franchise grants Intrepid the privilege to construct an open access Fiber-to-the-Home (FTTH) cable communications system in the City of Woodbury. This franchise marks a new era in franchising for local governments in Minnesota. SWCTC showed how local governments can protect the public rights-of-way, while securing important protections for its residents.

I. Franchising Superior to Permitting

Franchising is fundamentally different from standard right-of-way permitting. While permitting generally dictates how a construction project is executed (e.g., pavement repair, traffic control), franchising provides a formal, binding contract that guarantees specific public benefits in exchange for the use of public real estate.

The SWCTC's track record of protecting area residents, spanning four decades, is proof of the effectiveness of local franchising. The SWCTC's long-time attorney, Mike Bradley of Bradley Werner, LLC, detailed the Commission's history of success:

> *"For over 40 years this commission has franchised cable communication systems on behalf of its member cities and their residents."*

The first franchise granted by the SWCTC was in 1983. Bradley then summarized the overwhelming success of this approach:

> *"Through franchising, the Commission oversaw a company with initially no presence in the public right of way and no customers, and we saw that company start up and ultimately become the most robust cable communication system in the area."*

Franchising by the SWCTC has also resulted in many tangible benefits benefiting residents. The success of local franchising should come as no surprise. It was a predicted outcome when the legislature decided cable communications systems should be regulated at the local level, moving away from state regulation of legacy phone systems. Bradley explained, that through local franchising:

> *"This Commission has made certain of many things that benefit residents, including having all residents having service, having buildout obligations, making sure all residents were covered, making sure the communication system was upgraded to meet community needs, enforcing customer service standards… and, we shouldn't forget, also developing a robust community media center in what is now TrueLens Community Media."*

In short, franchising ensures that local governments retain the authority to hold providers accountable for key community objectives. This power is lost under mere permitting.

II. Summary of the SWCTC Broadband Franchise

The franchise granted to Intrepid Fiber Networks is a modern model for local governments authorizing open-access fiber optic cable communications systems in their jurisdictions. Key provisions secured by the SWCTC on behalf of its member city include:

Not Exclusive. The SWCTC is allowed to franchise other broadband providers serving its member cities.

Equal Access to Broadband. The franchise mandates that Intrepid provide equal access to broadband to all residents. This ensures the same quality of service to all homes and businesses in the franchise area.

Open Access System. Intrepid will build the network as a wholesale provider. Other franchised retail service providers will operate on this single, robust network, fostering competition in services and pricing for residents.

Authorization for Open Access Service Providers. All open access service providers using the Intrepid system will be allowed to sign on to this master franchise by signing a Joinder Agreement. This will allow users of the system to sign the Joinder Agreement and start providing service immediately.

Buildout Obligation. Intrepid must essentially complete construction of the entire city over a 5-year period. They must also ensure access across the entire jurisdiction.

Financial Consideration. Intrepid has agreed to pay a 5% gross revenue fee. This payment is for the privilege to use the public rights-of-way. It secures a long-term revenue source for the community.

Public Benefits & Protections. The agreement secures commitments for free or discounted broadband services for government facilities. It ensures the provision of dark fiber under certain conditions. It also includes a provision for a discount of no less than 10% for seniors and disabled persons.

III. Prompt Action by the Commission

Crucially, the SWCTC demonstrated that local franchising is an expeditious process. The SWCTC moved rapidly to review the franchise application, hold a public hearing, and negotiate and approve the agreement. When an applicant is serious about serving a community, local franchising does not create any unnecessary delay.

The Commission acted to approve the franchise just **59 days** from the date they received Intrepid's application. Franchise negotiations themselves were completed in **less than three weeks**. Bradley addressed critics of local regulation directly, stating:

> *"Any suggestion that local government is a barrier to entry is not based in reality. This commission acted, and acted very timely."*

The SWCTC's successful and prompt process ensures that a local body of government will be "looking out for our interests." It protects residents' rights and ensures all residents have equal access to broadband.

Bradley Werner, LLC

Michael Bradley and Nancy Werner are nationally recognized and respected local government attorneys. Our firm is dedicated to representing local governments on broadband, cable, telecommunications, utilities, and right-of-way management issues. We have decades of experience representing municipalities on communications and utilities matters.

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This Is the Way: Local Franchising to Ensure Equal Access to Broadband

Jul 9, 2025 — by Michael Bradley in Broadband, Municipal

Summary

The need for equal access to broadband is not controversial. What's needed now is a clear path to achieve it. Municipal franchising is that path. Cities with home rule or statutory authority should act on that authority. Others should pursue legislative change if necessary. Communities that fail to secure this authority risk being left behind and their residents harmed.

Earlier this year my article, "This is the Way: Equal Access to Broadband Through Municipal Franchising," was published in *Municipal Lawyer* (Jan/Feb 2025). Many of the concepts from that article are captured here.

As billions of federal and state dollars are allocated to broadband infrastructure, the question arises: *How can we ensure equal access for all residents?*

The answer is both time-tested and forward-thinking: **municipal broadband franchising**.

The Case for Local Franchising

Franchising gives municipalities the legal authority to manage their public rights-of-way and negotiate enforceable agreements with private broadband providers. This is not a new idea—cities have used cable franchising for decades to deliver area-wide service, public benefits, and strong consumer protections.

Broadband is simply the next chapter.

Federal Regulation Clarified

The FCC has attempted to assert broader regulatory authority over broadband, including recent efforts to reclassify broadband as a Title II telecommunications service. However, in January 2025, the Sixth Circuit rejected that reclassification, meaning that broadband is not a telecommunications service under federal law. Instead, broadband is a Title I information service subject to local franchising if it is allowed under stated and local laws.

This legal reality reinforces a crucial point: **local governments are best positioned to protect the public interest** when it comes to broadband. The Communications Act does not preempt local franchising, and states retain sovereign authority over their rights-of-way. Local governments should carefully explore what authority they have to franchise broadband providers given the new clarity over its classification under federal law. If necessary, local governments should consider seeking legislative changes to clarify franchising authority.

Broadband Franchising Works

Franchising broadband providers offers clear, community-focused benefits. Depending on municipal authority, these benefits can include:

✅ Equitable Buildout

Cities can require providers to build out their networks citywide—ensuring all neighborhoods, including underserved and low-income areas, receive the same quality of service.

✅ Customer Service Standards

Franchise agreements can mandate local contact support, response timelines, and fair billing practices. This empowers residents with real accountability.

✅ Public Benefits

Franchises support PEG programming, digital inclusion initiatives, and access to technology training and facilities.

✅ Long-Term Oversight

With over $42 billion in federal broadband grants being distributed, franchising ensures that this public investment is protected for the long haul.

A Legislative Blueprint: Minnesota's Equal Access to Broadband Act

In 2024, Minnesota introduced legislation to clarify municipal broadband franchising authority. Though the bill didn't pass, it gained substantial support.

Despite industry pushback citing unfounded fears about fees and service delays, the bill demonstrated how cities can—and should—demand equitable treatment for their residents when broadband providers use public resources for private gain.

Franchising Is the Future

The need for equal access to broadband is not controversial. What's needed now is a clear path to achieve it. Municipal franchising is that path.

Cities with home rule or statutory authority should act on that authority. Others should pursue legislative change if necessary. Communities that fail to secure this authority risk being left behind and their residents harmed.

This is the way—to equal broadband access, community accountability, and long-term protection for the public interest.

For a deeper dive into broadband franchising, see my article, "This is the Way: Equal Access to Broadband Through Municipal Franchising," published in *Municipal Lawyer* (Jan/Feb 2025).

⚖️ *About the Author*

Michael R. Bradley is a partner of Bradley Werner, LLC, a law firm focused on municipal telecommunications. He has more than 30 years of experience representing local governments in cable franchising, broadband policy, and regulatory litigation, and has testified and litigated in state and federal venues nationwide.

📞 Contact Us

Want to learn more about how your city can implement broadband franchising or draft enabling legislation?
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City of Brooklyn Park
Council Work Session

Meeting Date:	February 23, 2026	**Originating Department:**	Administration
Agenda Item:	10.1	**Prepared By:**	Jay Stroebel, City Manager
Agenda Section:	Work Session	**Presented By:**	Jay Stroebel
Item:	Discussion Regarding Election Year Policies		

Summary:

With 2026 being an election year, city staff would like to engage the City Council in a discussion regarding existing or proposed policies related to: political activity at City events, usage of city staff photos in political campaign materials, the timing of city-organized events that feature political candidates, and related topics. Election years have historically created unique challenges for City staff and are seeking Council's interest in developing policies to manage the challenges that have arisen.

City Attorney Thomson is researching the law related to what flexibility the Council has in developing a policy related to political activity at City events and will be prepared to answer legal questions during the conversation.

Attached are two related policies previously approved by the City Council in February 2022.

Attachments:

10.1A RFCA FEBRUARY 28, 2022
10.1B MAYOR AND COUNCIL MEMBER RECOGNITION POLICY
10.1C MAYOR AND COUNCIL MEMBER CONSTITUENT RELATIONS POLICY

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.3	**Meeting Date:**	February 28, 2022
Agenda Section:	Consent	**Originating Department:**	Administration
Resolution:	N/A		
Ordinance:	N/A	**Prepared By:**	Wokie Freeman-Gbogba, Assistant City Manager
Attachments:	2	**Presented By:**	Jay Stroebel, City Manager
Item:	Policies and Procedures for Mayor and Council Member Recognition and Mayor and Council Member Constituent Relations		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO ADOPT THE MAYOR AND COUNCIL MEMBER RECOGNITION POLICY.

MOTION _____, SECOND _____, TO ADOPT THE MAYOR AND COUNCIL MEMBER CONSTITUENT RELATIONS POLICY.

Overview:

In September and November 2021, as well as February 2022, the City Council discussed a proposed policy to clarify staff's role in supporting Council Members in their relations with constituents and staff's role in Council Member recognition. Over that time, multiple conversations have taken place between staff and Council Members on this topic. Based on those conversations and feedback from the Mayor and City Council Members, two policies have been developed and finalized, with these considerations:

- Legal considerations
  - A public entity may not expend public funds (including staff time) on anything that urges or promotes the candidacy of any individual running for public office.
- Differing opinions among Council Members
- Resource realities related to financial resources and staff time and capacity

Recognizing the limits of staff capacity, the Mayor and Council Member Constituent Relations Policy states that staff will promote up to two individual events per calendar year for the Mayor and each Council Member. City employees will not be expected to staff or organize these events. However, staff will provide support to develop an event plan and corresponding tailored communications plan, which might include products like social media promotion, flyers, emails, and cultural media promotion.

If desired, staff may work with the Mayor and Council members to develop and staff three events, one per district, annually, and potentially an annual event for community members to meet the Mayor and Council Members as a collective.

Council Members who would like to partner with the City for events/activities may work with the City Manager to apply the Partnership Policy and request a Memorandum of Understanding (MOU) to determine the level of partnership and clarify roles.

Staff will continue to organize and promote citywide, neighborhood-specific and issue/project-based events that provide engagement opportunities for the community and City Council.

Please note that this policy does not impact the Mayor's ability to request staff's support for occasional citywide events such as an annual State of the City address and events related to urgent matters of citywide significance.

The Mayor and Council Member Recognition Policy states that the City will support the City Council in recognizing noteworthy contributions and achievements of the Mayor and Council Members in their capacity as elected officials of the city of Brooklyn Park that have brought recognition, fame, or achievement to the city. Staff may use various tools to provide that recognition, such as social media, email, and/or print.

City staff will also update the **brooklynpark.org/council** page on the city website to include office hours information and other ways of contacting/meeting with the Mayor and Council Members and will promote that periodically to the community.

Additionally, staff will be updating the Council office in City Hall to provide two (2) drop-in workstations, access to printing, office supplies, a conference table for one to four people and technology for virtual meetings. Other improvements to the constituent experience will include providing water for Mayor and Council Member guests and making business cards for all members of the Council available at the City Hall Front Desk.

Budgetary/Fiscal Issues:

Potentially, there may be some costs associated with promotion of specific events/meetings and recognition, printing of business cards, and providing water for guests.

Primary Issues/Alternatives to Consider:

Attachments:

4.3A MAYOR AND COUNCIL MEMBER RECOGNITION POLICY
4.3B MAYOR AND COUNCIL MEMBER CONSTITUENT RELATIONS POLICY

City Council Policy

Mayor and Council Member Recognition Policy

Purpose:

1.1 To establish parameters for city staff to recognize accomplishments of the Mayor and City Council members

Policy:

1.2 Mayor and Council Member Recognition

The Brooklyn Park City Council seeks to recognize noteworthy contributions and achievements of the Mayor and Council Members in their capacity as elected officials of the city of Brooklyn Park that have brought recognition, fame, or achievement to the city. Recognition will not be issued for political campaigns or events contrary to city policy, matters of politics, or for personal ideological beliefs.

In order to avoid appearance of supporting a political campaign, the city shall not publicly recognize the Mayor or Council Members: 1) from the state Candidate Filing Deadline until the primary or general election in which the member is on the ballot or, 2) if they have publicly declared a candidacy for their existing seat or another elected position prior to the Candidate Filing Deadline.

Procedure:

1.3 Requests for Mayoral or Council Member recognition shall go through the City Manager via email.

1.4 Examples of types of recognition that would be supported include:

- Recognition for community services or outstanding achievements related to their role as an elected official of the city (e.g., League of Minnesota Cities Mayor of the Year)
- Appointment to non-city Councils, Boards, or Advisory Committees related to their role as an elected official of the city (e.g., appointment to the League of Minnesota Cities Board)
- Outgoing Council Members.

1.5 All forms of recognition may be approved by the City Manager, based on criteria outlined in the policy.

City Council Policy

Mayor and Council Member Constituent Relations Policy

Purpose:

2.1 To establish parameters for city staff to support the Mayor and Council's constituent relations work.

Policy:

2.2 Mayor and Council Member Constituent Relations Support

City staff will support the Mayor and Council Members in responding to constituent questions and concerns. Recognizing the limits of staff capacity, staff will promote up to two individual events per calendar year for the Mayor and each Council Member. City employees will not be expected to staff or organize these events.

In order to avoid appearance of supporting a political campaign, the city shall not promote events for the Mayor or Council Members: 1) from the state Candidate Filing Deadline until the primary or general election in which the member is on the ballot or, 2) if they have publicly declared a candidacy for their existing seat or another elected position prior to the Candidate Filing Deadline.

This policy does not impact the expectation staff will continue to organize and promote citywide, neighborhood-specific and issue/project-based events that provide engagement opportunities for the community and City Council. In addition, this policy does not impact the Mayor's ability to request staff's support for occasional citywide events such as an annual State of the City address and events related to urgent matters of citywide significance.

Procedure:

2.3 Requests for Mayoral or Council Member promotion of an event shall go through the City Manager via email.

2.4 Example of a constituent relations event that would be promoted:

- District town hall meeting with a Council Member

2.5 Promotion of events may be approved by the City Manager, based on criteria outlined in the policy.