Council Study Session
City Hall Council Chambers
May 28, 2019

AGENDA

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

1. **City Council Discussion of Agenda Items and Questions - 6 p.m.**
2. **Miscellaneous**
3. **Discussion of Work Session Agenda Item as Time Permits**
4. **Adjourn**

CITY COUNCIL MEETING
City Hall Council Chambers
May 28, 2019

AGENDA

1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it 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 enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

2. Invocation - 7 p.m.

3. Call to Order Regular Business Meeting

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Council Consideration Items.

a. Approval of Minutes

- Motion to approve the following minutes:

- *May 13, 2019 Study Session*
- *May 13, 2019 Regular Session*
- *May 13, 2019 Work Session*

b. Approval of Licenses

- Motion to approve licenses as presented

c. An Ordinance Amending Ordinance 2003-22, Exhibit A; Xcel Energy Electric Franchise Fee Schedule from Xcel Energy

- Motion to adopt the first reading of the ordinance amendment for franchise fees and holding a second reading with a public hearing on July 8, 2019

d. An Ordinance Amending Ordinance No. 2003-23, Exhibit A; Centerpoint Energy Operations within the City of Brooklyn Centers from CenterPoint Energy

- Motion to adopt the first reading of the ordinance amendment for franchise fees and holding a second reading with a public hearing on July 8, 2019

e. Resolution Authorizing the Submission of a Transit -Oriented Development Grant Application to Hennepin County

- Motion to approve a resolution authorizing the submission of a Transit-Oriented Development (TOD) grant application to Hennepin County

f. Resolution Authorizing the Use of EDA-Owned Property for the Saturday Market and Approving the Layout Plan for the Market

- Motion to approve a resolution authorizing the use of EDA-owned property for the Saturday Market and approving the layout plan for the market.

g. Resolution Approving Americans with Disabilities Act (ADA) Transition Plan – Public Right-of-Way

- Motion to approve the resolution approving the Americans with Disabilities Act (ADA) Transition Plan – Public Right-of-Way

h. Policy 2.06 Request for Out of State Conference Approval

- Consider providing direction regarding the request to approve out of State travel by Council Member Graves

7. Presentations/Proclamations/Recognitions/Donations

a. Census 2020 Update

- Motion to receive the presentation on the City's Census 2020 Update

8. Public Hearings

9. Planning Commission Items

a. Resolution Regarding the Disposition of Planning Commission Application No. 2019-007 for Review and Consideration fro a Site and Building Plan Approval at 1350 Shingle Creek Crossing

- Motion to adopt a resolution to approve a site and building plan review for a municipal liquor store at 1350 Shingle Creek Crossing, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution

b. Resolution Regarding Planning Commission Application No. 2019-006 for a Development Proposal at 5801 Xerxes Avenue N and First Reading of an Ordinance Amending Chapter 35 of the Zoning Code of Ordinance regarding the Zoning Classification of 5801 Xerxes Avenue N., and Set the Second Reading and Public Hearing for June 10, 2019

- (i) Motion to adopt a resolution to approve Planning Case 2019-006 for a Planned Unit Development (PUD) with zoning classification of PUD-TOD and development site plan for a proposed development at 5801 Xerxes Avenue N, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution

- (ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of 5801 Xerxes Avenue North, and set the second reading and public hearing for June 10, 2019

10. **Council Consideration Items**
11. **Council Report**
12. **Adjournment**

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- *Motion to approve the following minutes:*
  - *May 13, 2019 Study Session*
  - *May 13, 2019 Regular Session*
  - *May 13, 2019 Work Session*

Background:

ATTACHMENTS:

Description	Upload Date	Type
5-13-19 Study Session	5/22/2019	Backup Material
5-13-19 Regular Session	5/22/2019	Backup Material
5-13-19 Work Session	5/22/2019	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
MAY 13, 2019
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:00 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angell, and City Attorney Jason Hill.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

City Manager Curt Boganey stated City Staff had provided a revised budget meeting schedule for the City Council's review. He added there were conflicts on a few dates in October.

Mr. Boganey stated he met with Mayor Elliott earlier that day to discuss an agenda item related to an LCDA grant application. He added the deadline for the pre-development grant submittal was May 1, 2019, and the proposed application requires Council action at tonight's meeting. He noted the City Council could decide not to submit the grant application.

Mr. Boganey stated there would be another round of grant applications in Fall 2019. He added the application requires a commitment of 25%, or $15,000, from the City, which can be provided in cash or staff time. City Staff believes this is a unique concept proposal, and if the City participates, valuable market information will be gained that can be used for other potential developments.

Councilmember Ryan requested the following correction to April 22, 2019, Regular Session minutes:

-Page 5, under "License Type IV", replace "1 year" with "6 months."

MISCELLANEOUS

Commissioner Lawrence-Anderson stated she spoke with Mr. Boganey earlier regarding IT support for the City Council. She asked whether the City Manager's approval is required before City Councilmembers can contact City Staff for IT support. Mr. Boganey stated it is not

necessary to contact him, and employees may deliver Council services directly to the City Council members as needed.

Councilmember Lawrence-Anderson stated she would like to have the 7-day password reset reminder added back to the Novus portal. She added she would prefer not to need a login name and password to access the portal, but at the very least her login name should be shortened. Mr. Boganey agreed to check into that.

Councilmember Lawrence-Anderson stated all the documents and information on Novus are public record, and available for viewing, so login password data is not necessary.

Councilmember Ryan stated a light pole is on the ground at the intersection of 65th Avenue N and Indiana Avenue and was tagged by the Police Department on April 11, 2019. He added he believes this is an Excel Energy issue. Mr. Boganey agreed to follow up.

Mayor Elliott stated he agrees with the comments of Councilmember Lawrence-Anderson, that Novus usernames should be shorter, and no password should be required.

Councilmember Graves stated she maybe unable the attend the budget meeting on July 29, 2019, as she will be camping.

Councilmember Graves stated registration for the Young Elected Officials Conference is open, and she would like to register soon to get the early bird price and book her flights, and then submit for reimbursement.

Councilmember Graves stated many communities around the United States are planning "400-year" events, to mark the first enslaved African being brought to Jamestown. She added some events are being planned in the City of Minneapolis in August 2019, and it might be interesting to have an event in Brooklyn Center.

Mr. Boganey stated City Staff could do some research and schedule a discussion at an upcoming work session. Mayor Elliott agreed.

Councilmember Butler asked whether the budget meetings all start at the same time. Councilmember Ryan stated the meetings have always started at 6:30 p.m. with no set end time. Mr. Boganey agreed to confirm that.

Councilmember Graves stated it would be difficult for her to attend the August 7, 2019, meeting, due to work conflicts and her daughter's 11th birthday. She added she would try to attend the meeting.

Councilmember Butler asked whether a quorum is required for the budget meetings. Mr. Boganey stated a quorum is necessary only if action is taken, which does not generally happen at

budget meetings. Councilmember Butler stated she would not be able to attend on August 7, 2019, as she will be in London.

Councilmember Graves stated the August 7, 2019 meeting is the week before National Night Out.

Mr. Boganey stated a neighborhood meeting is scheduled for Thursday, May 23, 2019, in the Garden City neighborhood. He added Mayor Elliott is on the agenda to give a word of welcome.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

COUNCIL RETREAT

Mr. Boganey stated City Staff had requested proposals from consultants to lead the City Council retreat that is being planned. He added there were five respondents. He requested the Council's consideration of the approach, proposals, and qualifications of the respondents and any preferences. He requested City Council feedback and commented on what they would like to get out of the proposed retreat, as well as a potential date.

Deputy City Manager Reggie Edwards gave a presentation on the results of the request for proposals from consultants to lead the City Council retreat. He added City Staff is considering a 1½-day retreat at Earl Brown Center, with one day of City Council/City Manager interaction followed by half-day with City Staff Department Heads.

Mr. Edwards stated potential consultants were told to focus on team building and relationships, inclusion and equity, and personal and team values. He added the facilitator is required to have experience in leading similar projects. He noted the short list would be asked to meet with the City Manager and then meet with the City Council.

Discussion of this item continued and concluded the May 13, 2019, Work Session.

ADJOURN STUDY SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

Mayor Elliott adjourned the Study Session at 6:45 p.m.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
MAY 13, 2019
CITY HALL – COUNCIL CHAMBERS

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:45 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angell, and City Attorney Jason Hill.

Mayor Mike Elliott opened the meeting for the purpose of Informal Open Forum.

Harlan Daudt, 6000 York Avenue N, stated he saw there was a meeting held recently regarding the Brookdale Ford Site. He asked whether the proposed apartments would be tax subsidized.

Mr. Boganey stated a TIF district has been established, which is a way to use property taxes to make development happen. He added TIF financing is a subsidy the financing can only be used if the projects meet a "but for" test after the financial analysis is completed. He added this is reviewed by the Economic Development Authority, and a public hearing is required.

Mr. Dowd stated there should be more information on the City's website about what is scheduled for Planning Commission meetings. Mr. Boganey stated notice goes into the Sun Post newspaper and also on the City's website. He added residents could sign up online for meeting notifications. Mr. Boganey agreed to look into this. Mayor Elliott stated that perhaps an agenda could be attached online.

Councilmember Lawrence-Anderson moved, and Councilmember Butler seconded to close the Informal Open Forum at 6:53 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Butler gave an invocation in commemoration of Mental Health Month. She added the month of May had been designated Mental Health Month since 1949 to raise awareness of mental health issues and the stigma attached to mental illness. She noted 46.6 million Americans face the reality of mental illness every day.

Mayor Elliott thanked Councilmember Butler for comments. He added a citizen spoke at a recent City Council meeting during the Public Forum to urge consideration of an embedded mental health professional within Police Department units. He added this is something the City can do to address this issue.

City Manager Curt Boganey stated Police Chief Tim Gannon has indicated that the Police Department is looking into options related to this issue and will present them to the City Council at an upcoming meeting.

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:00 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angel, and City Attorney Troy Gilchrist.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Lawrence-Anderson moved, and Councilmember Ryan seconded to approve the Agenda and Consent Agenda as amended, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. April 2, 2019, Joint Council Commission Meeting
2. April 15, 2019 Board of Equalization and Taxation
3. April 22, 2019 Study Session
4. April 22, 2019, Regular Session
5. April 29, 2019 Board of Equalization and Taxation Reconvene

Mayor Elliott requested the following correction to the April 22, 2019, Regular Session minutes:
-Page 12, line 5 - replace “First” with “41st.”

Mayor Elliott moved, and Councilmember Ryan seconded to approve the correction to the April 22, 2019, Regular Session minutes.

Motion passed unanimously.

6b. LICENSES

GASOLINE SERVICE STATION LICENSE

YD Holdings/Holiday Station Store	5710 Xerxes Avenue N Brooklyn Center, MN 55430

MECHANICAL LICENSE

B & D Plumbing, Htg & A/C	4145 MacKenzie Court St. Michael, MN 55376
Centerpoint Energy	6161 Golden Valley Road Golden Valley, MN 55422
Erickson Plumbing Htg & Cooling	1471 92nd Lane NE Blaine, MN 55449
Hinding Heating & Air, Inc.	915 W. 7th Street St. Paul, MN 55102
Infinity Heating & Air Conditioning LLC	1017 Meadowwood Drive Brooklyn Park, MN 55444
Metro Heating and Cooling	1220 Cope Avenue E Maplewood, MN 55109
Northland Mechanical Contractors, Inc.	9001 Science Center Drive New Hope, MN 55428
Priority Plumbing and Drains	1143 South Shore Drive Plymouth, MN 55441
Pronto Heating & A/C	7415 Cahill Road Edina, MN 55439
Tim's Quality Plumbing, Inc.	225 County Road 81 Osseo, MN 55369

MOTOR VEHICLE DEALERSHIP LICENSE

BCV Motors LLC / Brookdale Volkswagen	6801 Brooklyn Boulevard Brooklyn Center, MN 55429
Metro Brookdale LLC / Luther Brookdale Mazda	7235 Brooklyn Boulevard Brooklyn Center, MN 55429
R L Brookdale Motors INC / Luther Brookdale Honda	6800 Brooklyn Boulevard Brooklyn Center, MN 55429
BB Motors Sales LLC / Luther Brookdale Chevrolet	4301 Brooklyn Boulevard Brooklyn Center, MN 55429
BB Motors Sales LLC / Luther Brookdale Chevrolet	6701 Brooklyn Boulevard Brooklyn Center, MN 55429
Brooklyn Park Motors Inc. Luther Brookdale Toyota	6700 Brooklyn Boulevard Brooklyn Center, MN 55429

SIGNHANGER LICENSE

JH Signs & Design, Inc.	41357 460th Street Perham, MN 56573
Topline Advertising	11775 Justen Circle, #A Maple Grove, MN 55430

TOBACCO LICENSE

YD Holdings / Holiday Station Store	5710 Xerxes Avenue N Brooklyn Center, MN 55430

TRANSIENT ACCOMMODATIONS LICENSE

ESA Management LLC / Extended Stay America	2701 Freeway Boulevard Brooklyn Center, MN 55430

RENTAL

INITIAL (TYPE IV – six-month license)

5301 Russell Avenue N	Lee Yan / Midwest GIR Group
6620 Bryant Avenue N	Vera Dixon

INITIAL (TYPE II – two-year license)

6912 Logan Avenue N	HPA Borrower 2017-1 LLC

INITIAL (TYPE I – three-year license)

6412 Unity Avenue N	Wendy Hang

RENEWAL (TYPE IV – six-month license)

7240 West River Road	Nedzad Ceric (met mitigation plan)
907 57th Avenue N	David LaFavor
5825 Colfax Avenue N	Brahana Tsegaye

RENEWAL (TYPE III – one-year license)

5240 Drew Avenue N	Bradley Schumacher
6015 Aldrich Avenue N	My Truong
6501 Beard Avenue N	FYR SFR Borrow LLC
5421 Lyndale Avenue N	Dragon Property Management

RENEWAL (TYPE II – two-year license)

7240 West River Road	Nedzad Ceric (met mitigation plan)
3707 61st Avenue N	Douglas Wahl / Cel Monton
2912 69th Lane	Lydia Kim
5418 Girard Avenue N	Vinson Carlson/Carls Cache LLC
4906 Howe Lane	Cosco Properties LLC c/o MSP Homes Rentals (met mitigation plan)
5302 Humboldt Avenue N	MNSF 11 W1 LLC

5559 Lyndale Avenue N	Dragon Property Management
5727 Major Avenue	David Koenig
RENEWAL (TYPE I – three-year license)	
819-21 55th Avenue N	Stephanie Statz
4100 Lakebreeze Avenue N	Keia Isaacson/PBK Properties (didn't meet mitigation plan Missing CPTED/CFH)
5319 Queen Avenue N	Karen Palek Trust
4708 Twi Lake Avenue	Michael Mohs
2804 67th Lane N	Bryan Aitkens
6835 Colfax Avenue N	Adeyinka Badewa (met mitigation plan)
5807 Dupont Avenue N	Todd Havisto/Dave Baumann DT Enterprises
4701 Eleanor Lane	Charles Jing Bright
7101 France Ave N	Becky Kienzie
5907 Xerxes Avenue N	Dragon Property Management

6c. MEETING SCHEDULE FOR 2020-2021 BUDGET

6d. RESOLUTION NO. 2019-073 ACCEPTING WORK PERFORMED AND AUTHORIZING FINAL PAYMENT, IMPROVEMENT PROJECT NOS. 2015-01, 02, 03 AND 04, FREEWAY PARK AREA STREET AND UTILITY IMPROVEMENTS

6e. RESOLUTION NO. 2019-074 ESTABLISHING IMPROVEMENT PROJECT NOS. 2020-01, 02, 03 AND 04, GRANDVIEW PARK AREA STREET AND UTILITY IMPROVEMENTS

6f. RESOLUTION NO. 2019-075 APPROVING CHANGE ORDER NOS. 1-8, IMPROVEMENT PROJECT NO. 2018-05, BROOKLYN BOULEVARD CORRIDOR PROJECT PHASE 1

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

7a. PROCLAMATION DECLARING MAY 19-25, 2019, NATIONAL PUBLIC WORKS WEEK IN THE CITY OF BROOKLYN CENTER

Mr. Boganey stated it is his privilege to recommend that the City Council adopt a Resolution proclaiming May 19-25, 2019 as National Public Works Week, a tradition in the City of Brooklyn Center. He added the City's Public Works Department has 44 employees providing excellent service in the areas of engineering, parks and street maintenance, and public utilities. He commended the City's Public Works employees for their hard work and service, which is

critically important and should be recognized. He recommended City Council approval of the Resolution.

Councilmember Graves stated the Public Works Department is vitally important to the City, providing maintenance for the City's water, streets, and electricity. Commissioner Lawrence-Anderson stated the Public Works employees do an excellent job plowing snow in the winter.

Mayor Elliott stated he received many Facebook messages from residents this past winter commending the City's Public Works employees for their hard work and efforts on plowing the streets and keeping them clear of snow. He added the Public Works employees deserve commendation and thanks for their work.

Councilmember Butler moved, and Councilmember Graves seconded to approve a PROCLAMATION Declaring May 19-24, 2019 as National Public Works Week.

Motion passed unanimously.

8. PUBLIC HEARINGS

-None.

9. PLANNING COMMISSION ITEMS

-None.

10. COUNCIL CONSIDERATION ITEMS

10a. RESOLUTION NO. 2019-076 IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

Community Development Director Meg Beekman requested City Council consideration of a predevelopment grant application for the City's Livable Communities Demonstration Account (LCDA). She added the Metropolitan Council offers LCDA grants twice per year, and the maximum amount allotted per city for predevelopment purposes is $100,000. She noted the City of Brooklyn Center received $60,000 in LCDA grant funding in 2018 which was used to support Zoning Code updates and creation of mixed-use zoning districts.

Ms. Beekman stated a development concept had been referred to the City of Brooklyn Center by the Metropolitan Council when it was determined that the project appears to align with the City's goals for the Opportunity Site. She added Troy Parker, Executive Director of Gardner-Lee Workforce & Opportunity Solutions, has submitted a proposal for the first phase of a project called Monarch Park. She noted the concept plan is for a 5-7 story building, partnering with

minority-owned currently existing businesses to create a mixed-income housing and workforce development project, to be owned and managed by Gardner-Lee.

Ms. Beekman stated this would be Gardner-Lee's first development project, although Mr. Parker is knowledgeable about the construction and trade industry and has engaged in mentoring and training. She added the analysis that has been completed requires additional depth to determine feasibility. She noted Mr. Parker is focused on a community-led project which aligns with the City's strategic priorities but would likely not proceed without further analysis and assistance from the City of Brooklyn Center.

Ms. Beekman stated the funding that has been requested would be used to hire expert consultants to provide analysis and recommendations regarding preferred site location at either 57th Avenue N and Logan Avenue N or the Opportunity Site. City Staff feels the development might be a good fit for the Opportunity Site, given its format and density. She added there had been interest in this site from other developers as well. She noted the City's portion of funding contribution would be $15,000.

Ms. Beekman stated City Staff recommends City Council approval of the Resolution approving an LCDA funding request.

Councilmember Graves stated the concept fits well with the City's strategic priorities. She added the City should be willing to make the investment if the LCDA funding application is accepted. She noted she supports moving forward.

Councilmember Ryan thanked Ms. Beekman for her review. He added the City Manager had commented on before the meeting that the City Council could approve this application without committing to a specific project.

Ms. Beekman agreed, adding the project funding is not site-specific, but rather goes to the developer. Mr. Boganey agreed, adding the grant application is not a commitment to complete the proposed project.

Councilmember Ryan expressed concern regarding the scale of the project in a single-family neighborhood. He added there is an enclosed storage facility there, but it is not in a central location. He noted the City could benefit from the advice of consultants, and he supports the Resolution.

Mayor Elliott agreed, adding the height of the building is problematic and will probably not have neighborhood support. He added the grant could be sued to support community engagement efforts. He noted community outreach must be tight on this or any other proposed project, especially project areas that are owned by the City.

Councilmember Lawrence-Anderson stated she supports the concept, although the developer has not completed a project of this size. She added she is concerned about the City investing $15,000 in a company that does not have sufficient experience.

Mr. Boganey stated City Staff perceives the concept as an investment in the information that will be useful to the City, rather than an investment in the developer. He added the developer's lack of experience with large-scale projects is one reason that City Staff is recommending a predevelopment agreement.

Councilmember Graves moved, and Councilmember Ryan seconded to adopt RESOLUTION NO. 2019-076 Identifying the Need for Livable Communities Demonstration Account (LCDA) Funding and Authorizing an Application for Grant Funds.

Motion passed unanimously.

11. COUNCIL REPORT

Councilmember Ryan reported on his attendance at the following events:

- April 23, 2019 – 2020 Census Coalition Planning Session at Brookdale Library. Census is required by law every ten years, and Brooklyn Center's diverse community is often under-counted. He stressed the importance of a full and accurate census.
- April 25, 2019 – Brooklyn Center Business Association Luncheon with guest speaker Amy Struve, TopGolf Marketing Director. The Brooklyn Center TopGolf location is in the company's top 5 for sales.
- April 26, 2019 – Annual Brooklyn Center Firefighters Relief Association Dinner. The Brooklyn Center Fire Department is celebrating its 70th year in 2019.
- April 27, 2019 – Health Fair at the Community Center, sponsored by the City of Brooklyn Center and Independent School District 286.
- April 29, 2019 - Board of Equalization and Appeal – second session
- May 1, 2019 – fourth public planning session/workshop for the Opportunity Site at Brookdale Library. It was encouraging to see active citizen participation.
- May 4, 2019 – Lions Park clean-up sponsored by Brooklyn Center Lions Club.

Councilmember Graves reported on her attendance at the following events:

- April 25, 2019 – taught yoga to students in Minneapolis Public Schools in a City-sponsored event.
- April 26, 2019 – participated in a local fashion show featuring many designers from Brooklyn Center.
- May 1, 2019 - fourth public planning session/workshop for the Opportunity Site at Brookdale Library.
- May 10, 2019 - Birch Grove Elementary school for the Arts' Art Troop performances, including her daughter Jasmine singing in the choir.
- May 11, 2019 – Prom Grand March at Brooklyn Center High School. She added her son is a senior at BCHS.

- May 11, 2019 – Community Iftar Dinner with local elected officials and leaders from the Somali-American community. She added it was a beautiful event with great food to break the fast.

Councilmember Lawrence-Anderson stated she did not have anything to report.

Councilmember Butler reported on her attendance at the following and provided information on the following upcoming events:

- Unable to attend the previous City Council meeting as she was on vacation.
- April 29, 2019 - Board of Equalization and Appeal – second session
- May 1, 2019 - fourth public planning session/workshop for the Opportunity Site at Brookdale Library.
- May 11, 2019 – volunteered at Feed My Starving Children

Mayor Elliott reported on his attendance at the following events:

- April 23, 2019 – 2020 Census Coalition Planning Session at Brookdale Library.
- April 29, 2019 - Board of Equalization and Appeal – second session
- May 4, 2019 – Lions Park clean-up sponsored by Brooklyn Center Lions Club.
- May 4, 2019 – Annual Prayer Breakfast, televised on local cable television
- May 11, 2019 – Community Iftar Dinner hosted by Golden Valley Mayor Shep Harris and attended by members of the Muslim community as well as local officials. He added it would be great to do something like that in Brooklyn Center.

Mayor Elliott stated he attended a recent Regional Council of Mayors monthly meeting. He added the meeting featured informational presentations on economic development initiatives within the region. He noted a representative of the Red Cross gave a presentation, as well as the CEO of Greater MSP Partnership, leading an initiative to develop skills and bring new jobs to the area.

Mayor Elliott stated he attended the Minnesota Mayors Conference in Stillwater. He added this conference is a great way to meet other mayors from around the State, many of whom are facing the same challenges faced by the City of Brooklyn Center.

12. ADJOURNMENT

Councilmember Ryan moved, and Councilmember Graves seconded adjournment of the City Council meeting at 8:05 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER IN THE COUNTY OF HENNEPIN AND THE STATE OF MINNESOTA

WORK SESSION
MAY 13, 2019
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Mike Elliott at 8:10 p.m.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angell, Director of Community Activities, and City Attorney Jason Hill.

COUNCIL RETREAT

Mr. Edwards stated City Staff put out an RFP and had five respondents. He reviewed City Staff's primary questions for the City Council regarding a retreat:

1. Does the City Council have a preferred approach?
2. How would you describe a successful retreat?
3. Preferred retreat dates

Mr. Edwards stated all the respondents were competent and capable of providing this type of service. He added more information would be available after City Staff talks with them one-on-one.

Councilmember/Commissioner Graves asked why only four proposals were included in the packet if there were five proposals. Mr. Edwards stated one responded did not provide an outline for the two days. He added City Staff has put forward the respondents' approaches rather than the actual organization.

Councilmember/Commissioner Graves stated she would have preferred to have the names of the respondents, rather than their approaches since the City Council will be choosing one of the organizations. She asked whether the respondents were asked to provide a budget.

Mr. Edwards stated a budget was not requested in the RFP but spoke with the respondents to get an idea of consultant costs.

Councilmember/Commissioner Graves stated it would be good to know what the City is getting for the investment of its money. She added she liked the proposal from two women of color. She noted she liked their focus on equity, diversity and cultural competence, and the concept of "including all voices" in their communication and facilitation process. She added she would like to see how much things will cost.

Councilmember/Commissioner Graves stressed the importance of team building, and what the City is trying to accomplish in the areas of equity and inclusion, as well as specific strategies for strategic goals.

Councilmember/Commissioner Ryan stated the third consultant stressed team building, building trust, and getting the City Council to work together.

Councilmember/Commissioner Butler stated she liked approaches 2 and 3. She added she liked three more, although she didn't see anything about exploring biases or intercultural competency. She noted those need to be included.

Mayor/President Elliott agreed, stating he would like to determine which consultant would most effectively address intercultural competency.

Councilmember/Commissioner Lawrence-Anderson stated she liked three best, but she also liked the issues and approach of four. She added she would lean more toward three.

Mayor/President Elliott stated he wants to ensure focus on team building, building trust, equity, inclusion. He added the retreat should look internally at the City Council but also externally at the community. He noted it would be remiss in addressing one without the other.

Mayor/President Elliott stated Brooklyn Center is a changing, evolving community, and as elected officials making decisions for the changing community, the City Council needs to explore how their capacities are changing. He noted this would involve looking at other institutions in the City, to achieve accomplishments that would require change.

Councilmember/Commissioner Graves stated there seems to be some consensus for approach 3, and there are aspects that she likes about that approach. She added some of the items from approach 2 are important. She suggested combining aspects of 2 and 3, including establishing team operational norms; exploring differences in conflicts; and listening (part 1 & 2). She noted she would like more information regarding cost differences.

Mayor/President Elliott agreed that there are key points in approach three that should be included.

Councilmember/Commissioner Ryan stated the only thing about approach two that he would like to see enhanced are team principles, exploring leadership, and recognizing operational norms.

Councilmember/Commissioner Graves agreed, stressing the importance of gaining an understanding of the City Councils own leadership. She added that could fall under "learn about the team."

Councilmember/Commissioner Ryan stated it would be interesting to learn about colleagues' operational and cognitive styles. He added Mayor/President Elliott attended such a session at the League of Cities' conference and shared his thoughts about it, which Councilmember/Commissioner Ryan appreciated.

Councilmember/Commissioner Ryan stated Craig Rapp conducted a few City Council retreats in the past. He added he already knows the City's Senior Department heads, which could be an advantage.

Mayor/President Elliott asked whether it would be helpful to have a team of consultants, rather than just one facilitator, leading the retreat. Mr. Boganey stated there is the possibility of more than one retreat. He added other concepts and formats that can be considered.

Councilmember/Commissioner Lawrence-Anderson stated the May 24-25 dates are Memorial Day weekend. She added she is not available that weekend.

Councilmember/Commissioner Butler stated she doesn't believe any of the proposed dates will work because they are coming up too soon.

Councilmember/Commissioner Ryan stated he is available for any of the dates. He added his preference would be June 7-8, 2019.

Councilmember/Commissioner Graves stated she is available for the June 7-8 weekend, but not any of the other weekends. Mayor/President Elliott agreed.

Mr. Boganey stated there does not seem to be a consensus on a weekend that will work, but a formal proposal will be sought from the consultants and additional dates brought back to the City Council for consideration.

Councilmember/Commissioner Graves requested that Staff leadership should be a part of the process. She added they should be able to weigh in on what they want to get out of the retreat too. She noted they could consider how they could work better together, collaboratively across departments, or how they interact with the City Council.

Mr. Boganey stated the City Council had expressed interest in approach 2 and 3. He asked whether there is any interest in approach 4.

Councilmember/Commissioner Ryan stated he sees value in the team operational norms aspects of approach 4.

Mayor/President Elliott stated another retreat could be planned that would cover more extensively these other areas that are proposed. He added the consultant could be brought back for an hour. He noted it would be great if we could get feedback to the people who made these proposals.

Mr. Boganey agreed, adding City Staff will meet with the respondents and provide the City Council's feedback. He added they would be asked to provide a clear and specific plan that addresses the City Council's comments and requirements.

Mr. Boganey asked each Councilmember/Commissioner individually what they would consider a successful retreat.

Councilmember/Commissioner Lawrence-Anderson stated she feels that success would be having a better understanding of other Councilmembers' perspectives and getting to know each other on a deeper level. She added this would include collaboration, learning about strengths and weaknesses, and respecting each other's opinions. Mayor/President Elliott agreed.

Councilmember/Commissioner Graves stressed the importance of individual self-awareness and what each Councilmember/Commissioner brings to the City Council, both strengths and weaknesses. She stated the Councilmembers should have a chance to build trust so they can ask questions and have a healthy debate and not take things personally but be thoughtful about how to come to balanced, well-thought-out decisions. She noted it is also an opportunity for Councilmembers to see the different roles within the City Council - how they can be leveraged to meet priorities and be better integrated into City Staff's strategies for carrying them out.

Councilmember/Commissioner Ryan stated he concurs with Councilmember/Commissioner Grave's insightful comments. He agreed that the concepts of team building, building trust, operational norms, and definitions of good governance in approach 3 are vitally important, as well as learning about each other's strengths and weaknesses.

Councilmember/Commissioner Butler stated she agreed with comments made so far, and she feels that success is coming out of having more of a team spirit. She added she feels the City Council is segmented. She noted getting to know each other, and building trust will be important.

Mayor/President Elliott stated the City Council consider where the City currently is in this moment in its history. He added this would provide a better understanding of the environment in which the City Council operates, as well as provide ideas of how to operate on an ongoing basis. He stressed the importance of discussion about the community of Brooklyn Center.

Mr. Boganey stated the City Council's comments were very helpful. He added City Staff would provide feedback to the respondents so they can draft proposals that are consistent with what the City Council is looking for.

ADJOURNMENT

Councilmember/Commissioner Ryan moved, and Councilmember/Commissioner Lawrence-Anderson seconded adjournment of the City Council/Economic Development Authority Work Session at 8:48 p.m.

Motion passed unanimously.

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Requested Council Action:

- *Motion to approve licenses as presented*

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees.

Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

The liquor license renewals are based on past practices of distance requirements and may require an amendment in the future.

AMUSEMENT DEVICES LICENSES

Theisen Vending Company	2590 Freeway Blvd Brooklyn Center, MN
Theisen Vending Company	6211 Brooklyn Blvd Brooklyn Center MN
Theisen Vending Company	2105 57th Ave N Brooklyn Center MN

FIREWORKS PERMIT

City of Brooklyn Center	6301 Shingle Creek Parkway Brooklyn Center, MN

MECHANICAL LICENSES

Air Rite Heating & A/C	6935 146th Street W #3 Apple Valley MN 55124
Boy's Mechanical Inc.	490 Villaume Ave #300 South St. Paul, 55075

Candor Companies, Inc.	8919 176th Ave NE Columbus, MN 55025
Linn Star Transfer Inc	9440 Wright Bros Ct SW Cedar Rapids, IA 52404
Mag Mechanical, LLC	7100 Medicine Lake Rd New Hope, MN 55427
Professional Mechanical Services, LLC	18983 York St. New Suite C Elk River, MN 55330
Ray Welter Heating Co	4637 Chicago Ave S Minneapolis, MN 55407
Vito Mechanical Inc	1320 Tower View Road Eagan, MN 55121
Weld & Sons Plumbing Co	3410 Kilmer Lane N Plymouth, 55441

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	5/22/2019	Backup Material
5-28-19 Rentals	5/22/2019	Backup Material

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	**Number of Units**	**Property Code Violations per Inspected Unit**
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

b. Police Service Calls.

Police call rates will be based on the average number of valid police calls per unit per year. Police incidences for purposes of determining licensing categories shall include disorderly activities and nuisances as defined in Section 12-911, and events categorized as Part I crimes in the Uniform Crime Reporting System including homicide, rape, robbery, aggravated assault, burglary, theft, auto theft and arson.

Calls will not be counted for purposes of determining licensing categories where the victim and suspect are "Family or household members" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (b) and where there is a report of "Domestic Abuse" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (a).

License Category	**Number of Units**	**Validated Calls for Disorderly Conduct Service & Part I Crimes** (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Rental Licenses for Council Approval on May 28, 2019								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
4000 61st Ave N	Single	Initial	Adegbola Fola Ogundipe	12	IV	N/A	IV	
3328 49th Ave N	Single	Renewal	Sherman Yih Feng Kho	7	III	0	III	II
4112 61st Ave N	Single	Renewal	Christine Duong	2	I	0	I	I
3307 63rd Ave N	Single	Renewal	Rosemond Coleman	7	III	0	III	II
1612 69th Ave N	Single	Renewal	Prosperous Property LLC	1	I	0	I	I
6618 Camden Dr	Single	Renewal	Hussain Khan	8	III	0	III	II
7208 Dallas RD	Single	Renewal	Neng Xi Zhang	2	I	0	I	II
6816 Fremont PL N	Single	Renewal	Ali Sajjad / 786 Homes LLC (Met Action Plan)	1	I	0	I	III
5524 Logan Ave N	Single	Renewal	Avalon Home Investment LLC	8	III	0	III	II
6418 Major Ave N	Single	Renewal	Jessica & Vernantius Summers	1	I	0	I	II
6807 Quail Ave N	Single	Renewal	Paul Pham	7	III	0	III	II

* CFS = Calls For Service for Renewal Licenses Only (Initial Licenses are not applicable to calls for service and will be listed N/A.)

** License Type Being Issued

*** Initial licenses will not show Type 1 = 3 Year Type II = 2 Year Type III = 1 Year

All properties are current on City utilities and property taxes

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Nate Reinhardt, Finance Director

SUBJECT: An Ordinance Amending Ordinance 2003-22, Exhibit A; Xcel Energy Electric Franchise Fee Schedule from Xcel Energy

Requested Council Action:

- Motion to adopt the first reading of the ordinance amendment for franchise fees and holding a second reading with a public hearing on July 8, 2019

Background:

The City Council adopted a resolutions on December 8, 2003 which established franchise fees with the two large non-municipal utility companies in Brooklyn Center; Xcel Energy (electricity) and CenterPoint Energy (natural gas). These fees are charged to the respective utility companies for the use of public right-of-way and other public grounds in the delivery of services to their customers. The City is proposing a three percent increase to the Xcel Energy franchise fee.

The City anticipates collecting $689,000 in franchise fee revenue for 2019. These funds are credited to the Street Reconstruction Fund, which is used to fund the portion of street projects that cannot be assessed as outlined in the 15-year Capital Improvement Plan.

The franchise fee agreements allow the City to increase the fee. The agreement with Xcel limits the franchise fee to two percent of total annual revenues derived from the City and limits the increase to not more than three percent every three years. The Xcel agreement runs through 2023, with a clause that allows for a re-opener, if we desire, to amend the agreement for specific provisions if the company has agreed with two or more cities since the franchise agreement was adopted. The agreement also requires that the fee formula is non-discriminatory or place the company at a competitive disadvantage.

The monthly impact on residential properties of the proposed franchise fee increases are as follows:

	Current	Proposed	Monthly Increase
Xcel Energy	$1.60	$1.65	$0.05

*Commercial and industrial would also receive an equivalent percentage increase

Increasing these franchise fees requires a minimum of a sixty-day notice to Xcel and a public hearing to amend the franchise fee ordinance.

Xcel Energy has been notified of the proposed changes. A copy of the notification is attached.

Budget Issues:

A three percent increase in the franchise agreements with Xcel and CenterPoint, amount to an estimated $23,000 annual increase in revenue. If approved, the 2020 Street Reconstruction Fund budget will be adjusted to reflect this increase.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Xcel Energy Franchise Fee Schedule - 2003-22	5/21/2019	Ordinance
Notification Letter - Xcel Energy	5/13/2019	Backup Material

CITY OF BROOKLYN CENTER

Notice is hereby given that a Public Hearing will be held on the 8th day of July 2019, at 7 p.m. or as soon thereafter as the matter may be heard at the City Hall, 6301 Shingle Creek Parkway, to consider an amendment of Ordinance No. 2003-22.

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at 763-569-3300 to make arrangements.

ORDINANCE NO. 2019-02

AN ORDINANCE AMENDING ORDINANCE NO. 2003-22, EXHIBIT A; XCEL ENERGY ELECTRIC FRANCHISE FEE SCHEDULE

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Exhibit A of Ordinance No. 2003-22 setting the rates for a franchise fee on Xcel Energy for providing electric service within the City of Brooklyn Center is hereby amended as follows:

EXHIBIT A
XCEL ENERGY ELECTRIC FRANCHISE
FEE SCHEDULE

Class	Fee Per Premise
Residential	$ 1.65 per month
Small Commercial & Industrial – Non-Demand	$ 4.25 per month
Small Commercial & Industrial – Demand	$ 22.75 per month
Large Commercial & Industrial	$103.00 per month
Public Street Lighting	$ 13.50 per month
Municipal Pumping – Non-Demand	$ 13.50 per month
Municipal Pumping – Demand	$ 13.50 per month

Section 2. This ordinance amendment shall become effective for service billings by Xcel Energy after December 31, 2019.

Adopted this 8 day of July, 2019.

_____
Mayor

ATTEST: _____
City Clerk

Date of Publication _____

Effective Date _____

May 15, 2019

Scott Johnson, Manager, Community Relations and Economic Development
Xcel Energy
8701 Monticello Lane
Maple Grove, Minnesota 55369

Re: Increase in Franchise Fee for City of Brooklyn Center

Good Morning,

The City of Brooklyn Center is proposing a change to its franchise fee ordinance affecting the agreement for franchise fees with Xcel Energy. Under the terms of Ordinances 2016-09, 2003-24 and 2003-22, the City of Brooklyn Center is proposing an increase of three percent in the franchise fees imposed on Xcel Energy resulting in the following rate schedule changes:

	Current Monthly Fee Per Premise	Proposed Monthly Fee Per Premise	Monthly Increase
Residential	$1.60	$1.65	$0.05
Small C&I Non Demand	4.00	4.25	0.25
Small C&I Demand	22.00	22.75	0.75
Large C&I	100.00	103.00	3.00
Public Street Lights, Muni Pumping	13.00	13.50	0.50

Anticipated dates regarding the proposed franchise fee increase are as follows:

May 15, 2019 – Xcel notified of proposed franchise fee increase
May 28, 2019 – City Council sets public hearing date
July 8, 2019 – Public Hearing on proposed ordinance change to franchise fee schedule
July 10, 2019 – Xcel provided adopted franchise fee schedule
January 1, 2020 – Effective date of franchise fee schedule

Attached are copies of the franchise fee proposed ordinances. If you have questions of concerns, you may contact me directly at nreinhardt@ci.brooklyn-center.mn.us or by phone at 763-569-3345.

Sincerely,

Nathan Reinhardt

Nathan Reinhardt, Finance Director
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

CC: Curt Boganey, City Manager

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Nate Reinhardt, Finance Director

SUBJECT: An Ordinance Amending Ordinance No. 2003-23, Exhibit A; Centerpoint Energy Operations within the City of Brooklyn Centers from CenterPoint Energy

Requested Council Action:

- Motion to adopt the first reading of the ordinance amendment for franchise fees and holding a second reading with a public hearing on July 8, 2019

Background:

The City Council adopted resolutions on December 8, 2003 which established franchise fees with the two large non-municipal utility companies in Brooklyn Center; Xcel Energy (electricity) and CenterPoint Energy (natural gas). These fees are charged to the respective utility companies for the use of public right-of-way and other public grounds in the delivery of services to their customers. The City is proposing a three percent increase to the CenterPoint Energy franchise fee.

The City anticipates collecting $689,000 in franchise fee revenue for 2019. These funds are credited to the Street Reconstruction Fund, which is used to fund the portion of street projects that cannot be assessed as outlined in the 15-year Capital Improvement Plan.

The franchise fee agreements allow the City to increase the fee. The CenterPoint agreement calls for changes to the franchise fee to be comparable to adjustments made to franchise fees with Xcel. The agreement also requires that the fee formula is non-discriminatory or places the company at a competitive disadvantage. The CenterPoint franchise agreement runs through 2035.

The monthly impact on residential properties of the proposed franchise fee increases are as follows:

	Current	Proposed	Monthly Increase
CenterPoint	1.61	1.66	0.05

*Commercial and industrial would also receive an equivalent percentage increase

Increasing these franchise fees requires a minimum of a ninety-day notice to CenterPoint and a public hearing to amend the franchise fee ordinance.

CenterPoint Energy have been notified of the proposed changes. A copy of the notification to CenterPoint Energy is attached.

Budget Issues:

A three percent increase in the franchise agreements with Xcel and CenterPoint, amount to an estimated

$23,000 annual increase in revenue. If approved, the 2020 Street Reconstruction Fund budget will be adjusted to reflect this increase.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Centerpoint Energy Franchise Fee Schedule - Ord 2003-23	5/21/2019	Ordinance
Notification Letter - CenterPoint Energy	5/13/2019	Backup Material

CITY OF BROOKLYN CENTER

Notice is hereby given that a Public Hearing will be held on the 8th day of July 2019, at 7 p.m. or as soon thereafter as the matter may be heard at the City Hall, 6301 Shingle Creek Parkway, to consider an amendment of Ordinance No. 2003-23.

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at 763-569-3300 to make arrangements.

ORDINANCE NO. 2019-03

AN ORDINANCE AMENDING ORDINANCE NO. 2003-23, EXHIBIT A; CENTERPOINT ENERGY OPERATIONS WITHIN THE CITY OF BROOKLYN CENTER FEE SCHEDULE

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Exhibit A of Ordinance No. 2003-23 setting the rates for a franchise fee on CenterPoint Energy for providing natural gas service within the City of Brooklyn Center is hereby amended as follows:

EXHIBIT A
CENTERPOINT ENERGY GAS FRANCHISE
FEE SCHEDULE

Class	Fee Per Premise
Residential	$ 1.66 per month
Commercial A	$ 1.74 per month
Commercial Industrial B	$ 5.63 per month
Commercial C	$ 22.50 per month
SVDF A	$ 56.23 per month
SVDF B	$107.96 per month
LVDF	$107.96 per month

Section 2. This ordinance amendment shall become effective for service billings by CenterPoint Energy after December 31, 2019.

Adopted this 8th day of July, 2019.

_____
Mayor

ATTEST: _____

City Clerk

Date of Publication _____

Effective Date _____

May 15, 2019

CenterPoint Energy
Minnesota Division Vice President
800 LaSalle Avenue
Minneapolis, Minnesota 55402

Re: Increase in Franchise Fee for City of Brooklyn Center

Good Morning,

The City of Brooklyn Center is proposing a change to its franchise fee ordinance affecting the agreement for franchise fees with CenterPoint Energy. Under the terms of Ordinances 2003-23 and 2015-12 the City of Brooklyn Center is proposing an increase of three percent in the franchise fees imposed on CenterPoint Energy resulting in the following rate schedule changes:

	Current Monthly Fee Per Premise	Proposed Monthly Fee Per Premise	Monthly Increase
Residential	$1.61	$1.66	$0.05
Commercial A	1.68	1.74	0.06
Commercial/Industrial B	5.46	5.63	0.17
Commercial C	21.84	22.50	0.66
SVDF A	54.59	56.23	1.64
SVDF B	104.81	107.96	3.15
LVDF	104.81	107.96	3.15

Anticipated dates regarding the proposed franchise fee increase are as follows:

May 15, 2019 – CenterPoint notified of proposed franchise fee increase
May 28, 2019 – City Council sets public hearing date
July 8, 2019 – Public Hearing on proposed ordinance change to franchise fee schedule
July 10, 2019 – CenterPoint provided adopted franchise fee schedule
January 1, 2020 – Effective date of franchise fee schedule

Attached are copies of the franchise fee proposed ordinances. If you have questions of concerns, you may contact me directly at nreinhardt@ci.brooklyn-center.mn.us or by phone at 763-569-3345.

Sincerely,

Nathan Reinhardt

Nathan Reinhardt, Finance Director
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

CC: Curt Boganey, City Manager

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Brett Angell, Business and Workforce Development Specialist

SUBJECT: Resolution Authorizing the Submission of a Transit -Oriented Development Grant Application to Hennepin County

Requested Council Action:

- Motion to approve a resolution authorizing the submission of a Transit-Oriented Development (TOD) grant application to Hennepin County

Background:

In 2003, the Hennepin County Board of Commissioners established the Transit Oriented Development (TOD) program to support redevelopment and new construction activities within the county that enhance transit usage. Hennepin County had a total of $2.2 million available for the 2019 spring round of applications, which both public and private entities were eligible to apply for. The TOD program seeks to support projects and developments that:

- Enhance transit usage;
- Increase density along transit corridors;
- Reinforce both the community and transit system;
- Exhibit compact and efficient use of available space;
- Contain a diversity and mix of uses with daily conveniences and transit at the center;
- Support pedestrian-friendly physical design that encourages walking bicycling and access for people with physical disabilities; and
- Are within a comfortable walking distance to transit.

Recently, City staff met with Hennepin County Community Works staff to discuss some of the upcoming projects and initiatives for Brooklyn Center. Through these conversations, it was recommended that the City complete an application for TOD funding for the Opportunity Site. Staff completed the application with a request to aid in funding the public infrastructure from the County. The public infrastructure costs on the Opportunity Site are anticipated to be between $14 and $16 million and would include new roads, stormwater, utilities, sidewalks and trails. While many areas of the project are still to be decided as the Opportunity Site goes through the master planning process, the application details the vision of the site as a dense, mixed-use downtown center for the City serving the needs of the existing and future residents of the City. The vision for the Opportunity Site aligns with the types of development which the TOD program supports.

City staff were notified on May 15th that the application had been selected by the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners for a grant award of $595,000. In order to receive the funds from Hennepin County, the City is required to pass a resolution of support for the application.

Based on the scale of the redevelopment of the Opportunity Site, significant investment will need to be made

through public and private methods. projects receiving Hennepin County TOD funds are not limited to a single funding round, so the City will be able to apply for additional funds in future rounds. Further, Hennepin County's support for the project as an early investor, will help the project score well in future funding applications with both the County and the Metropolitan Council.

Budget Issues:

There are no budgetary issues regarding this item at this time.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/20/2019	Resolution Letter
Grant Application	5/20/2019	Backup Material
Grant Funding Approval Letter	5/20/2019	Backup Material

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2019- ___

RESOLUTION AUTHORIZING AND SUPPORTING AN APPLICATION FOR HENNEPIN COUNTY TRANSIT-ORIENTED DEVELOPMENT FUNDS

WHEREAS, the City of Brooklyn Center has identified the Opportunity Site as a significant redevelopment project for the City and is currently undergoing master-planning efforts for the site; and

WHEREAS, the City of Brooklyn Center will be making major investments in the area and around the site, including the construction of new public infrastructure; and

WHEREAS, public infrastructure costs are an eligible expense and meets the grant program guidelines as established by Hennepin County; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the proposed project and grant application is consistent with and advances the Strategic Priorities established by the City Council.

NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City's goals and priorities for the following proposed Transit-Oriented Development project: Brooklyn Center Opportunity Site

2. Authorizes the Business and Workforce Development Specialist to submit on behalf of the City an application for Transit-Oriented Development grant funds for the Opportunity Site project components identified in the application, and to execute such agreements as may be necessary to implement the grant on behalf of the City.

May 28, 2019 _____
Date Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

HENNEPIN COUNTY

HOUSING AND REDEVELOPMENT AUTHORITY

2019 Transit Oriented Development Program Application

Responses due by Thursday, February 7, 2019 at 3:00 p.m.

Project Name: Opportunity Site Brooklyn Center

Site Address: Multiple City: Brooklyn Center

Applicant Information

Applicant Name: City of Brooklyn Center

Address: 6301 Shingle Creek Pkwy, Brooklyn Center, MN 55430

Contact Name: Brett Angell Title: Business and Workforce Development Specialist

Contact Phone: 763-569-3301 Contact Email: bangell@ci.brooklyn-center.mn.us

Project Overview—Please provide a brief summary of your project

The Opportunity Site is one of the largest redevelopment projects which the City of Brooklyn Center has ever undertaken. The plan would create a dense, mixed-use downtown district which would create a space that would serve the current and future residents of the City. The plan includes a mix of residential (affordable and market rate), commercial, retail, entertainment, office, and public uses. The redevelopment would transform an area that is currently primarily surface parking with single story commercial buildings that are all aging and many of which are vacant. The development of the Opportunity Site will help reshape the identity of Brooklyn Center and has the potential to return Brooklyn Center to being a regional destination.

The area has been identified as an area for redevelopment and has been a focus for the City since 2008 when the neighboring Brookdale Mall closed and the City purchased the former Brookdale Ford. Since that point, the City has acquired a total of 35 acres of the total 81 acres of the site. Upon purchase of the properties the City demolished the buildings and the properties have sat vacant since that date.

1. Readiness Details

Milestone	Commitment date or anticipated date	Amount
Construction Timeline		
Land use approvals (including any zoning, comprehensive plan amendments, variances, etc.)		Not Applicable
Construction bids		Not Applicable
Permits		Not Applicable
HUD review		Not Applicable
Site control		Not Applicable
Financial closing		Not Applicable
Clean up/demolition		Not Applicable
Begin construction		Not Applicable
Project completion		Not Applicable
Funding Sources		
First Mortgage		
General Partner Cash/Other Equity		
Syndication Proceeds		
Deferred Loan		
TIF		
Sales Tax/Energy Rebates		
Deferred Developer Fee		
City of Minneapolis AHTF		
Hennepin County AHIF/HOME/ERF		
Met Council TOD/LCDA/TBRA		
DEED Redevelopment/Cleanup		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		

1a. Total development cost TBD

1b. Percentage of funds are committed TBD

2. Request Details

2a. Amount [ ] Type [Grant]

The Hennepin County HRA has final discretion of whether the funds are awarded as a grant or as a loan

2b. Application type (See RFP for a description of types) [Infrastructure]

2c. Proposed Use of TOD Funds (check all that apply)

- [ ] Acquisition
- [ ] Wayfinding
- [ ] Landscaping
- [ ] Streetscaping
- [ ] Transit Shelter
- [ ] Demolition
- [ ] Utilities
- [ ] Lighting
- [ ] Sidewalks/trail
- [ ] Site Furnishings
- [ ] Public Bike Infrastructure
- [ ] Other (Please list)
- [x] Public Infrastructure
- [ ] Site Work
- [ ] Stormwater
- [ ] Plaza
- [ ] Private Bike Infrastructure

[ ]

3. Location Details

3a. Property ID Number(s) [See Attached]

3b. Redevelopment Area/Housing District [Opportunity Site Redevelopment District]

The project must be located within a municipally-designated Redevelopment Area, or the municipality must express its intent to establish a Redevelopment Area.

3c. Is the project located within an Opportunity Zone? [Yes]

3d. Hennepin County Commissioner District [1]

3e. Transit lines, transit stations, bikeways/regional trails, and parks within ¼ and ½ mile

	0-¼ mile from site	¼- ½ mile from site
Transit lines (LRT, BRT, Bus)	C-Line BRT, D-Line BRT, Multiple local bus routes	
Transit stations (LRT, BRT, Bus)	Brooklyn Center Transit Center	
Bikeways/Regional Trails	Shingle Creek Regional Trail	
Parks	Centennial Park	

3f. List job centers located within a 10 minute walk, 15 minute bike, and/or 25 minute transit commute

With the introduction of the C-Line BRT, the Opportunity Site is within a 25 minute transit commute to downtown Minneapolis. The site is within a 10 minute walk to the Shingle Creek Crossing retail district which houses over 2000+ employees and is within a 15 minute bike commute to all the major employment areas of the City.

4. Project Details

The following informs the selection team's understanding of the project and assists in comprehending how projects change over time. Applicants are encouraged to fill out the form as completely as possible, but it is recognized that some of the data will not apply or may change as the project is more fully developed. Indicate "N/A" if the item does not apply.

4a. Site size: 81 acres

4b. Zoning: Existing: C2: Commerce Proposed: TOD

4c. Proposed land use: Mixed: Residential, Commercial, Entertainment, Office, and public uses

4d. Date of or anticipated date of land use approvals: TBD

4e. Housing Units

Existing units on the site: 0
Total units: 0
Affordable units: 0 AMI:
Market rate units: 0
Renovated units: 0
Retained/non-renovated units: 0
Newly created units: 1000-2000 anticipated
Total number of bedrooms: TBD

4f. Commercial Square Footage

	Existing Sq. Ft.	New Sq. Ft.	Retained Sq. Ft.	Total Sq. Ft.
Office	120,000	TBD		
Retail	360,000	TBD		
Industrial	0	TBD		
Community/Amenity	0	TBD		
Other		TBD		

4g. Density

Dwelling units per acre: TBD Floor area ratio: TBD

4h. Is relocation required for any residents or commercial tenants? Yes

4i. Describe any public infrastructure or public amenities to be built as part of the project

There are significant public infrastructure and public amenity components that are a part of this project. This includes the construction of new roads, trails, utilities, park spaces and public spaces. Due to the size the project this is a significant expense for the development of the site.

4j. Permanent Jobs

Only include permanent full-time equivalent (FTE) jobs directly associated with the project. Do not include construction jobs.

	Existing Jobs	New Jobs	Retained Jobs	Total Jobs
Office				
Retail				
Industrial				
Housing				
Other				

Describe the methodology/assumptions for job projections (examples: number of jobs per SF, information from tenant, etc.)

4k. Auto Parking

	Housing	Office	Retail	Other
Stalls	TBD	TBD	TBD	
Ratio (per unit or per 1,000 sq. ft.)	TBD	TBD	TBD	

Describe how auto parking will be provided (structured, surface, etc.) and if there is a shared parking agreement.

The vision and proposed plan for the Opportunity Site has a focus on structured parking with a limited amount of surface parking and on-street parking. It is anticipated that there will be shared parking agreements for the structured parking for specific developments.

Will there be a cost for users to use parking?

Will there be a Transportation Demand Management Plan?

4l. Bicycle Parking

Total stalls TBD

Long-term stalls TBD Short-term stalls TBD

Private stalls TBD Public stalls TBD

Will any of the bike parking be secured or covered? Yes

If so, how many stalls?

TBD

Will the bike parking be reserved for any certain users?

If so, who?

5. Project Costs

5a. Market Value

Current taxable market value of the site: $23,970,000

Anticipated taxable market value after project completion: TBD

5b. Development Costs

Acquisition Cost: TBD

Total Development Cost: TBD

- Residential Development Costs: TBD
- Commercial Development Costs: TBD
- Parking Development Costs: TBD

5c. Proposed Use of TOD Funds

Please provide only the costs associated with the activities checked on page 3 "Proposed Use of TOD Funds"

Activity	Total Cost	TOD Request
Acquisition		
Utilities		
Public Infrastructure		
Wayfinding		
Lighting		
Site Work		
Landscaping		
Sidewalks/Trails		
Stormwater		
Streetscaping		
Site Furnishings		
Plaza		
Transit Shelter		
Public Bike Infrastructure		
Private Bike Infrastructure		
Demolition		
Other:		
Other:		

6. Project Narrative

6a. Describe the following components of your project:

i. Describe why this site was selected for this project. What is the status of site control, current land use, and site condition?

The Opportunity Site in Brooklyn Center is one of the largest redevelopment projects which the City has ever undertaken. Beginning in 2008, the EDA began to purchase the under-performing and vacant single story commercial uses and subsequently demolished the buildings with a vision to have the site redeveloped into a higher performing use and increase the tax base for the City. The EDA has since acquired approximately 34 of the total 81 acres. The remaining privately owned properties within the site are all single-story commercial and office properties with large amounts of surface parking. These properties are all older buildings with a majority of the buildings either primarily vacant or struggling to attract new tenants. The redevelopment of the site will help achieve the vision of creating a new downtown area for Brooklyn Center establishing a new identity for the City.

ii. List project partners including development partners, the local neighbors, community organizations, current/future tenants and residents, management, service providers, and others. Describe how the local community, including current residents/tenants, were engaged in the planning process.

There are numerous partners with the City who play an integral role in the development of the Opportunity Site, including:
- City Department: Community Development, Engineering, Parks, Finance, Administration
- Alatus: development team selected as the master-developer for the site;
- Bolton and Menk/Cuningham Group/Clarion Associates/KimbleCo: consultant team selected by the City to create a master plan for the site and update the zoning for the area;
- Metro Transit/Three Rivers Park District: involved in the master-planning process;
- LISC: conducting the CDI workshop for community engagement for the master-planning of the site.

The City has established a community engagement plan for the master-planning process which will include a variety of in-person and online engagement techniques over the next several months to ensure all parties have the ability to have their voices heard in the redevelopment of the site.

iii. Describe how the project will catalyze other development in the area (include such items as nearby vacant/underutilitzed parcels, other pending development, etc.).

The development of the opportunity will not only have a significant impact on development for the immediate area, it also help catalyze other developments throughout the City and northwest suburban region. The neighboring Shingle Creek Crossing retail area is approximately 70% built-out. The addition of residential developments will increase the traffic in the area supporting the businesses located within SCC and also increasing development interest in the remaining sites. The multi-family residential projects that will be developed in the Opportunity Site will have a significant impact on the area since the City has not had new multi-family developments since the 1970s, which creates a layer of increased difficulty to find adequate rent numbers for proposed projects. The Opportunity Site is all currently vacant and underutilized parcels. Many of the parcels within this redevelopment district have high vacancy rates, are completed vacant, or are within structures that have aged past their functional lifespan.

iv. Describe how the project fulfills an identified area need (such as affordable or market rate housing, commercial/retail space, public infrastructure, etc.)

The plan for the Opportunity Site fulfills many of the identified needs for the City of Brooklyn Center. The development will include multifamily residential (both market rate and affordable), commercial, entertainment, and public spaces. This development will create a dense mixed-use downtown district which will be the anchor of the community and help enrich the lives of current residents and attract future residents. The proposed vision will include public gathering spaces which has been an expressed desire of residents, sit-down restaurants, and more. The City has also expressed a strong desire in creating a year-round public marketplace within the site and/or the creation of affordable commercial space which will cater to the strong entrepreneurial spirit of the City's residents.

v. Describe area amenities and/or supporting land uses that are within walking and biking distance.

The Opportunity Site is within walking or biking distance to many amenities and supporting land uses. Within a quarter of a mile to the site includes: the Shingle Creek Regional Trail, Centennial Park, Brooklyn Center Transit Center, Shingle Creek Crossing retail area, Hennepin County Library and Service Center, Brooklyn Center City Hall and Community Center, and the Earle Brown Heritage Center.

vi. Describe how the project is maximizing the potential of the site.

The current use of the site is reflective of retail centers built in the suburban areas during the 1950-60s with single story buildings and very large areas for surface parking. During the recession, many of the business and buildings in the area became vacant and were acquired and subsequently demolished by the City to make way for redevelopment activities. The plan for the opportunity site would highly increase the density of the site, better manage stormwater, utilize structured parking, incorporate a wide range of different uses, and be designed in a more cohesive manner increasing the areas pedestrian friendliness. The area would become the downtown district for the City, creating an identity which the City has sought to regain since the closure of the Brookdale Mall.

6b. Describe the development team and other partners and its experience on similar projects.

The development team has a extensive experience in large scale planning and development projects. Alatus, master-developer for the site, is also the master-developer for the Twin Cities Army Ammunition Plant (TCAAP) site in Arden Hills. Alatus has extensive experience working on complex and large-scale projects.

The master-planning consultants of Bolton and Menk and Cuningham Group both bring experience working on large scale master plans for municipalities around the nation.

The consultant team working on the zoning code update of Clarion Associates and Bolton and Menk are widely recognized across the nation as being one of the premier consultants for this area of work.

6c. List the names of relevant, supportive policies/plans and provide links to websites (where available).

- 2040 Comprehensive Plan: http://brooklyncenterplan2040.com/

- Opportunity Site Webpage: http://www.cityofbrooklyncenter.org/index.aspx?NID=1160

-Becoming Brooklyn Center Website: www.becomingbrooklyncenter.com

6d. Describe the biggest challenges or extraordinary costs facing your project and explain why the project is not feasible without Hennepin County funds. Please include any challenges not previously described such as status of site control, financing, rents and returns, tenants/leasing, and other items pertinent to a successful project.

With a project of this scale there are numerous challenges and costs that need to be overcome. One the challenges is the private property acquisitions and the costs associated with the purchases. Another challenge is the total costs for infrastructure since the project development will include new roadways, utilities, trails, and more. A third challenge is the environmental conditions of the site. Part of the site is a brownfield location due to leakage from underground oil storage tanks. The site also have a high water table making it increasingly difficult to locate parking underground for development projects. Another challenge is since there are not many comparable new residential developments, underwriting the rents for the new multifamily developments can pose a challenge.

With the large nature of this project, significant financial assistance will be needed from the City, County and other agencies to ensure that the project is a success.

6e. What is the status of the project and the likelihood the project will be completed with the items requested for funding by December 31, 2021? Briefly describe each of the following: current level of design, project schedule, municipal approvals, committed/assumed funding, and project partner commitments. What is a realistic project start date if TOD funds are committed?

Due the very large nature of the Opportunity Site, entire development of the project will not be completed by December 31, 2021. The project will likely be completed in phases with completion of the project taking many years. However, a Phase I multifamily residential project is anticipated to begin construction by the end of 2019. The City anticipates that much of the public infrastructure required for the development will occur simultaneously to the early phases of the development.

The Opportunity Site is currently undergoing the master planning process and community engagement. A significant step of the master planning is anticipated by July 2019. Along with the master planning process, the City will be conducting environmental testing. A realistic project start date if TOD funds are committed would be summer of 2020.

6f. How does your project create a more livable community? Include information about the mix of uses, density, walkability/bikeability, transit availability, public realm, and others. Are there local policies to support this-if so, please describe.

The Opportunity Site will make the community much more livable increasing the mix of uses, density, walkability, and public realm. Currently the site is structured to be auto-oriented and the proposed plan for redevelopment brings a focus on increasing the density of the site in a block structure which will make the area much more walkable. The site has historically all been commercial buildings and that will change to a variety of uses including residential, commercial, entertainment, office and public spaces. The site is located within close proximity to the Brooklyn Center Transit Hub, so the site will look to incorporate transit into the site. Metro Transit has been involved in the master planning process. The plan also will put a focus on the inclusion of public spaces. This can be in the form of parks, trails, and gathering spaces that the community currently lacks. The redevelopment will include important neighborhood trail connections creating a more cohesive City.

The 2040 Comprehensive Plan approved by the City Council reinforces this vision with the redesignation of the site as Transit Oriented Development. In the land use description it list TOD as the highest density land use category for the City.

6g. What would you consider to be a market rate rent for this project in this location, and how does this project's rents compare (for residential, commercial or both)? How will this project's rates compare with existing product (not necessarily new construction) in the area and how was this determined? If the project does not include rent and income-restricted units, what other provisions are being considered with regard to residential or commercial affordability, if any?

The City would consider market rate rent for the phase I of this redevelopment project to be approximately $1,200 - $1,300 per month. Exact project rates have not yet been determined. There is one nearby residential product which has similar rents compared to this. Entire build-out of the Opportunity Site will include both market-rate and affordable residential products. There is also a plan to incorporate affordable commercial space within the development of the site. The City is currently evaluating the feasibility of the creation of a year-round public market, similar to a Midtown Global Market. The City has expressed a desire to ensure affordable commercial rents to ensure the entrepreneurs that currently reside within the City have the ability to create businesses within the City.

Attachments

Attach the following documents in the following order. Please label the attachments according to their number.

All projects

- ☐ 1. Aerial map showing location and transit connections (copies of bus schedules are not needed)
- ☐ 2. Site plan, elevations, and existing conditions photos
- ☐ 3. Detailed project schedule
- ☐ 4. Redevelopment area map and adopting resolution
- ☐ 5. Copies of any funding commitment(s), preliminary loan commitment(s), etc. (if available)
- ☐ 6. Evidence of site control
- ☐ 7. Applicant W9

Infrastructure only projects

- ☐ 8. Project budget noting assumptions
- ☐ 9. Information on existing, planning and anticipated real estate development projects directly served by the proposed infrastructure that minimally includes the name, location, number of units of market rate and affordable housing units, square footage of commercial space, anticipated jobs created and retained, developer name, site square footage, and projected timeframe.

Real Estate Development only projects

- ☐ 10. Development pro forma that minimally includes sources and uses, financing assumptions of any debt (amount, amortization, term, interest rate, etc.), debt service coverage ratio, loan-to-value, loan-to-cost, percent equity, and cash-on-cash return.
- ☐ 11. Housing unit breakout for projects that include housing, that minimally includes unit type, unit count, average unit size, number of affordable units per unit type and targeted level of affordability, assumed rental rate per square foot, and list of assumed utilities the tenant would pay direct.
- ☐ 12. Commercial rent roll for projects that include commercial space that minimally includes unit number and square footage, base rent per unit and per square foot, and operating expenses per unit and per square foot.
- ☐ 13. 15-year operating pro forma that minimally includes revenue by type, operating expenses, operating income, debt service, reserves, and cash flow.
- ☐ 14. Development team qualifications (no more than one page per partner and no more than three pages total).

HENNEPIN COUNTY

HOUSING AND REDEVELOPMENT AUTHORITY

May 15, 2019

Mr. Brett Angell
Business and Workforce Development Specialist
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

Re: 2019 Transit Oriented Development (TOD) Program Awards

Dear Mr. Angell,

Congratulations! We are pleased to inform the City of Brooklyn Center that on May 14, 2019 the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners authorized a grant award of $595,000 for the Opportunity Site project through the 2019 Transit Oriented Development (TOD) program. The board authorized a total of ten awards. Please see the attached list of project awards.

Also enclosed you will find an informational sheet and checklist outlining important items concerning this funding award. In the near future, we will be touching base with you shortly to discuss the award terms prior to developing an agreement.

We are excited to support this important project and look forward to working with you!

Sincerely,

Elise Durbin

Elise Durbin, AICP
TOD Program Manager

Enclosures

Hennepin County Housing and Redevelopment Authority
701 Fourth Avenue South, Suite 400, Minneapolis, MN 55415
hennepin.us/hchra

Hennepin

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Brett Angell, Business and Workforce Development Specialist

SUBJECT: Resolution Authorizing the Use of EDA-Owned Property for the Saturday Market and Approving the Layout Plan for the Market

Requested Council Action:

- Motion to approve a resolution authorizing the use of EDA-owned property for the Saturday Market and approving the layout plan for the market.

Background:

In February during the Council worksession, the City Council discussed the proposed plans for the 2019, Saturday Market and provided feedback and recommendations for the market. Since that time, Saturday Market planning staff have worked to ensure the market continues to grow and is representative of the community. This includes the purchasing of additional tents to be used by vendors, and increased outreach and communication to local organizations who work within the community to recruit vendors.

The first Saturday Market of the 2019 season is less than one month away, occurring on Saturday, June 8th from 11:00 A.M. to 5:00 P.M. at the former Brookdale Ford location - 2500 Shingle Creek Parkway. Staff anticipates there to be over 40 vendors at the event, which would be the highest number of vendors the Saturday Market has seen to date. Other highlights of the June 8th Saturday Market include: an inflatable and face-painting offered for free to kids and families, a DJ for music throughout the event, and much more. The layout plan creates adequate area for parking with a main parking area and overflow parking area. The parking area will be separated from the market area using metal barricades which will be rented. Two portable toilets and a portable sink will be located on site. Attached to this memorandum includes a lay-out plan for the Saturday Market for review. The market will run from June through October on the second Saturday of each month.

Improvements to the site location for the Saturday Market have begun with the assistance of the Public Works Department. The large dirt pile that has been located at the site was used to fill in the hole where the former Brookdale Ford building was located. The lot has been swept by a street sweeper and any larger objections, such as rocks, have been removed. Public Works has filled low areas and holes with gravel to ensure safety for vendors and attendees of the market. The City will monitor the growth of weeds and grasses in the lot and will have them sprayed if they begin to create an issue for the market.

The lay-out plan includes items which have not been discussed in detail with the Council and would deviate slightly from the zoning code. This includes the placement of a storage container to be used for the storage of tents, tables and chairs during the entire market season. The storage container will provide ease with set-up and take down of the market. During the 2018 market season, Lennie Chism provided a panel van which was used to transport the materials from the City amphitheater to the market. Access to the panel van is no longer possible and the amphitheater storage room does not have the space to be utilized for storage this summer.

Additional research is also occurring on the funding, feasibility, and placement of a temporary structure which could be available to vendors. The temporary structure concept could include the reuse of a shipping container or the construction of a chalet to be fashioned in a means to house a pop up food vendor. The concept would be to create a structure which would provide the same level of service as a food truck, with temporary seating, in order to provide a food vendor access to equipment they might not otherwise have available to them. The temporary structure, if realized, would be placed on the site for the entire duration of the 2019 Saturday Market.

In addition, Staff is coordinating with consultant teams for both the Beatification and Public Art Master Plan and the Becoming Brooklyn Center project to utilize the Saturday Market for both public engagement and creative placemaking opportunities throughout the summer.

Budget Issues:

$25,000 is budgeted from the EDA towards the Saturday Market.

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/20/2019	Resolution Letter
Layout Plan	5/20/2019	Exhibit

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2019- ___

RESOLUTION AUTHORIZING THE USE OF EDA-OWNED PROPERTY FOR THE SATURDAY MARKET AND APPROVING THE LAY-OUT PLAN FOR THE MARKET

WHEREAS, the Economic Development Authority of Brooklyn Center has allocated funding and support for the continued operation of the Saturday Market; and

WHEREAS, the Saturday Market supports the strategic priority of Resident Economic Stability by promoting local entrepreneurs ability to sell their products to the public without the need of a permanent commercial location; and

WHEREAS, the EDA agrees to allow the Saturday Market to be conducted at the EDA-owned property located at 2500 County Road 10, the former Brookdale Ford property, for the 2019 market season; and

WHEREAS, the EDA has reviewed the proposed lay-out of the market including the location of the tents used for vendors, a storage container for materials storage throughout the summer, temporary vendor space creation, inflatables, signage and parking.

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of Brooklyn Center, Minnesota, that it hereby approves the use of lands owned by the EDA to be used to host the Saturday Market and approves the proposed lay-out plan for the market.

May 28, 2019
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Saturday Market Layout Plan

Residential Labels

Aerials 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3



5/13/2019, 2:32:11 PM 1 inch = 94 feet

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Resolution Approving Americans with Disabilities Act (ADA) Transition Plan – Public Right-of-Way

Requested Council Action:

- Motion to approve the resolution approving the Americans with Disabilities Act (ADA) Transition Plan – Public Right-of-Way

Background:

The ADA was approved by the Federal Government in 1992. These statutes prohibit public agencies from discriminating against persons with disabilities by excluding them from services, programs, or activities. These statutes require pedestrian access for persons with disabilities to an agency's right-of-way if pedestrian facilities exist. These regulations require cities to implement these requirements by imposing standards for accessible features such as curb cuts, ramps, continuous sidewalks and detectable warnings. ADA requires public agencies with more than 50 employees to have a Transition Plan. An agency's Transition Plan should have been completed within six months of January 26, 1992, and should be based on updates of the self-evaluation conducted to comply with the requirements of the Federal Statues.

In 1993, the City had a Transition Plan developed for building and park facilities for ADA compliance. Deficiencies were identified throughout the parks and completed a Transition Plan which included building, parking lot, trail and curb modifications within City park facilities and some buildings, bringing those items up to compliance with the ADA. The City's 1993 Transition Plan did not detail transportation infrastructure within the right-of-way and there was no formal City Council adoption of the Transition Plan.

The Transition Plan encompasses several items which include a schedule for providing accessible features with the public right-of-way. The ADA Transition Plan should accomplish the following four tasks:

1. Identify physical obstacles in the public agency's facilities that limit the accessibility of its programs or activities to individuals with disabilities;
2. Describe in detail methods that will be used to make the facilities accessible;
3. Specify the schedule for taking steps necessary to upgrade pedestrian access to meet ADA and Section 504 requirements in each year following the Transition Plan; and
4. Indicate the officials responsible for implementation of the Transition Plan.

Staff has completed a self-evaluation of 100 percent of the City's 867 pedestrian ramps, 45.67 miles of sidewalk and traffic control systems. The Transition Plan will present the policies, procedures and standards for the City to follow within the right-of-way. The Transition Plan also lays out a grievance procedure.

The City's Transition Plan was open for public comment from April 1, 2019 through April 30, 2019. The

following is a description of the City's outreach program for the ADA Transition Plan – Public Rights-of-Way:

- Provided residents advance notice of upcoming public outreach period for the City's ADA Transition Plan – Public Rights-of-Way in December 2018 City newsletter via "save the date" ad.
- Sent letters to various governmental and non-profit agencies requesting additional information concerning ADA plans or possible groups within the community to focus outreach. This attempt yielded little benefits as the City was only contacted by one agency and only a day or two before the event.
- Flyers were sent to local religious organizations with meeting times for the public comment Open House meetings.
- Meeting dates and times for the Open House meetings were broadcast on social media and a local community access TV spot with a broadcast on a local TV channel and via their webpage.
- Held three Open House meetings at different times to provide flexibility with schedules, one during the day (April 17, 2019 at 2 p.m.), one in the evening (April 25, 2019 at 5 p.m.) and one on the weekend (April 27, 2019 at 10 a.m.). The April 27 Open House meeting was part of a larger community health event hosted by the City.
- Over the course of the month public comment period the City had a webpage http://www.cityofbrooklyncenter.org/index.aspx?nid=1262 with a draft plan and information on how to provide comments.

The Final ADA Transition Plan – Public Rights-of-Way is included for review.

Budget Issues:

There are no budget issues to consider with this action. Upon consideration and approval of the ADA Transition Plan – Public Rights-of-Way, City staff will continue to provide accessible pedestrian improvements as part of the City's Capital Improvement Program.

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/21/2019	Cover Memo
ADA Transition Plan	5/21/2019	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION APPROVING AMERICANS WITH DISABILITES ACT (ADA) TRANSTION PLAN- PUBLIC RIGHT-OF-WAY

WHEREAS, the ADA was approved by the Federal Government in 1992. These statutes prohibit public agencies from discriminating against persons with disabilities by excluding them from services, programs, or activities. These statutes require pedestrian access for persons with disabilities to an agency's right-of-way if pedestrian facilities exist; and

WHEREAS, the Transition Plan encompasses several items which include a schedule for providing accessible features with the public right-of-way. The ADA Transition Plan contains the following four tasks: List of physical obstacles in the public agency's facilities that limit the accessibility of its programs or activities to individuals with disabilities, detail methods that will be used to make the facilities accessible, schedule for taking steps necessary to upgrade pedestrian access to meet ADA and Section 504 requirements in each year following the Transition Plan; and indicates the officials responsible for implementation of the Transition Plan; and

WHEREAS, the City held a public comment period from April 1, 2019, through April 30, 2019, and has reviewed all comments and addressed them in the plan as warranted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1) The ADA Transition Plan – Public Rights-of-Way is hereby APPROVED.

May 28, 2019
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

ADA Transition Plan for City Rights of Way

City of Brooklyn Center

5/28/2019



The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. Title II of ADA provides that, "…no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity."

Table of Contents

Section 1- Introduction

1.1. Transition Plan Need and Purpose

1.2 ADA and Its Relationship to Other Laws

1.3 Agency Requirements

Section 2 - Self-Evaluation

2.1. Overview

2.2 Summary

Section 3 - Policies and Practices

3.1. Previous Practices and Current Practices

3.2 Transportation Projects

3.3 Reconstruction Projects

3.4 Bike, Sidewalk and Trail Projects

3.5 Traffic Control Signal Projects

3.6 Inventory

Section 4 - ADA Coordinator

Section 5 -Implementation Schedule

5.1 Policy

5.2 Methodology

5.3 External Agency Coordination

5.4 Prioritization and Schedule

Section 6 - Public Outreach

Section 7- Grievance Process

Section 8 - Monitor the Progress

Appendices

Introduction

Transition Plan Need and Purpose

The Americans with Disabilities Act (ADA) was enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. ADA consists of five titles outlining protections in the following areas:

I. Employment
II. State and local government services
III. Public accommodations
IV. Telecommunications
V. Miscellaneous Provisions

Title II of ADA pertains to the programs, activities and services public entities provide. As a provider of public transportation services and programs, the City of Brooklyn Center (City) must comply with this section of the ADA as it specifically applies to public service agencies. Title II of ADA provides that, "…no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." (42 USC. Sec. 12132; 28 CFR. Sec. 35.130)

As required by Title II of ADA, 28 CFR. Part 35 Sec. 35.105 and Sec. 35.150, the City has conducted a self-evaluation of its facilities within public rights-of-way and has developed this Transition Plan detailing how the organization will ensure that all of those facilities are accessible to all individuals. This document serves as a supplement to the City's existing Transition Plan covering buildings, services, programs and activities.

ADA and Its Relationship to Other Laws

Title II of ADA is companion legislation to two previous Federal statutes and regulations: the Architectural Barriers Acts of 1968 and Section 504 of the Rehabilitation Act of 1973.

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act of 1968 marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal department or agency. Title II of ADA extended this coverage to all state and local government entities, regardless of whether they receive Federal funding or not.

Agency Requirements

Under Title II, the City must meet these general requirements:

- Must operate their programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities (28 C.F.R. Sec. 35.150).
- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability (28 C.F.R. Sec. 35.130 (a).
- Must make reasonable modifications in policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result (28 C.F.R. Sec. 35.130(b) (7).
- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective (28 C.F.R. Sec. 35.130(b)(iv) & (d).
- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others (29 C.F.R. Sec. 35.160(a).
- Must designate at least one responsible employee to coordinate ADA compliance [28 CFR Sec. 35.107(a)]. This person is often referred to as the "ADA Coordinator". The public entity must provide the ADA Coordinator's name, office address and telephone number to all interested individuals [28 CFR Sec. 35.107(a)].
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees and other interested persons [28 CFR Sec. 35,106]. The notice must include the identification of the employee serving as the ADA Coordinator and must provide this information on an ongoing basis [28 CFR Sec. 104.8(a)].
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [28 CFR Sec. 35.107(b)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the Federal complaint process.

This document has been created to specifically cover accessibility within the public rights-of-way and does not include information on City programs, practices, or building facilities not related to public rights-of-way.

Self-Evaluation

Overview

The City is required, under Title II of the ADA and 28CFR35.105, to perform a self-evaluation of its current transportation infrastructure policies, practices and programs. This self-evaluation will identify what policies and practices impact accessibility and examine how the City implements these policies. The goal of the self-evaluation is to verify that, in implementing the City's policies and practices, the department is providing accessibility and not adversely affecting the full participation of individuals with disabilities.

The self-evaluation also examines the condition of the City's Pedestrian Circulation Route/Pedestrian Access Route (PCR/PAR) and identifies potential need for PCR/PAR infrastructure improvements. This will include the sidewalks, curb ramps, bicycle/pedestrian trails, traffic control signals and transit facilities that are located within the City's rights-of-way. Any barriers to accessibility identified in the self-evaluation and the remedy to the identified barrier are set out in this transition plan.

Policies and Practices

Previous Practices and Current Practices

Since the adoption of the ADA, the City has strived to provide accessible pedestrian features as part of the City's capital improvement projects. As additional information was made available, as to the methods of providing accessible pedestrian features, the City updated their procedures to accommodate these methods. Past projects include 1993 ADA Transition Plan, along with improvements in neighborhood reconstruction projects.

The engineering department will consider and respond to all accessibility improvement requests within the right of way. Requests should be sent to the ADA coordinator as specified in **Appendix D**. All accessibility improvements that have been determined to be reasonable will be scheduled, consistent with transportation priorities. The City will coordinate with external agencies as necessary to ensure that all new or altered pedestrian facilities within the city jurisdiction are ADA compliant to the maximum extent possible.

Following are descriptions of the various policies and practices the City uses to assist with ADA compliance.

Transportation Projects

The City's goal is to continue to provide and upgrade accessible pedestrian facilities as part of transportation projects. During the development of project plans, staff will inspect, inventory

and plan for any required improvements to pedestrian facilities located in the public right of way to ensure ADA compliance. The city has established ADA design standards and procedures as detailed in **Appendix G**

Street Reconstruction Projects

The City's street infrastructure is upgraded and maintained through Street Reconstruction Projects. The City is divided into 17 neighborhoods and projects are planned based on these neighborhood areas. The projects provide a systematic approach to managing the City's transportation infrastructure, including pedestrian facilities within the right-of-way. The City incorporates ADA accessible pedestrian features into its reconstruction projects, including street rehabilitation and sidewalk maintenance. The segments of streets and sidewalks are selected based on condition, budget and are updated annually within the City's 15 Year Capital Improvement Program (CIP) to reflect current infrastructure needs.

Bike, Sidewalk and Trail Projects

The City has an approved Pedestrian & Bicycle Plan (adopted by the City Council on March 24, 2014), with the goal to improve connectivity, safety and accessibility and overall community livability of the citywide network of sidewalks and trails. At times, its necessary to schedule sidewalk and trail construction separately from street and transportation projects. These projects will incorporate pedestrian ADA facility upgrades and improvements as necessary.

Traffic Control Signal Projects

The City is responsible for eight traffic control signals in Brooklyn Center. At times it is necessary to schedule traffic signal repair and replacement separately from street and transportation projects. These projects are driven by traffic control conditions and operations at the intersections and will incorporate pedestrian facility upgrades as necessary and feasible.

Inventory

In 2016 and 2017, the City conducted an inventory of pedestrian facilities within its public right-of-way consisting of the evaluation of following City owned facilities:

- 45.6 miles of sidewalks
- 839 curb ramps
- 15.7 miles of trails
- 8 signalized intersections

A detailed evaluation on how these facilities relate to ADA standards is found in **Appendix B** and will be updated periodically. The engineering department will further assess accessibility of pedestrian ramps and traffic signals in advance of the CIP projects to allow for the design of ADA compliant pedestrian facilities. As resources allow, the department will gather additional

data to assist in determining levels of ADA compliance of pedestrian facilities to assist in prioritizing and programing funds for projects to be added to the CIP.

ADA Coordinator

In accordance with 28 CFR 35.107(a), the City has identified an ADA Title II Coordinator to oversee City policies and procedures. Contact information for this individual is located in **Appendix E**.

Implementation Schedule

Policy

The City's goal is to continue to provide accessible pedestrian design features as part of the CIP projects. The City has established ADA design standards and procedures as listed in **Appendix G**. These standards and procedures will be kept up to date with nationwide and local best management practices.

The City will consider and respond to all accessibility improvement requests. All accessibility improvements that have been deemed reasonable will be scheduled consistent with transportation priorities. The City will coordinate with external agencies to ensure that all new or altered pedestrian facilities within the City jurisdiction are ADA compliant to the maximum extent feasible.

Maintenance of pedestrian facilities within the public right-of-way will continue to follow the policies set forth by the City (Sidewalk Maintenance Policy, Snow and Ice Control Policy).

Methodology

The City will utilize two methods for upgrading pedestrian facilities to the current ADA standards. The first and most comprehensive of the two methods are the scheduled street and utility improvement projects. All pedestrian facilities impacted by these projects will be upgraded to current ADA accessibility standards. The second method is the stand alone sidewalk and ADA accessibility improvement project. These projects will be incorporated into the 15 year CIP on a case by case basis as determined by Brooklyn Center staff. The City CIP, which includes a detailed schedule and budget for specific improvements, is updated annually.

External Agency Coordination

Many other agencies are responsible for pedestrian facilities within the jurisdiction of the City. The City will coordinate with those agencies to track and assist in the facilitation of the elimination of accessibility barriers along their routes.

Prioritization and Schedule

The City will include accessibility improvements in all transportation projects planned in the CIP. The CIP is reviewed on an annual basis and will be revised as needed to address accessibility priorities with the needs of the City's overall transportation system.

The City has set the following schedule goals for improving the accessibility of its pedestrian facilities within the City jurisdiction:

- Traffic signals, pedestrian ramps and sidewalks will be addressed through the neighborhood reconstruction projects from scheduling and constructing improvements.
- Any facilities identified as an existing hazard or compliance issue that City staff believes needs to be addressed by a set date will have a work order issued or it will be incorporated into a CIP project.
- After 15 years, 70 percent of accessibility features within the jurisdiction of City should be ADA compliant.

Public Outreach

The City recognizes that public participation is an important component in the development of this document. Input from the community has been gathered and used to help define priority areas for improvements within the jurisdiction of the City.

Public outreach for the creation of this document consisted of the following activities:

Advance notice of upcoming information meetings

City newsletter article highlighting the public comment period,

CXX tv spot highlighting public comment period,

Social media post

ADA Transition Plan City webpage

This document was also available for public comment. A summary of comments received and detailed information regarding the public outreach activities are located in **Appendix C**.

Grievance Procedure

Under the ADA, each agency is required to publish its responsibilities in regards to the ADA. A draft of this public notice is provided in **Appendix D**. If users of the City facilities and services believe the City has not provided reasonable accommodation, they have the right to file a grievance.

In accordance with 28 CFR 35.107(b), the City has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints, concerns, comments and other grievances. This grievance procedure is outlined in **Appendix D**, with a complaint form in **Appendix E.**

Monitor the Progress

This document will continue to be updated as conditions within the City evolve. The appendices in this document will be updated periodically, while the main body of the document will be updated as needed with a future update schedule to be developed at that time. With each main body update, a public comment period will be established to continue the public outreach.

Appendices

A. Glossary of Terms

B. Self-Evaluation Results

C. Public Outreach

D. Grievance Procedure

E. Grievance Form

F. Contact Information

G. Agency ADA Design Standards and Procedures

Appendix A – Glossary of Terms

ABA: Architectural Barriers Act.

ADA: Americans with Disabilities Act.

ADA Transition Plan: MnDOT's transportation system plan that identifies accessibility needs, the process to fully integrate accessibility improvements into the Statewide Transportation Improvement Program (STIP) and ensures all transportation facilities, services, programs and activities are accessible to all individuals.

ADAAG: Americans with Disabilities Act Accessibility Guidelines.

Accessible: A facility that provides access to people with disabilities using the design requirements of the ADA.

Accessible Pedestrian Signal (APS): A device that communicates information about the WALK phase in audible and vibrotactile formats.

Alteration: A change to a facility in the public right-of-way that affects or could affect access, circulation, or use. An alteration must not decrease or have the effect of decreasing the accessibility of a facility or an accessible connection to an adjacent building or site.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act; Civil rights legislation passed in 1990 and effective July 1992. The ADA sets design guidelines for accessibility to public facilities, including sidewalks and trails, by individuals with disabilities.

Americans with Disabilities Act Accessibility Guidelines (ADAAG): Contains scoping and technical requirements for accessibility to buildings and public facilities by individuals with disabilities under the ADA of 1990.

APS: Accessible Pedestrian Signal.

Architectural Barriers Act (ABA): Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Capital Improvement Program (CIP): Capital Improvement Plan provides long-term planning and management of infrastructure and buildings throughout the City. The CIP is a planning document that presents a 15-year overview of scheduled capital projects to address the City's goals for maintaining public infrastructure in four functional areas: street improvements, park improvements, public utilities and capital building maintenance Improvements. A capital

improvement is defined as a major non-recurring expenditure related to the City's physical facilities and grounds.

Detectable Warning: A surface feature of truncated domes, built in or applied to the walking surface to indicate an upcoming change from pedestrian to vehicular way.

DOJ: United States Department of Justice

Federal Highway Administration (FHWA): A branch of the US Department of Transportation that administers the Federal-aid Highway Program, providing financial assistance to states to construct and improve highways, urban and rural roads and bridges.

Pedestrian Access Route (PAR): A continuous and unobstructed walkway within a pedestrian circulation path that provides accessibility.

Pedestrian Circulation Route (PCR): A prepared exterior or interior way of passage provided for pedestrian travel.

PROWAG: An acronym for the *Guidelines for Accessible Public Rights-of-Way* issued in 2005 by the U.S. Access Board. This guidance addresses roadway design practices, slope and terrain related to pedestrian access to walkways and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking and other components of public rights-of-way.

Right-of-Way: A general term denoting land, property, or interest therein, usually in a strip, acquired for the network of streets, sidewalks and trails creating public pedestrian access within a public entity's jurisdictional limits.

Section 504: The section of the Rehabilitation Act that prohibits discrimination by any program or activity conducted by the Federal government.

Uniform Accessibility Standards (UFAS): Accessibility standards that all Federal agencies are required to meet; includes scoping and technical specifications.

United States Access Board: An independent Federal agency that develops and maintains design criteria for buildings and other improvements, transit vehicles, telecommunications equipment and electronic and information technology. It also enforces accessibility standards that cover federally funded facilities.

United States Department of Justice (DOJ): The United States Department of Justice (often referred to as the Justice Department or DOJ), is the United States Federal executive department responsible for the enforcement of the law and administration of justice.

Appendix B – Self-Evaluation Results

This initial self-evaluation of pedestrian facilities yielded the following results:

- 58% percent of sidewalks met accessibility criteria (26.44 miles)
- 26% percent of curb ramps met accessibility criteria (220/839)
- 100% percent of traffic control signals had Accessible Pedestrian Signal(APS) (8/8)
    - 13% percent of traffic control signals had push buttons that are accessible (1/8)

The inventory of the pedestrian ramps and traffic signals in the city public right of way can be found at the city's ADA transition plan webpage.

The inventory of the pedestrian ramps and traffic signals in the city public right of way can be found at the city's ADA transition plan webpage:
http://www.cityofbrooklyncenter.org/index.aspx?nid=1262

Appendix C – Public Outreach

The Following is a description of the City's outreach program for the ADA Transition Plan – Public Rights-of-Way.

- Gave the residents advance notice of the upcoming public outreach period for the City's ADA Transition Plan – Public Rights-of-Way in December 2018 City newsletter via "save the date" ad
- The City also sent a letters to various governmental and non-profit agencies requesting help with additional information concerning ADA plans or possible groups within the community to focus outreach too. This attempt yielded little benefits as the City was only contacted by one agency and only a day or two before the event.
- A flyer was sent to local religious organizations with meeting times for the public comment meetings.
- The meeting dates and times for the Open House meetings were broadcasted on social media and a local community access TV spot with the a broadcast on a local TV channel and via their webpage.
- The City held three meeting at different times to provide flexibility with peoples schedules, one during the day (April 17, 2019 at 2pm) , one in the evening April 25, 2019 at 5pm) and one on the weekend (April 27, 2019 at 10am). The April 27 public comment meeting was part of a larger community health event put on by the City.
- Over the course of the month long public comment period the City had a webpage http://www.cityofbrooklyncenter.org/index.aspx?nid=1262 with a draft plan and information on how to provide comments.

All comments from the public comment period are included within the plan.

UPDATES

Under Construction

- Bank of America (2545 County Rd 10) – Winter 2018
- HOM Furniture /Two-story Addition (2501 County Rd 10) – Winter 2018/2019
- Hennepin County Service Center—Courtroom Addition (6125 Shingle Creek Pkwy) – Winter 2018/2019
- Medtronic—Addition (6800 Shingle Creek Pkwy) – Spring 2019
- Indoor Commercial Storage Facility (1950 57th Ave N) – Winter 2018/2019
- Lux Apartments (6100 Summit Dr N)— Winter 2018
- BT Nails (1480 Shingle Creek Crossing) – Winter 2018/2019
- Lee Carlson Center/Clinic-Based Therapy (5540 Brooklyn Blvd) – Spring 2019
- Milavetz, Gallop, & Milavetz—Addition (1915 57th Ave N) – Spring 2019
- Fairfield Inn and Suites (6250 Earle Brown Dr) – Summer 2019
- Luther Mazda/Mitsubishi Dealership (4435 68th Ave N) – Summer 2019

Approved Plans

- Casey's Gas Station and Convenience Store (2101 Freeway Blvd) – Anticipated Construction Start: Fall 2018
- Brooklyn Center Secondary School (6500 Humboldt Ave N) – Anticipated Construction Start: Winter 2019
- Unity Place (7256 Unity Ave N) – Anticipated Construction Start: Winter/Spring 2019
- Earle Brown Elementary School (1500 59th Ave N) – Anticipated Construction Start: Summer 2019

Now Open

- Bizzy Coffee-Headquarters (2700 Freeway Blvd, Suite 200) – Opened September 2018
- Nompeng Academy (6201 Noble Ave N) – Opened September 2018
- TopGolf (6420 Camden Ave N) – Opened September 2018

DRAFT **2040 COMPREHENSIVE PLAN COMPLETE**

The City of Brooklyn Center has completed its Draft 2040 Comprehensive Plan, and it is now available for public comment. The Draft Plan can be found here: www.brooklyncenterplan2040.com

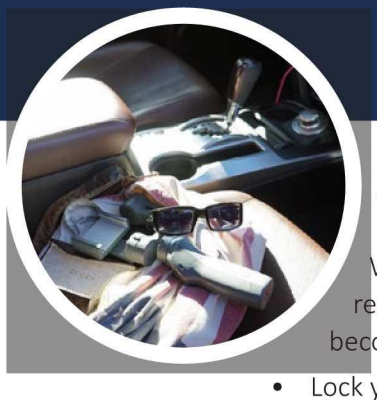
The City is looking for feedback on the Draft Plan, and input on how it will be implemented over the next ten years. In order to help provide feedback, the City has a survey that asks questions related to the plan. Residents are invited to take the survey, and use the questions to provide input on what is in the Draft Plan. The survey can be found on the City's Comprehensive Plan website here: www.brooklyncenterplan2040.com

In addition to getting feedback from the community, neighboring communities, along with Hennepin County and the school districts are also invited to comment on the Draft Plan.

The period for public comment will close at the end of January. At that time the City will incorporate the comments that were received into a Final Plan, and once the Final Plan is approved by the City Council, will submit it to the Metropolitan Council for final approval and adoption. It is anticipated that this will happen in May 2019.

SAVE THE DATE: ADA TRANSITION PLAN MEETING

In early 2019, the City of Brooklyn Center will be looking for public comments in regards to the City's draft ADA Transition Plan. The draft plan address facilities within the City's Public Rights of Way like pedestrian ramps, sidewalks and signalized crossings at intersections as it relates to the American's with Disabilities Act. For information on ways you can participate connect with us through social media at cityofbrooklyncenter.org/socialmedia, visit our website at cityofbrooklyncenter.org or contact Public Works at publicworks@ci.brooklyn-center.mn.us with questions.



PREVENTING AUTO THEFTS

With the cooler months upon us, we need to remember a few basic tips so that we do not become victims of auto theft or theft from autos.

- Lock your vehicle.
- Do NOT leave valuables visible in your car. Lock them in your trunk before you reach your destination. Even small items such as loose change or sunglasses can be attractive to a thief.
- Do NOT leave your vehicle running unattended with the keys in the ignition to warm up. It takes only seconds for a thief drive away with your car.
- Under Brooklyn Center City Ordinance 27-122, which applies to unattended motor vehicles, it is a misdemeanor to leave a vehicle unattended without stopping the engine and removing the keys; you can be ticketed for this! Vehicle remote start systems where the key is removed from the ignition are exempt from ordinance 27-122.
- Know your vehicle – especially if it is a 'push button' or 'proximity key' enabled vehicle. Some vehicles can be driven without the key inside of the vehicle or in the ignition. Test your car before leaving it running unattended or ask your vehicle dealer or mechanic about how your vehicle operates.
- If your vehicle can be driven without the keys in the ignition or a key fob inside of the vehicle, you can be ticketed for violation of ordinance 27-122.
- The best option for warming up your vehicle is utilizing a remote engine start system!

If you have questions, please contact Auto Theft Officer, Brandon Zabel at 763-503-3240 or bzabel@ci.brooklyn-center.mn.us



BROOKLYN CENTER'S ADA TRANSITION PLAN

The City of Brooklyn Center will be looking for public comments in regards to the City's draft ADA Transition Plan. The draft plan address facilities within the City's Public Rights of Way like pedestrian ramps, sidewalks and signalized crossings at intersections as it relates to the American's with Disabilities Act. For more information on engagement opportunities, connect with us through social media at cityofbrooklyncenter.org/socialmedia, visit our website at cityofbrooklyncenter.org or contact Public Works at publicworks@ci.brooklyn-center.mn.us with questions.



BCPD Hosts SHOP WITH A COP

On December 6th the Brooklyn Center Police Department participated in one of two Shop with a Cop Programs. We hosted school social workers and several families from area Brooklyn Center schools. We asked the school's social workers to complete an application on youth they believe were in need. We had 15 kids at Walmart and it went great. The kids were very excited to shop for their parents and siblings.

The first and unfortunately last Shop With a Cop at Brooklyn Center's Target was held on Thursday, December 13. We hosted 17 kids and Target gave each family member a bag of numerous essentials to take home.

Connect With Us

Use your QR Reader App to learn more.

NotifyMe

2019 SAVE THE DATE

April 16 — **Police and Citizen Awards**
7:00-9:00pm (CC)

ACCESSABILITY INC
360 HOOVER STREET NE
MINNEAPOLIS MN 55413-2940

BLIND INC
100 EAST 22ND STREET
MINNEAPOLIS MN 55404-2514

METROPOLITAN CENTER FOR INDEPENDENT LIVING
530 ROBERT STREET N
ST PAUL MN 55101

COMMUNICATION SERIVCE FOR THE DEAF
2375 UNIVERSITY AVENUE W #110
ST PAUL MN 55114

DEAFBLIND SERVICES MN
1936 LYNDALE AVENUE S
MINNEAPOLIS MN 55403

MINNESOTA ASSOC OF DEAF CITIZENS INC
1824 MARSHALL AVENUE
ST PAUL MN 55104

NATIONAL FEDERATION OF THE BLIND OF MINNESOTA
100 EAST 22ND STREET
MINNEAPOLIS MN 55404-2514

REACH FOR RESOURCES
5900 GREEN OAK DRIVE #303
MINNETONKA MN 55343

VISION LOSS RESOURCES – WEST METRO OFFICE
1936 LYNDALE AVENUE S
MINNEAPOLIS MN 55403-3101

DEAF AND HARD OF HEARING SERVICES DIVISION
444 LAFAYETTE ROAD
ST PAUL MN 55155

DISABILITY SERVICES DIVISION
540 CEDAR STREET
ST PAUL MN 55155

MINNESOTA RESOURCE CENTER: BLIND/VISUALLY IMPAIRED
1500 HIGHWAY 36W
ROSEVILLE MN 55113-4035

MINNESOTA RESOURCE CENTER: DEAF/HARD OF HEARING
1500 HIGHWAY 36W
ROSEVILLE MN 55113-4035

ACCESS PRESS
161 ST ANTHONY AVENUE #910
ST PAUL MN 55103

January 29, 2019

RE: ADA Transition Plan for Public Rights-of-Way and 2019 Community Health and Wellness Week

The City of Brooklyn Center is looking for public feedback in regards to its ADA Transition plan for Public Rights-of-Way. At this time, the City has completed a self-evaluation of its right-of-way facilities. The self-evaluation examines the condition of the City's Pedestrian Circulation Route/Pedestrian Access Route (PCR/PAR) and identifies potential need for PCR/PAR infrastructure improvements. This will include:

- sidewalks,
- curb ramps,
- bicycle/pedestrian trails, and
- traffic control signals that are located within the City's rights-of-way.

Any barriers to accessibility identified in the self-evaluation and remedy to the identified barrier are set out in this transition plan. Our next step is to gather input on the plan from the public, but we need your help. In order to gather worthwhile feedback, our goal is to develop a strategy to reach those affected by the plan. Do you have any resources/contacts you could provide to help us to best reach and communicate this plan to residents with disabilities. Depending upon the disability, what would be the best way to reach these groups?

Secondly, the City is having a health fair on April 27, 2019, from 9 a.m. – 4 p.m. The goal of 2019 Community Health and Wellness Week initiative is to increase visibility of health and wellness resources within the Brooklyn Center community, increase personal health awareness, provide a variety of health screenings and education and motivate attendees to make a positive health behavior change. If you are interested in learning more about how your organization can participate as a vendor and/or event sponsor, please contact Dr. Angel Smith, Communications and Community Engagement Manager by Monday, February 11, 2019, at asmith@ci.brooklyn-center.mn.us or 763-569-3395.

Thank you in advance for your time and any assistance you can provide regarding the inquiries.

Respectfully,

Andrew T Hogg

Andrew Hogg, Assistant City Engineer
ahogg@ci.brooklyn-center.mn.us
763-569-3327

AMERICANS WITH DISABILITIES (ADA) TRANSITION PLAN FEEDBACK

The City of Brooklyn Center is looking for public feedback in regards to its ADA Transition plan for Public Rights-of-Way. At this time, the City has completed a self-evaluation of its right-of-way facilities. The self-evaluation examines the condition of the City's Pedestrian Circulation Route/Pedestrian Access Route (PCR/PAR) and identifies potential need for PCR/PAR infrastructure improvements. This will include:

- sidewalks,
- curb ramps,
- bicycle/pedestrian trails, and
- traffic control signals that are located within the City's rights-of-way.

Any barriers to accessibility identified in the self-evaluation and remedy to the identified barrier are set out in this transition plan. Our next step is to gather input on the plan from the public, but we need your help.

Public meetings for the transition plan will be held at the City of Brooklyn Center City Hall in the Council Chambers located at 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430 on the following dates to solicit comments from the public:

April 17 - 2 to 3 p.m.

April 25 - 5:30 to 6:30 p.m.

April 27 - 10 to 11 a.m.

BROOKLYN CENTER COMMUNITY HEALTH FAIR

SCHEDULE
Saturday, April 27, 2019
Work Well. Live Well. Be Well

TIME	EVENT	PRESENTER	LOCATION
8:00 AM TO 10:00 AM	**BOOTH SET-UP**		Constitution Hall (CC)
8:00 AM TO 11:00 AM	Shingle Creek Clean Up (Registration)	Shelley Marsh, Engineering Tech III (City of Brooklyn Center)	Area outside of Constitution Hall (CC)
9:00 AM TO 9:45 AM	**DEMONSTRATION:** Yoga / Meditation	Floyd Williams (Thought Healing)	Cohen (CC)
10:00 AM TO 3:30 PM	**BOOTHS OPEN**		Constitution Hall (CC)
10:00 AM TO 10:30 AM	**COFFEE AND CONVERSATION WORKSHOP:** 30 Minutes Can Save Your Life (Financial Health)	Emmanuel Egbujor (Primerica)	Cohen (CC)
10:00 AM TO 11:00 AM	**COFFEE AND CONVERSATION WORKSHOP:** Americans with Disabilities Act (ADA) Transition Plan	Andrew Hogg, ADA Public Rights-of-Ways Coordinator (City of Brooklyn Center)	City Hall (Council Chambers)
10:45 AM TO 11:15 AM	**WELCOME & VENDOR /SPONSOR THANK YOU**	Mike Elliott, Mayor (City of Brooklyn Center) & Community Health Fair Committee	Constitution Hall (CC)
11:15 AM TO 11:45 AM	**DEMONSTRATION:** The Joy and Comfort of Mindful Eating	Michelle Auld, District Wellness Coordinator (Brooklyn Center Community Schools)	Cohen (CC)
12:00 PM TO 12:45 PM	**LUNCH & LEARN WORKSHOP:** Overcoming Adversity – The Impact of Stress on Health and Well Being *Lunch Sponsor: Panera Bread* **RSVP Required, Limited Seating*	Chris Bray, Ph.D., MA.L.P., Co-Director, Center for Resilient Families & Associate Director of ITR (University of Minnesota) & Cindy Devonish, MM, Community Engagement Specialist (City of Brooklyn Center)	Cohen (CC)
1:00 PM TO 1:30 PM	**DEMONSTRATION:** Getting Fit While You Sit	Dr. Allie Danielson, DC (Trillium Chiropractic)	Cohen (CC)
1:45 PM TO 2:15 PM	**WORKSHOP:** Skin-Lightening Practice and Chemical Exposures	Amira Adawe, Executive Director (The Beautywell Project)	Cohen (CC)
2:30 PM TO 3:15 PM *EVERY 15 MINS.	**DEMONSTRATION:** Amateur Boxing	Rahim Shabazz (Circle of Discipline)	Cohen (CC)
3:30 PM TO 4:00 PM	**BOOTH TEAR DOWN**		Constitution Hall (CC)

*** City of Brooklyn Center Community Center (CC), located at 6301 Shingle Creek Parkway*
cityofbrooklyncenter.org

ADA Transition Plan
Public Rights-of-Way

Open House

April 2019

Strategic Priorities - Safe, Secure, Stable Community

Agenda

- Purpose and Goals
- Types of Pedestrian Facilities
- ADA Transition Plan Highlights
- Next Steps
- Questions & Comments

Purpose and Goals

- What?
  - Public right-of-ways and facilities are required to be accessible to persons with disabilities through Compliance with Title II of the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973
    - Prohibits public agencies from discriminating on the basis of disability by excluding them from programs, services or activities
    - Requires pedestrian access to persons with disabilities within public rights of way and facilities where pedestrian facilities exists

- When?
  - City Council reviewed the draft plan in late 2018, will approve Final plan after Public Comment periods end in April of 2019

Background

1990
ADA becomes law

1993
City made improvements to City buildings facilities to bring into compliance

1994 to 2018
City has no formal ADA Transition Plan for right-of-way. Has informal policy of improvements based on complaints and reconstruction projects

2016 to 2018
Inventory and draft ADA Transition Plan for Public rights-of-way completed

Future
Receive public comments and receive formal Council approval

Types of Pedestrian Facilities

- Street Right of Way
  - Sidewalks (45.6 miles)
  - Curb Ramps (839 ramps)
  - Signals with Pedestrian Crossings (8 intersections)

- Other
  - Parks & Recreation Facilities
  - City Buildings
  - Shared Use Trails (15.7 miles)

Curb Ramps





Signals with Pedestrian Crossings



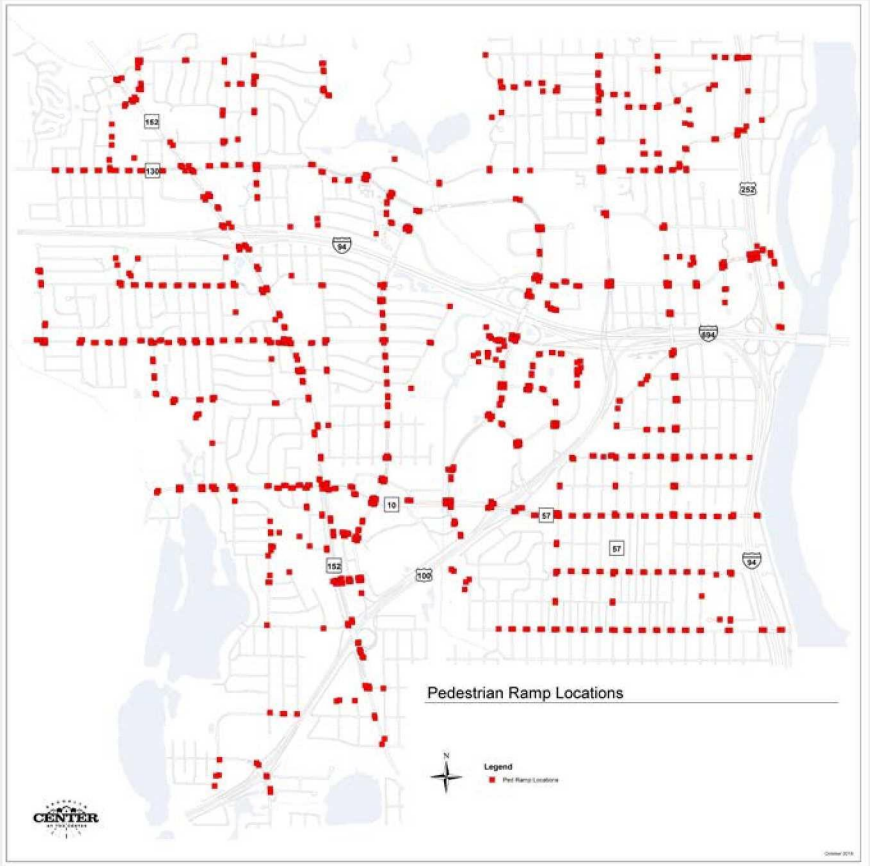


ADA Transition Plan Highlights

- ADA Policy
  - ADA requires public agencies with more than 50 employees to have a Transition Plan
    - Identify physical obstacles in the public agency's facilities that limit accessibility of its programs or activities to individuals with disabilities
- Responsible Official for Implementation of the Plan
  - Assistant City Engineer designated as ADA Coordinator for Public Rights-of-ways
- Self Evaluation
- ADA Guidelines & Design Standards
  - Describe in detail methods that will be used to make the facilities accessible
- Grievance/Complaint Procedures
- Programming, Prioritization and Scheduling of Pedestrian Facility ADA Improvements

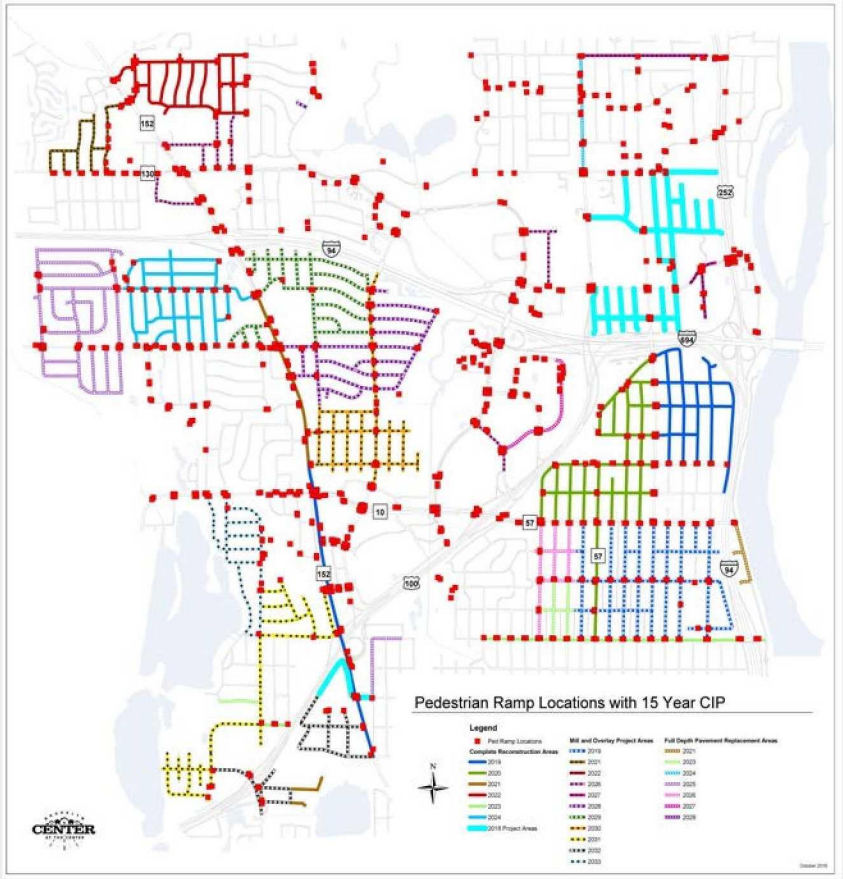
ADA Transition Plan Highlights -Self Evaluation

- Self Evaluation
  - Identify physical obstacles and location
  - Detailed evaluation of each existing curb ramp, sidewalk or traffic signal.
  - Determine the need, costs and priority of improving existing pedestrian facilities City wide.
  - City Owned Pedestrian facilities :
    - Curb Ramps (839 ramps)
      - 220 Compliant (26%)
      - 619 Not Compliant (74%)
    - Sidewalks (45.6 miles)
      - TBD
    - Signals with Pedestrian Crossings (8 intersections)
      - 1 intersection with compliant APS push buttons (12.5%)



ADA Transition Plan Highlights - Implementation Plan

- Implementation Plan
  - Upgrade accessible pedestrian facilities as part of the 15 year CIP
    - Reconstruction Projects
      - Curb Ramps, Sidewalks. Traffic Signals
    - Mill and Overlay Project
      - Curb Ramps
  - Street Maintenance - Sidewalk Maintenance Policy
  - Development & Building Permit Review
  - Review accessibility improvement as requested



ADA Transition Plan Highlights - Implementation Cost

- 2018 City Owned Pedestrian facilities :
  - Curb Ramps (839 ramps)
    - 220 Compliant (26%)
    - 619 Not Compliant (74%)
- After 2019-2033 CIP City Owned Pedestrian facilities :
  - Curb Ramps (839 ramps)
    - 514 Compliant (61%)
      - » 294 would be completed in CIP project areas
    - 325 Not Compliant (39%)
      - » 271 would be in future CIP project areas)
      - » 54 outside of CIP project areas
      - » Note: these values do not address replacement of existing non-compliant walks or trails.
- This represents a significant investment that the City of Brooklyn Center is committed to making to improve accessibility in the City. A systematic approach to providing accessibility will be taken in order to absorb the cost into the City of Brooklyn Center budget for improvements to the public right of way.

ADA Transition Plan Highlights – ADAGuidelines

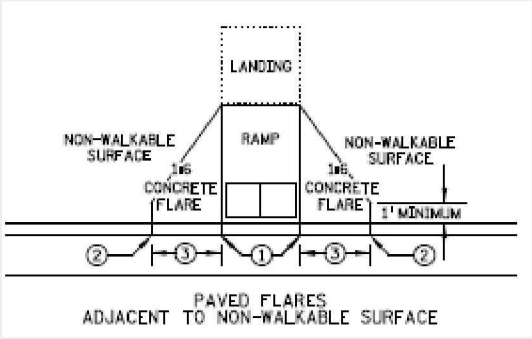
- ADA Guidelines & Design Standards
  - Public Rights-of-Way Accessibility Guidelines (PROWAG), as adopted by the Minnesota Department of Transportation (MnDOT)
    - Proposed Accessibility Guidelines for Pedestrian Facilities within the Public ROW

ADA Transition Plan Highlights – PROWAG



- Sidewalk Technical Requirements
  - 4’ min clear width
  - 2% max cross slope
  - Surfaces shall be firm, stable and slip resistant
  - Vertical alignment shall be smooth

- Curb Ramp Technical Requirements
  - Perpendicular & parallel curb ramps
  - 4’x4’ turning space (landing)
  - 8.3% max running slope
  - 2% cross slope
  - Surfaces shall be firm, stable and slip resistant
  - Detectable warning surface



- Pedestrian Access Routes (PAR)

Next Steps

- Public Input – April 2019
  - Hold 3public open houses in Spring 2019 to gather comments and plan feedback from residents.
  - Information on City website

- Incorporate feedback in to draft plan –April/May 2019

- Formally approve ADA Transition Plan for public right-of-way – May 2019

*Work still needs to be done to ensure City meets all requirements for ADA in all aspects of the City's programs.

April 25

Bettie Paine

April 27

Karen Glen

YOUR COMMENTS

Appreciate that implementation is done during CRPs. Financial accountability is appreciated.

YOUR INFORMATION (Optional)

Name _____

Address _____

_____

Phone _____

Email _____

YOUR COMMENTS

Any Engagement
Mtg was Just held in Apr 2019
for the
~~Adopt~~ public Act it was held
at the Public Works Building
in An Upstairs Mtg Room
Why was this mtg held in an Area
where No Elevator was offered - !!!
The meeting could not Been
held in the garage which
is on a lower level

YOUR INFORMATION (Optional)

Name _____
Address _____
Phone _____
Email _____

Appendix D – Grievance Procedure

As part of the ADA requirements the City/County has posted the following notice outlining its ADA requirements:

Public Notice

In accordance with the requirements of Title II of the ADA Act of 1990, Brooklyn Center will not discriminate against qualified individuals with disabilities on the basis of disability in City's services, programs, or activities.

Employment: The City does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA Act.

Effective Communication: The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City programs, services and activities, including qualified sign language interpreters, documents in Braille and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity should contact the office of ADA Coordinator (see **Appendix F**) as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the City to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

The City will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

Appendix E – Grievance Form

Prior to filling a grievance, the public is strongly encouraged to contact the public right-of-way ADA Coordinator to discuss any concerns regarding City transportation facilities. The ADA Coordinator's role is designed to provide a point of contact for the public to address concerns. It is anticipated that most concerns identified will be able to be resolved by the ADA Coordinator. Contact information for the ADA Coordinator can be found in **Appendix F** of this document.

Purpose

This Grievance Procedure is established to meet the requirements of the ADA Act of 1990. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City. The City's Personnel Policy governs employment-related complaints of disability discrimination.

Procedure

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation. Contact information for the ADA Coordinator can be found in Appendix F of this document.

Within 15 calendar days after receipt of the complaint, ADA Coordinator or their designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days of the meeting, ADA Coordinator or their designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of Brooklyn Center and offer options for substantive resolution of the complaint.

If the response by ADA Coordinator or their designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or their designee.

Within 15 calendar days after receipt of the appeal, the City Manager or their designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or their designee will respond in writing, and where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by ADA Coordinator or their designee, appeals to the City Manager or their designee and responses from these two offices will be retained in accordance to State and Federal law.

Method

Those wishing to file a formal written grievance with the City may do so by one of the following methods:

Internet

Visit the Brooklyn Center website (cityofbrooklyncenter.org) and click the "ADA" link to the ADA Grievance Form. Fill in the form online and click "submit". A copy of the ADA Grievance Form is included in this **Appendix G**.

Telephone

Contact the pertinent City staff person listed in the Contact Information section of **Appendix G** to submit an oral grievance. The staff person will utilize the internet method above to submit the grievance on behalf of the person filing the grievance.

Paper Submittal

Contact the pertinent City staff person listed in the Contact Information section of **Appendix G** to request a paper copy of the county's grievance form, complete the form and submit it to the ADA Coordinator.

Information Required

The ADA Grievance Form will ask for the following information:

- The name, address, telephone number and email address for the person filing the grievance.
- The name, address, telephone number and email address for the person alleging an ADA violation (if different than the person filing the grievance).
- A description and location of the alleged violation and nature of a remedy sought, if known by the complainant.
- If the complainant has filed the same complaint or grievance with the United States Department of Justice (DOJ), another Federal or State civil rights agency, a court, or others, the name of the agency or court where the complainant filed it and the filing date.

Process

The City will acknowledge receipt of the grievance to the complainant within 10 working days of its submittal. The City will also provide to the complainant within 10 working days of its

submittal; 1) a response or resolution to the grievance or; 2) information on when the complainant can expect a response or resolution to the grievance.

If the grievance filed does not concern a Brooklyn Center facility, the City will work with the complainant to contact the agency that has jurisdiction.

3) within 30 calendar days of receipt, a City staff person will conduct an investigation necessary to determine the validity of the alleged violation. As a part of the investigation, the staff person would conduct an engineering study to help determine the City response. The staff person will take advantage of department resources and use engineering judgment, data collected and any information submitted by the resident to develop a conclusion. A staff person will be available to meet with complainant to discuss the matter as a part of the investigation and resolution of the matter. The City will document each resolution of a filed grievance and retain such documentation in the department's ADA Grievance File for a period of seven years.

The City will consider all specific grievances within its particular context or setting. Furthermore, the City will consider many varying circumstances including:

- The nature of the access to services, programs, or facilities at issue;
- The specific nature of the disability;
- The essential eligibility requirements for participation;
- The health and safety of others;
- The degree to which an accommodation would constitute a fundamental alteration to the program, service, or facility, or cause an undue hardship to Brooklyn Center.

Accordingly, the resolution by Brooklyn Center of any one grievance does not constitute a precedent upon which the county is bound or upon which other complaining parties may rely.

File Maintenance

The City shall maintain ADA Grievance Files in accordance with State and Federal law.

Complaints of Title II violations may also be filed with the DOJ within 180 days of the date of discrimination. In certain situations, cases may be referred to a mediation program sponsored by the DOJ. The DOJ may bring a lawsuit where it has investigated a matter and has been unable to resolve violations.

For more information contact:

U.S. Department of Justice Civil Rights Division
950 Pennsylvania Avenue, N.W. Disability Rights Section - NYAV
Washington, D.C. 20530
www.ada.gov
(800) 514-0301 (voice – toll free)
(800) 514-0383 (TTY)

Title II may also be enforced through private lawsuits in Federal court. It is not necessary to file a complaint with the DOJ or any other Federal agency, or to receive a "right-to-sue" letter, before going to court.

ADA Complaint Form

The City has developed a grievance procedure to ensure that accessibility concerns are resolved quickly and fairly, as outlined in the Americans with Disabilities Act (ADA). If you have issues with the form, or to file an oral grievance, call 763-569-3327.

Complainant – Person Filing Grievance

Name:_____ Date:_____

Address:_____

City:_____ State:_____ Zip Code:_____

Phone Number(s):_____ Email:_____

Person Claiming Accessibility Issue (If different from above)

Name:_____

Phone Number(s):_____ Email:_____

Complaint

Where is the location of the problem? Please include street name, intersection (if applicable), city, facility name and/or location if other than a roadway.

What efforts have been made to resolve this complaint? (If you have documentation, copies would be helpful. Examples are letters, email messages, written notes, etc.)

Has the complaint been filed with any Federal or State Agency? ____Yes ___No

Name of Agency:_____

Contact Name:_____ Date Filed:_____

Please attach additional pages if more room is needed.

Signature of Complainant:_____ Date:_____

Return to: Andrew Hogg, Assistant City Engineer
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430
ahogg@ci.brooklyn-center.mn.us

Notice of Rights

In accordance with the Minnesota Government Data Practices Act, the City of Brooklyn Center is required to inform you of your rights as they pertain to the private information collected from you. The personal information we collect from you is private. Access to this information is available only to you, the agency collecting the information and other statutorily authorized agencies, unless you or a court authorizes its release.

The Minnesota Government Data Practices Act requires that you be informed that the following information, which you are asked to provide, is considered private.

The purpose and intended use of the requested information is:
To assist City of Brooklyn Center staff and designees to evaluate and respond to accessibility concerns within the public right-of-way.

Authorized persons or agencies with whom this information may be shared include:
City of Brooklyn Center officials, staff or designee(s).

Furnishing the above information is voluntary, but refusal to supply the requested information will mean:
City of Brooklyn Center staff may be unable to respond to or evaluate your request.

Appendix F – Contact Information

ADA Title II Coordinator

Name: Curt Boganey
Address: 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430

Phone: 763.569.3303
Fax: 763.569.3494

E-mail:

Public Right-of-Way - ADA Implementation Coordinator

Title: Assistant City Engineer
Name: Andrew Hogg
Address: 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430

Phone: 763.569.3327
Fax: 763.569.3440
E-mail: ahogg@ci.brooklyn-center.mn.us

Appendix G – Agency ADA Design Standards and Procedures

Design Procedures

Intersection Corners

Curb ramps or blended transitions will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for an intersection corner to achieve full accessibility within the scope of any project. Those limitations will be noted and intersection corners will remain on the transition plan. As future projects or opportunities arise, those intersection corners shall continue to be incorporated into future work. Regardless if full compliance can be achieved or not, each intersection corner shall be made as compliant as possible in accordance with the judgment of City staff.

Sidewalks/Trails

Sidewalks and trails will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for segments of sidewalks or trails to achieve full accessibility within the scope of any project. Those limitations will be noted and segments will remain on the transition plan. As future projects or opportunities arise, those segments shall continue to be incorporated into future work. Regardless if full compliance can be achieved or not, every sidewalk or trail shall be made as compliant as possible in accordance with the judgment of City staff.

Traffic Control Signals

City owed traffic control signals will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for individual traffic control signal locations to achieve full accessibility within the scope of any project. Those limitations will be noted and locations will remain on the transition plan. As future projects or opportunities arise, those locations shall continue to be incorporated into future work. Regardless on if full compliance can be achieved or not, each traffic signal control location shall be made as compliant as possible in accordance with the judgment of City staff.

Bus Stops/Other Transit Facilities

Bus stops and other transit facilities are present within the limits of the City. Those facilities fall under the jurisdiction of Metro Transit. The City will work with Metro Transit to ensure that those facilities meet all appropriate accessibility standards.

Other Policies, Practices and Programs

Policies, practices and programs not identified in this document will follow the applicable ADA standards.

Design Standards

The City has PROWAG, as adopted by the Minnesota Department of Transportation (MnDOT), as its design standard. A copy of these documents can be found at https://www.dot.state.mn.us/ada/design.html.

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Curt Boganey, City Manager

FROM: Council Member Graves

SUBJECT: Policy 2.06 Request for Out of State Conference Approval

Requested Council Action:

- *Consider providing direction regarding the request to approve out of State travel by Council Member Graves*

Background:

Council Policy 2.06 on Council out of State Travel provides that each council member is authorized travel out of state twice during the Council members' term. The policy also provides that attendance at US Conference of Mayors, National League of Cities or conferences sponsored by a United State Government Agency is approved by policy. All other out of state conferences must be approved in advance by the Council.

Council Member Graves has requested approval of the Council to attend the Young Elected Officials Network 2019 National Convening August 1-4th taking place in Miami, Florida. I have enclosed some background information regarding the convening. Additional information on the Young Elected Officials Network is available in their website. https://www.yeonetwork.org/miami

Councilmember Graves will be available to answer questions about this request.

Budget Issues:

- None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
YEO Information	5/22/2019	Backup Material



THIS IS OUR MOMENT.

Like never before, YEO Network members are the face of progressive change in their local communities and on the national stage. Our nearly 14 years of work to build a bench of progressive leadership is paying off and our network is on pace to be a central figure in the progressive space for years to come.

We've come a long way since a few dozen elected leaders gathered in Washington, D.C. for our first convening in 2005. Not only have our numbers grown to over 1,300 young elected leaders from all 50 states, the U.S. Virgin Islands and the District of Columbia, but our sphere of influence now reaches to city halls, county seats and state houses across the country and the halls of both the United States House and Senate.

This is our moment in every way. Convening 2019 in Miami is about how we seize it for our members, our communities and our shared progressive values.

REGISTRATION CENTER

Early Bird Rates End May 31st
Registration Closes June 28th

YOUNG ELECTED OFFICIALS NETWORK NATIONAL CONVENING 2019

Register Now

Request a Travel Scholarship:

Apply

Upload your Program Book Headshot and 150 word bio here:

Upload

Convening Liability Release:

ABOUT NATIONAL CONVENING

The annual YEO Network National Convening provides YEOs with an opportunity to grow as public servants through workshops and trainings designed specifically for young leaders in their positions. This unique conference serves to nurture and support YEOs as innovative thinkers, young leaders, and elected officials.

Members of the YEO Network spend three days sharing policy ideas, connecting with strategic partners, gaining valuable skills and leadership training, and networking with the most innovative young leaders in our country.



Learn more about National Convening and see content from past convenings here



Stay tuned for updates on our agenda, speakers, and activities!

#YEOmiami

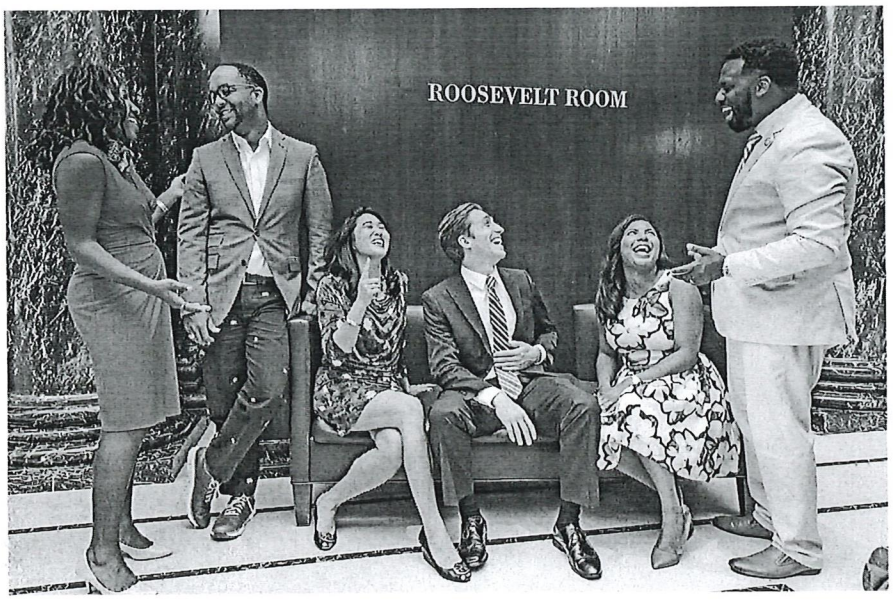


The Network, which is committed to being "of, by, and for" young electeds, is unique in addressing self-identified needs and using a holistic and participatory model of leadership development. We provide cutting edge programming, investing in the full pipeline of progressive leadership and building sustained relationships with our members. We provide the resources young elected officials need to effectively impact policy, foster their own development and professional growth, and elevate their leadership in the broader progressive movement.

We provide our members with access to a nationwide network, policy resources and support, and continued leadership development. We empower our members to transform their political vision into progressive action, both individually and collectively.

The YEO Network serves to connect the progressive agenda at community levels across the country. Our purpose is to create an enduring pipeline of courageous and visionary leaders to change the world.

ABOUT THE YEOS



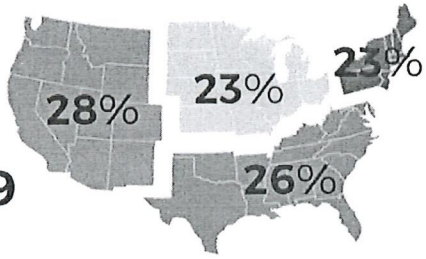
Young elected officials (YEOs) between the ages of 18 and 35 represent a small percentage of all elected leaders in the United States, but many are embarking on long careers of public service: over half of all members of Congress and U.S. Presidents were first elected to office before the age of 35. Young elected officials play an important role in shaping the public discourse and the policy agenda of the country and control billions of dollars administered by local, state, and federal governments.

Young elected officials represent the changing face of leadership in our country. Many have overcome great odds and blazed new trails to become progressive office holders, and many continue to overcome new challenges as they work to help their communities. The Network provides the space for meaningful peer support and exchange, as well as access to the best resources and services to benefit the work of our members.

Our Network has grown to include more than 1,000 members from all 50 states and the District of Columbia who share our progressive values regardless of party affiliation. Alumni of our Network have gone on to serve in higher office, government agencies, and Presidential cabinet posts.

Our YEOs reflect the communities they serve; we celebrate the broad diversity of our Network as well as the genuine sense of solidarity our members share. Our Network was founded by young elected officials and continues to be led by them; our members drive our agenda, inform our programs, and support and educate one another.

Y★E★O BY THE NUMBERS 2019



49% People of Color*

32% Women

9% LGBTQ*

1300 MEMBERS

463 City Legislators	**253** State Representatives	**222** School Board Members	
98 County Legislators	**90** District Board Members	**77** Mayors / Vice Mayors	
59 State Senators	**24** Non-Legislative Officers	**11** Members of Congress	**3** Statewide Officers

As of April 22, 2019

*Ethnicity and sexual orientation are reported optionally by our members. Numbers reflect percentage of total membership, including those who opted not to report.

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Dr. Reggie Edwards

SUBJECT: Census 2020 Update

Requested Council Action:

- *Motion to receive the presentation on the City's Census 2020 Update*

Background:

Every 10 years the US Federal Government undertakes a census of people residing in the Unites States of America. The census records several types of data including:

- Population
- Age
- Place of Birth
- Income
- Businesses
- Education
- Housing and Home Values
- Geography

In order to capture as complete of a count as possible the US Federal Government ask local units of government, institutions and community organizations to assist with marketing, promoting and encouraging as many people to complete their census in as timely manner as possible.

The City of Brooklyn has agreed to work with the US Federal Government by formulating and leading a Complete Count Committee (CCC). A CCC is *"a team of state/local influencers appointed/selected for the purpose of developing and implementing a census awareness campaign that will motivate every resident to respond to the census in a timely manner."*

The City of Brooklyn Center has combined efforts with the City of Brooklyn Park in order to development and implement a "Brooklyns Count Campaign." The Brooklyns Count Campaign involves:

- Coalition building (Complete Count Committee)
- Identification of historically undercounted populations
- Development of strategies to reach historically undercounted populations
- Execute strategies in partnership with community organizations, institutions and community connectors

Staff will present to the City Council:

- Census overview and timeline
- Key issues
- Efforts undertaken to date
- Outline the general timeline moving forward through completion of the 2020 Census

Budget Issues:

2019 Budget - $2,000
2020 Budget - $5,000 (proposed)

Strategic Priorities and Values:

Inclusive Community Engagement

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Joe Hartmann, Associate Planner

SUBJECT: Resolution Regarding the Disposition of Planning Commission Application No. 2019-007 for Review and Consideration fro a Site and Building Plan Approval at 1350 Shingle Creek Crossing

Requested Council Action:

- Motion to adopt a resolution to approve a site and building plan review for a municipal liquor store at 1350 Shingle Creek Crossing, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution

Background:

Nate Reinhardt, Director of Fiscal Resources ("The Applicant"), on behalf of the City of Brooklyn Center ("The City") is requesting review and consideration of a site and building plan application for the construction of a new municipal liquor store at Shingle Creek Crossing on the pad site of Lot 5, Block 1, 5th Addition. The City is proposing to construct an approximately 9,600 square foot municipal liquor store at the site, with the option to further construct an additional approximately 4,000 square foot attached retail bay.

In addition to the building construction, the proposal includes parking lot and landscaping improvements, and the installation of traffic calming measures near the site. The current liquor store at 5625 Xerxes Avenue ("BC Liquor #1") would relocate to the new location at Shingle Creek Crossing after construction is completed. The new location would provide for more parking, a more secure internal layout of the liquor store, better visibility for the store, and more secure back loading area for deliveries.

Previously, staff presented on the potential relocation of liquor store from 5625 Xerxes Avenue to 1350 Shingle Creek Crossing at the January 14, 2019, City Council work session. The City Council approved a purchase agreement with Gatline Development to acquire the parcel at 1350 Shingle Creek Crossing to build the new liquor store at the January 28th meeting.

The Shingle Creek Crossing Master PUD was approved on May 23, 2011, which provided for the overall redevelopment of the former Brookdale Mall properties. The redevelopment would phase in approximately 403,000 sf. of new retail commercial and restaurant uses, and included the new daylighting and waterway features of Single Creek running through the site.

The proposed municipal liquor store would be constructed on the Building I site, which was approved for a 13,600 retail pad. The proposed municipal liquor store conforms to the approved Master PUD, and would complete the parking lot construction on that site of the development.

The 1.42 acre site has space to accommodate a building up to 13,600 square feet, but the preliminary floor plan for the new liquor store is 9,582 square feet, leaving 3,727 square feet available that would be owned by the

City of Brooklyn Center. This additional square footage could be used for future expansion, lease or sale. In addition to the new liquor store construction, Gatlin Development will provide the City with a $90,000 contribution to complete the remaining parking lot, utility connections for water, sewer and storm water, and final grades for the building and adjacent sidewalk areas. These improvements will service the proposed Liquor Store and the three remaining pad sites in the area.

The proposed use is in conformance with the PUD/C2 zoning classification for the property. Liquor stores are a permitted use within the Shingle Creek Crossing shopping center.

Following close of the public hearing, the Planning Commission elected to unanimously (6-0) recommend City Council approval of the requested site and building plan review for the Subject Property located at 1350 Shingle Creek Crossing. This recommendation was also subject to the Applicant complying with the conditions as outlined in the Planning Commission Report dated May 16th, 2019, and associated Planning Commission resolution.

Budget Issues:

There are no budget issues to consider at this time.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
May 16, 2019, Planning Commission Report	5/21/2019	Backup Material
Resolution	5/21/2019	Resolution Letter

Planning Commission Report
Meeting Date: May 16, 2019

- Application Filed: 04/16/2018
- Review Period (60-day) Deadline: 06/15/2019
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Application No.	2019-007
Applicant:	Nate Reinhardt (City of Brooklyn Center)
Location:	1350 Shingle Creek Crossing
Request:	Site and Building Plan Approval

Requested Action

Nate Reinhardt, Director of Fiscal Resources ("The Applicant"), on behalf of the City of Brooklyn Center ("The City") is requesting review and consideration of a site and building plan application for the construction of a new municipal liquor store at Shingle Creek Crossing on the pad site of Lot 5, Block 1, 5th Addition. The City is proposing to construct an approximately 9,600 square foot municipal liquor store at the site, with the option to further construct an additional approximately 4,000 square foot attached retail bay. In addition to the building construction, the proposal includes parking lot and landscaping improvements, and the installation of traffic calming measures near the site. The current liquor store at 5625 Xerxes Avenue ("BC Liquor #1") would relocate to the new location at Shingle Creek Crossing after construction is completed. The new location would provide for more parking, a more secure internal layout of the liquor store, better visibility for the store, and more secure back loading area for deliveries. Attached to this Planning Commission report are the application and submitted plans (Exhibit A).

Background

Previously, staff presented on the potential relocation of liquor store from 5625 Xerxes Avenue to 1350 Shingle Creek Crossing at the January 14, 2019 City Council work session. The City acquired that parcel of land located at 1350 Shingle Creek Crossing to build the new liquor store at that location after the City Council approved their purchase agreement with Gatlin Development at the January 28th meeting.



Hennepin County geographic information systems (GIS) department. Joe Hartmann. May 9th, 2019.

The 1.42 acre site has space to accommodate a building up to 13,600 square feet, but the preliminary floor plan for the new liquor store is 9,582 square feet, leaving 3,727 square feet available that would be owned by the City of Brooklyn Center. This additional square footage could be used for future expansion, lease or sale. In addition to the new liquor store construction, Gatlin Development will provide the City with a $90,000 contribution to complete the remaining parking lot, utility connections for water, sewer and storm water, and final grades for the building and adjacent sidewalk areas. These improvements will service the proposed Liquor Store and the three remaining pad sites in the area.

Site Data:

2040 Land Use Plan:	TOD (Transit Oriented District)
Neighborhood:	Centennial
Current Zoning:	PUD/C2 (Planned Unit Development/Commercial Park) District
Site Area:	Approximately 1.42 Acres

Surrounding Area:

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	TOD	PUD/C2	Commercial
South	TOD	PUD/C2	Commercial
East	TOD	PUD/C2	Commercial
West	TOD	PUD/C2	Commercial

Proposal Evaluation

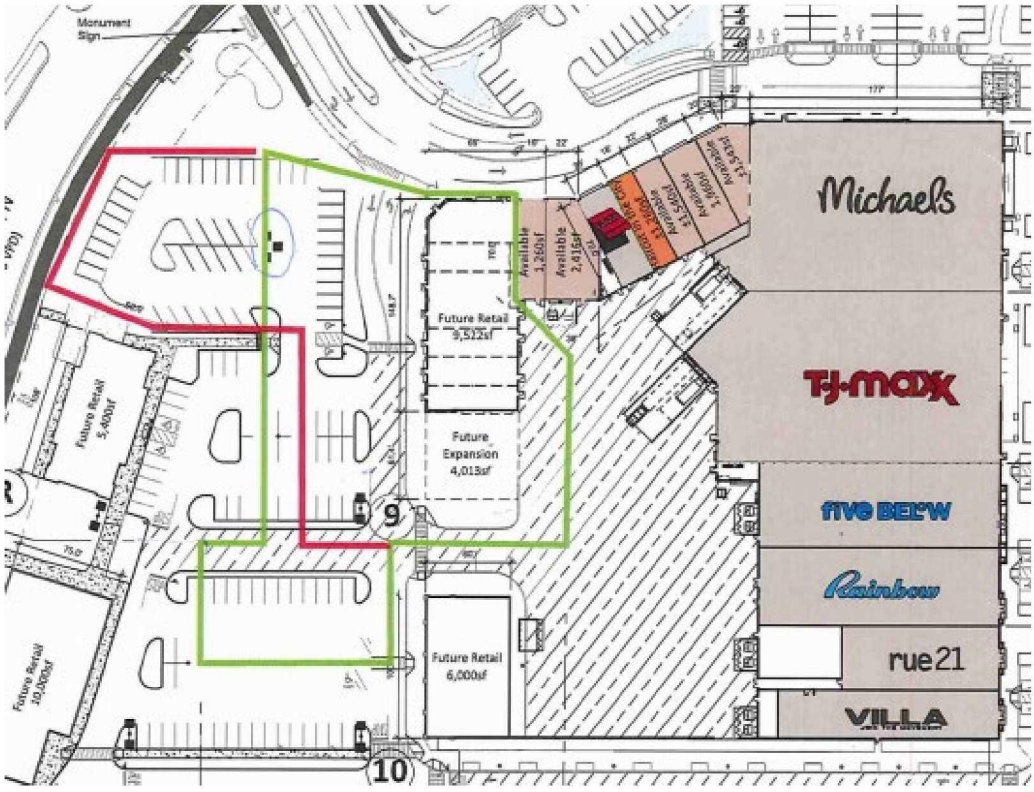
Zoning Review:

The proposed use is in conformance with the PUD/C2 zoning classification for the property. Liquor stores are a permitted use within the Shingle Creek Crossing shopping center.

Master PUD

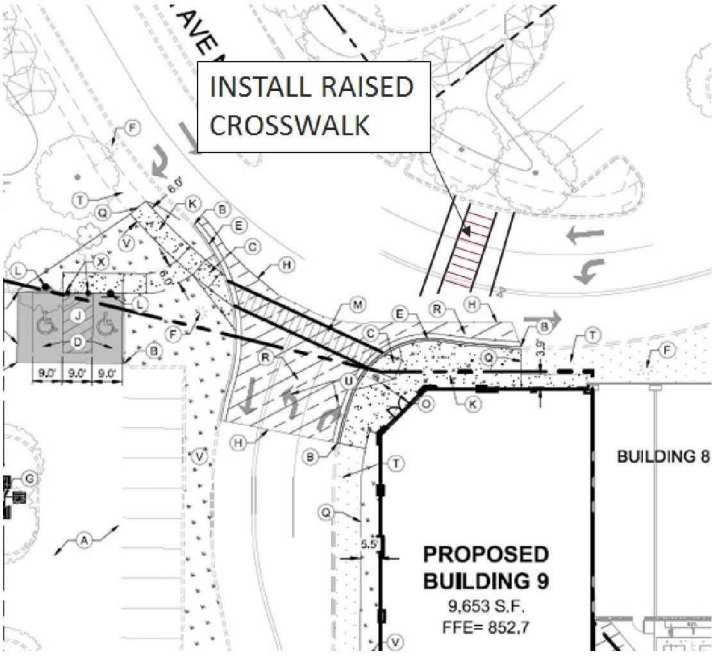
The Shingle Creek Crossing PUD was approved on May 23, 2011, which provided for the overall redevelopment of the former Brookdale Mall properties. The redevelopment would phase in approximately 403,000 sf. of new retail commercial and restaurant uses, and included the new daylighting and waterway features of Single Creek running through the site.

The proposed municipal liquor store would be constructed on the Building I site, which was approved for a 13,600 retail pad. The proposed municipal liquor store conforms with the approved Master PUD, and would complete the parking lot construction on that site of the development.



Traffic and Circulation

A traffic and parking study was completed by Kimley Horn as part of the analysis of the site. The consultants recommended a number of traffic calming improvements to reduce vehicle speeds and increase pedestrian safety. Raised pedestrian cross walks are proposed at two locations, as well as additional decorative fencing and plantings to guide pedestrians to crosswalks.



The City is also requesting approval from Walmart and Sears to reduce the number of travel lanes in front of the building, which would narrow the roadway, improving pedestrian crossing conditions. Due to covenants on the property, both Sears and Walmart must give consent before changes to the primary circulation system can be made.

Landscaping

Per City requirements, the Applicant will need to ensure an irrigation system is installed as part of the landscape installations. Drawings are to be submitted to the City once the location of the system has been determined and as part of any approval of the project and building permit submittal.

Although the project submittal includes a landscape plan and planting schedule, City Code does not have any specific requirements on the species of landscaping. The City has adopted a Landscape Point System policy, which assigns points to a given site based on the use of and acreage of a development.

Along with the City's Landscape Point System Policy, Shingle Creek Crossing has its own landscaping guidelines. In particular, their landscaping guidelines explain that 'unity of design shall be achieved by repetition of certain plant varieties' on their sites.

The City's Landscape Point System Policy requires the liquor store site to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs). Given a "Retail/Service" use and assuming an approximately 1.42 acre site, the Applicant would need to achieve a minimum of 113.4 points (80 points per acre for a development under 2 acres).

The landscaping plan provided by the Applicant indicates on their planting schedule that there are 20 overstory shade trees, no coniferous trees, no ornamental trees, and 24 shrubs. According to the Landscape Point System policy, there is a maximum percentage of coniferous and ornamental trees allowed, but there is no minimum. It was indicated to staff that the deciduous trees in the planting

schedule were chosen specifically due to their change of colors in the fall; the Blaze Maple and Golden Gingko trees were chosen in particular for their red and yellow colors, which dominate the planting schedule. In addition to the proposed deciduous trees and shrub plantings, the Applicant also intends to incorporate Karl Foerster grasses, catmint, and daylilies along the front of the building.

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade (Deciduous) Trees	2 ½" diameter	10	50% or 57 points	200 points (20 deciduous trees * 10 points)
Coniferous (Evergreen) Trees	5' height	6	40% or 46 points	0 points
Decorative (Ornamental) Trees	1" diameter	1.5	35% or 40 points	0 points
Shrubs	12" diameter	0.5	25% or 29 points	12 points (24 shrubs * 0.5 points)
Total				**212 points**

Based on a review of the Landscape Plan, the proposed plan would not meet the minimum requirements under the Landscape Point System Policy. Although the plan would accrue enough points to meet requirements, there are no evergreen trees or decorative trees envisioned in the plan. The proportion of shade trees exceed the maximum percentage allowed. **Staff recommends that as a condition of approval, the landscaping plan be amended to substitute some coniferous and decorative trees for the shade trees and shrubs proposed so that the landscaping plan would meet the minimum points required overall and the maximum points allowed for each category. Any changes to the landscaping plan would also need to heed the Architectural Design Guidelines for Shingle Creek Crossing.**

Lighting

Per the City Zoning Code, "all exterior lighting shall be provided with lenses, reflectors, or shades, so as to concentrate illumination of the property of the owner or operator of said illumination devices." The submitted photometric plan notes lighting poles will be 39 feet tall with a mounting height of 42 feet, round, tapered, black steel poles with metal halide fixtures.

Per the City Zoning Code, lighting shall not exceed three (3) foot candles measured at property lines abutting residentially zoned property, or 10 foot candles measured at the property lines abutting the street right-of-way or non-residentially zoned properties. As is specified, no glare shall emanate from or be visible beyond the boundaries of the illuminated premises. According to the Photometric Plan of the west lot, the proposed lighting fixtures would be comparable to the existing lighting fixtures and the proposed lighting fixtures for pedestrians along the south and west side of the lot. The preliminary review of the photometric plan indicates all new lighting will meet or exceed the foot candle or allowable light spill-over required by City Code.

Parking

Section 35-704 (*Minimum Parking Spaces Required*) would require a minimum of 53 parking spaces for the new building given it is defined under our ordinance as a retail store or center (approximately 9,600 square feet; 11 spaces for the first 2,000 square feet and 5.5 spaces for each additional 1,000 square feet; 7,600 / 1000 * 5.5 = 41.8 or approximately 42 spaces + 11 spaces = 53 spaces). The current

proposal would provide 90 spaces in the parking lot. If the City did pursue the additional retail bay construction, to incorporate the entire 13,600 square feet, it would require a minimum of 75 parking spaces (11 spaces for the first 2,000 square feet and 5.5 spaces for each additional 1,000 square feet; 11,600 / 1000 * 5.5 = 63.8 or approximately 64 spaces +11 spaces = 75 spaces). Depending on the use of the remaining 3,727 square feet, staff finds that the additional unused parking spaces should be adequate to provide enough parking for future retail uses.

Gross Floor Area	1st 2,000 Square Feet	Additional 1,000 Square Feet	Parking Spaces Required
9,600	11	42	53
13,600	11	64	75

Signage

According to the City Sign Ordinance, Chapter 34-140: "Attached establishments or enterprises clustered in a shopping center complex or in a multitenant office or industrial building may have wall signs and projecting signs subject to the following: i) Each establishment or enterprise may have such signs on each of its exterior walls, provided the aggregate area of such signs does not exceed 15% of the wall supporting the signs; ii) In lieu of the above, the aggregate of the establishments or enterprises may have a wall or projecting sign on each wall identifying the tenants collectively, or identifying the complex or building; provided the area of each sign does not exceed 15% of the area of the wall supporting it."

Under the agreement with Gatlin development, the city has the right to use panels on the existing pylon signs for signage, but the Applicant has also proposed wall signage on the façade of the building. Given this is the only establishment currently proposed in this multi-tenant site and the three remaining pad sites in the area are not being utilized, the liquor store could utilize the entire aggregate area available for all three sites, granted that the signs do not exceed 15% of the area of the wall supporting it. After consultation with the City, the Applicant is aware that 150 square feet of signage per building front is permitted at this location, based on the area of the wall supporting it.



Brad Bennett. Property Manager for Gatlin Development Company. Joe Hartmann. May 9th 2019.

Currently, the sign plan is forthcoming with the Applicant researching potential designs for the exterior signage on the building, and the Applicant has conveyed to staff that they are pursuing designs that will utilize internal lighting as opposed to a gooseneck design as initially planned. Upon consultation with the Applicant, staff have determined that the forthcoming sign plan will incorporate text ("Beer / Wine / Spirits") displayed on both sides of the store front overhead. **Staff recommends that as a condition of**

approval, the Applicant submit and receive approval for a Sign Plan that follows the City Sign Ordinance and the Architectural Design Guidelines for Shingle Creek Crossing.

Waste Enclosures

Per Chapter 12 (*Building Maintenance and Occupancy*) of the City Code, "the trash area shall be effectively screened from adjacent public rights-of-way and properties by a solid wall or fence constructed of wood, masonry, or other durable materials that are complementary to the materials used on the primary building."

At the current site on Xerxes Avenue, the waste enclosure is highly visible from the street, but the new location on Shingle Creek Crossing would provide for a more secure location for the waste enclosures, situated behind the building in an area that is not readily accessible to the public. The Applicant provided a site plan featuring the design of a new trash enclosure that will be located behind the building. The plans reference two 6-yard dumpsters stored within the area of the gated enclosure proposed, which appears to be adequate storage capacity for a retail establishment of that size. If the liquor store demonstrates that it regularly exceeds that capacity, additional storage capacity may be required.

Fire Inspector/Building Official Review: The Applicant shall work to ensure all Minnesota Fire Code requirements have been met as part of any building and site plan approval. The Applicant shall work with the Fire Inspector to ensure the site plan meets Minnesota Fire Code provisions, including, but not limited to: maximum distance from fire hydrants, emergency access, fire sprinkler systems, etc.

Engineering/Pubic Works Review: As per the Assistant City Engineer's memorandum dated May 9th and subject to final staff Site Plan approval, the Applicant must apply for a Land Disturbance permit be revised in accordance with the referenced plans and approved prior to any construction. During the construction process, the Assistant City Engineer identified the need for site fencing to keep pedestrians out of construction areas.

The memo provided by Assistant City Engineer requires the Applicant to provide storm water BMP's quantities. If the total disturbed area exceeds one acre, an NPDES permit is required. Storm water requirements for the site where approved with the overall site improvements.

The memo also calls for the Applicant to provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes on the street.

Based on staff findings, staff recommends Planning Commission recommend City Council approval of the requested Site and Building Plan for a municipal liquor store in the Shingle Creek Crossing development; subject to the Applicant complying with the comments outlined in the Assistant City Engineer's memorandum dated May 9th, 2019 (Exhibit B), any outstanding comments remaining from previous memorandums, and any conditions as outlined in the Approval Conditions section of this Staff Report.

CONDITIONS OF APPROVAL

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2019-007 for the Subject Property to be located at 1350 Shingle Creek Crossing:

1. Developer/Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memo, dated May 9th, 2019.

2. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

3. Final grading, drainage, utility and erosion control plans and any other site engineering elated issues are subject to review and approval by the City Engineer prior to the issuance of permits.
4. The Applicant shall amend the landscaping plan to come into compliance under the provisions of the Landscape Point System Policy to substitute coniferous and decorative trees for some of the shade trees and shrubs proposed so that the landscaping plan would meet the minimum points required overall and the maximum points allowed for each category.
5. The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding) as part of the development proposal.
    a. Approval of wall signs is subject to the review and approval of detailed sign plans as part of the City's building and site plan review process through Planning Commission and City Council.
    b. All other signage not otherwise approved is subject to Chapter 34 of the City Code of Ordinances and shall be approved under separate sign permits.
6. The Applicant shall submit an as built survey of the property, improvements and utility service lines upon completion of the project.

7. Any major changes or modifications made to this PUD Development/Site and Building Plan can only be made by an amendment to this PUD, which shall include an updated Development/Site Plan if necessary.
8.

RECOMMENDATION

Motion to adopt a Resolution recommending approval of Planning Case 2019-007 for a Site and Building Plan approval at Shingle Creek Crossing, based on the submitted plans and findings of fact, as amended by the Conditions of Approval in the May 16, 2019 Planning Commission Report.

Attachments
Attachments
Exhibit A- Application, Memo, and Submitted Plans, prepared by Nate Reinhardt (City of Brooklyn Center), and dated April 16th, 2019.
Exhibit B- Memorandum, prepared by Assistant City Engineer Andrew Hogg, and dated May 9th 2019.

For Office Use Only	
Date Received:	
Date Application Complete:	
Letter of Completeness:	
PC App No.	

2019 Planning Commission Application

Applicant Information:

Name: Nate Reinhardt, City of Brooklyn Center

Address: 6301 Shingle Creek Parkway

Office Phone: 763-569-3345 Cell: _____

Email: nreinhardt@ci.brooklyn-center.mn.us FAX: _____

Property Owner Information* (*if different from Applicant*):

Name: _____

Property Owner Address: _____

Office Phone: _____ Cell: _____

Email: _____ FAX: _____

Project Information:

Provide a general description of your project and request(s): Construction of a 9,582 square foot municipal liquor store and 3,582 square foot additional future tenant space (building shell). Parking lot and site improvements on parcel and adjacent parcels owned by Shingle Creek, LLC.

Address/Location of Property: 1350 Shingle Creek Parkway

Legal Description of Property: Lot 5, Block 1, SHINGLE CREEK CROSSING 5TH ADDITION, Hennepin County, Minnesota

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	$1,050	☐	Appeal	$200
☐	Rezoning	$1,050	☐	Zoning Code Text Amendment	$500
☐	Special/Interim Use Permit	$250	☐	Special/Interim Use Permit Amendment	$150
☑	Site and Building Plan Review	$750	☐	Variance	$200
☐	Planned Unit Development	$1,800	☐	Planned Unit Development Amendment	$700
☐	Preliminary Plat	$400	☐	Final Plat	$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: $_____ **Escrow Amount: $**Waived **Receipt No:** _____

Escrows: All Planning Commission Applications shall be subject to a $1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are typically held the Thursday following the second Monday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2019 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 18 (2018)	**January 17**	January 28
January 15	**February 14**	February 25
February 12	**March 14**	March 25
March 12	**April 11**	April 22
April 16	**May 16**	May 28 (Tuesday)
May 14	**June 13**	June 24
June 11	**July 11**	July 22
July 16	**August 15**	August 26
August 13	**September 12**	September 23
September 17	**October 17**	October 28
October 15	**November 14**	November 25
November 12	**December 12**	January 13 (2020)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at *www.cityofbrooklyncenter.org* to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

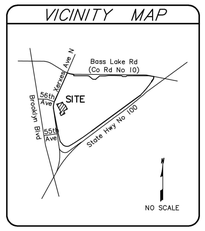
_____ _____

Property Owner Signature (Required) Date

_____ _____

Applicant Signature (If different than Property Owner) Date

VICINITY MAP



LEGEND

- ● Denotes iron monument found marked with PLS No. 15480
- ◉ Denotes found mag nail with disk marked with PLS No. 15480
- ■ Denotes found 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480

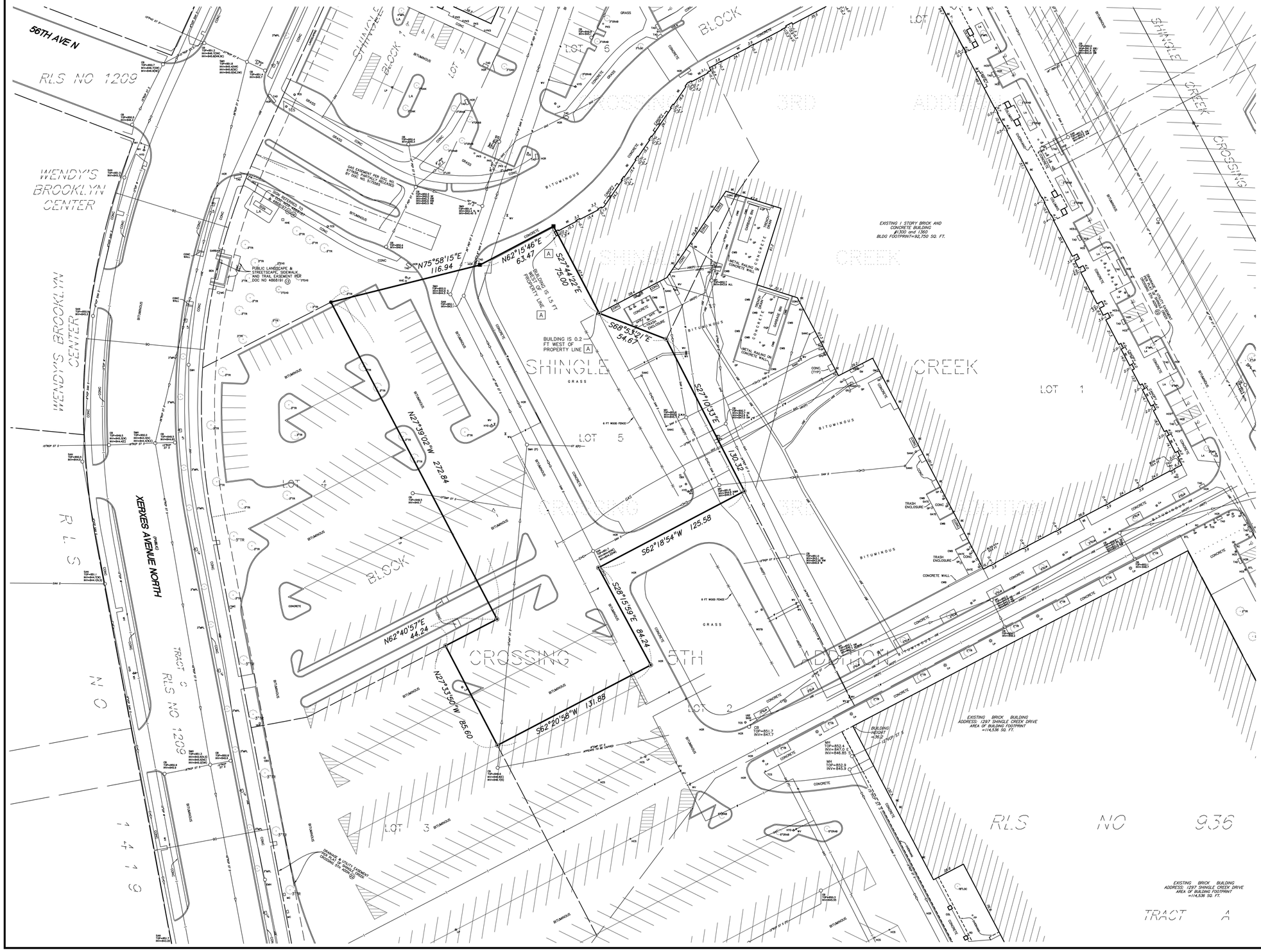
AGP Denotes above ground pipe
BE Denotes building entrance
BEN Denotes bench
BH Denotes beehive manhole
BSTP Denotes bus stop
BTL Denotes beaver tail curb
CB Denotes catch basin
CBOX Denotes control box
CBX Denotes communication box
CIP Denotes cast iron pipe
CMP Denotes corrugated metal pipe
COL Denotes building column

COL Denotes building column
CONC Denotes concrete surface
CS Denotes curb stop
EB Denotes electric box
EM Denotes electric manhole
EMH Denotes electric manhole
FCAP Denotes fuel cap
FH Denotes fire hookup
FP Denotes flag pole
GAS V Denotes gas valve
GASP Denotes gas pump
GM Denotes gas meter
GMCP Denotes gas monitor cover plate
GMH Denotes gas manhole
GP Denotes guard post
HCR Denotes handicap ramp
HCS Denotes handicap sign
HH Denotes hand hole
HHE Denotes electric hand hole
HYD Denotes fire hydrant
LA Denotes landscaping
LP Denotes light pole

MC Denotes metal cover
MG Denotes metal grate
MOWELL Denotes monitoring well
OD Denotes overhead door
(P) Denotes per plan
PEP Denotes polyethylene pipe
PIV Denotes post indicator valve
PKS Denotes parking sign
PPU Denotes power pole with underground utility
PVC Denotes polyvinylchloride pipe
RCP Denotes reinforced concrete pipe
RD Denotes roof drain
SAN Denotes sanitary manhole
SAN S Denotes sanitary sewer
SMH Denotes storm manhole
ST S Denotes storm sewer
STC Denotes storm cleanout
TAD Denotes truncated dome
TCS Denotes traffic control sign
TRANS Denotes transformer
TV BOX Denotes cable television box
UGC Denotes underground communication line

UGE Denotes underground electric line
VCP Denotes vitrified clay pipe
VP Denotes vent pipe
W Denotes water line
WMH Denotes water manhole
WV Denotes water valve

CRAB Denotes Crabapple tree
HACK Denotes Hackberry tree
LOC Denotes Locust tree
MPL Denotes Maple tree
PINR Denotes Red Pine tree
SHB Denotes shrub
SPCB Denotes Blue Spruce tree
TR Denotes deciduous tree



DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-953122-MPLS, commitment date March 13, 2019)

Parcel 1:

Lot 5, Block 1, Shingle Creek Crossing 5th Addition, according to the recorded plat thereof, Hennepin County, Minnesota.
(Torrens Property-Certificate of Title No. 1419949)

Parcel 2:

Nonexclusive appurtenant easements created in document entitled "Easements with Covenants and Restrictions Affecting Land" dated June 28, 2011, recorded June 30, 2011, as Document No. 4868197, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land dated August 22, 2014, recorded September 9, 2014, as Document No. 5198198.
(All Torrens Property)

PLAT RECORDING INFORMATION

The plat of SHINGLE CREEK CROSSING was filed of record on 06/30/2011 as Document No. 4868186. The plat of SHINGLE CREEK CROSSING 2ND ADDITION was filed of record on September 6, 2013 as Document No. 5113593. The plat of SHINGLE CREEK CROSSING 3RD ADDITION was filed of record on September 6, 2013 as Document No. 5113595. The plat of SHINGLE CREEK CROSSING 4TH ADDITION was filed of record on February 13, 2014 as Doc. 5152402. The plat of SHINGLE CREEK CROSSING 5TH ADDITION was filed of record on September 9, 2014 as Document No. 5198200.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-953122-MPLS, commitment date March 13, 2019, was relied upon as to matters of record.

Schedule B Exceptions:

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

10) Shingle Creek Crossing Declaration of Covenants and Restrictions dated June 28, 2011, recorded June 30, 2011, as Document No. 4868187 [portions of said document are illegible – not shown on survey; portions are shown on survey – setbacks as interpreted by Zoning Info, Inc. in January, 2019, are shown on survey on Sheet 2]

11) Easements, and rights incidental thereto, created in Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances dated June 23, 2011, recorded June 30, 2011, as Document No. 4868189, as amended by First Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances dated October 30, 2012, recorded November 27, 2012, as Document No. 5017684, as amended by Termination of Temporary Easement dated July 15, 2013, recorded July 22, 2013, as Document No. 5098198, as amended by Second Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances dated April 9, 2014, recorded April 15, 2014, as Document No. 5164295, as amended by Third Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances dated July 16, 2015, recorded July 23, 2015, as Document No. 5275134. [portions are illegible – not shown on survey; portions not specifically defined – not shown on survey; one shown on survey]

12) Development Agreement dated June 17, 2011, recorded June 30, 2011, as Document No. 4868190, as amended by First Amendment to Development Agreement dated November 13, 2012, recorded November 27, 2012, as Document No. 5017704, and as assigned by Collateral Assignment of Development Agreement dated November 21, 2012, recorded November 27, 2012, as Document No. 5017707, as amended by Certificate of Completion recorded June 18, 2013, as Document No. 5087258, as amended by Second Amendment to Development Agreement dated April 8, 2014, recorded April 15, 2014, as Document No. 5164285, as amended by Third Amendment to Development Agreement dated March 10, 2015, recorded March 11, 2015, as Document No. 5239433, as amended by Certificate of Completion recorded March 23, 2017 as Document No. 5430912, as amended by Fourth Amendment to Development Agreement dated September 21, 2017, recorded February 21, 2018, as Document No. 5512739, as amended by Fifth Amendment to Development Agreement dated January 31, 2018, recorded February 21, 2018, as Document No. 5512741, as amende by Food Court Certificate of Completion dated January 31, 2018, recorded February 21, 2018, as Document No. 5512740. [Blanket in nature – not shown on survey]

13) Easements, and rights incidental thereto, created in Easement (for Sidewalk and Landscaping), dated June 28 2011, recorded June 30, 2011, as Document No. 4868191. [shown on survey]

14) Utilities Facility Easement Agreement by and between Shingle Creek Crossing, LLC and City of Brooklyn Center dated June 28, 2011, recorded June 30, 2011 as Doc. No. 4868193. [blanket in nature – not shown on survey]

15) Temporary Construction Easement Agreement by and between Shingle Creek, LLC as Developer and Wal-Mart Real Estate Business Trust dated June 28, 2011, recorded June 30, 2011, as Document No. 4868196. [blanket in nature – not shown on survey]

16) Easements with Covenants and Restrictions Affecting Land dated June 28, 2011, recorded June 30, 2011, as Document No. 4868197, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land dated August 22, 2014, recorded September 9, 2014, as Document No. 5198198. [portions are illegible – not shown on survey; portions not specifically defined – not shown on survey; some shown on survey]

17) Declaration of No-Build Restriction executed by Shingle Creek, LLC in favor of Wal-Mart Real Estate Business Trust dated November 28, 2011, recorded November 29, 2011, as Document No. 4905530. [shown on survey]

22) Easements shown on the plat of Shingle Creek Crossing 5th Addition, recorded September 9, 2014, as Document No. 5198200. [shown on survey]

24. Notice for Easements with Covenants and Restrictions Affecting Land executed by Orix Public Finance, LLC, a Delaware limited liability company, dated March 9, 2015, recorded March 12, 2015, as Document No. 5239817, as amended by First Amendment to Notice for Easements with Covenants and Restrictions Affecting Land dated February 15, 2018, recorded February 21, 2019, as Document No. 5512743. [not survey related – not shown on survey]

25) Declaration of Restrictions dated February 15, 2018, recorded February 21, 2018, as Document No. T05512746. [not survey related – not shown on survey]

SURVEYOR'S CERTIFICATION

To the City of Brooklyn Center, Shingle Creek, LLC, a Delaware limited liability company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on April 2, 2019.

Dated this 3rd day of April, 2019

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

ARLEE J. CARLSON — LICENSED LAND SURVEYOR — 44900 — STATE OF MINNESOTA

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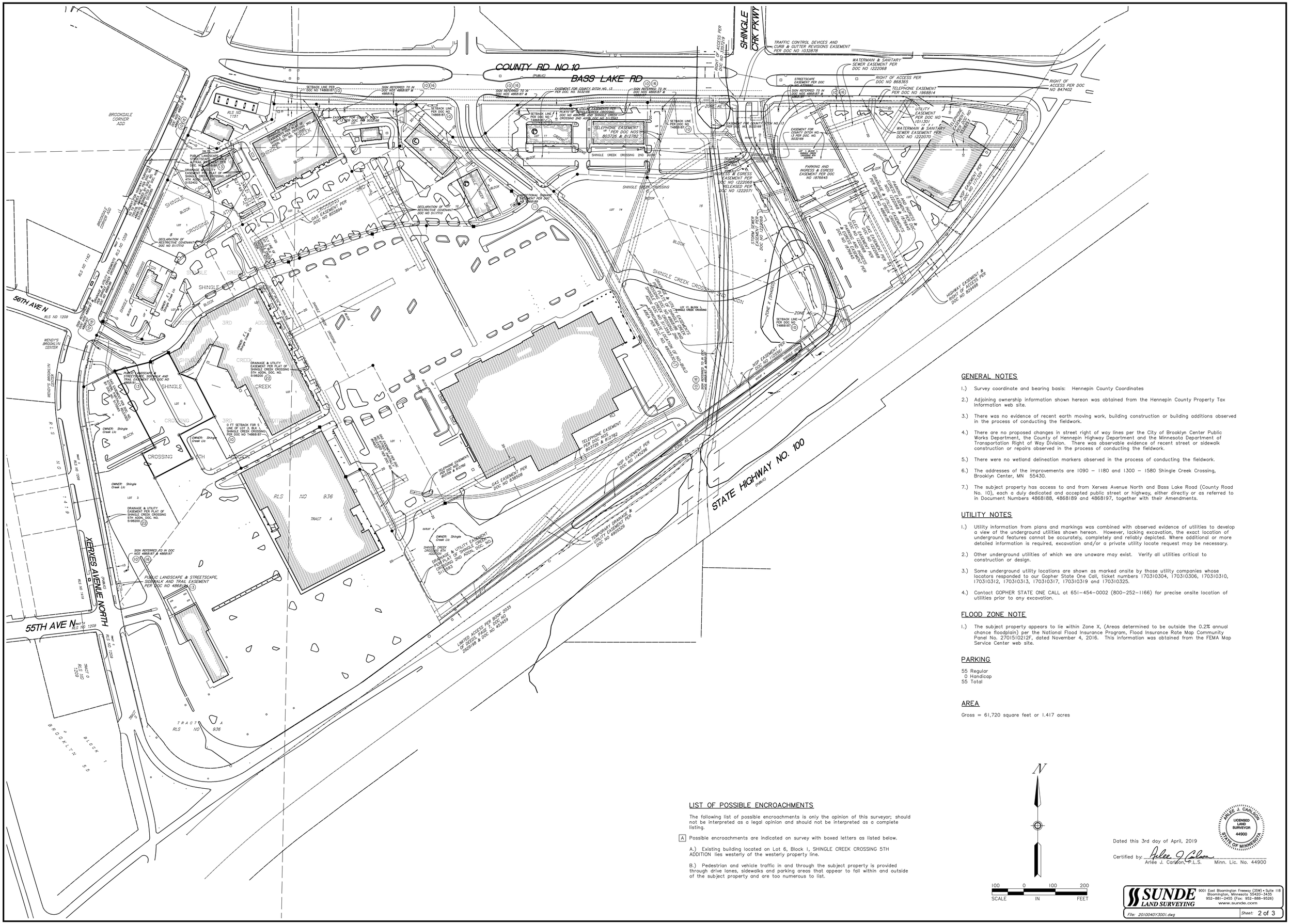
30 0 30 60
SCALE IN FEET

Revision	By	Date
⚠ ALTA Lot 5	SMT	04/03/2019
⚠ Per comments (Sheet 1)	JMD	02/04/2019
⚠ Per comments (Sheet 5)	SMT	01/31/2019
⚠ Per comments, revised title	SMT	01/31/2019
Survey originally dated February 14, 2017	SMT	

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY FOR:
LIGHTHOUSE MANAGEMENT GROUP, INC.
1350 Shingle Creek Crossing
Shingle Creek Crossing, Brooklyn Center, MN

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

Project: 2010-040-Y3 Bk/Pg: 1050/6
Township: 118 Range: 21 Section: 2
File: 20100401300I.dwg
Date: 04/03/2019
Sheet: 1 of 3


COUNTY RD NO 10
BASS LAKE RD
(PUBLIC)
SHINGLE CRK PKWY
56TH AVE N
55TH AVE N
XERXES AVENUE NORTH
STATE HIGHWAY NO. 100
(PUBLIC)
SHINGLE CREEK CROSSING
SHINGLE CREEK CROSSING 2ND ADDN
SHINGLE CREEK CROSSING 3RD ADDITION
SHINGLE CREEK CROSSING 5TH ADDITION
BROOKDALE CORNER ADD
BROOKLYN BLOCK 1
TRACT A RLS NO 936
TRACT C RLS NO 1209
TRACT D RLS NO 1209
RLS NO 1209
RLS NO 1151
RLS NO 1152
RLS NO 1319
WENDY'S BROOKLYN CENTER
ZONE AE
ZONE X (SHADED)
SETBACK LINE PER DOC NO 1486818?
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
EASEMENT FOR COUNTY DITCH NO. 13 PER DOC NO. 5032166
TELEPHONE EASEMENT PER DOC NOS. 803726 & 812782
GAS EASEMENT PER DOC NO 838508
DECLARATION OF RESTRICTIVE COVENANT DOC NO 5117710
DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 5TH ADDN, DOC. NO. 5195200
PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868187
0 FT SETBACK FOR S LINE OF LOT 3, BLK 1, SHINGLE CREEK CROSSING, PER DOC NO 1486818?
PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868187
PARKING AND INGRESS & EGRESS EASEMENT PER DOC NO 1222068
RELEASED PER DOC NO 1222071
PARKING AND INGRESS & EGRESS EASEMENT PER DOC NO 1876643
UTILITY EASEMENT PER DOC NO 1013301
WATERMAIN & SANITARY SEWER EASEMENT PER DOC NO 1222070
TELEPHONE EASEMENT PER DOC NO 1868814
RIGHT OF ACCESS PER DOC NO 868365
RIGHT OF ACCESS PER DOC NO 847402
STREETSCAPE EASEMENT PER DOC NO 4868187
WATERMAIN & SANITARY SEWER EASEMENT PER DOC NO 1222068
TRAFFIC CONTROL DEVICES AND CURB & GUTTER REVISIONS EASEMENT PER DOC NO 1032878
RIGHT OF ACCESS PER DOC NO 1357219
STORM SEWER EASEMENT PER DOC NO 1222069
DRAINAGE & UTILITY EASEMENTS PER DOC NO 1876643
REF. EASEMENT PER DOC NO 1222069 & PARKING EASEMENT PER DOC NO 1876643
HIGHWAY EASEMENT & RIGHT OF ACCESS PER DOC NO 829488
NSP EASEMENT PER DOC NO 1125561
NSP EASEMENT PER DOC NO 1142396
TEMPORARY DRAINAGE & UTILITY EASEMENT PER DOC NO 4905549
LIMITED ACCESS PER BOOK 2035 OF DEEDS, PAGE 90, DOC NO 2929198 & DOC NO 453459
OWNER: Shingle Creek Llc
SHINGLE CREEK CROSSING 6TH ADDITION
DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 6TH ADDITION, DOC NO 5175993
DRAINAGE & UTILITY EASEMENTS PER PLAT OF SHINGLE CREEK CROSSING 2ND ADDN, DOC NO 5113584
LOT 12, BLOCK 1, SHINGLE CREEK CROSSING
LOT 1, BLOCK 1, SHINGLE CREEK CROSSING
LOT 1, BLOCK 1, SHINGLE CREEK CROSSING 2ND ADDN
LOT 1, BLOCK 1, SHINGLE CREEK CROSSING 3RD ADDITION
LOT 1, BLOCK 1, SHINGLE CREEK CROSSING 5TH ADDITION
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868187
DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 4TH ADDN, DOC NO 5152402
DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 5TH ADDN, DOC. NO. 5195200
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868187
GAS EASEMENT PER DOC NO 838594
TELEPHONE EASEMENT PER DOC NO 803726 & 812782
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
SETBACK LINE PER DOC NO 1486818?
EASEMENT FOR COUNTY DITCH NO. 13 PER DOC NO. 5032166
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
SETBACK LINE PER DOC NO 1486818?
EASEMENT FOR COUNTY DITCH NO. 13 PER DOC NO. 5032166
SIGN REFERRED TO IN DOC NOS 4868187 & 4868197
SETBACK LINE PER DOC NO 1486818?

COUNTY RD NO 10
(PUBLIC)
BASS LAKE RD

SHINGLE CRK PKWY

RIGHT OF ACCESS PER DOC NO 1222219

TRAFFIC CONTROL DEVICES AND CURB & GUTTER REVISIONS EASEMENT PER DOC NO 1032878

WATERMAIN & SANITARY SEWER EASEMENT PER DOC NO 1222068

RIGHT OF ACCESS PER DOC NO 868365

TELEPHONE EASEMENT PER DOC NO 1968814

RIGHT OF ACCESS PER DOC NO 847402

STREETSCAPE EASEMENT PER DOC NO 1429350

SIGN REFERRED TO IN DOC NOS 4868187 & 4868197 (10) (16)

EASEMENT FOR COUNTY DITCH NO. 13 PER DOC NO. 5032166

DRAINAGE & UTILITY EASEMENTS PER PLATS OF SHINGLE CREEK CROSSING DOC NO 4868186 AND SHINGLE CREEK CROSSING 2ND ADDN DOC NO 5113593

TELEPHONE EASEMENT PER DOC NO 803726 & 812782

UTILITY EASEMENT PER DOC NO 1013301

WATERMAIN & SANITARY SEWER EASEMENT PER DOC NO 1222070

TELEPHONE EASEMENT PER DOC NO 3528283

EASEMENT FOR COUNTY DITCH NO. 13 PER DOC NO. 5032166

LOT 1, BLOCK 1, SHINGLE CREEK CROSSING 8TH ADDITION

SHINGLE CREEK CROSSING 8TH ADDITION

TELEPHONE EASEMENT PER DOC NO 1068312

INGRESS & EGRESS EASEMENT PER DOC NO 1222068 RELEASED PER DOC NO 1222071

PARKING AND INGRESS & EGRESS EASEMENT PER DOC NO 1876645

PARKING, INGRESS & EGRESS EASEMENT PER DOC NO 1222068 & DRAINAGE & UTILITY EASEMENTS PER DOC NO 1222068

DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 4TH ADDN, DOC NO. 5152405

ELEC. EASEMENT PER DOC NO 1222068 & PARKING, INGRESS & EGRESS EASEMENT PER DOC NO 1876645

GAS EASEMENT PER DOC NO 1222068

HSIP EASEMENT PER DOC NO 1222068

HIGHWAY EASEMENT & RIGHT OF ACCESS PER DOC NO 829498

DECLARATION OF RESTRICTIVE COVENANT DOC NO 5117710

DIRECTIONAL SIGNAGE EASEMENT PER DOC NO 4865159

GAS EASEMENT PER DOC NO 850894

STORM SEWER EASEMENT PER DOC NO 1222068

SHINGLE CREEK CROSSING 2ND ADDN

DRAINAGE & UTILITY EASEMENTS PER PLAT OF SHINGLE CREEK CROSSING 2ND ADDN DOC NO 5113593 AND SHINGLE CREEK PKWY PERIMETER LOCATION OF NON-BUILD PER DOC NO 1968558 (17)

LOT 12, BLOCK 1, SHINGLE CREEK CROSSING

HSIP EASEMENT PER DOC NO 1222068

SHINGLE CREEK CROSSING 8TH ADDITION

SIGN REFERRED TO IN DOC NOS 4868187 & 4868197 (10) (16)

BROOKDALE CORNER ADD

RLS NO 1151

EASEMENT AND UTILITY EASEMENTS PER PLAT OF SHINGLE CREEK CROSSING 3RD ADDN, DOC NO. 5113593

SHINGLE CREEK CROSSING 3RD ADDITION

LOT 1 BLOCK 1 SHINGLE CREEK CROSSING 4TH ADDITION

DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 5TH ADDN, DOC. NO. 5198209 (22)

PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868191 (13)

GAS EASEMENT PER DOC NO 5198209

55TH AVE N

RLS NO 1209

WENDY'S BROOKLYN CENTER

RLS NO 1209

XERXES AVENUE NORTH (PUBLIC)

55TH AVE N

RLS NO 1209

RLS NO 1209

TRACT D RLS NO 1209

TRACT B

TRACT A RLS NO 936

RLS NO 936

TRACT A

BROOKLYN 2 BLOCK 1 55

DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 5TH ADDN, DOC. NO. 5198209 (22)

SIGN REFERRED TO IN DOC NOS 4868187 & 4868197 (10) (16)

PUBLIC LANDSCAPE & STREETSCAPE, SIDEWALK AND TRAIL EASEMENT PER DOC NO 4868191 (13)

TELEPHONE EASEMENT PER DOC NO 803726 & 812782

GAS EASEMENT PER DOC NO 5365208

HSIP EASEMENT PER DOC NO 1145206

TEMPORARY DRAINAGE & UTILITY EASEMENT PER DOC NO 4805249

SHINGLE CREEK CROSSING 8TH ADDITION

DRAINAGE & UTILITY EASEMENT PER PLAT OF SHINGLE CREEK CROSSING 3RD ADDN, DOC. NO. 5113593

LIMITED ACCESS PER BOOK 2035 OF DEEDS, PAGE 7, DOC NO 2229188 & DOC NO 4534459

STATE HIGHWAY NO. 100
(HWY 81)

N

100 0 100 200
SCALE IN FEET

Dated this 3rd day of April, 2019

Certified by: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

ARLEE J. CARLSON
LICENSED LAND SURVEYOR
44900
STATE OF MINNESOTA

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

File: 20100401Y3001.dwg

ENGINEERING	ENVIRONMENTAL
DORAN COTE CITY OF BROOKLYN CENTER ENGINEERING DEPARTMENT 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 (763) 569-3328	MINNESOTA POLLUTION CONTROL AGENCY SANITARY SEWER EXTENSIONS, REM, METRO CORY MATHISEN 520 LAFAYETTE ROAD ST. PAUL, MN 55155 (651) 297-2274
STORMWATER	**PLANNING AND ZONING**
DIANE SPECTOR SHINGLE CREEK WATERSHED MANAGEMENT COMMISSION / WENCK ASSOCIATES, INC. 1800 PIONEER CREEK CENTER, PO BOX 249 MAPLE PLAIN, MN 55359 (763) 479-4280	GINNY McINTOSH PLANNING AND ZONING COMMISSION CITY OF BROOKLYN CENTER CITY HALL 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 (763) 569-3319
FIRE PREVENTION	**HEALTH DEPT.**
FIRE CHIEF LEE GATLIN BROOKLYN CENTER FIRE CHIEF 6645 HUMBOLT AVENUE NORTH BROOKLYN CENTER, MN 55430 (763) 549-3600 FAX: (763) 561-0717	BRIAN NOMA MINNESOTA DEPARTMENT OF HEALTH ENVIRONMENTAL HEALTH DIVISION 625 NORTH ROBERT STREET P.O. BOX 64975 ST. PAUL, MN 55164 (651) 201-4700
BUILDING DIVISION	**HENNEPIN COUNTY**
DAN GRINSTEINNER BUILDING OFFICIAL BUILDING & COMMUNITY STANDARDS 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 (763) 569-3313	ROBERT BYERS SENIOR TRANSPORTATION ENGINEER HENNEPIN COUNTY PUBLIC WORKS 1600 PRAIRIE DRIVE MEDINA, MN 55340 (612) 596-0359 FAX: (763) 478-4000

SITE IMPROVEMENT PLANS
1350 SHINGLE CREEK CROSSING: MUNICIPAL LIQUOR

FOR

SHINGLE CREEK CROSSING

LOCATED AT

XERXES AVENUE NORTH AND COUNTY ROAD 10
BROOKLYN CENTER, MINNESOTA

SECTION 2, TOWNSHIP 118N, RANGE 21W
PARCEL ID# 03-118-21-41-0044

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. REFERENCE THE CONSTRUCTION CONTINGENCY PLAN BY BRAUN INTERTEC DATED 05/27/2011 FOR GROUNDWATER DEWATERING REQUIREMENTS.

PROJECT TEAM

OWNER/DEVELOPER
CITY OF BROOKLYN CENTER
6301 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MN 55430
PHONE: (763) 569-3710
CONTACT: TOM AGNES
EMAIL: TAGNES@CI.BROOKLYN-CENTER.MN.US

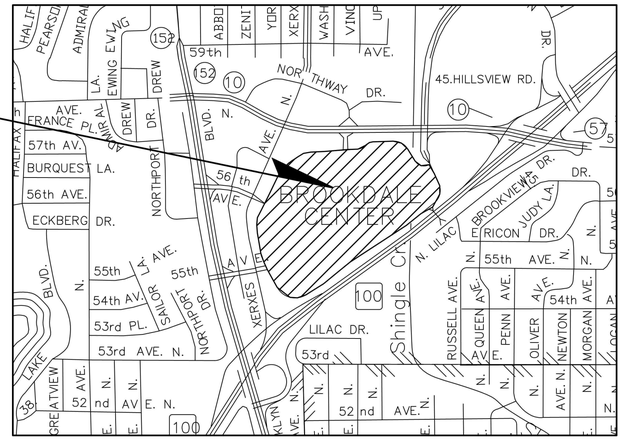
ARCHITECT
KATHY ANDERSON, AIA
ARCHITECTURAL CONSORTIUM
901 NORTH THIRD STREET, SUITE 220
MINNEAPOLIS, MN 55401
PHONE: (612) 436-4030
FAX: (612) 692-9960

CIVIL ENGINEER
LUCAS C. PAYNE, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100
SAINT PAUL, MINNESOTA 55114
PHONE: (651) 645-4197
EMAIL: LUKE.PAYNE@KIMLEY-HORN.COM

GEOTECHNICAL ENGINEER
STEVE MARTIN, P.E.
BRAUN INTERTEC CORPORATION
1826 BUERKLE ROAD
SAINT PAUL, MN 55110
(651) 487-3245
FAX (651) 487-1812

ENVIRONMENTAL/ HAZARDOUS MATERIALS
BRAUN INTERTEC CORPORATION
11001 HAMPSHIRE AVENUE SOUTH
MINNEAPOLIS, MN 55438
(952) 995-2000
FAX (952) 995-2020

LANDSCAPE ARCHITECT
TODD HALUNEN, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100
SAINT PAUL, MINNESOTA 55114
PHONE: (651) 645-4197
EMAIL: TODD.HALUNEN@KIMLEY-HORN.COM



VICINITY
N.T.S.

PREPARED BY:
Kimley»Horn

FOR:
BROOKLYN CENTER LIQUOR
Celebrate Responsibly at the Center

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY	OTHERS RESPONSIBILITIES
GAS	CENTERPOINT ENERGY 700 LINDEN, P.O. BOX 1165 MINNEAPOLIS, MN 55405 CONTACT: BERNICE THOENNES (612) 342-5123	• COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE DEMOLITION OF GAS LINE IS COMPLETED PRIOR TO ANY OTHER DEMOLITION AND TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETE PRIOR TO PAVING OR CURB PLACEMENT.	• GAS LINE DEMOLITION WILL BE DONE BY GAS COMPANY, GAS COMPANY TO LOCATE AND STAKE EXISTING GAS PIPING TO REMAIN PRIOR TO CONTRACTOR STARTING ANY DEMOLITION. • SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY CENTERPOINT ENERGY. • ANY RELOCATIONS OF EXISTING WILL BE DONE BY CENTERPOINT ENERGY.
CABLE/ TELEPHONE	QWEST/CENTURYLINK 2800 WAYZATA BOULEVARD ROOM 300 MINNEAPOLIS, MN 55405 CONTACT: CHRISTY ALLGOOD (612) 381-5563	• COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. • PROVIDE AND INSTALL 2-4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RIGHT OF WAY TO THE BUILDING. • PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS.	• ANY RELOCATION OF EXISTING UTILITIES WILL BE DONE BY QWEST. • PRIOR TO BACKFILLING THE TRENCH, QWEST TO INSPECT AND APPROVE THE INSTALLATION OF CABLE. • QWEST WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY SERVICES FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE JUNCTION BOX.
ELECTRIC	XCEL ENERGY 8701 MONTICELLO LANE MAPLE GROVE, MN 55369 CONTACT: ROBERT TORRES (763) 493-1671	• COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. • PROVIDE AND INSTALL CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING. • CONSTRUCT/INSTALL TRANSFORMER PAD AS PER THE XCEL SPECIFICATIONS --PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS.	• XCEL WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD/UNDERGROUND SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER. • XCEL WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER. • ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY XCEL ENERGY. • RELOCATION COSTS SHALL BE PAID BY THE GENERAL CONTRACTOR AND REIMBURSED BY OWNER AT FACE VALUE.
SANITARY SEWER	CITY OF BROOKLYN CENTER ENGINEERING DEPARTMENT 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 CONTACT: STEVE LILLEHAUG (763) 569-3340	• PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. • ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL BE PER CITY OF BROOKLYN CENTER REQUIREMENTS. • COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY OF BROOKLYN CENTER UTILITIES DEPARTMENT. SEE UTILITY PLAN FOR REQUIREMENTS.	• REQUIRED INSPECTIONS AND APPROVALS WILL BE DONE BY THE INSPECTOR FOR THE CITY OF BROOKLYN CENTER AND THE ENGINEER OF RECORD.
WATER	CITY OF BROOKLYN CENTER ENGINEERING DEPARTMENT 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 CONTACT: DORAN COTE (763) 569-3328	• PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. • ALL PUBLIC AND PRIVATE WATER MAINS SHALL BE PER CITY OF BROOKLYN CENTER REQUIREMENTS. • ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR. • ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR. • COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY OF BROOKLYN CENTER UTILITIES DEPARTMENT. SEE UTILITY PLAN FOR REQUIREMENTS.	• REQUIRED INSPECTIONS AND APPROVALS WILL BE DONE BY THE INSPECTOR FOR THE CITY OF BROOKLYN CENTER AND THE ENGINEER OF RECORD.
STORM SEWER	CITY OF BROOKLYN CENTER ENGINEERING DEPARTMENT 6301 SHINGLE CREEK PARKWAY BROOKLYN CENTER, MN 55430 CONTACT: DORAN COTE (763) 569-3328	• PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. • REFER TO SPECIFICATIONS AND GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS.	• REQUIRED INSPECTIONS AND APPROVALS WILL BE DONE BY THE INSPECTOR FOR THE CITY OF BROOKLYN CENTER, (IF REQUIRED) ENGINEER OF RECORD, AND OTHER APPLICABLE AGENCIES.

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

DRAWING INDEX

SHEET NO.	SHEET TITLE
6010	COVER SHEET
6020	EROSION & SEDIMENTATION CONTROL PLAN PHASE 1
6021	EROSION & SEDIMENTATION CONTROL PLAN PHASE 2
6022	EROSION & SEDIMENTATION CONTROL DETAILS
6023	EROSION & SEDIMENTATION CONTROL DETAILS
6031	EXISTING CONDITIONS & DEMOLITION PLAN
6040	SITE PLAN
6041	SITE DETAILS
6042	SITE DETAILS
6043	SITE DETAILS
6051	GRADING & DRAINAGE PLAN
6052	DETAILED GRADING & DRAINAGE PLAN
6053	GRADING & DRAINAGE DETAILS
6061	UTILITY PLAN
6062	DETAILED UTILITY PLAN
6063	UTILITY DETAILS
6081	PHOTOMETRICS PLAN - PREVIOUSLY APPROVED
6101	LANDSCAPE PLAN
6102	LANDSCAPE DETAILS

NOTE
PLEASE REFER TO THE FOLLOWING REPORTS PREPARED BY BRAUN INTERTEC CORPORATION FOR GEOTECHNICAL INFORMATION:
- GEOTECHNICAL EVALUATION REPORT
  SHINGLE CREEK CROSSING DATED JUNE 9, 2011 AND THE ADDENDUM DATED MAY 2, 2012.

No.	REVISIONS	DATE	BY

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

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
LUCAS C. PAYNE, P.E. MN LIC. NO. 46785
DATE: 02/28/2019

SCALE AS NOTED | DESIGNED BY KJO | DRAWN BY KJO | CHECKED BY WDM

PRELIMINARY - NOT FOR CONSTRUCTION

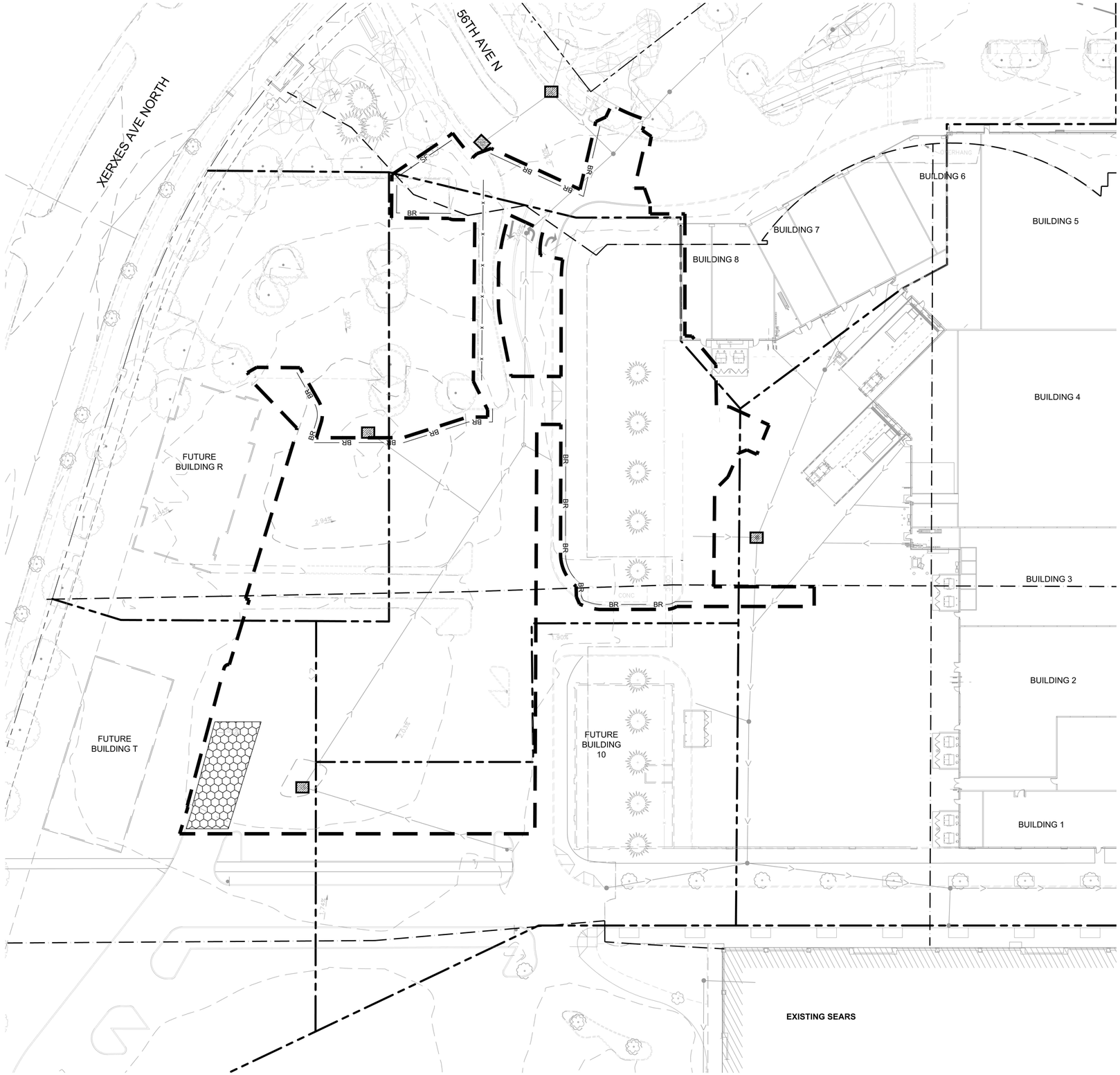
COVER SHEET

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6010

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.

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6010 COVER SHEET.dwg 6010 COVER SHEET Apr 17, 2019 2:35pm by: Katelyn.Olson



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- ROCK ENTRANCE, SEE DETAIL
- EXISTING DRAINAGE DIRECTION
- INLET PROTECTION, SEE DETAIL
- SILT FENCE, SEE DETAIL
- BIOROLL - FILTREXX SEDIMENT CONTROL, SEE DETAIL
- LIMITS OF DISTURBANCE, OFFSET 3' FOR CLARITY
- EXISTING DRAINAGE PATTERNS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

ACREAGE SUMMARY - MUNICIPAL LIQUOR (TO NEAREST HUNDRETH ACRE)	
TOTAL PROPERTY AREA	1.42
ON-SITE DISTURBED AREA	1.02
OFF-SITE DISTURBED AREA	0.59
TOTAL LIMITS OF DISTURBED AREA (LOD)	1.61
IMPERVIOUS AREA AT COMPLETION (WITHIN LOD)	1.29
PERVIOUS AREA AT COMPLETION (WITHIN LOD)	0.31

VICINITY MAP, USGS QUAD MAP, OPERATION TIME SCHEDULE, ALL GENERAL EROSION AND SEDIMENT CONTROL NOTES, MAINTENANCE NOTES AND SEQUENCE NOTES ARE ON SHEET 6022 - EROSION AND SEDIMENTATION CONTROL DETAILS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

FLOOD ZONE NOTE:

THE PROPERTY APPEARS TO BE SITUATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE", PURSUANT TO F.E.M.A. COMMUNITY PANEL NUMBER 270151 0212 E, REVISION DATE SEPTEMBER 02, 2004.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE ONE CALL
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

CONTRACTOR TO COORDINATE PHASING OF WORK WITH THE ENGINEER AND/OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

ON-SITE LIMITS OF DISTURBANCE TO END AT THE PROPERTY LINE. REINFORCED SILT FENCE AND TREE PROTECTION FENCE TO BE CONSTRUCTED JUST INSIDE THE PROPERTY LINE AND OUTSIDE OF ALL PROPOSED IMPROVEMENTS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 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.

LUCAS C. PAYNE, P.E. 46785
DATE: 02/28/2019 MN LIC. NO.

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS NOTED	KJO	KJO	WDM

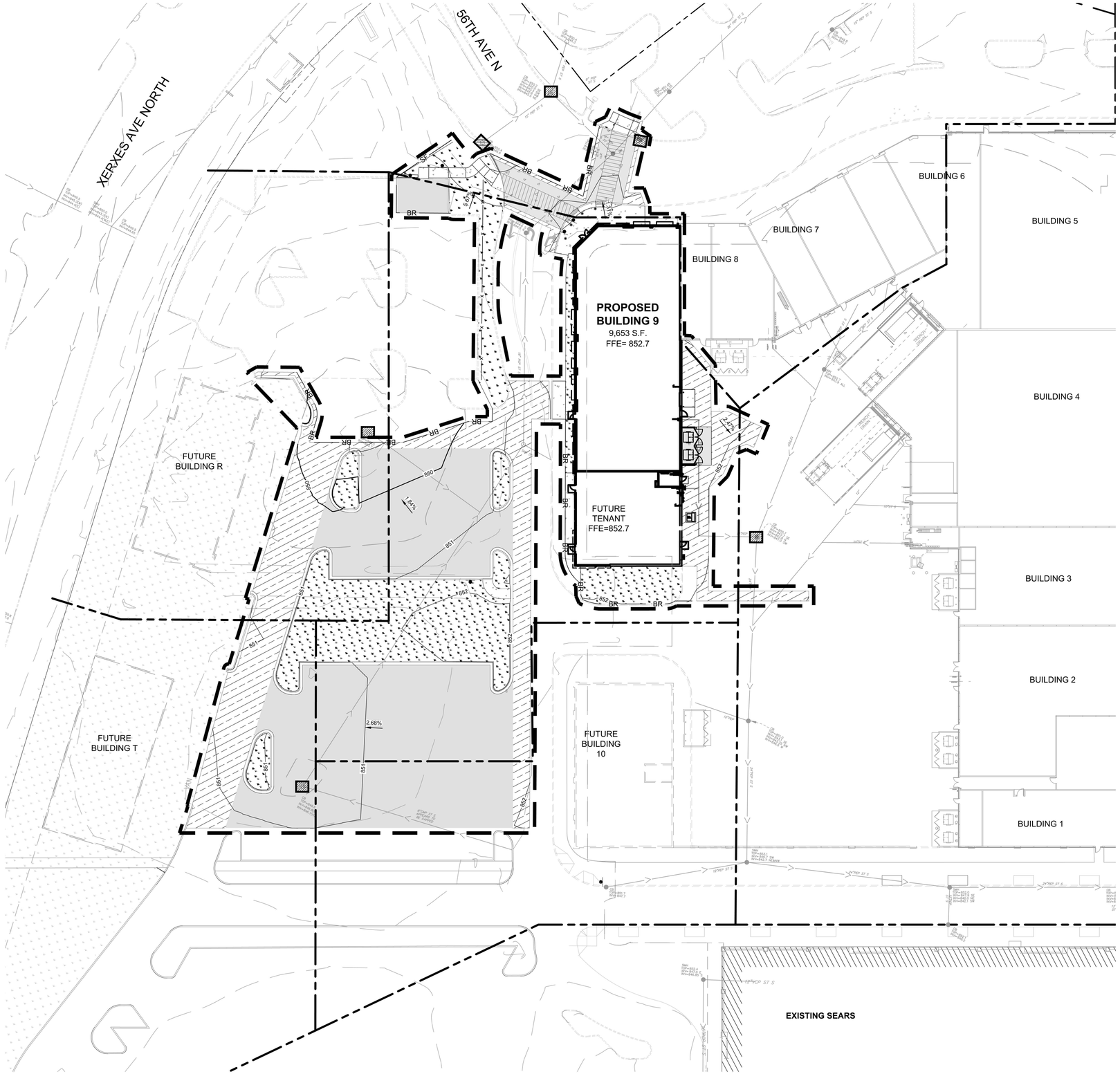
PRELIMINARY - NOT FOR CONSTRUCTION

EROSION & SEDIMENTATION CONTROL PLAN PHASE 1

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6020

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6020 OVERALL EC PLAN PHASE 1.dwg 6031 DEMO PLAN Apr 12, 2019 2:54pm by: Katelyn.Olson
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LEGEND

- PROPERTY LINE
- ROCK ENTRANCE, SEE DETAIL
- LANDSCAPED AREA, SEE LANDSCAPE PLANS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ARCHITECTURAL APRON
- INLET PROTECTION, SEE DETAIL
- SF — SILT FENCE, SEE DETAIL
- BR — BIOROLL, SEE DETAIL
- LIMITS OF DISTURBANCE, OFFSET 3' FOR CLARITY
- 928 — EXISTING CONTOUR
- 925 — PROPOSED CONTOUR
- 0.0% — SLOPE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

ACREAGE SUMMARY - MUNICIPAL LIQUOR (TO NEAREST HUNDRETH ACRE)	
TOTAL PROPERTY AREA	1.42
ON-SITE DISTURBED AREA	1.02
OFF-SITE DISTURBED AREA	0.59
TOTAL LIMITS OF DISTURBED AREA (LOD)	1.61
IMPERVIOUS AREA AT COMPLETION (WITHIN LOD)	1.29
PERVIOUS AREA AT COMPLETION (WITHIN LOD)	0.31

VICINITY MAP, USGS QUAD MAP, OPERATION TIME SCHEDULE, ALL GENERAL EROSION AND SEDIMENT CONTROL NOTES, MAINTENANCE NOTES AND SEQUENCE NOTES ARE ON SHEET 6022 - EROSION AND SEDIMENTATION CONTROL DETAILS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

FLOOD ZONE NOTE:

THE PROPERTY APPEARS TO BE SITUATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE", PURSUANT TO F.E.M.A. COMMUNITY PANEL NUMBER 270151 0212 E, REVISION DATE SEPTEMBER 02, 2004.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE ONE CALL
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

CONTRACTOR TO COORDINATE PHASING OF WORK WITH THE ENGINEER AND/OR OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

ON-SITE LIMITS OF DISTURBANCE TO END AT THE PROPERTY LINE. REINFORCED SILT FENCE AND TREE PROTECTION FENCE TO BE CONSTRUCTED JUST INSIDE THE PROPERTY LINE AND OUTSIDE OF ALL PROPOSED IMPROVEMENTS.

No.	REVISIONS	DATE	BY

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.

LUCAS C. PAYNE, P.E. 46785
DATE: 02/28/2019 MN LIC. NO.

SCALE	AS NOTED		
DESIGNED BY	KJO	DRAWN BY	KJO
		CHECKED BY	WDM

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION & SEDIMENTATION CONTROL PLAN PHASE 2

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE
02/28/2019

PROJECT NO.
160937001

SHEET NUMBER
6021

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6021 OVERALL EROSION AND SEDIMENTATION CONTROL PLAN PHASE 2.dwg 6021 OVERALL EROSION AND SEDIMENTATION CONTROL PLAN PHASE 2 Apr 12, 2019 2:57pm
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GENERAL EROSION AND SEDIMENT CONTROL NOTES

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THE SITE MAPS, DETAIL SHEETS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
D. BEST MANAGEMENT PRACTICES (BMPS) 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.
E. 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.
F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
G. GENERAL CONTRACTOR SHALL DENOTE ON 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. CONSTRUCT A BERM DOWNSTREAM IN ACCORDANCE WITH SPECIFICATION SECTION 02370.
H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
I. 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.
J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
K. 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 STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
L. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
M. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON SITE MAP.
N. 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 NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. CHANNELS MUST BE STABILIZED WITHIN 24 HOURS. REFER TO THE SITE/GRADING PLAN AND/OR LANDSCAPE PLAN.
O. IF VEHICLES SHOW SIGNS OF TRACKING AND/OR DIRT, THEN IMMEDIATELY THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE APPROVED CONSTRUCTION INGRESS/EGRESS LOCATIONS.
P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
T. 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.
U. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
V. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
W. REFER TO SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
X. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THE SITE MAP. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
Y. THE SITE RECEIVING WATER IS SHINGLE CREEK WHICH IS AN IMPAIRED WATER. CONTRACTOR SHALL FOLLOW ALL MPCA REQUIREMENTS FOR IMPAIRED WATERS DURING CONSTRUCTION.
Z. SWEEP ADJACENT PAVED AREAS AS NEEDED OR DIRECTED BY THE CITY ENGINEER.
AA. SWEEP DAILY OR AS REQUIRED BY CITY ENGINEER.
BB. SWPPP INSPECTION REPORTS SHALL BE SUBMITTED DIGITALLY TO THE ENGINEERING DEPARTMENT WITHIN 12 HOURS OF COMPLETION.

BMP MAINTENANCE EROSION NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, 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 FOLLOWING.

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACES IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
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 AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OR DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.
8. ALL MAINTENANCE OPERATIONS SHALL BE DONE WITHIN 24 HOURS AFTER THE DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

SODDING/SEEDING NOTES

SOD:

1. PROVIDE SOD SPECIES, DEVELOPED PRIMARILY OF BLUE GRASS AND FESCUE SEED, SUITABLE AS LAWN TURF FOR THE REGION. SOD SHALL BE STRONGLY ROOTED, 2-YEARS OF AGE MINIMUM, WEED, DISEASE, PEST FREE AND UNIFORM IN THICKNESS.
2. DO NOT PLACE TOPSOIL UNTIL SUBGRADE HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 02300.
3. BEFORE PLACING TOPSOIL, RAKE SUBSURFACE CLEAR OF STONES, DEBRIS AND ROOTS. DISK, DRAG, HARROW, HARLEY OR RAKE SUBGRADE TO A DEPTH OF 2"-4" AND REMOVE STONES LARGER THAN 1-1/2" TO PROVIDE BOND FOR TOPSOIL.
4. SPREAD TOPSOIL TO A DEPTH OF 4" BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. ADJUST DEPTH OF TOPSOIL IN AREAS ADJACENT TO PAVED SURFACES OR CURBS TO ALLOW FOR THE PLACEMENT OF SOD.
5. INCORPORATE SOIL AMENDMENTS AND COMMERCIAL FERTILIZER INTO THE TOP 4" OF TOPSOIL TO ACHIEVE THE SPECIFIED TOPSOIL REQUIREMENTS. TILL SOIL TO A HOMOGENOUS MIXTURE.
6. GRADE AREAS TO FINISH GRADES, FILLING AS NEEDED OR REMOVING SURPLUS TOPSOIL. FLOAT AREAS TO SMOOTH, UNIFORM GRADES AS INDICATED ON DRAWINGS.
7. CUT AND LAY SOD ON SAME DAY. ONLY HEALTHY VIGOROUS GROWING SOD SHALL BE LAID. WIDE MACHINE LAID ROLES ARE ACCEPTABLE.
8. LAY SOD ACROSS SLOPE AND TIGHTLY TOGETHER TO RESULT IN SOLID COVERAGE FREE OF GAPS.
9. ROLL NEW SOD TO SET OR PRESS SOD INTO UNDERLYING SOIL.
10. ALL FINISHED SODDING SHALL BE SMOOTH AND FREE OF LUMPS AND DEPRESSIONS.
11. AFTER SODDING HAS BEEN COMPLETED, CLEAN UP AND THOROUGHLY WATER NEWLY-SODDED AREAS IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR SOD WATERING FOR 30 DAYS AFTER PLACEMENT.

SEED:

13. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR PERMANENT SEEDING.

ENVIRONMENTAL NOTES

1. A CONSTRUCTION CONTINGENCY PLAN (CCP) HAS BEEN PREPARED FOR THE SITE BY BRAUN INTERTEC DATED 05/27/2011 ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE "CCP" AS APPROVED BY THE MPCA.
   A. THE SITE MAY CONTAIN CONTAMINATED GROUNDWATER AND SOILS AS A RESULT OF CLOSED LUSTS (LEAKING UNDERGROUND STORAGE TANKS), FORMER DRY CLEANER, AND DRO. AS A RESULT, SCREENINGS MUST BE PEFORMED BY A BRAUN INTERTEC TECNICIAN ON SOILS UNCOVERED AS A RESULT OF DEMOLITION AND DURING EXCAVATION OF CONTAMINATED SOILS.
   B. SOIL VAPOR INTRUSION INVESTIGATIONS MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION TO DETERMINE WHETHER SOIL VAPOR INTRUSION MITIGATION IS NECESSARY.
   C. PRIOR TO ANY DEWATERING, THE CONTRACTOR SHALL PREPARE A SPECIAL DISCHARGE APPLICATION AND SUBMIT AND OBTAIN APPROVAL FROM METROPOLITAN COUNCIL, CITY OF BROOKLYN CENTER, AND THE MPCA.
   D. DUST CONTROL MUST BE IMPLEMENTED WHEN NECESSARY AS WELL AS PROPER DECONTAMINATION PRACTICES SUCH AS ROCK APRONS AT THE EXITS, STREET SWEEPING, ETC.
2. SHINGLE CREEK IS AN IMPAIRED WATER ACCORDING TO THE MPCA. ALL CONSTRUCTION SHALL FOLLOW THE GENERAL PERMIT REQUIREMENTS FOR IMPAIRED WATERS AND IN ACCORDANCE WITH THE SWPPP.

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, STOCKPILE AREA, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATEDLY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE 1

1. *INSTALL STABILIZED CONSTRUCTION EXITS, 'NO CONSTRUCTION TRAFFIC' SIGNS, AND SWPPP INFORMATION SIGN.*
2. *INSTALL CONSTRUCTION AND SILT FENCES ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONSTRUCTION AND SILT FENCE) AND INLET PROTECTION ON EXISTING INLETS.*
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. *INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).*
5. BEGIN CLEARING AND GRUBBING AND DEMOLITION OF THE SITE IN THOSE AREAS PERTINENT TO THE CURRENT LIMITS OF CONSTRUCTION.
6. BEGIN GRADING THE SITE.
7. START CONSTRUCTION OF BULDING PAD AND STRUCTURES.
8. *SEED CONSTRUCTION PHASE 4 AREAS, PROVIDE AND MAINTAIN EROSION CONTROL FOR ANY STOCKPILE AREAS, AND MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION PHASE II WORK BEGINS.*

PHASE 2

1. *TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. INSTALL EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1.*
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. *INSTALL INLET PROTECTION AT ALL STORM SEWER STRUTURES 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/OVERLAY WITHIN THE CURRENT LIMITS OF CONSTRUCTION.
6. PAVE SITE.
7. *INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.*
8. COMPLETE GRADING AND *INSTALLATION OF PERMANENT STABILIZATION* OVER ALL AREAS INCLUDING OUTLOTS.
9. OBTAIN CONCURRENCE WITH THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES,
   B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS, AND
   C. ASK THE OWNER TO CONTACT THE CEC TO COMPLETE THE CEC ON SITE INSPECTION AND REPORT.
10. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND THE NOT HAS BEEN SUBMITTED.

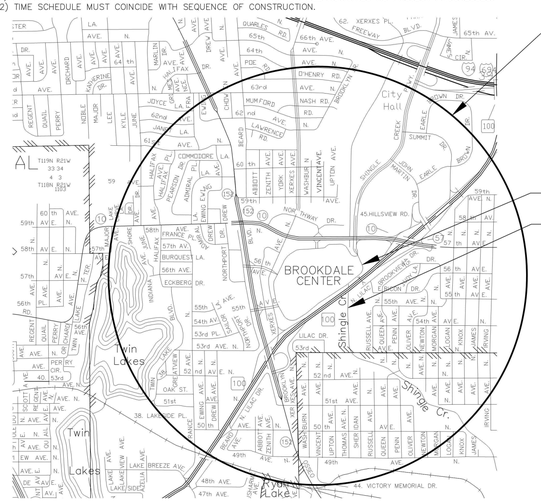
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE ITALICIZED FOR CLARITY.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

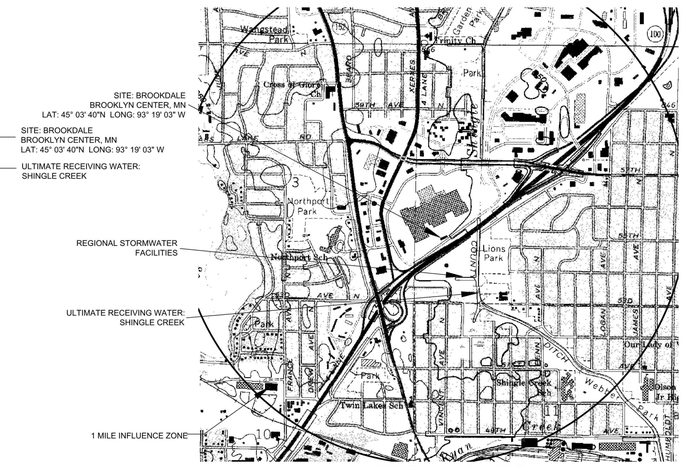
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.



SITE LOCATION MAP
NOT TO SCALE
SECTION 2 - TOWNSHIP 188N - RANGE 21W



USGS QUAD MAP
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

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No.	REVISIONS	DATE	BY

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LUCAS C. PAYNE, P.E.
DATE: 02/28/2019 MN LIC. NO. 46785

SCALE AS NOTED | DESIGNED BY K.JO | DRAWN BY K.JO | CHECKED BY WDM

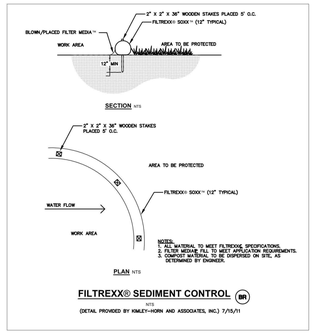
EROSION & SEDIMENTATION CONTROL DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6022

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Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6022 EC DETAILS.dwg 6022 Apr 12, 2019 2:58pm by: Katelyn.Olson



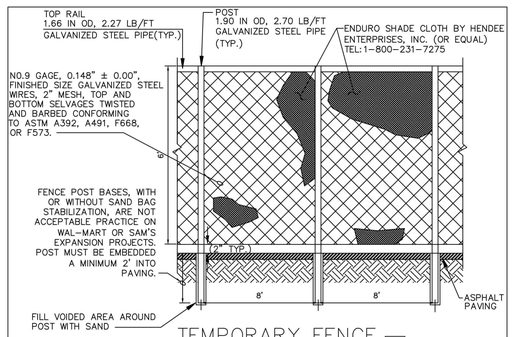
FILTREXX® SEDIMENT CONTROL (BR)

NTS

(DETAIL PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC.) 7/05/11

BIOROLL SCHEDULE

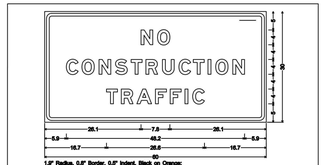
BIOROLL SECTION	TYPE	SECTION LENGTH (FT.)	DRAINAGE AREA (AC.)	AVERAGE SLOPE OF AREA (%)
1	BIOROLL	110	0.17	2
2	BIOROLL	110	0.64	2
3	BIOROLL	219	0.47	2
4	BIOROLL	1043	3.89	2



TEMPORARY FENCE (CF)

N.T.S.

DTTMFENC	09/17/07	

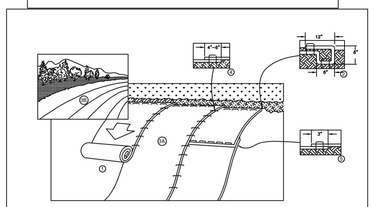


* SEE SITE DETAILS FOR SIGN MOUNTING AND BASE DETAIL

'NO CONSTRUCTION TRAFFIC' SIGN (NCT)

N.T.S.

(DETAIL PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC.)



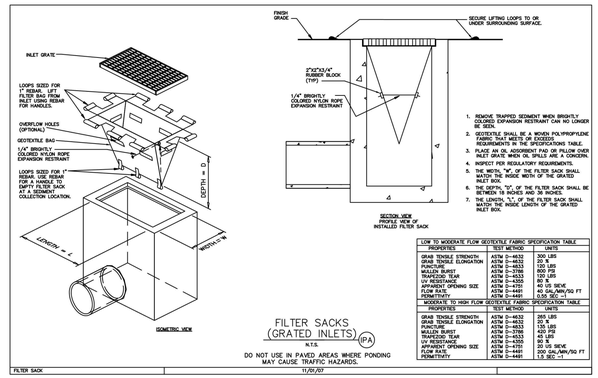
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. APPLY SEED TO COMPACTED SOIL AND FOLD BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL 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 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 SHOWN IN THE INSTALLATION DIAGRAM.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROPRIATE OVERLAP. 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 MANUFACTURER'S 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.

EROSION CONTROL BLANKET (SLOPE INSTALLATION) (EL)

N.T.S.

DT-BLS	11/09/07	



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	130 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.50 SEC -1

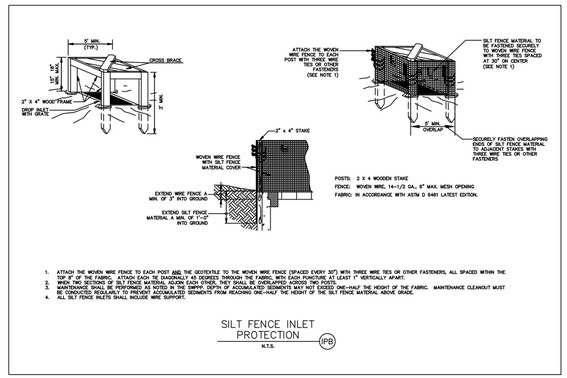
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	95 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FILTER SACKS (GRATED INLETS) (IPA)

N.T.S.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

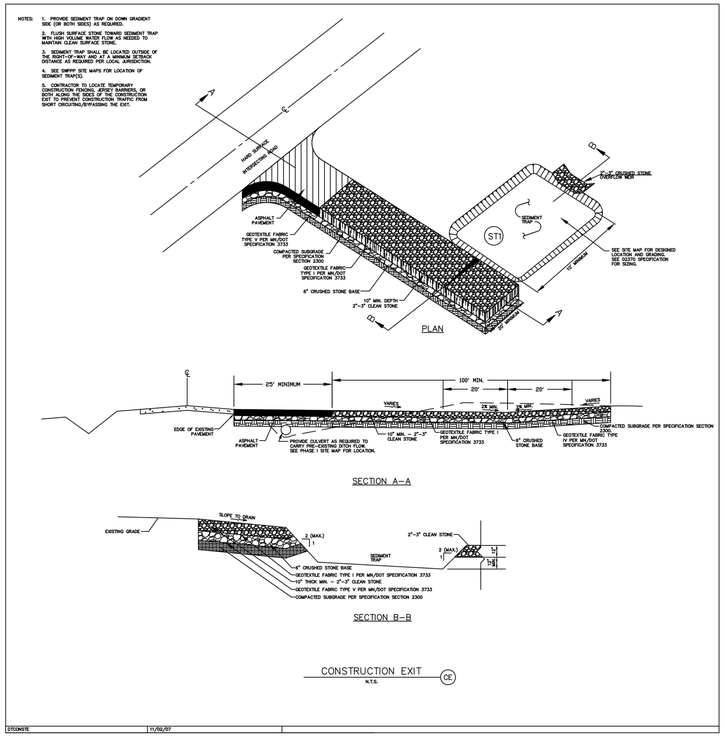
FILTER SACK	11/09/07	



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. POSTS: 2 X 4 WOODEN STAKE
3. FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
4. FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

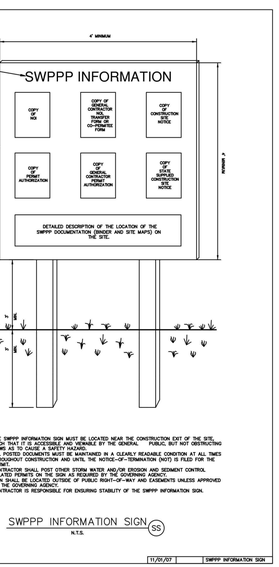
SILT FENCE INLET PROTECTION (PB)

N.T.S.



CONSTRUCTION EXIT (CE)

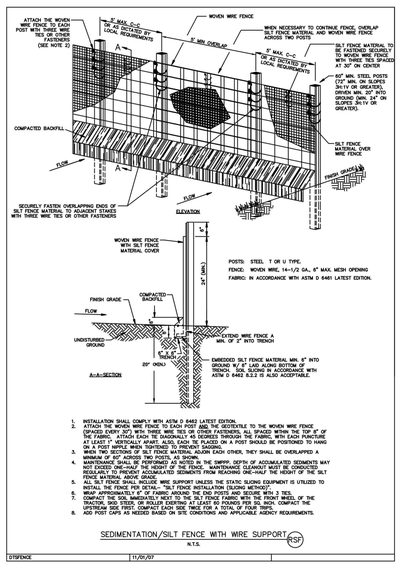
N.T.S.



SWPPP INFORMATION SIGN (SS)

N.T.S.

11/01/07	SWPPP INFORMATION SIGN

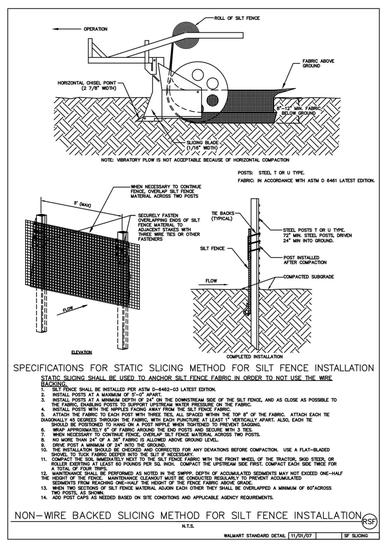


1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE. SEDIMENTS SHALL BE REMOVED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL. SILT FENCE INSTALLATION STATION ALONG ST.
6. CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE PLANS AND ON SITE AS DIRECTED.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT EACH SIDE THEN MAKE A TOTAL OF THREE TRIPS. DO NOT COMPACT EACH SIDE MORE THAN ONCE.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT (RSF)

N.T.S.

DTSFENCE	11/09/07	



SPECIFICATIONS FOR STATIC SLICING METHOD FOR SILT FENCE INSTALLATION

STATIC SLICING SHALL BE USED TO ANCHOR SILT FENCE FABRIC IN ORDER TO NOT USE THE WIRE BACKING.

1. SILT FENCE SHALL BE INSTALLED PER ASTM D-6462-03 LATEST EDITION.
2. INSTALL POSTS TO A MINIMUM OF 12" OF WHICH IS IN THE GROUND.
3. INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
4. INSTALL POSTS WITH THE SLOPE-FACING SIDE OF THE POST AS CLOSE AS POSSIBLE TO THE FABRIC.
5. USE STEEL POSTS TO EACH FOOT-LONG WIRE FROM ALL BRACES WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE MATERIAL ACROSS TWO POSTS.
7. WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE MATERIAL ACROSS TWO POSTS.
8. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
9. DIG A TRENCH A MINIMUM OF 24" INTO THE GROUND.
10. SILT FENCE LENGTHS OF 24" INTO THE GROUND CONNECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SLIT IF NECESSARY.
11. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT EACH SIDE THEN MAKE A TOTAL OF THREE TRIPS. DO NOT COMPACT EACH SIDE MORE THAN ONCE.
12. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE. SEDIMENTS SHALL BE REMOVED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE.
13. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 6" ACROSS TWO POSTS, AS SHOWN.
14. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

NON-WIRE BACKED SLICING METHOD FOR SILT FENCE INSTALLATION (RSF)

N.T.S.

WALMART STANDARD DETAIL	11/02/07	9" SLICING

STCONSITE	11/02/07	

PRELIMINARY - NOT FOR CONSTRUCTION

EROSION & SEDIMENTATION CONTROL DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
MINNESOTA
HENNEPIN COUNTY

DATE 02/28/2019

PROJECT NO. 160937001

SHEET NUMBER 6023

No.	REVISIONS	DATE	BY

Kimley»Horn
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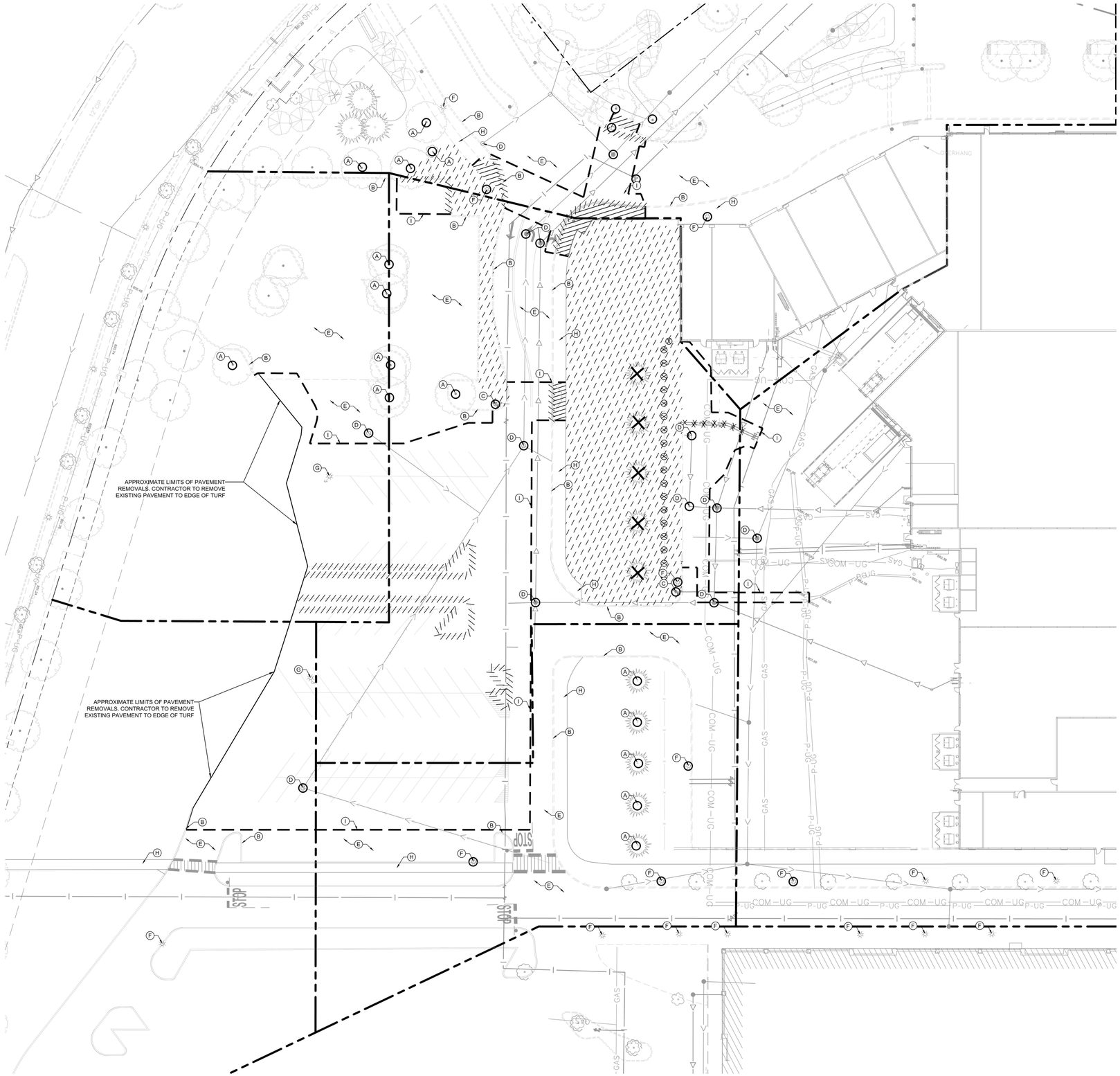
LUCAS C. PAYNE, P.E. — 46785

DATE: 02/28/2019 MN LIC. NO.

SCALE	AS NOTED
DESIGNED BY	KJO
DRAWN BY	KJO
CHECKED BY	WDM

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Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6023 EC DETAILS.dwg 6023 Apr 12, 2019 2:59pm by Katelyn.Olson



LEGEND

- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- PROTECT EXISTING TREE, UTILITY STRUCTURE, ETC.
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- REMOVE FENCE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

DEMOLITION LEGEND

- (A) PROTECT EXISTING TREE
- (B) PROTECT EXISTING CURB & GUTTER
- (C) PROTECT EXISTING FIRE HYDRANT
- (D) PROTECT EXISTING STORM OR SANITARY STRUCTURES
- (E) PROTECT EXISTING PAVEMENT
- (F) PROTECT EXISTING LIGHT POLE
- (G) REMOVE LIGHT POLE
- (H) PROTECT EXISTING SIDEWALK
- (I) FULL DEPTH SAWCUT

DEMOLITION NOTES:

1. AN NPDES PERMIT WAS OBTAINED BY THE DEVELOPER. SITE DEMOLITION SHALL NOT COMMENCE UNTIL THE APPROPRIATE BMP'S ARE CONSTRUCTED AND SUBSEQUENTLY APPROVED BY THE ENGINEER.
2. 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 SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE THAT IS NOT BEING RECYCLED OR OTHERWISE REUSED AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES, INCLUDING BUT NOT LIMITED TO SEARS, KOHL'S, WALMART, AND APPLEBEES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE DEVELOPER AND COORDINATION WITH ADJACENT PROPERTIES AND THE CITY.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED TEMPORARY UTILITIES NECESSARY DURING CONSTRUCTION.
7. THE LOCATIONS OF ALL 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 UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE 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.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE DEVELOPER. MAINTENANCE OF TRAFFIC FOR OFFSITE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MN MUTCD), INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. REFER TO CONSTRUCTION MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY, PER THE EROSION CONTROL PLANS AND SPECIFICATIONS.
13. 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, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
14. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
15. CONTRACTOR TO USE EXTREME CAUTION DURING DEMOLITION OF THE EXISTING STRUCTURE ADJACENT TO EXISTING STRUCTURES TO REMAIN. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. BITUMINOUS AND CONCRETE PAVEMENTS, WITHIN THE LIMITS OF DISTURBANCE, SHALL BE REMOVED AS INDICATED ON THE PLANS.
17. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
18. THE CONTRACTOR SHALL ENSURE PROPER SITE DRAINAGE BY UTILIZING TEMPORARY DRAINAGE PIPING AND/OR OTHER MEANS THROUGHOUT DURATION OF PROJECT, UNTIL PROPOSED DRAINAGE SYSTEM IS INSTALLED.
19. ALL UTILITIES SHALL BE DISCONNECTED PER CITY SPECIFICATIONS BEFORE BUILDING DEMOLITION BEGINS.
20. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL FOR ALL WORK THAT IMPACTS TRAFFIC WITHIN THE RIGHT-OF-WAY.
21. GRAVITY SEWERS TO REMAIN SHALL BE BULKHEADED WHERE EXISTING CONNECTIONS ARE REMOVED. SANITARY INVERTS SHALL BE RECONSTRUCTED.
22. CONTRACTOR SHALL NOT STOCKPILE OR STORE MATERIAL WITHIN PUBLIC UTILITY EASEMENTS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LUCAS C. PAYNE, P.E.
DATE: 02/28/2019 MN LIC. NO. 46785

SCALE AS NOTED | DESIGNED BY K.JO | DRAWN BY K.JO | CHECKED BY WDM

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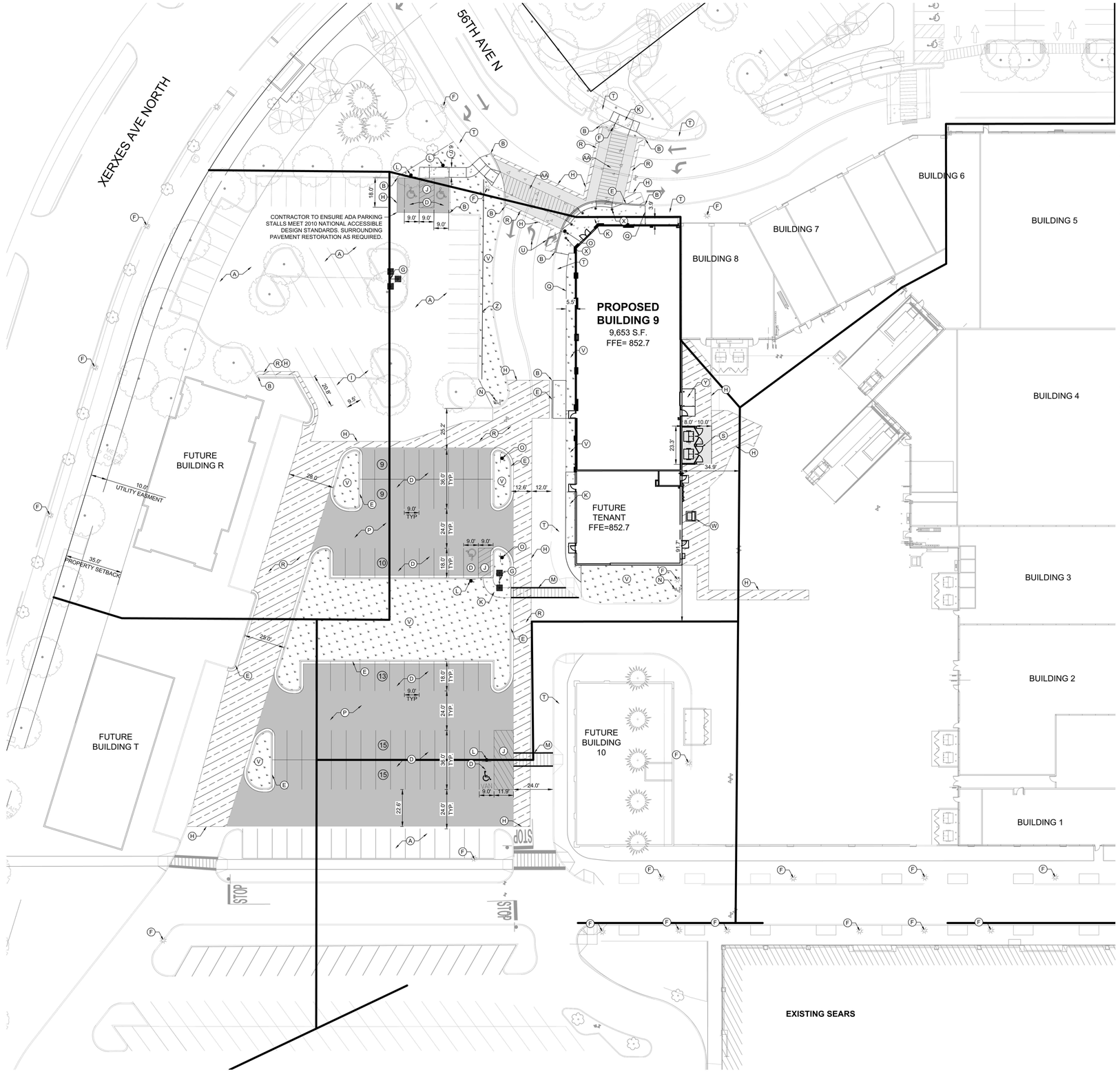
EXISTING CONDITIONS & DEMOLITION PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6031

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Drawing name: K:\TWC_LDEV\CATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6031 DEMOLITION PLAN.dwg 6031 DEMO PLAN Apr 12, 2019 3:00pm by: Katelyn.Olson



SITE LEGEND

- (A) EXISTING PARKING TO REMAIN
- (B) MATCH EXISTING CURB AND GUTTER
- (C) ADA CURB RAMP
- (D) 90° STANDARD PARKING SPACE DIMENSION 9'X18' (TYP.) - SWSL/4"
- (E) PROPOSED TYPE MNDOT B618 CURB.
- (F) EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
- (G) LIGHT POLE. SEE LIGHTING PLAN AND DETAIL SHEET.
- (H) LIMITS OF PAVEMENT IMPROVEMENTS. CONTRACTOR TO CONNECT TO EXISTING PAVEMENT WITH FLUSH TRANSITION SUCH THAT EXISTING DRAINAGE PATTERNS REMAIN INTACT
- (I) EXISTING 60° STANDARD PARKING SPACE DIMENSION 9' x 20' (TYP.) - SWSL/4" - RESTRIPE IF NECESSARY
- (J) AREA STRIPED AT SYSL/4" AT 45° @ 2 O.C.
- (K) PROPOSED CONCRETE SIDWALK. ALL SIDEWALKS 6' WIDE UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (L) HANDICAP PARKING SIGN PER LATEST MUTCD STANDARDS
- (M) PEDESTRIAN CROSSWALK 6' WIDE UNLESS OTHERWISE NOTED.
- (N) EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE
- (O) SALVAGE AND REPLACE STOP SIGN 30"X30" (R1-1)(TYP.)
- (P) STANDARD DUTY ASPHALT PAVING
- (Q) CONNECT TO EXISTING SIDEWALK WITH FLUSH TRANSITION
- (R) HEAVY DUTY ASPHALT PAVING
- (S) TRASH ENCLOSURE WITH HEAVY DUTY CONCRETE PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAIL.
- (T) EXISTING SIDEWALK TO REMAIN
- (U) PAVEMENT MARKINGS AS REQUIRED. SEE DETAIL.
- (V) LANDSCAPED AREA, SEE LANDSCAPE PLANS. CONTRACTOR TO PROVIDE MIN. 4" TOPSOIL
- (W) TRANSFORMER PAD
- (X) BOLLARD. SEE DETAIL
- (Y) CONCRETE APRON, SEE STRUCTURAL PLANS FOR DETAIL
- (Z) ORNAMENTAL FENCE, SEE SITE DETAILS
- (AA) RAISED PEDESTRIAN CROSSWALK. SEE SITE DETAILS.
- (BB) DETECTABLE WARNING STRIPS

GRAPHIC SCALE IN FEET
0 15 30 60

SYMBOL LEGEND:

- PROPERTY LINE
- PROPOSED LIGHT POLE (SEE LIGHTING PLAN FOR FIXTURE LEGEND)
- EXISTING LIGHT POLE
- STANDARD PARKING STALL
- (#) PROPOSED PARKING SPACES (SWSL)
- PEDESTRIAN CURB RAMP. SEE DETAIL.
- ADA STRIPING
- PROPOSED CURB

PAVEMENT HATCH LEGEND:

- EXISTING HEAVY DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- ARCHITECTURAL APRON
- LANDSCAPE AREA, SEE LANDSCAPE PLANS
- DETECTABLE WARNING STRIPS

SITE DATA TABLE

LOT	BUILDINGS	LOT AREA	BUILDING	PARKING PROVIDED	RATIO
LOT 1, BLOCK 1	1,2,3,4,5	7.63 ACRES	79,508 SQ. FT.	381 SPACES	4.79
LOT 2, BLOCK 1	10	0.92 ACRES	6,000 SQ. FT.	33 SPACES	5.50
LOT 3, BLOCK 1	T	1.54 ACRES	5,500 SQ. FT.	55 SPACES	10.00
LOT 4, BLOCK 1	R	1.03 ACRES	5,400 SQ. FT.	56 SPACES	10.37
LOT 5, BLOCK 1	9	1.42 ACRES	13,230 SQ. FT.	58 SPACES	4.38
LOT 6, BLOCK 1	6,7,8	2.07 ACRES	12,141 SQ. FT.	60 SPACES	4.94

SITE PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
3. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING AND SIDEWALK DIMENSIONS, PORCH AND RAMP LOCATIONS.
6. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
7. CONTRACTOR SHALL PROVIDE PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREAS.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, NATURAL GAS AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
9. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
11. CONTRACTOR SHALL TOUCH-UP PAINT AS NECESSARY ON ALL LIGHT POLE BASES, FIRE HYDRANTS AND CURBS WHICH ARE CURRENTLY PAINTED AND WITHIN THE LIMITS OF THE FOOD COURT IMPROVEMENTS. COST SHALL BE INCLUDED IN THE BASE BID.
13. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED,TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
14. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
15. ALL PAINT USED FOR PARKING STRIPING SHALL BE PER CITY OF BROOKLYN CENTER SPECIFICATIONS.
16. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
17. CONTRACTOR TO REFER TO LANDSCAPING AND IRRIGATION PLAN FOR RELOCATIONS AND ADDITIONS.
19. PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND ALL APPLICABLE BUILDING CODES IN EFFECT AT THE TIME.
20. ALL PARKING ISLAND OUTSIDE CURBED RADII ARE TO BE 10'. INSIDE RADII TO BE 3', UNLESS OTHERWISE NOTED.
21. ALL LIGHT FIXTURES SHALL BE METAL HALIDE.

No.	REVISIONS	DATE	BY

Kimley»Horn
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
LUCAS C. PAYNE, P.E. — 46785
DATE: 02/28/2019 — MN LIC. NO.

SCALE: AS NOTED
DESIGNED BY: KJO
DRAWN BY: KJO
CHECKED BY: WDM

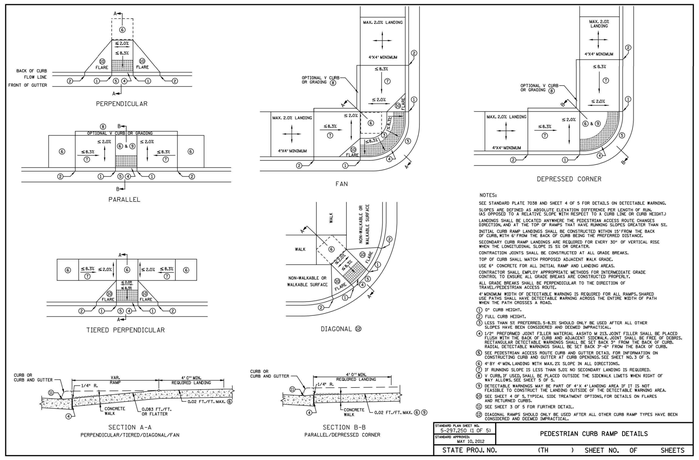
PRELIMINARY - NOT FOR CONSTRUCTION

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

SITE PLAN

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6040

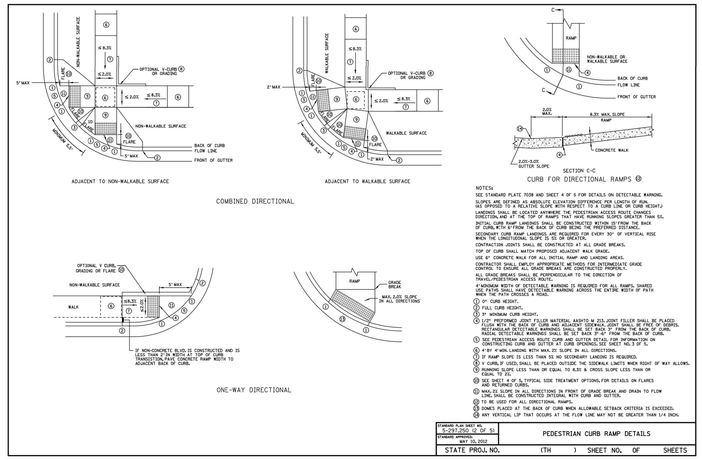
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Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6040 SITE PLAN.dwg 6040 SITE PLAN Apr 17, 2019 2:38pm by: Katelyn.Olson



NOTES:
SEE STANDARD PLATE 7039 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.
SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN, (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF EVERY RAMP AND WHERE RAMP SLOPE EXCEEDS LESS THAN 5%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 24" FROM THE BACK OF CURB, WITH 0" FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.
CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
USE 6" CONCRETE FOR ALL INITIAL RAMP AND LANDING AREAS.
CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.
ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL UNLESS NOTED.
4'-0" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS, SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.
① 0" CURB HEIGHT.
② 3" CURB HEIGHT.
③ FULL CURB HEIGHT.
④ LESS THAN 5% PREFERRED, 8.3% SHOULD ONLY BE USED AFTER ALL OTHER OPTIONS FOR A FLATTER SLOPE HAVE BEEN EXPLORED AND DOCUMENTED.
⑤ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213, JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK JOINT SHALL BE FREE OF DEBRIS, RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 2"-4" FROM THE BACK OF CURB.
⑥ SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CURB TRANSITIONS AND GUTTER TREATMENTS, SEE SHEET NO. 3 OF 5.
⑦ 4'-0" 4'-0"MIN. LANDING WITH MAX.2% SLOPE IN ALL DIRECTIONS.
⑧ IF RUNNING SLOPE IS LESS THAN 5.0% NO SECONDARY LANDING IS REQUIRED.
⑨ 6" CURB, 9" USED SHALL BE 6"x20 OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS, SEE SHEET 5 OF 5.
⑩ 4'-0" MIN. LANDING IS THE PART OF 6'-0" LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING AT THE DETECTABLE WARNING AREA.
⑪ SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑫ SEE SHEET 3 OF 5 FOR FURTHER DETAIL.
⑬ CONSTRUCTED AND ISSUED SHALL BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN CONSIDERED AND ISSUED DISMISSED.

STANDARD PLAN SHEET NO. 5-297.250 (1 OF 5)
STANDARD APPROVAL MAY 10, 2012
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

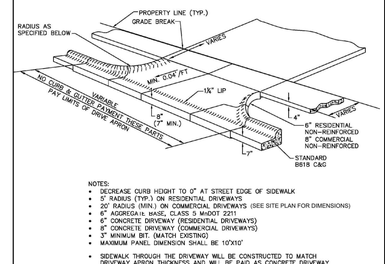
MAY 10, 2012 5-297.250 (1 OF 5)



NOTES:
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CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
USE 6" CONCRETE WALK FOR ALL INITIAL RAMP AND LANDING AREAS.
CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.
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② FULL CURB HEIGHT.
③ 3" CURB HEIGHT.
④ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213, JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK JOINT SHALL BE FREE OF DEBRIS, RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 2"-4" FROM THE BACK OF CURB.
⑤ SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CURB TRANSITIONS AND GUTTER TREATMENTS, SEE SHEET NO. 3 OF 5.
⑥ 4'-0" 4'-0"MIN. LANDING WITH MAX.2% SLOPE IN ALL DIRECTIONS.
⑦ IF RAMP SLOPE IS LESS THAN 5% NO SECONDARY LANDING IS REQUIRED.
⑧ 6" CURB, 9" USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
⑨ RUNNING SLOPE LESS THAN OR EQUAL TO 8.3% & CROSS SLOPE LESS THAN OR EQUAL TO 2%.
⑩ SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS,FOR DETAILS ON FLARES AND RETURNED CURBS.
⑪ WALK 2% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE, SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑫ TO BE USED FOR ALL DIRECTIONAL RAMPS.
⑬ DOMES PLACED AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑭ ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

STANDARD PLAN SHEET NO. 5-297.250 (2 OF 5)
STANDARD APPROVAL MAY 10, 2012
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

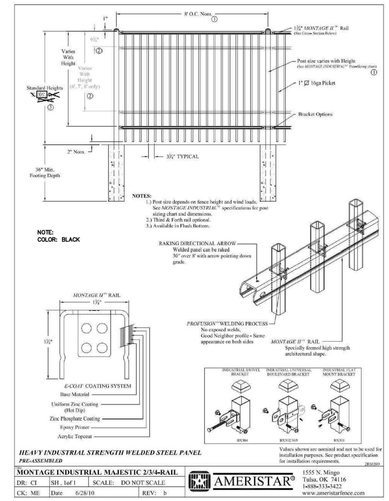
MAY 10, 2012 5-297.250 (2 OF 5)



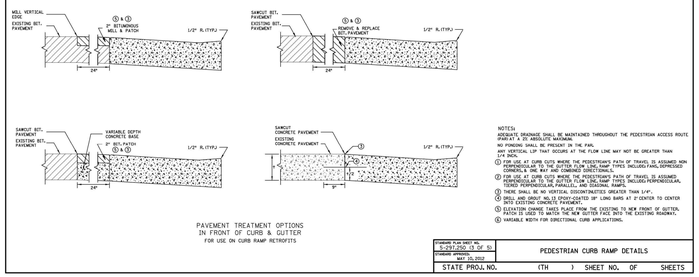
NOTES:
- DECREASE CURB HEIGHT TO 0" AT STREET EDGE OF SIDEWALK
- 5" RADIUS (TYP.) ON RESIDENTIAL DRIVEWAYS
- 20' RADIUS (MIN.) ON COMMERCIAL DRIVEWAYS (SEE SITE PLAN FOR DIMENSIONS)
- 6" AGGREGATE BASE, CLASS 5 MnDOT 2211
- 6" CONCRETE DRIVEWAY (RESIDENTIAL DRIVEWAYS)
- 8" CONCRETE DRIVEWAY (COMMERCIAL DRIVEWAYS)
- 3" MINIMUM BIT. (MATCH EXISTING)
- MAXIMUM PANEL DIMENSION SHALL BE 10'X10'
- SIDEWALK THROUGH THE DRIVEWAY WILL BE CONSTRUCTED TO MATCH DRIVEWAY APRON THICKNESS AND WILL BE PAID AS CONCRETE DRIVEWAY APRON.
- GUTTER DEPTH THROUGH DRIVEWAY PORTION MUST BE 8" FOR COMMERCIAL DRIVEWAYS AND 7" FOR RESIDENTIAL.

CITY OF BROOKLYN CENTER
PUBLIC WORKS DEPARTMENT

TYPICAL DRIVEWAY WITH SIDEWALK
Steven E. Ellehuy
APPROVED: CITY ENGINEER
REV. 02/2011
STANDARD PLATE 405

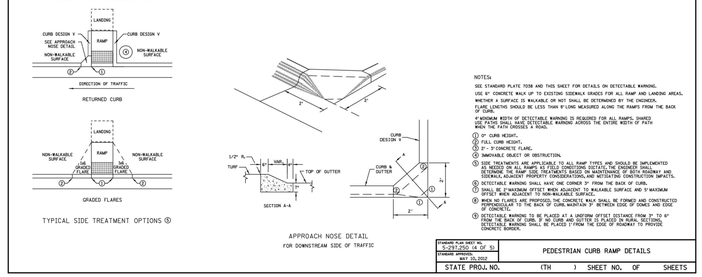


Unless shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



STANDARD PLAN SHEET NO. 5-297.250 (3 OF 5)
STANDARD APPROVAL MAY 10, 2012
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

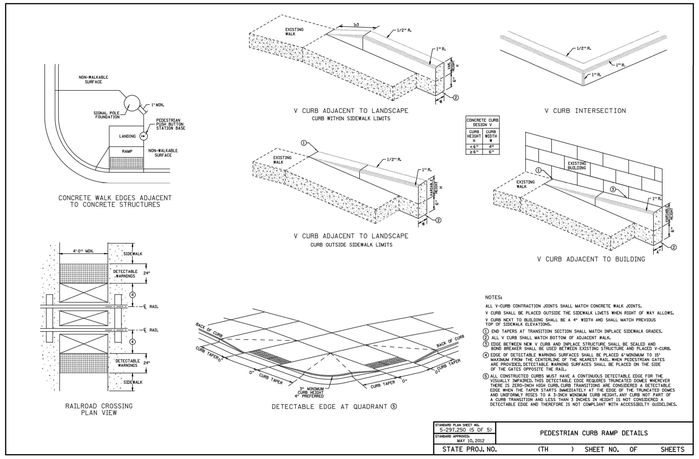
MAY 10, 2012 5-297.250 (3 OF 5)



NOTES
SEE STANDARD PLATE 7039 AND THIS SHEET FOR DETAILS ON DETECTABLE WARNING.
USE 6" CONCRETE WALK UP TO EXISTING SIDEWALK GRADES FOR ALL RAMP AND LANDING AREAS, WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.
FLARE LENGTHS SHOULD BE LESS THAN 9'-0"LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.
4'-0" MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS, SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.
① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 3" - 5" CONCRETE FLARE.
④ SNOWPLOWABLE OBJECT OR OBSTRUCTION.
⑤ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED WHERE FEASIBLE. WHEN CONSTRUCTING RETURNED DIRECTIONAL ISOLATES, THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑥ DETECTABLE WARNING SHALL HAVE ONE CORNER 3" FROM THE BACK OF CURB.
⑦ SEE SHEET 3 OF 5 FOR DETAILS ON DETECTABLE WARNING SURFACE AND 5' MAXIMUM OFFSET WHEN ADJACENT TO NON-WALKABLE SURFACE.
⑧ WHEN NO FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED WITH A RADIUS EQUAL TO THE BACK OF CURB, MAINTAIN 3" BETWEEN SIDE OF DOMES AND EDGE OF CONCRETE.
⑨ DETECTABLE WARNING TO BE PLACED AT A UNIFORM OFFSET DISTANCE FROM 7" TO 8" FROM THE BACK OF CURB. 9" NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 7" FROM THE EDGE OF ROADWAY TO PROVIDE CONCRETE BORDER.

STANDARD PLAN SHEET NO. 5-297.250 (4 OF 5)
STANDARD APPROVAL MAY 10, 2012
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (4 OF 5)



NOTES
ALL V-CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
① END TAPERS AT TRANSITION SECTION SHALL MATCH IMPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND IMPLACE STRUCTURE SHALL BE SEALED AND CONSTRUCTED WITH A 1/2" R. TOOLED EDGE, SEE SHEET 3 OF 5 FOR TYPE OF CURB.
④ EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 6" MINIMUM TO 30" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL WHEN PEDESTRIAN GATES ARE PRESENT. DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATED OPPOSITE THE RAILS.
⑤ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED, THIS DETECTABLE EDGE REQUIRES TRUNCATED DOME'S AMERICAN DISABILITIES ACT (ADA) GUIDELINES. TRANSITIONS AT QUADRANTS & DETECTABLE EDGE AT DRIVEWAYS ARE NUMEROUS, AMBIGUOUS, AND UNCERTAIN. THESE AREAS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT FIGHT OF A CURB TRANSITION AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY GUIDELINES.

STANDARD PLAN SHEET NO. 5-297.250 (5 OF 5)
STANDARD APPROVAL MAY 10, 2012
PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (5 OF 5)

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 651-645-4197

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.
LUCAS C. PAYNE, P.E. — 46785
DATE: 02/28/2019 MN LIC. NO.

SCALE AS NOTED
DESIGNED BY KJO
DRAWN BY KJO
CHECKED BY WDM

SITE DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

PRELIMINARY - NOT FOR CONSTRUCTION

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6041

Drawing name: K:\TWC_LDEV\CATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6043 SITE DETAILS.dwg 6043 SITE DETAILS Apr 12, 2019 3:03pm by: Katelyn.Olson

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Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6044 SITE DETAILS.dwg 6042 SITE DETAILS Apr 12, 2019 3:03pm by: Katelyn.Olson

NOTES:
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND ARROWS ARE TO BE PAINTED RETROREFLECTIVE WHITE.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.

"ONLY" PAVEMENT MARKING AS INDICATED ON PLANS

OPEN ARROW MARKINGS
USED IN THE PARKING LOT AISLES

SOLID ARROW MARKINGS
USED AT EXITS FROM THE PARKING LOT TO PUBLIC STREETS

PAVEMENT MARKINGS
N.T.S.

(E)

STKRLTURN | 03/03/11

(UNLESS SHOWN OTHERWISE ON SITE PLAN)

SIGN TO BE PLACED AT ABOUT THE MIDDLE OF THE TRANSVERSE LINES OF THE CROSSWALK PER THE SITE PLAN

SIGN TO BE PLACED AT ABOUT THE LEADING/ TRAILING EDGE LINES OF THE CROSSWALK PER THE SITE PLAN

4" WHITE STRIPE

TYPICAL CURB AND GUTTER

SEE SITE PLAN

6" WHITE STRIPE

24" O.C. (TYP.)

NOTE:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS OR, IN THE ABSENCE OF SUCH, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKING
W/ LONGITUDINAL STRIPES
N.T.S.

(C H L)

STCRSLAW | 03/03/11

EDGE OF CROSSWALK OR INTERSECTING TRAVEL WAY

STOP LINE

STOP SIGN (TYP.)

30"x30" AT HIGHWAY/ STREET INTERSECTIONS

30"x30" WITHIN PARKING LOT

STRIPE WIDTH 6" (TYP.)

SEE PLAN

NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.05 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

STOP SIGNAGE AND MARKING
N.T.S.

(F)

STSTOPSM | 03/04/11

#3 TIES AT 16" O.C.

4-#8 VERTICAL REINFORCING BARS PLACED ADJACENT TO ANCHOR BOLTS

CONDUIT AS REQUIRED

5/8" x 10' (MIN) COPPERWELD GROUND ROD CONNECTED TO EQUIPMENT GROUND WIRE AT GROUND LUG IN POLE

INSTALLATION IN CONCRETE PAVED AREAS TO CONTINUOUS CAULKING BEAD OF SEALANT ALL AROUND, SEAL WITH JOINT SEALER PER SPECIFICATIONS

JUNCTION BOX (POLES DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM). LOCATE BETWEEN TOP AND SECOND TIES

SECTION "A-A"

POLE-TO-BASE PLATE WELD SHALL COMPLY WITH AWS SPEC5. AT TOP AND BOTTOM OF BASE PLATE.

BASE PLATE BOLT HOLE

POLE BASE PLATE AND BOLT PATTERN PER MANUFACTURER'S RECOMMENDATION

ANCHOR BOLTS

45° TYP.

1'-3 3/4"

2'-0"

2'-3"

2'-7 1/2"

24" DIA. CONCRETE FOUNDATION

JUNCTION BOX (POLES DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM), FLUSH WITH FACE OF LIGHT POLE BASE. LOCATE JUNCTION BOX TOWARDS FRONT OF LIGHT POLE BASE. BOX SHALL BE CARLON PART NUMBER E1212CA4 WITH E1212DV FIELD INSTALLABLE DIVIDER REFER SPECIFICATIONS

LIGHT FIXTURE ORIENTATION (SEE LIGHTING PLAN FOR ORIENTATION TO BUILDING)

BOLT COVER TYPICAL

SECTION "B-B"

HANDHOLE WITH COVER REMOVED

GROUNDING LUG WELDED TO INSIDE OF POLE

BURNDY COPPER #GPA4C SCRULUG AND TIN PLATED NUT AND BOLT OR BURNDY COPPER #KC20 SERVIT ATTACHED TO GROUNDING LUG

TWO PIECE BOLT COVER REQUIRED

#4 GROUND CABLE ATTACHED TO GROUND ROD

LOCKING WASHER (IF SUPPLIED BY SITE LIGHTING VENDOR)

NUT

WASHER

LEVELING NUT- (MAX 1" FROM CONCRETE)

5" MIN., 5.5" MAX. BOLT PROJECTION

BASE PLATE PER SPECIFICATIONS

ANCHOR BOLT

DETAIL "C"

12 1/2" BOLT CIRCLE

6 1/4" RADIUS

Ø 27 1/2" SQUARE PATTERN

TYPICAL ANCHOR BOLT SPACING

39' STEEL TAPERED POLE PER SPECIFICATIONS. POLE SHALL BE MADE PLUMB WITH LEVELING NUTS.

HAND HOLE WITH COVER 1'-4" FROM BASE OF POLE. 4"x 6" MIN.

DETAIL "C"

PROVIDE JUNCTION BOX ON POLES DESIGNATED WITH "CAM" SUFFIX ONLY (I.E. BV-CAM). REFER SITE PLAN FOR SECURITY POLE LOCATIONS.

FINISH GRADE

2" SECURITY CAMERA CONDUIT (POLES DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM)

1" MIN. LIGHTING CONDUIT

VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING NOT PERMITTED. CONTRACTOR TO VERIFY IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.

2" BELOW FROST LINE

CONNECT ALL EQUIPMENT GROUND CONDUCTORS TO GROUNDING LUG IN POLE

TEMPORARY CAP ALL CONDUIT

5/8"x 10' COPPERWELD GROUND ROD CONNECTED TO EQUIPMENT GROUND WIRE AT GROUND LUG IN POLE

(4) ANCHOR BOLTS 1.25" DIA. x 42" LONG x 6" HOOK

#5 TIES @ 16" O.C. MAX

4-#8 (MIN) LONG BARS EQUALLY SPACED

3" MINIMUM COVER TYP

24" DIAMETER

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 150 PCF, UTILIZING AASHTO FIGURE 1.8.2(A1) OF "EMBEDMENT OF POSTS IN GROUND/FOUNDATION (CAL)".
7. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.

TYPICAL LIGHTING POLE BASE DETAIL
N.T.S.

(R)

TYPICAL LIGHTING POLE BASE DETAIL | 10/02/07

#3 BARS @ 12" O.C. EACH WAY

6" SCH. 40 STEEL PIPE FILLED W/ CONCRETE WITH TOP ROUNDED.

PAVEMENT OR FINISHED GRADE

2'-0" MIN. COVER OVER FOOTING

FILL POST W/ CONCRETE

3000 PSI P.C. CONCRETE MINIMUM (TYP.)

NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD
N.T.S.

(J)

STPIPEPST | 08/17/09

NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

2'-0"(TYP.)

6"(TYP.)

4"(TYP.)

3'(TYP.)

ENTER

5'-8"(TYP.)

"ENTER" PAVEMENT MARKER W/ARROW
N.T.S.

STENTER | 12/17/04

NOTE:
1. WORDS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

YIELD

7'-0"

STRIPE WIDTH 6" (TYP.)

"YIELD" PAVEMENT MARKING
N.T.S.

STYIELDM | 03/04/11

PCC JOINT DETAIL BLOW-UP

PAVEMENT THICKNESS (SEE PLANS)

T

NOTE:
1. SEE PLAN FOR JOINT SPACING.

CONTRACTION JOINT

1/4" WIDE BY 1" DEEP SAW CUT, FILL WITH PAVEMENT SEALANT. MAKE SAW CUT IMMEDIATELY PRIOR TO INSTALLING PAVEMENT SEALANT.

(FIRST PLACEMENT)

(SECOND PLACEMENT)

T/2

3/4" DIAMETER DOWEL FOR 6" THICK PAVEMENTS AND 1"/2" DIAMETER DOWEL FOR 4" OR 5" THICK PAVEMENTS. DOWELS TO BE 10" LONG CENTERED WITH JOINT SPACED AT 18" ON CENTER. DOWEL TO BE INSTALLED IN FORM WITH AN APPROVED ALIGNMENT DEVICE. LIGHTLY OIL FULL LENGTH OF DOWEL.

APPLY CURING COMPOUND TO SLAB FACE AT A COVERAGE RATE OF 300 SF MAX PER GALLON TO ACT AS A BOND BREAKER AT LEAST 48 HOURS PRIOR TO PLACING NEW SLAB.

CONSTRUCTION JOINT

SAWCUT FULL DEPTH OF SLAB A DISTANCE BACK FROM EXISTING EDGE TO ENSURE A STRAIGHT EDGE ALONG ENTIRE LENGTH OF PAVEMENT. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SAWCUTTING.

6" MIN.

EXISTING PAVEMENT

NEW PAVEMENT

DOWEL CLIP BY PNA

DRILL 1-1/4" DIA. HOLE FOR 3/4" DOWEL AND 1" DIA. HOLE FOR 1/2" DOWEL AND INSTALL DOWEL WITH NON-SHRINK GROUT.

ENSURE GROUT IS FLUSH WITH FACE OF EXISTING SLAB.

APPLY CURING COMPOUND TO SLAB FACE AT A COVERAGE RATE OF 300 SF MAX PER GALLON TO ACT AS A BOND BREAKER AT LEAST 48 HOURS PRIOR TO PLACING NEW SLAB.

3/4" SQUARE DOWEL FOR 6" THICK PAVEMENTS. 1/2" SQUARE DOWEL FOR 4" TO 5" THICK PAVEMENTS. SPACE DOWELS AT 18" O.C. DO NOT GREASE DOWEL.

CONSTRUCTION JOINT TO EXISTING PAVEMENT

WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, SAW CUT JOINT OPENING PRIOR TO INSTALLING SEALANT TO ACHIEVE A 1/4" JOINT WIDTH. ENSURE JOINT IS CLEAN, DRY AND SIDES PREPARED PER MANUFACTURER'S RECOMMENDATIONS.

TOP OF PAVEMENT

1/8"

T/2 BUT NOT LESS THAN 1/4"

PAVEMENT SEALANT

CLOSED CELL BACKER ROD. TYPICALLY 1/8" TO 1/4" LARGER THAN JOINT WIDTH.

1/8" FIRST SAWCUT

1/4" SECOND SAWCUT (IF REQUIRED)

NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

CONCRETE JOINT DETAILS
N.T.S.

STCONJNT | 11-19-08

2-#4 TOP & BOT 2" CLR FROM TOP 2" CLR FROM BOT

2-#4 TOP & BOT 1" CLR FROM TOP 2" CLR FROM BOT

FIXED STRUCTURE

1" CLR (TYP.)

1'-6" (TYP.)

1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT WITH BACKER ROD AND SEALANT.

TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL
USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

TOP OF PAVEMENT

T

T/2 BUT NOT LESS THAN 1/4"

SEALANT

BACKER ROD

1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT.

BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE

1/2" SOFT PREFORMED JOINT FILLER FULL DEPTH OF PAVEMENT WITH BACKER ROD AND SEALANT.

PAVEMENT

FIXED STRUCTURE

1" CLR (TYP.)

2-#4 TOP & BOT 1" CLR FROM TOP 2" CLR FROM BOT DO NOT LET REINFORCEMENT CROSS SAWCUTS NEARBY OR EXTEND JOINTS THAT ALLOW FOR MOVEMENT

TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS

TOOLED WITH 1/8" RADIUS 1/2" PREMOLDED JOINT FILLER JOINT SEALANT PER SPECS

PAVEMENT

PAVEMENT

ANY THREE STRUCTURE

ISOLATION JOINT

NOTES:

ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.

PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

ISOLATION JOINT DETAILS
N.T.S.

STISOLNT | 12-04-08

NOTES:
1. LUMINAIRE # 970NM – SEE SPECIFICATIONS.
2. 100W 120/208/240/277V MH BALLAST PROVIDED IN POLE BASE MOUNTED ASSEMBLY (SEE DETAIL)
3. PBM ASSEMBLY IS REQUIRED FOR INSTALLATION INTO 5" DIA. MIN. HINGED POLE BASE.
4. (1) 100W ED-17 MH LAMP. (PROVIDED BY OTHERS) COATED LAMP RECOMMENDED.
5. AVAILABLE IN STANDARD BEGA COLORS. BLACK TO BE USED.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR 45° FLAG HOLDER (2 PER POLE 180° OF EACHOTHER, POLE TUBE TO ACCEPT 4" FLAG POLE) MOUNTING DETAIL TO ENGINEER FOR APPROVAL.
7. GFI RECEPTACLE WITH IN-USE COVER PLATE TO BE PROVIDED BY MANUFACTURER. PLACE GFI RECEPTACLE AT A HEIGHT OF 15'5".

MIN. 4 3/4" INSIDE DIA. POLE

3 3/4"

13"

3 9/16"

PBM ASSEMBLY DETAIL

47 1/4"

3 5/16"

11 13/16"

17 3/16"

16 3/8"

DIA.

SLIP FITS 3" O.D. POLE OR TENON

(REQUIRES A MINIMUM 3 1/2" LENGTH OF STRAIGHT DIA. POLE/TENON)

SHOWN ON 1508HR

(S)

PEDESTRIAN LIGHT
DETAIL PROVIDED BY BEGA LIGHTING
N.T.S.

6" R

1/2" R

SLOPE 1/2"/FT

SAME SLOPE AS ROADWAY

REVERSE SLOPE GUTTER SECTION
(TYPING MAY BE TILTED)

HORIZONTAL LINE

GUTTER WIDTH

DESIGN B

3" R

1-1/2" R, LIKE 1" R, FOR 6" CURB (1)

DESIGN V

NOTES:
(1) LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE. SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
(2) SLOPE SLOW FT/FT NORMAL UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE		
DIMENSIONS	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER
H A B															
4 6" 12-3/8" 9"	B412	0.0461	3.8	B418	0.0659	5.8	B424	0.0857	7.8	B430	0.1056	9.8	B436	0.1253	11.8
4.5" 12-1/2" 9"	B412	0.0474	3.1	B418	0.0683	5.2	B424	0.0891	7.3	B430	0.1098	9.4	B436	0.1305	11.6
5" 12-5/8" 9"	B412	0.0504	2.8	B418	0.0727	4.9	B424	0.0951	6.9	B430	0.1175	8.9	B436	0.1398	10.9
5.5" 12-3/4" 9"	B412	0.0539	2.6	B418	0.0781	4.7	B424	0.1023	6.7	B430	0.1265	8.7	B436	0.1509	10.7
12-1/4" 12-5/8" 9"	B412	0.0499	1.7	B418	0.0727	3.0	B424	0.0955	4.3	B430	0.1183	5.6	B436	0.1411	6.8

DESIGN V	W = 12"			W = 18"			W = 24"			W = 30"			W = 36"		
	CONCRETE			CONCRETE			CONCRETE			CONCRETE			CONCRETE		
DIMENSIONS	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER	DESIGN	CU. YDS./ L.F. OF GUTTER	SQ. FT./ L.F. OF GUTTER
H A B															
4 6" 11-7/8" 9"	V412	0.0396	3.3	V418	0.0569	5.3	V424	0.0761	8.4	V430	0.0920	10.3	V436	0.0928	12.3
4.5" 12-1/2" 9"	V412	0.0425	2.5	V418	0.0634	3.9	V424	0.0841	5.3	V430	0.0982	6.7	V436	0.1089	8.1
5" 12-5/8" 9"	V412	0.0497	2.3	V418	0.0565	3.2	V424	0.0671	4.3	V430	0.0781	5.0	V436	0.0889	5.9
5.5" 12-3/4" 9"	V412	0.0447	2.0	V418	0.0565	2.6	V424	0.0671	3.5	V430	0.0781	4.1	V436	0.0889	4.8
12" 12-5/8" 9"	V412	0.0497	0.9	V418	0.0599	1.1	V424	0.0701	1.2	V430	0.0811	1.4	V436	0.0919	1.5

APPROVED MARCH 31, 1994
R.W. Campbell
ACTING STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
CONCRETE CURB AND GUTTER
DESIGN B AND DESIGN V

SPECIFICATION REFERENCE 2531
REVISION DATE 2-28-05

STANDARD PLATE NO. 7100H

PRELIMINARY - NOT FOR CONSTRUCTION

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.

DATE: 02/26/2019 LUCAS C. PAYNE, P.E. MN LIC. NO. 46785

No.	REVISIONS	DATE	BY

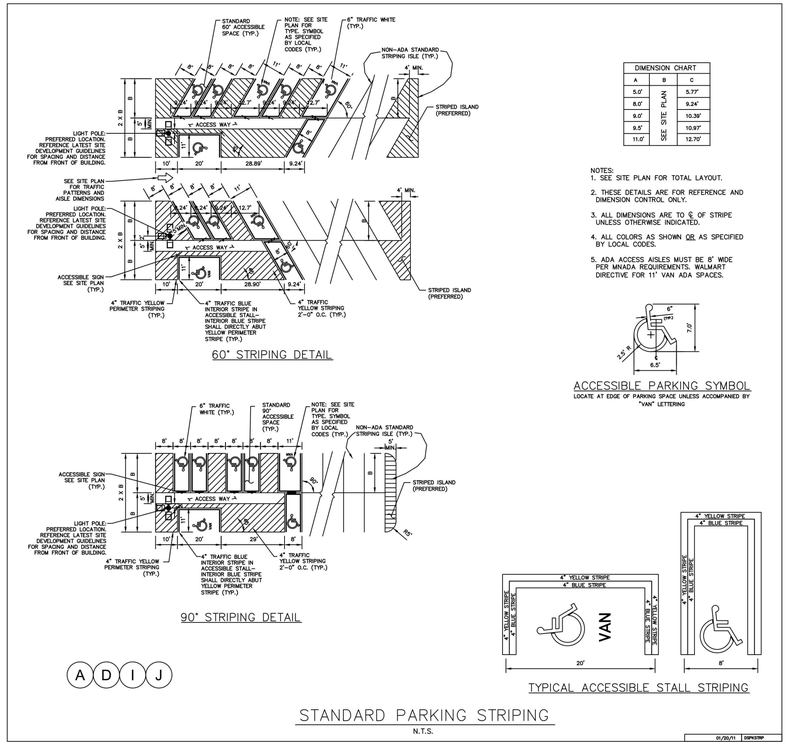
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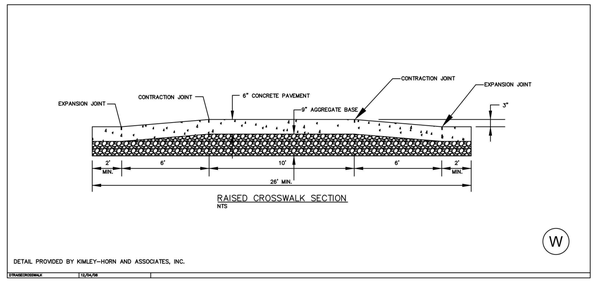
SCALE AS NOTED | DESIGNED BY KJO | DRAWN BY KJO | CHECKED BY WDM

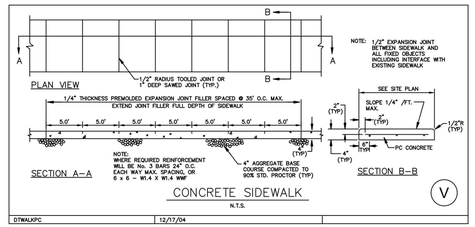
SITE DETAILS

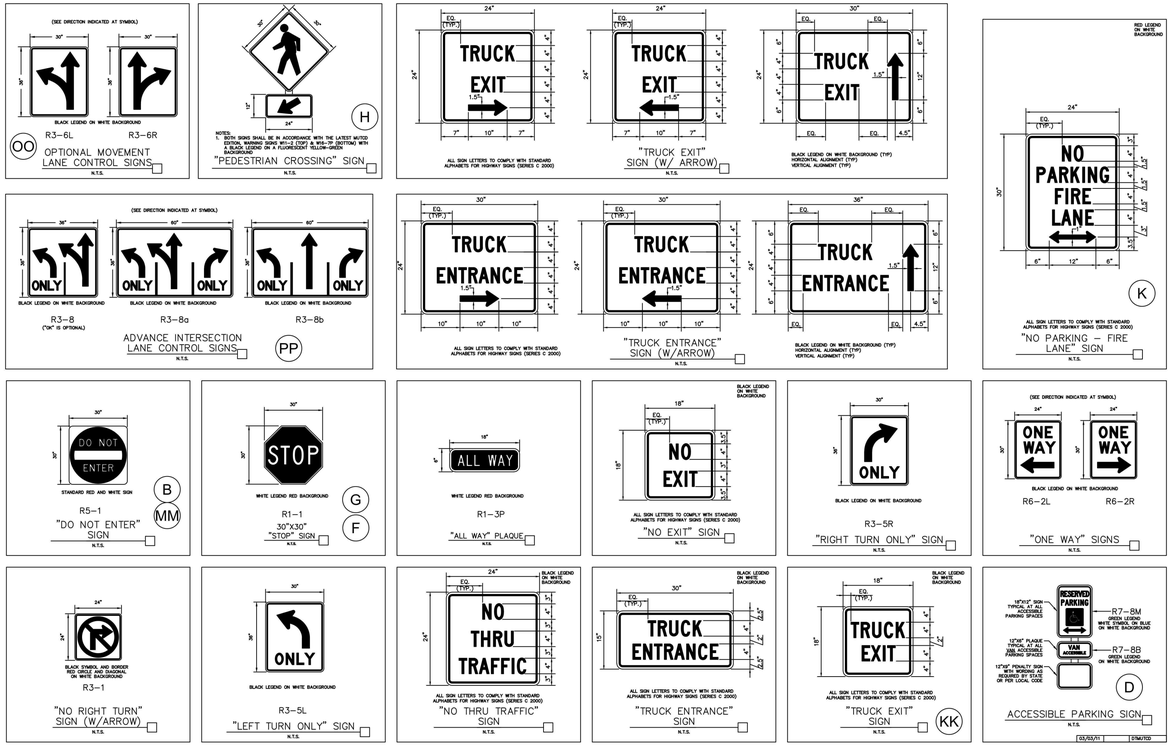
SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

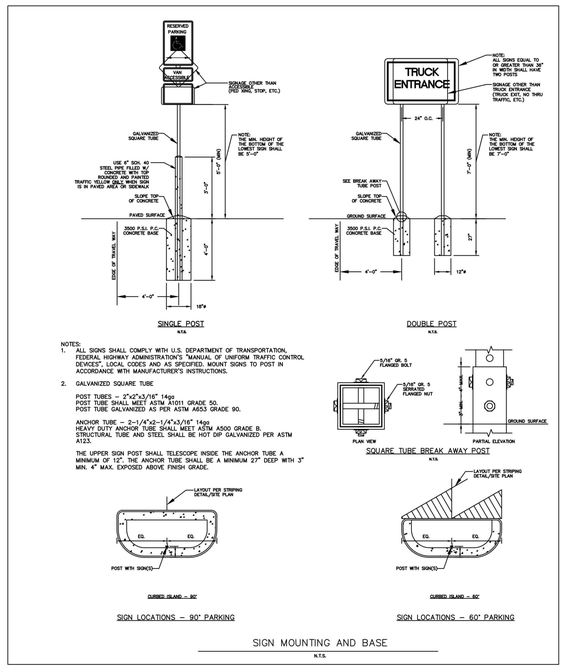
DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6042











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No.	REVISIONS	DATE	BY

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LUCAS C. PAYNE, P.E.
DATE: 02/28/2019 MN LIC. NO. 46785

SCALE AS NOTED
DESIGNED BY KJO
DRAWN BY KJO
CHECKED BY WDM

PRELIMINARY - NOT FOR CONSTRUCTION

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

SITE DETAILS

DATE
02/28/2019
PROJECT NO.
160937001
SHEET NUMBER
6043

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.

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6044 SITE DETAILS.dwg 6041 SITE DETAILS Apr 12, 2019 3:03pm by Katelyn.Olson



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING PRIVATE STORM SEWER
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- BREAKLINE
- LIMITS OF DISTURBANCE, OFFSET 3' FOR CLARITY
- PROPOSED PAVEMENT LIMITS, SEE SHEET 6040 - SITE PLAN FOR PAVEMENT TYPES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1-800-252-1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651-454-0002

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. REFERENCE THE CONSTRUCTION CONTINGENCY PLAN BY BRAUN INTERTEC DATED 05/27/2011 FOR GROUNDWATER DEWATERING REQUIREMENTS.

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUNDWATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO THE PROJECT SPECIFICATIONS.

CONTRACTOR TO ADJUST EXISTING STRUCTURES TO FINAL GRADE.

GRADING LEGEND

(A) 10" STORM LEADERS AT MIN. 1.0% SLOPE (TYP.) CONTRACTOR TO PROVIDE 3" THICK INSULATION BY 5' WIDE CENTERED ON ROOF DRAIN PER DETAIL IF LESS THAN 5' OF COVER. REFER TO MEP PLAN FOR INVERT ELEVATIONS AT BUILDING.

(B) APPROXIMATE LIMIT OF PAVEMENT RESTORATION. CONTRACTOR TO REPLACE IN KIND ALL PAVEMENT REMOVED OR DAMAGED DURING CONSTRUCTION AND MAINTAIN EXISTING DRAINAGE PATTERNS.

PAVING, GRADING, AND DRAINAGE NOTES:

1. THE 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.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING PIPES AND STRUCTURES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
6. 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.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.
8. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. 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.
10. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION BLANKET TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN/ DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. CONTRACTOR TO REVIEW DNR AND MPCA DEWATERING PERMIT REQUIREMENTS AND SHALL OBTAIN PERMIT IF REQUIRED FOR SITE CONDITIONS.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
15. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
16. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAWCUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
17. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
18. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-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 SHALL BE PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. ALL MATERIALS AND CONSTRUCTION WITHIN THE MNDOT AND HENNEPIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE LATEST MNDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
21. ALL SPOT ELEVATIONS/CONTOURS ARE TO PAVED FINISHED GRADE AT FLOWLINE UNLESS OTHERWISE NOTED.

No.	REVISIONS	DATE	BY

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LUCAS C. PAYNE, P.E. — 46785
DATE: 02/28/2019 — MN LIC. NO.

SCALE	AS NOTED
DESIGNED BY	KJO
DRAWN BY	KJO
CHECKED BY	WDM

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
MINNESOTA
HENNEPIN COUNTY

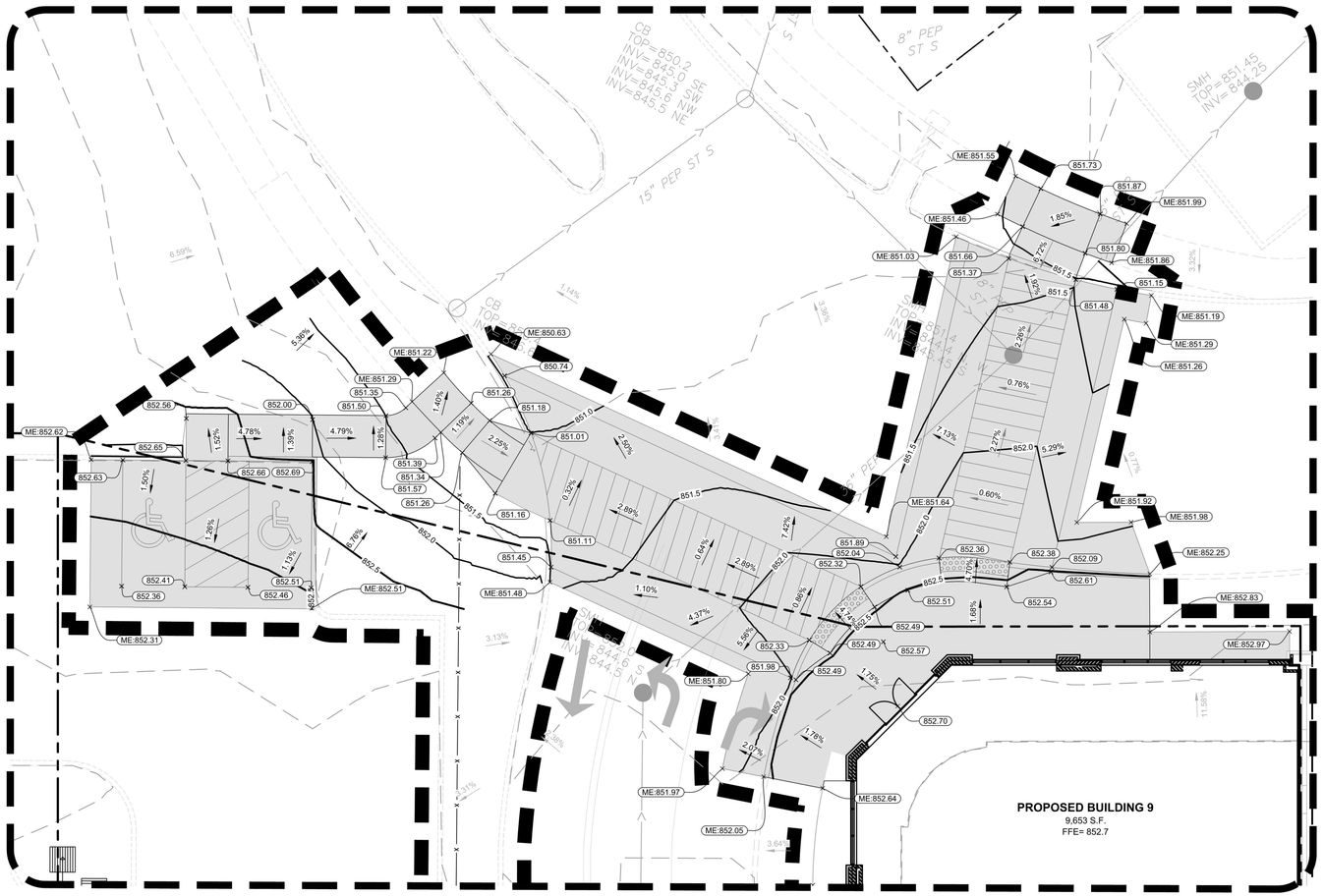
DATE
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PROJECT NO.
160937001

SHEET NUMBER
6051

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Drawing name: K:\TWC_LDEV\CATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6051 GRADING AND DRAINAGE PLAN.dwg 6051 GRADING_DRAINAGE PLAN Apr 12, 2019 3:07pm by: Katelyn.Olson



INSET A

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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LUCAS C. PAYNE, P.E.

DATE: 02/28/2019 MN LIC. NO. 46785

SCALE AS NOTED
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DRAWN BY KJO
CHECKED BY WDM

DETAILED GRADING & DRAINAGE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

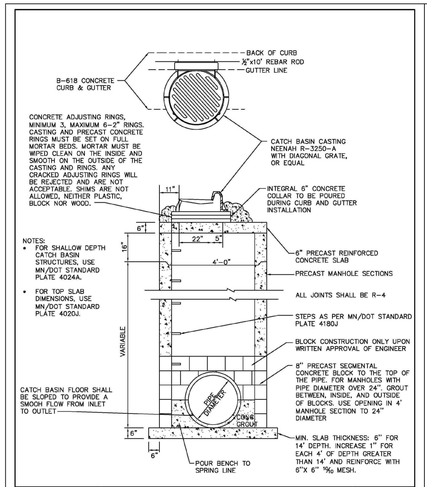
SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE
02/28/2019

PROJECT NO.
160937001

SHEET NUMBER
6052

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6051 DETAILED GRADING AND DRAINAGE PLAN.dwg 6052 GRADING_DRAINAGE PLAN Apr 12, 2019 3:09pm by: Katelyn.Olson
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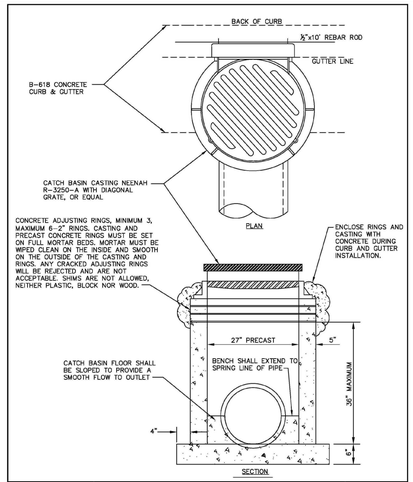
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

CATCH BASIN MANHOLE

REV. 02/2011

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 304



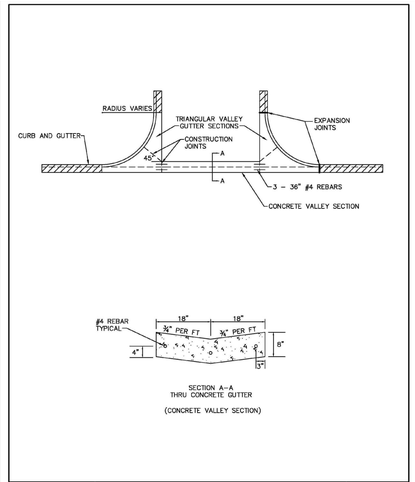
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

SINGLE PIPE CATCH BASIN TYPE A ROUND

REV. 02/2011

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 306



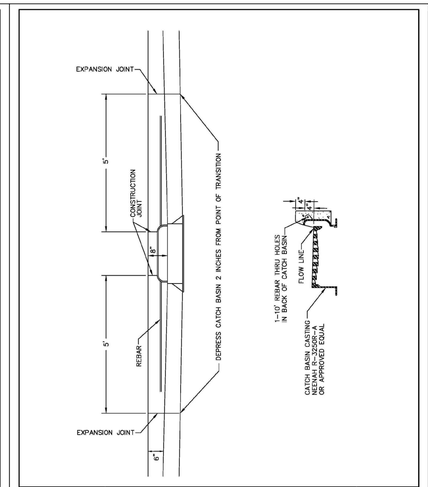
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

CONCRETE VALLEY GUTTER

REV. 02/2011

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 403



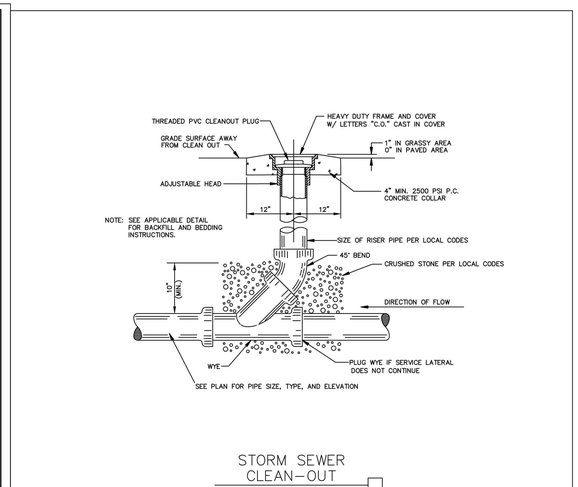
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

CATCH BASIN TRANSITION DETAIL B-612/B-618 CURB

REV. 02/2011

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 404



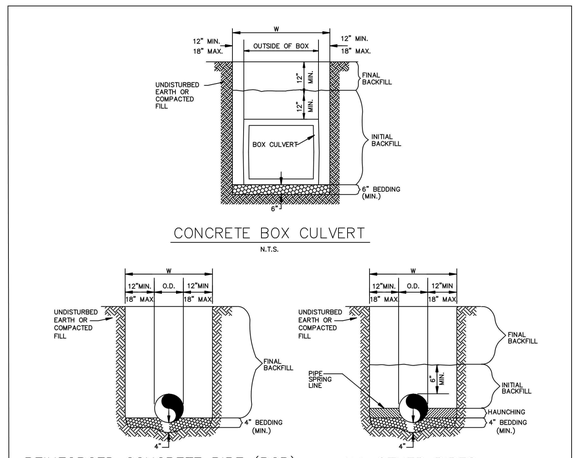
STORM SEWER CLEAN-OUT

N.T.S.

MODIFIED WALMART DETAIL, BY KHA

DTSSCOUT | 12/04/01

*REFERENCE DRAINAGE SCHEDULE ON SHEET 6051 FOR PRIVATE STRUCTURE CASTING TYPE



CONCRETE BOX CULVERT

N.T.S.

REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"ø

N.T.S.

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"ø AND LARGER

N.T.S.

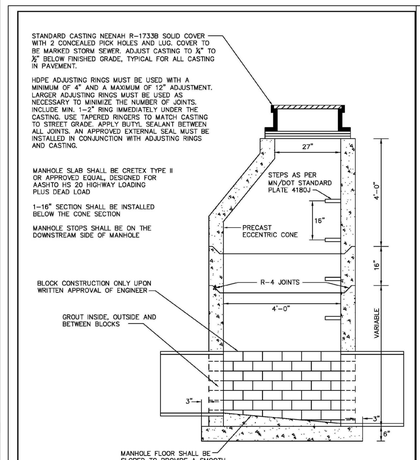
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING

N.T.S.

DTTRENCH | 12/20/04



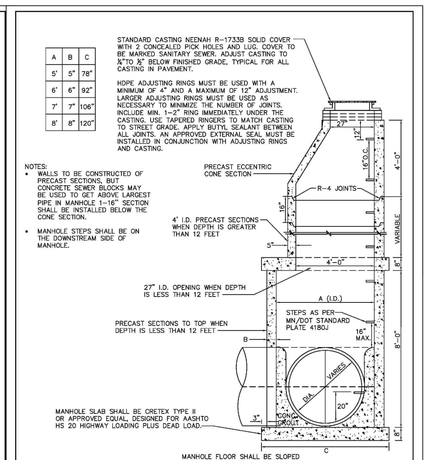
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

STANDARD STORM MANHOLE

REV. 03/2006

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 301



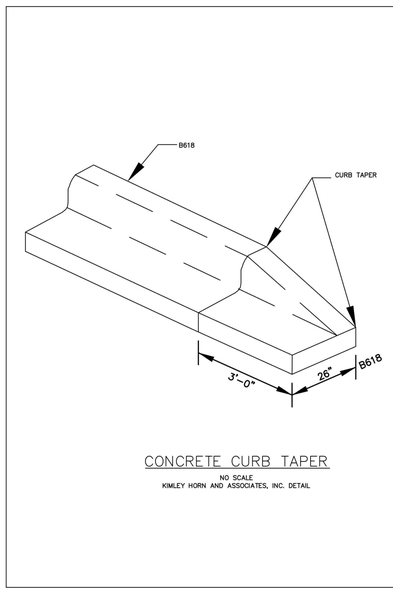
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

LARGE DIAMETER MANHOLE (STORM SEWER)

REV. 03/2011

Steven L. Lillehaug
APPROVED: CITY ENGINEER

STANDARD PLATE 302



CONCRETE CURB TAPER

NO SCALE

KIMLEY HORN AND ASSOCIATES, INC. DETAIL

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LUCAS C. PAYNE, P.E. 46785

DATE: 02/28/2019 MN LIC. NO.

SCALE AS NOTED
DESIGNED BY KJO
DRAWN BY KJO
CHECKED BY WDM

GRADING & DRAINAGE DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
MINNESOTA
HENNEPIN COUNTY

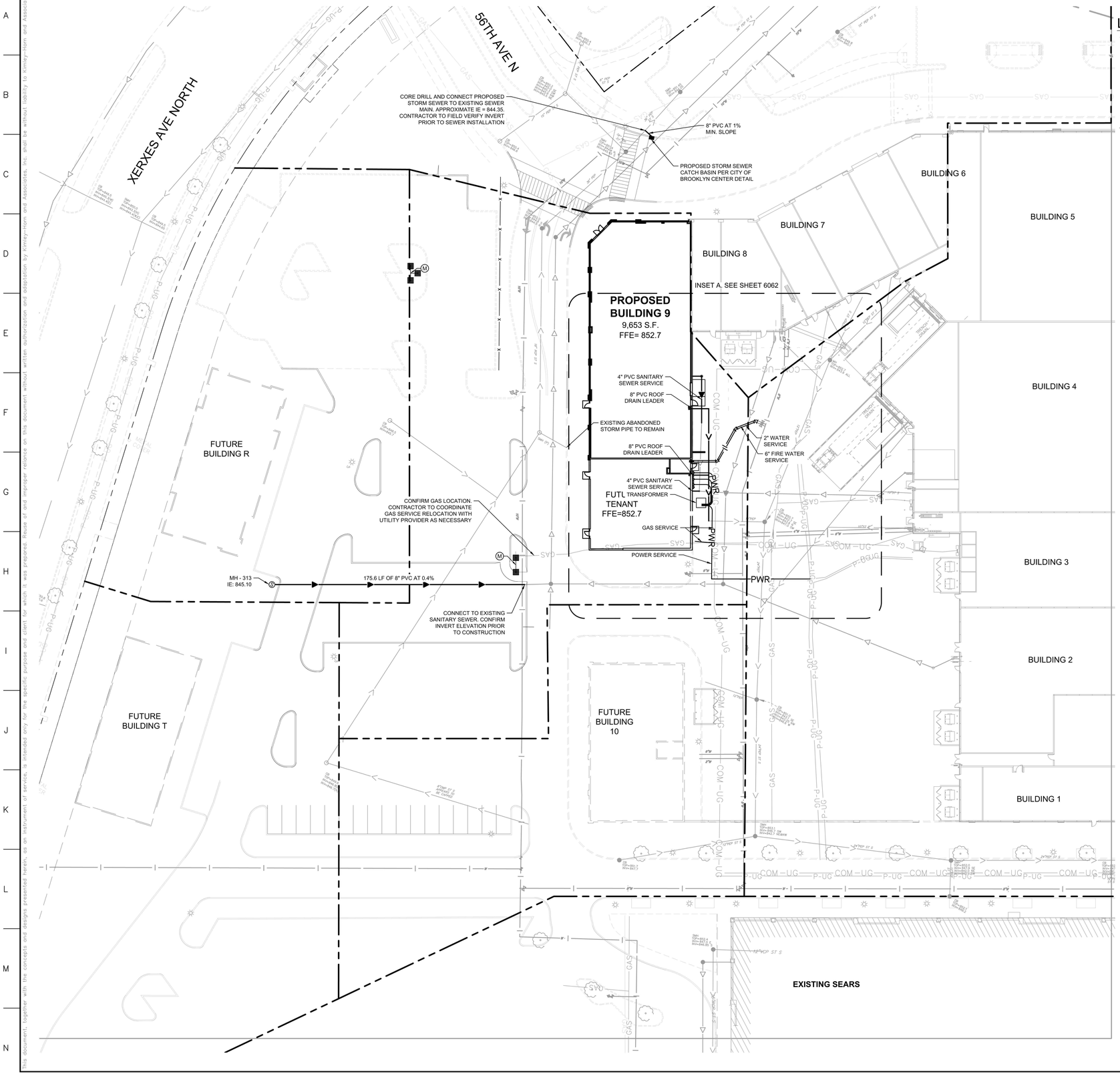
DATE 02/28/2019

PROJECT NO. 160937001

SHEET NUMBER 6053

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LEGEND

- PROPERTY LINE
- UNDERGROUND TELEPHONE (COM–UG)
- UNDERGROUND ELECTRIC/POWER (P-UG)
- UNDERGROUND CONDUIT
- SANITARY SEWER PIPE
- PRIVATE WATER PIPING
- GAS PIPING (GAS)
- STORM SEWER PIPE
- GATE VALVE IN VALVE BOX (MUST BE H20 TRAFFIC RATED IN PAVEMENT AREAS)
- FIRE HYDRANT
- REDUCER
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM SEWER STRUCTURE
- POWER POLE
- GAS METER
- PIPE BOLLARD
- SEWER/WATER PLUG
- EXISTING GAS PIPING (GAS)
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC (P-UG)
- EXISTING COMMUNICATIONS (COM–UG)
- EXISTING EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KEYNOTE LEGEND

- (A) PROPOSED GAS SERVICE
- (B) PROPOSED ELECTRIC SERVICE
- (C) PROPOSED TRANSFORMER CONTRACTOR TO COORDINATE FINAL LOCATION WITH UTILITY PROVIDER
- (D) PROPOSED 2" DOMESTIC WATER SERVICE SERVICE
- (E) PROPOSED 6" FIRE WATER SERVICE
- (F) - - NOT USED - -
- (G) PROPOSED 45° BEND
- (H) PROPOSED FIRE DEPARTMENT CONNECTION
- (I) PROPOSED 4" PVC SANITARY SEWER SERVICE @ 2%.
- (J) CONNECT SANITARY SERVICE TO EXISTING CLEANOUT. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS
- (K) ROOF DRAIN, SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS
- (L) 8" PVC ROOF DRAIN LEADER @ 1%. SEE SHEET 6051 FOR DETAIL
- (M) PROPOSED LIGHT POLE

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR35 PER ASTM D3034.
4. PRIVATE WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN: 4" TO 12", PVC, AWWA C900 RATED DR 18 CLASS 150 PER ASTM D2241 OR DUCTILE IRON PIPE, PRESSURE CLASS 350 PER AWWA C151. 3" AND SMALLER, EITHER COPPER TUBE TYPE "K" (SOFT) PER ASTM B88 OR PVC, SDR21 RATING, PER AWWA C900 AND ASTM D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 3 FEET ON ALL WATER, SANITARY AND STORM SEWER PIPING, SEE DETAIL SHEET.
6. ALL WATER JOINTS THAT REQUIRE A CHANGE IN DIRECTION ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATERLINES. INSULATION SHALL BE PROVIDED IF THIS IS NOT ACHIEVABLE.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AS-BUILT LOCATED (IF REQUIRED) AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED OR LOWERED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 6" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. DRAWINGS MAY NOT SHOW ALL EXISTING UTILITIES.
14. ALL WET UTILITY POINTS OF CONNECTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO TRENCHING. GRAVITY UTILITY CONNECTIONS SHALL BE POTHOLED OR DIPPED TO VERIFY INVERTS AT POINT OF CONNECTION AND ENSURE DESIGN SLOPES PROVIDED ON THE PLANS CAN BE ACHEIVED. WHERE THERE IS A CONFLICT BETWEEN FIELD CONDITIONS AND THE PLANS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR EXACT TIE-IN LOCATION AND SIZE OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF BROOKLYN CENTER) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SANITARY SEWER LINES.
17. THE 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.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
19. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
20. ALL WATER MAIN AND SANITARY SEWER UTILITY EXTENSIONS, REMOVAL AND RELOCATIONS SHALL MEET THE CITY OF BROOKLYN CENTER DESIGN STANDARDS.
21. DEWATERING SHALL BE PROVIDED BY THE CONTRACTOR, IF REQUIRED DUE TO SEASONAL GROUND WATER VARIATIONS, IN ACCORDANCE WITH THE SPECIFICATIONS AND THE MNDNR TEMPORARY WATER APPROPRIATIONS GENERAL PERMIT.
22. CONTRACTOR SHALL COORDINATE WITH THE STORE MANAGER OF OPERATING BUSINESSES, UTILITY COMPANIES AND THE CITY OF BROOKLYN CENTER TO MAINTAIN UTILITY SERVICE TO OPERATING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
23. DIAL BEFORE YOU DIG. CALL 1-800-252-1166 FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. IN THE TWIN CITY AREA CALL 651-454-0002.
24. THE SITEWORK CONTRACTOR SHALL REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR SITE LIGHTING WIRE AND CONDUIT DESIGN. SEE PHOTOMETRICS PLAN FOR LIGHT POLE AND BASE INFORMATION.
25. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH. PLANS.
26. ALL UTILITIES ARE PRIVATE UNLESS SPECIFICALLY NOTED AS PUBLIC.
27. ALL UTILITY WORK PERFORMED AND MATERIALS USED SHALL CONFORM TO THE CITY OF BROOKLYN CENTER'S STANDARD SPECIFICATIONS AND DETAILS.
28. ALL WATERMAIN CONNECTIONS TO CITY WATERMAIN SHALL BE INSPECTED BY CITY PERSONNEL.
29. NEW WATERMAIN GATE VALVES SHALL BE INSTALLED AT ALL CITY WATERMAIN SERVICE LOCATIONS.
30. ALL SANITARY SEWER CONNECTIONS TO CITY MAIN SHALL BE INSPECTED BY CITY PERSONNEL.
31. HYDRANTS SHALL BE LOCATED AT 3' FROM BACK OF CURB.
32. NEW INVERTS SHALL BE CONSTRUCTED WHERE CONNECTIONS TO EXISTING PUBLIC SANITARY MANHOLES ARE MADE.
33. ALL CONNECTIONS TO EXISTING WATERMAIN 4" AND LARGER SHALL USE MUELLER CO. STAINLESS STEEL TAPPING SLEEVES MODEL H-304.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 651-645-4197
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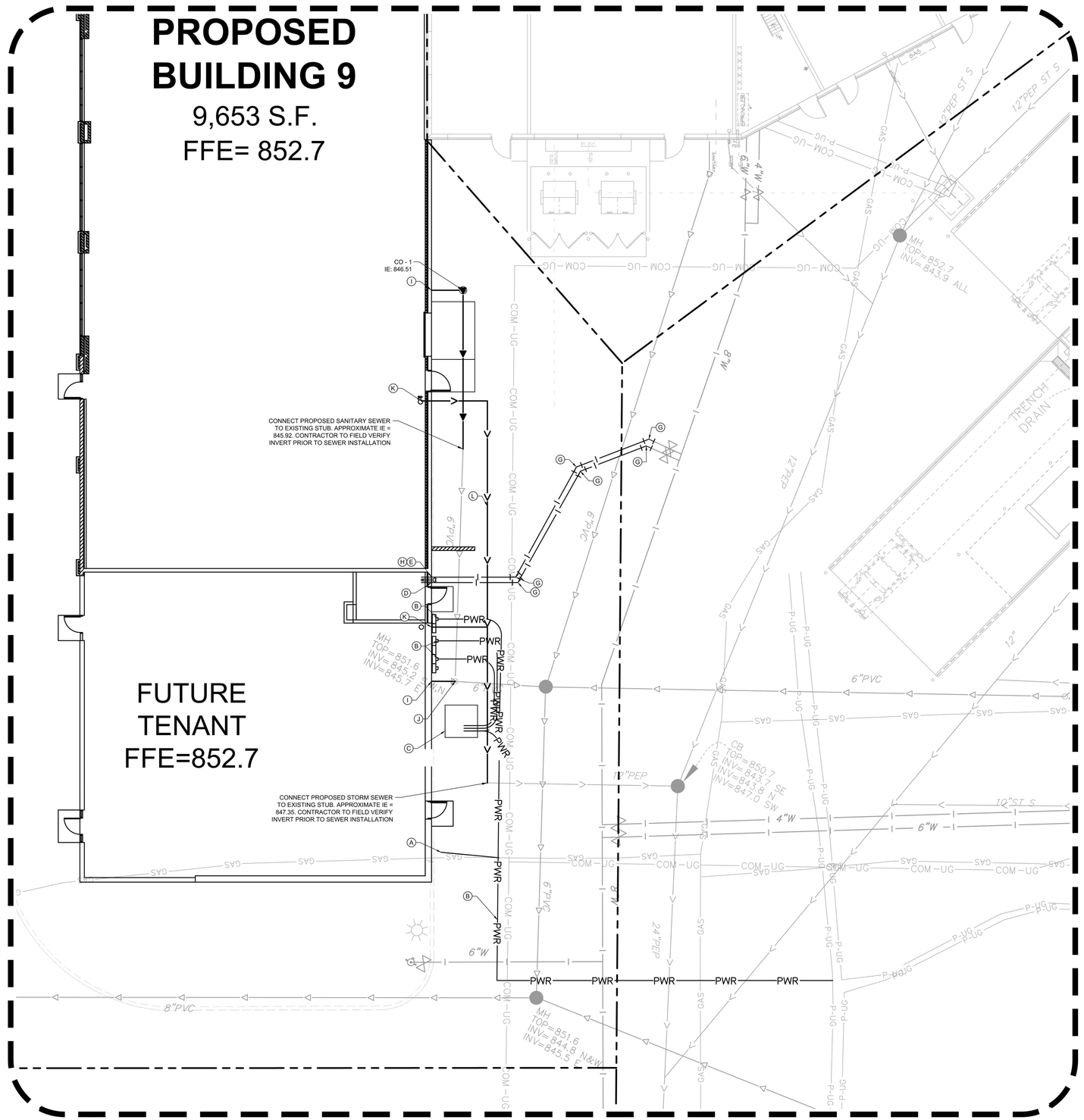
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DRAWN BY KJO
CHECKED BY WDM

UTILITY PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6061

Drawing name: K:\TWC_LDEV\CAT\LN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6061 UTILITY PLAN.dwg 6061 UTILITY PLAN Apr 12, 2019 3:11pm by: Katelyn.Olson
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INSET A

LEGEND

- PROPERTY LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC/POWER
- UNDERGROUND CONDUIT
- SANITARY SEWER PIPE
- PRIVATE WATER PIPING
- GAS PIPING
- STORM SEWER PIPE
- GATE VALVE IN VALVE BOX (MUST BE H20 TRAFFIC RATED IN PAVEMENT AREAS)
- FIRE HYDRANT
- REDUCER
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM SEWER STRUCTURE
- POWER POLE
- GAS METER
- PIPE BOLLARD
- SEWER/WATER PLUG
- EXISTING GAS PIPING
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING COMMUNICATIONS
- EXISTING EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

KEYNOTE LEGEND

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- (B) PROPOSED ELECTRIC SERVICE
- (C) PROPOSED TRANSFORMER CONTRACTOR TO COORDINATE FINAL LOCATION WITH UTILITY PROVIDER
- (D) PROPOSED 2" DOMESTIC WATER SERVICE SERVICE
- (E) PROPOSED 6" FIRE WATER SERVICE
- (F) - - NOT USED - -
- (G) PROPOSED 45° BEND
- (H) PROPOSED FIRE DEPARTMENT CONNECTION
- (I) PROPOSED 4" PVC SANITARY SEWER SERVICE @ 2%.
- (J) CONNECT SANITARY SERVICE TO EXISTING CLEANOUT. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS
- (K) ROOF DRAIN, SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS
- (L) 8" PVC ROOF DRAIN LEADER @ 1%. SEE SHEET 6051 FOR DETAIL
- (M) PROPOSED LIGHT POLE

No.	REVISIONS	DATE	BY

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LUCAS C. PAYNE, P.E. — 46785
DATE: 02/28/2019 MN LIC. NO.

SCALE: AS NOTED
DESIGNED BY: KJO
DRAWN BY: KJO
CHECKED BY: WDM

PRELIMINARY - NOT FOR CONSTRUCTION

DETAILED UTILITY PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE
02/28/2019

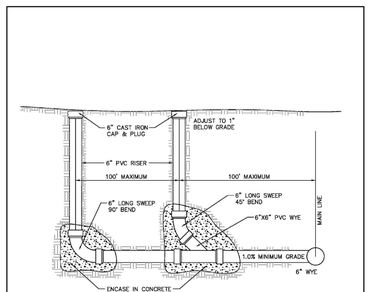
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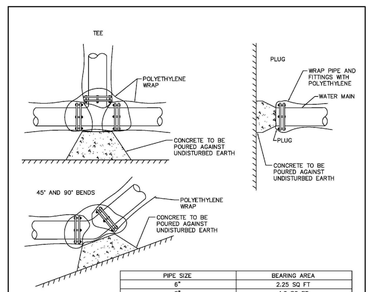
Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6061 UTILITY PLAN.dwg 6062 UTILITY PLAN Apr 12, 2019 3:12pm by: Katelyn.Olson

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6064 UTILITY DETAILS.dwg Apr 12, 2019 3:12pm by: Katelyn.Olson
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NOTES:
- CONTRACTOR SHALL PROVIDE TO THE CITY ENGINEER TIES TO ALL WYES AND RISER TOPS. ALL PIPING FOR SERVICES IN EXCESS OF 100' SHALL BE A MINIMUM 6" DIAMETER PVC OR DIP.
- RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INITIALLY AND THEN CUT BACK TO MATCH FINAL GRADE.

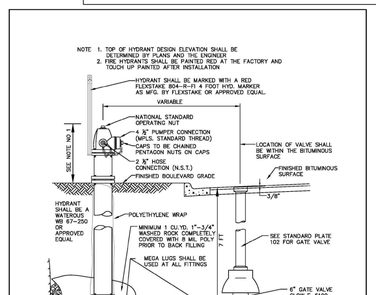
CITY OF BROOKLYN CENTER	CLEAN OUT STRUCTURE	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 213



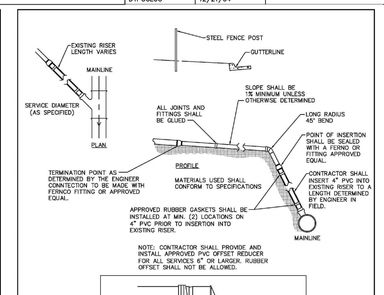
PIPE SIZE	BEARING AREA
6"	2.25 SQ FT
8"	4.0 SQ FT
10" – 12"	9.0 SQ FT
16"	16.0 SQ FT
24"	30.0 SQ FT
30"	50.0 SQ FT

NOTES:
- ALL MEGA LUGS, FITTINGS, D.I.P. WATER MAIN, INCLUDING HYDRANT RISERS, SHALL BE COMPLETELY ENCASED IN POLYETHYLENE WRAP.
- MEGA LUGS OR APPROVED EQUAL RETAINER GLANDS SHALL BE FURNISHED AND INSTALLED ON ALL TEES AND PLUG FITTINGS IN ADDITION TO THE REQUIRED THRUST BLOCKING AS SHOWN ABOVE.
- ALL THRUST BLOCKING MUST BE POURED CONCRETE. MORTAR/GROUT MIXTURES AND PREFABRICATED BLOCKING ARE NOT ALLOWED.
- DO NOT COVER UP MECHANICAL JOINTS WITH CONCRETE.

CITY OF BROOKLYN CENTER	BLOCKING AND JOINT RESTRAINT FOR WATER MAIN	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 103

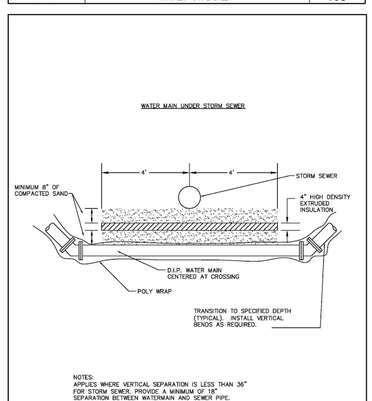


CITY OF BROOKLYN CENTER	HYDRANT AND GATE VALVE	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 101



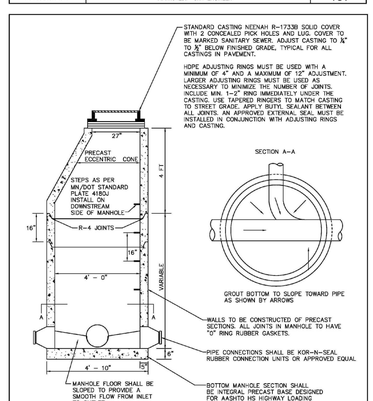
CITY OF BROOKLYN CENTER	SANITARY SERVICE CONNECT TO RISER	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 216

CITY OF BROOKLYN CENTER	GATE VALVE AND BOX	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 102

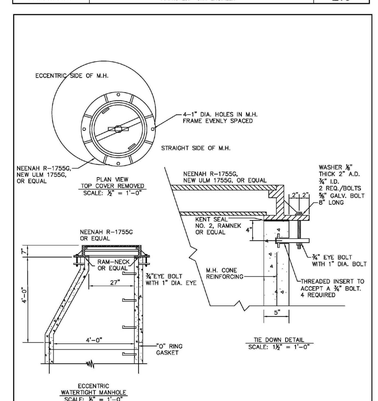


NOTES:
APPLIES WHERE VERTICAL SEPARATION IS LESS THAN 36" FOR STORM SEWER. PROVIDE A MINIMUM OF 18" SEPARATION BETWEEN WATERMAIN AND SEWER PIPE.

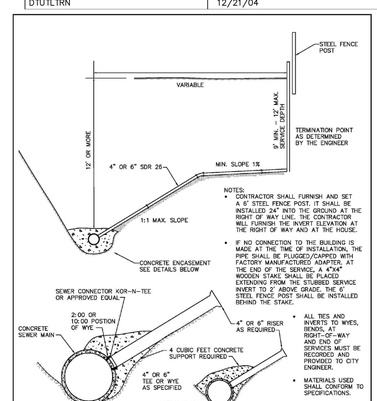
CITY OF BROOKLYN CENTER	WATER MAIN–STORM SEWER CROSSING INSULATION	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 104



CITY OF BROOKLYN CENTER	MANHOLE (SANITARY SEWER)	REV. 2/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 201

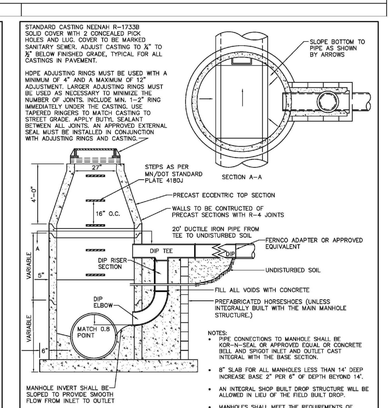


CITY OF BROOKLYN CENTER	WATERTIGHT MANHOLE	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 205



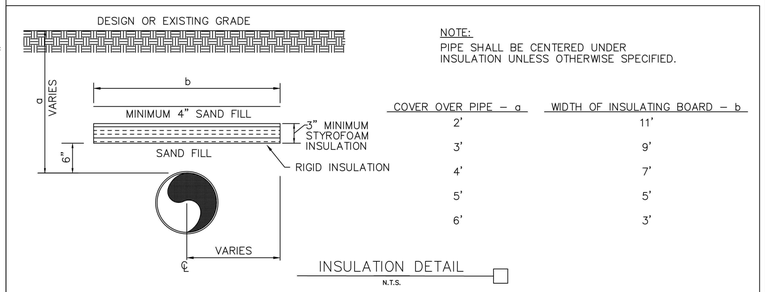
NOTES:
- CONTRACTOR SHALL FURNISH AND SET A 6' STEEL FENCE POST, IF SHALL BE INSTALLED 24" INTO THE GROUND AT THE RIGHT OF WAY AND THE CONTRACTOR WILL FURNISH THE INVERT ELEVATION AT THE RIGHT OF WAY AND AT THE HOUSE.
- IF NO CONNECTION TO THE BUILDING IS MADE AT THE TIME OF INSTALLATION, THE PIPE SHALL BE PLUGGED/CAPPED WITH FACTORY MANUFACTURED ADAPTER, AT THE END OF THE SERVICE. A 4"x4" WOODEN STAKE SHALL BE PLACED EXTENDING FROM THE STUBBED SERVICE INVERT TO 2' ABOVE GRADE. THE 6' STEEL FENCE POST SHALL BE INSTALLED BEHIND THE STAKE.
- ALL TEES AND INVERTS TO WYES, BENDS, AT THE RIGHT–OF–WAY AND END OF SERVICES MUST BE RECORDED AND PROVIDED TO CITY ENGINEER.
- MATERIALS USED SHALL CONFORM TO SPECIFICATIONS.

CITY OF BROOKLYN CENTER	SANITARY SERVICE RISER SECTION	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 214



NOTES:
- PIPE CONNECTIONS TO MANHOLE SHALL BE KOR–N–SEAL OR APPROVED EQUAL OR CONCRETE BELL AND SPIGOT INLET AND OUTLET CAST INTEGRAL WITH THE BASE SECTION.
- 8" SLAB FOR ALL MANHOLES LESS THAN 14' DEEP INCREASE BASE 2" PER 6" OF DEPTH BEYOND 14'.
- AN INTEGRAL SHOP BUILT DROP STRUCTURE WILL BE ALLOWED IN LIEU OF THE FIELD BUILT DROP.
- MANHOLES SHALL MEET THE REQUIREMENTS OF A.S.T.M. C–478.
- INSIDE DROPS WILL BE ALLOWED IF DROP IS LESS THAN 2'. A CONCRETE FLUME MUST BE CONSTRUCTED WHEN INSIDE DROPS ARE USED.

CITY OF BROOKLYN CENTER	DROP MANHOLE (SANITARY SEWER)	REV. 02/2011
PUBLIC WORKS DEPARTMENT	APPROVED: CITY ENGINEER	STANDARD PLATE 203

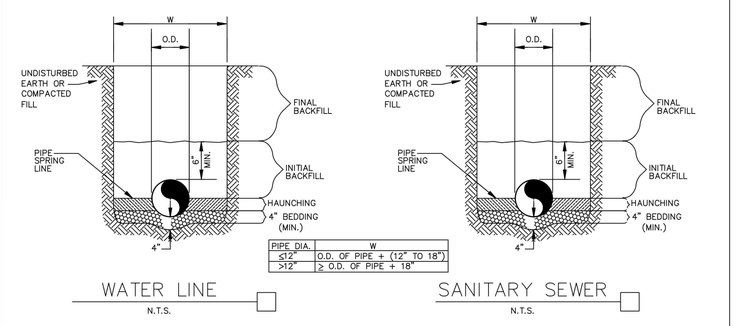


NOTE:
PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE – a	WIDTH OF INSULATING BOARD – b
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'

INSULATION DETAIL
N.T.S.

DT–INSULATION



PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

(MINIMUM OF 3 FT)

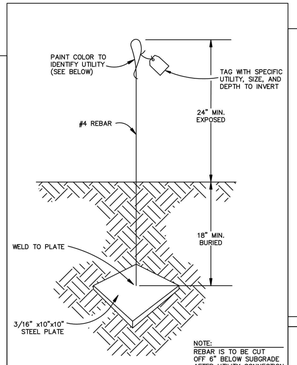
GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV–A COMPACTED TO 95% STANDARD PROCTOR. BACKFILL IN PAVED AREAS SHALL BE COMPACTED PER SECTION 2300 OF THE SPECIFICATIONS.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING
N.T.S.

DTUTLTRN | 12/21/04

DETAIL: P.O.C. LOCATION
N.T.S.

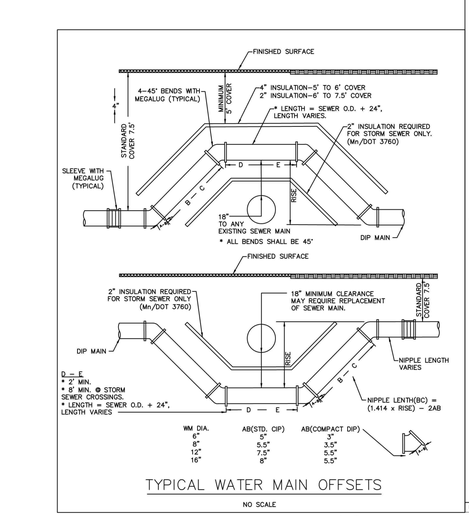


NOTE:
REBAR IS TO BE CUT OFF 6" BELOW SUBGRADE AFTER UTILITY CONNECTION IS COMPLETED AND PRIOR TO PAVING

USE AT CAPPED END OF ALL UTILITY SERVICE CONNECTIONS TO/FROM SAM'S CLUB, WAL*MART STORES & SUPERCENTERS

UTILITY	COLOR
SEWER	GREEN
WATER	BLUE
STORM DRAIN	WHITE
ELECTRICAL	RED
GAS	YELLOW
TELCO/CATV	ORANGE
FUTURE SITE LIGHTING	PINK
FIBER OPTIC (GAS STATION)	PURPLE

DTPOCLOC | 12/21/04



WM DIA.	AB(STD. DIP)	AB(COMPACT DIP)
6"	5"	3"
8"	5.5"	3.5"
12"	7.5"	5.5"
16"	8"	5.5"

TYPICAL WATER MAIN OFFSETS
NO SCALE

No.	REVISIONS	DATE	BY

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

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LUCAS C. PAYNE, P.E. 46785
DATE: 02/28/2019 MN LIC. NO.

SCALE	AS NOTED
DESIGNED BY	KJO
DRAWN BY	KJO
CHECKED BY	WDM

PRELIMINARY – NOT FOR CONSTRUCTION

UTILITY DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
MINNESOTA
HENNEPIN COUNTY

DATE 02/28/2019
PROJECT NO. 160937001
SHEET NUMBER 6063

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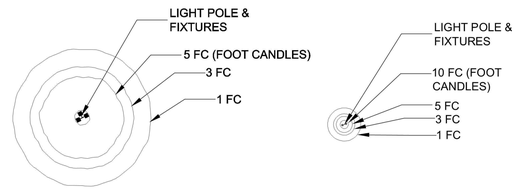
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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	0	BV	D180	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	173304	2160
	0	BV-3HSS	ROTATED 2 IN 90	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	94478	2160
	0	FV-3HSS	SINGLE	GFR-2-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	45676	1080
	0	KV	3 @ 90 DEGREES	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	259956	3240
	11	A	SINGLE	GB-5-100-CMH-F 16' POLE	0.790	9000	5766	129
	1	B	3 @ 90 DEGREES	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	259956	3240
	6	C	D180	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	173304	2160
	0	C-3HSS	ROTATED 2 IN 90	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	94478	2160
	1	D	SINGLE	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	86652	1080
	1	D-3HSS	SINGLE	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	47239	1080
	0	E	SINGLE	GFR-2-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	72875	1080
	5	E-3HSS	SINGLE	GFR-2-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	45676	1080
	0	F	SINGLE	GFR-3-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	63036	1080
	5	WM-18	SINGLE	GBWM-3-400-PSMHR 18' MH	0.750	40000	26912	452
	2	WM-14.67	SINGLE	GBWM-3-400-PSMHR 14.67' MH	0.750	40000	26912	452

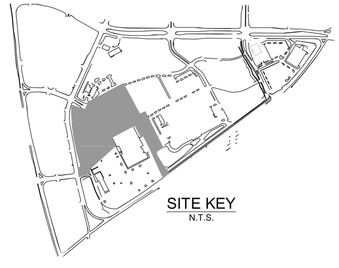
EXISTING PARKING LOT LIGHTING

EXISTING PEDESTRIAN LIGHTING



PROPOSED PARKING LOT LIGHTING

PROPOSED PEDESTRIAN LIGHTING



SITE KEY
N.T.S.

PHOTOMETRIC NOTES:

A. CAST IN PLACE CONCRETE BASES WILL BE USED FOR LIGHT POLE BASE FOUNDATIONS.
B. SEE SITE DETAILS FOR LIGHT POLE AND BASE DETAIL.
C. REFER TO SITE LIGHTING ELECTRICAL PLAN BY OTHERS.
D. LIGHT FIXTURES SHALL BE METAL HALIDE.
E. LIGHT POLES SHALL BE 39 FEET TALL, ROUND, TAPERED, BLACK, STEEL POLES WITH A FIXTURE MOUNTING HEIGHT OF 42 FEET. (REF. CUT SHEET)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. REFERENCE THE CONSTRUCTION CONTINGENCY PLAN BY BRAUN INTERTEC DATED 05/27/2011 FOR GROUNDWATER DEWATERING REQUIREMENTS.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1–800–252–1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651–454–0002

NORTH

0 60 120
SCALE FEET

No.	REVISIONS	DATE	BY

Kimley»Horn
2550 UNIVERSITY AVENUE W, SUITE 325 | PHONE: 651-645-4197
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DATE: 05/02/2014 LUCAS C. PAYNE, P.E. MN LIC. NO. 46785

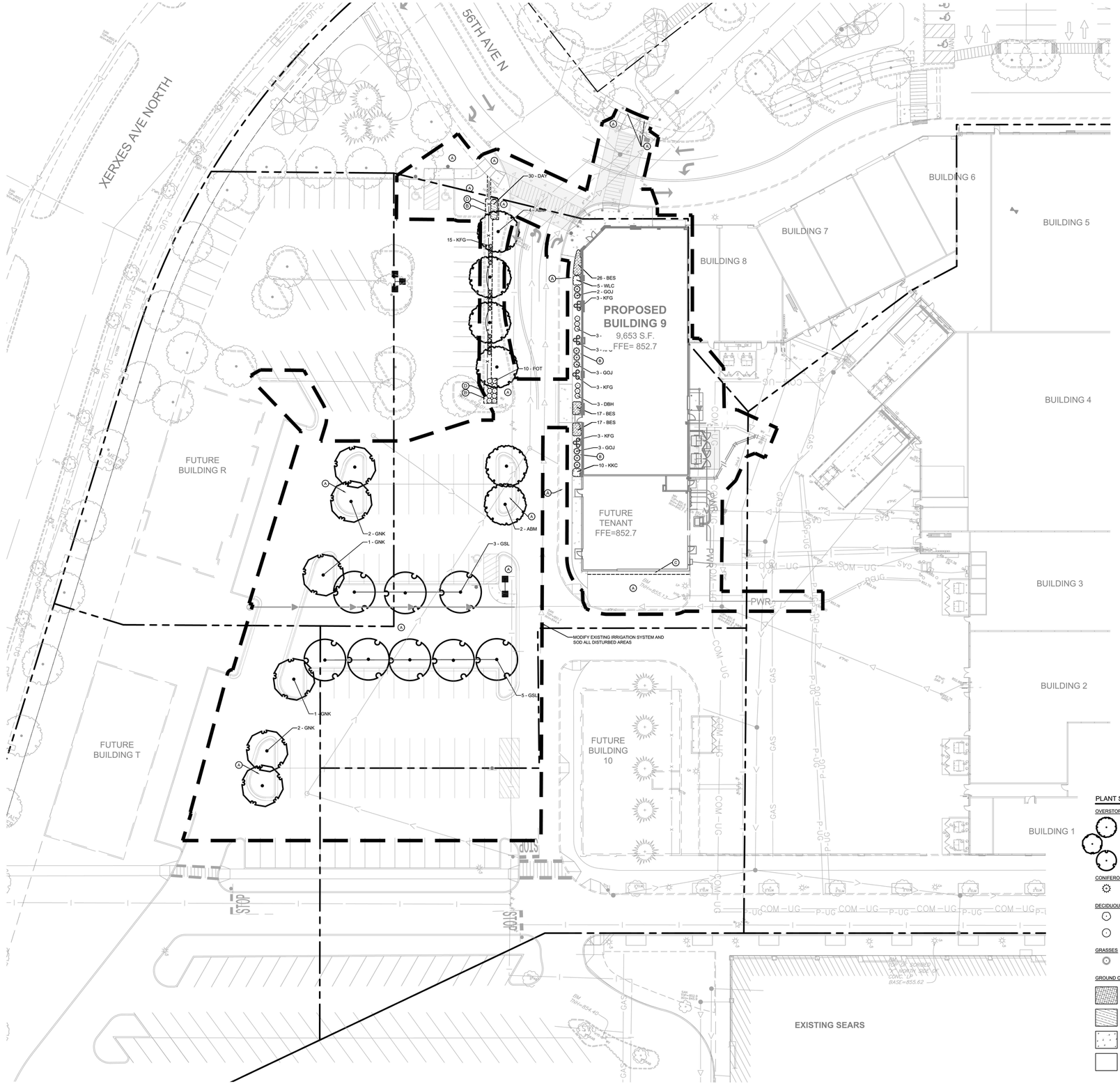
SCALE AS NOTED | DESIGNED BY JCC | DRAWN BY JCC | CHECKED BY WDM

FOR REVIEW — PREVIOUS

PHOTOMETRICS PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
BUILDING 9,10,R,T
HENNEPIN COUNTY MINNESOTA

DATE 05/02/2014
PROJECT NO. 160633001
SHEET NUMBER 6081



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)

LANDSCAPE KEYNOTES (A)

- (A) SOD (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) MAINTENANCE STRIP (TYP.)
- (D) EDGER

PLANT SCHEDULE

OVERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	6	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	
	GNK	6	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO TREE	B & B	2.5" CAL.	
	GSL	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	

CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	GOJ	8	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	DBH	6	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3` O.C.	
	POT	10	POTENTILLA FRUTICOSA 'HATCHLISS'	BELLA BELLISSIMA POTENTILLA	#2 CONT.		

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	KFG	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" OC

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
	BES	60	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT		18" OC	18" o.c.
	DAY	30	HEMEROCALLIS X 'APRICOT SPARKLES'	APRICOT SPARKLES DAYLILY	#1 CONT.		15" OC	15" o.c.
	KKC	10	NEPETA X FAASSENII 'KIT KAT'	KIT KAT CATMINT	#1 CONT		18" OC	18" o.c.
	WLC	5	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT		30" OC	30" o.c.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 651-645-4197
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RYAN A. HYLLESTED, PLA
DATE: 02/28/2019 MN LIC. NO. 53828

SCALE AS NOTED
DESIGNED BY RAH
DRAWN BY RAH
CHECKED BY RAH

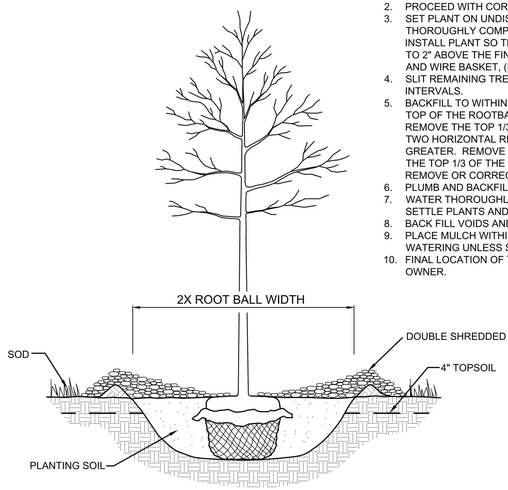
PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

DATE
02/28/2019
PROJECT NO.
160937001
SHEET NUMBER
6101

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6102 LANDSCAPE PLAN.dwg Apr 12, 2019 3:16pm by: KatelynOlson
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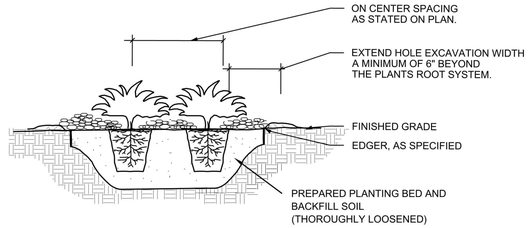


NOTES:

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. 6102

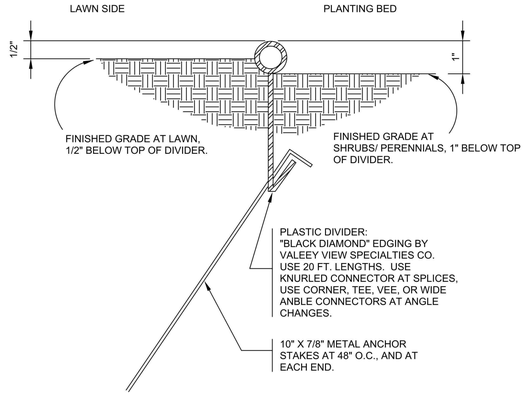


NOTES:

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.

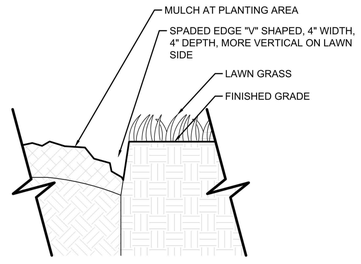
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. 6102



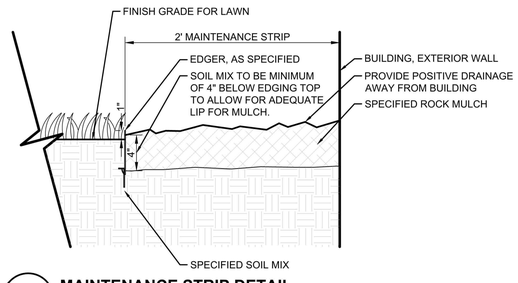
3 POLY EDGER DETAIL

SCALE: N.T.S. 6102



4 SPADED EDGE DETAIL

SCALE: 1-1/2"=1' 6102



5 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' 6102

LANDSCAPE NOTES

1. CONTRACTOR SHALL 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. CONTRACTOR SHALL 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. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR 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 FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. 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.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT 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.
17. 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 COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR 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).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. 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).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS 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 AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. 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.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

No.	REVISIONS	DATE	BY

Kimley»Horn
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, PLA
MN LIC. NO. 53828
DATE: 02/28/2019

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS NOTED	KHA	KHA	RAH

LANDSCAPE DETAILS

SHINGLE CREEK CROSSING
BROOKLYN CENTER
MUNICIPAL LIQUOR
HENNEPIN COUNTY MINNESOTA

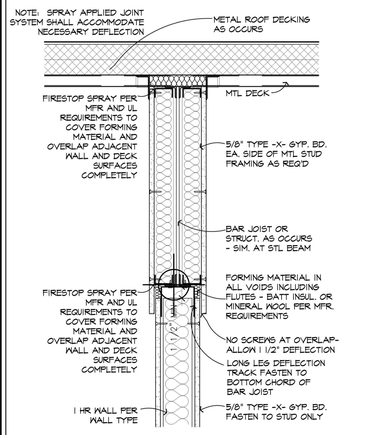
DATE
02/28/2019

PROJECT NO.
160937001

SHEET NUMBER
6102

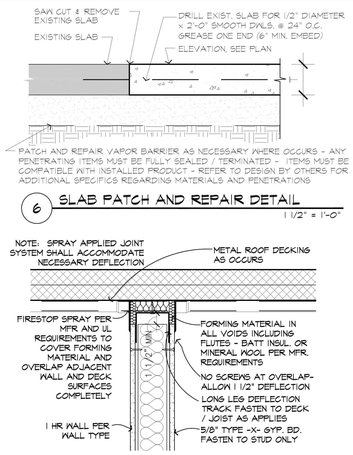
PRELIMINARY - NOT FOR CONSTRUCTION

Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Municipal Liquor\PLAN SHEETS\6106 LANDSCAPE DETAILS.dwg 6106 Apr 12, 2019 3:16pm by: KatelynOlson
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4 WALL DETAIL AT DECK

1 1/2" = 1'-0"

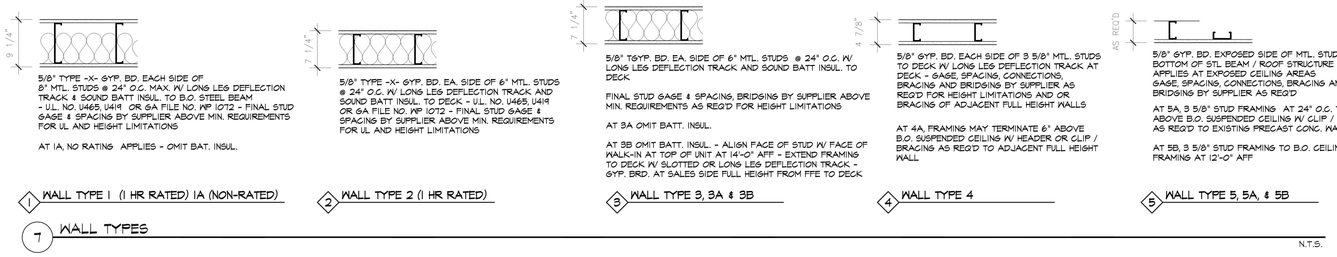


6 SLAB PATCH AND REPAIR DETAIL

1 1/2" = 1'-0"

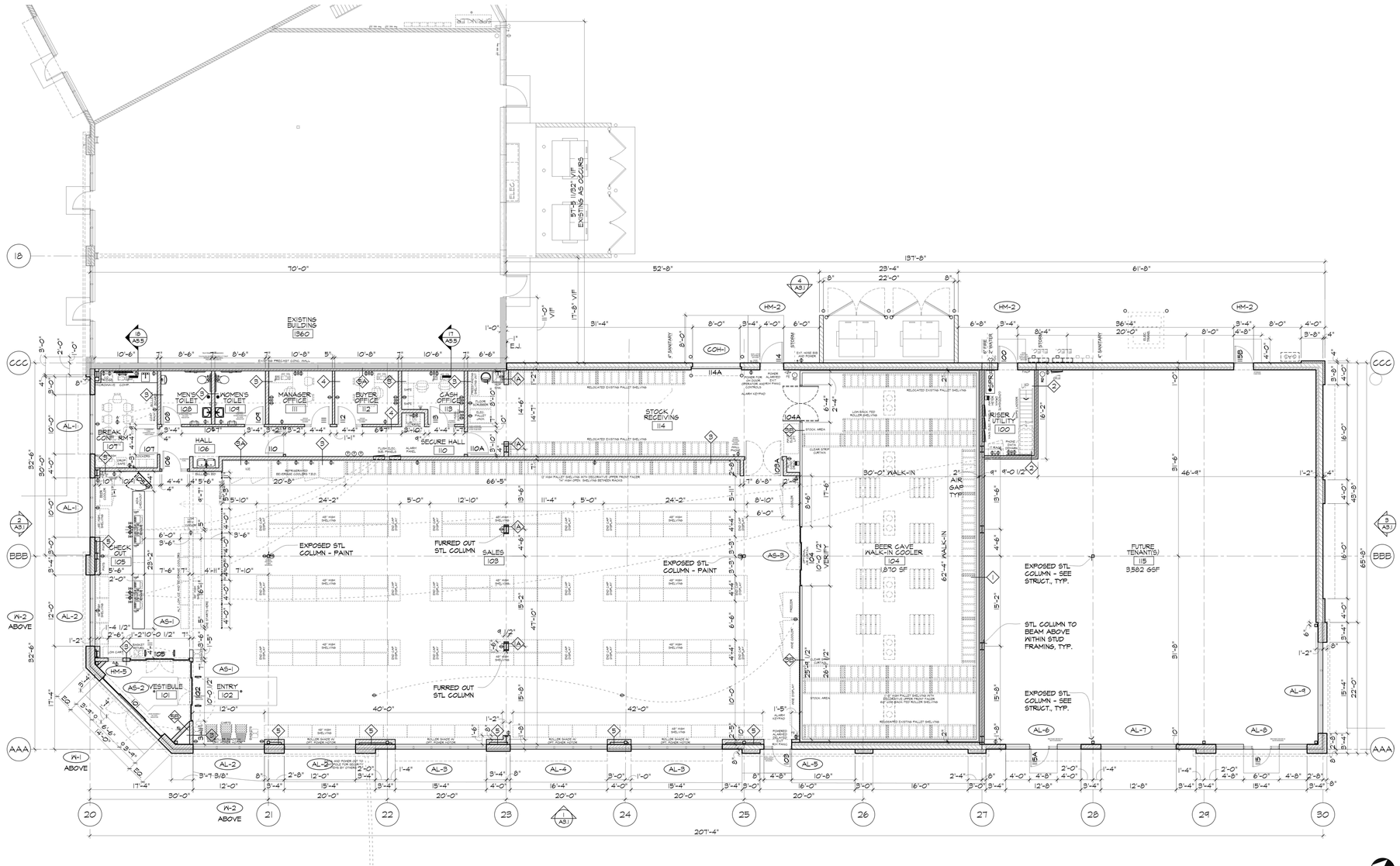
5 WALL DETAIL AT DECK

1 1/2" = 1'-0"



7 WALL TYPES

N.T.S.



1 FLOOR PLAN

1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

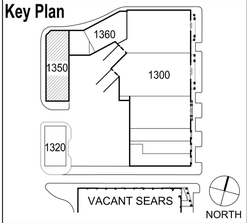
ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

BROOKLYN CENTER LIQUOR
Celebrate Responsibly at the Center

Key Plan



Mark	Revision / Issue	Date

FINAL REVIEW NOT FOR CONSTRUCTION

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.

Printed Name: Kathy L. Anderson

Signature:

Date: License #: 22285

LIQUOR STORE

SHINGLE CREEK CROSSING

1350 SCC
BROOKLYN CENTER, MN

OVERALL FLOOR PLAN AND MISC. DETAILS

PROJECT NUMBER:	18-1076-01
ISSUED DATE:	03-07-19
DRAWN BY:	ES
CHECKED BY:	KA

A2.1

Architectural Consortium, L.L.C. 2019

GENERAL NOTES:

1. ALL HORIZONTAL EIFS SURFACES TO BE SLOPED FOR DRAINAGE.

2. WATERPROOF BASE COAT AT ALL HORIZONTAL EIFS CONDITIONS TO EXTEND 4" ABOVE AND BELOW SURFACE.

3. PROVIDE DRIP AT UNDERSIDE OF ALL HORIZONTAL EIFS CONDITIONS.

4. SUBSTITUTE 5/8" EXTERIOR PLYWOOD AT ALL SIGN AND CANOPY LOCATIONS IN LIEU OF 5/8" GLASS MAT. FACE SYP SHEATHING.

5. PROVIDE BACKER ROD AND SEALANT AT ALL MATERIAL CHANGES.

6. G.C. SHALL COORD. AND CONFIRM ATTENTION AND COURSING OF MASONRY IS BEING MAINTAINED IN PARTICULAR WITH THIN VENEER PRODUCTS. PROPER ALIGNMENT OF INITIAL SUPPORT SYSTEM IS CRITICAL TO AVOID CUTTING OR EXCESSIVE JOINTS.

7. DECORATIVE BURNISHED CMU TO HAVE HIGHLIGHTER APPLIED AFTER APPLICATION OF WATER REPELLENT AS APPLIES.

8. DECORATIVE CMU SHOULD EXTEND AT LEAST (1) COURSE BELOW T.O. SLAB - CMU MAY BE SMOOTH FACE IN LIEU OF ROCKFACE ADJACENT TO SIDEWALKS.

9. TENANT SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT AS REQ'D BY CITY. TENANT SHALL REFER TO DEVELOPMENT SIGN CRITERIA FOR ADDITIONAL INFO. COORD. W/ LANDLORD AS NECESSARY

10. ALL EXPOSED DECORATIVE CMU OR SPEC- BRICK TO HAVE INTEGRAL WATER REPELLANT WITHIN MIX USED TO FORM UNITS AS WELL AS IN MORTAR. ADDITIONAL FIELD APPLIED PENETRATION WATER REPELLANT SHALL ALSO BE APPLIED.

11. SEE MEP DRAWINGS FOR ADDITIONAL INFO.

12. ALL MEP PENETRATIONS SHALL BE FULLY SEALED. FILL ALL VOIDS W/ SPRAY OR BATT. INSUL. AS APPROPRIATE. PROVIDE CONT. SEALANT AT PERIMETER OF EXTERIOR FIXTURES, BOXES, FLANGES, ETC.

13. G.C. SHALL COORDINATE AND VERIFY FINAL PLACEMENT OF MEP ITEMS IN FIELD WITH ALL PARTIES PRIOR TO PLACEMENT.

14. NO EXPOSED STANDARD GRAY BLOCK ALLOWED. G.C. TO COORD. IN FIELD WITH ALL PARTIES AS REQ'D.

15. RECESSED TAMPER PROOF ELEC. BOX AND HOSE BID TYP. AT (1) LOCATION PER BUILDING FACADE - SEE MEP DRAWINGS.

16. DRAINAGE EIFS SYSTEM TYPICAL AT ALL STUD FRAMING LOCATIONS - BARRIER EIFS SYSTEM TYPICAL AT CMU / PRECAST LOCATIONS. AT CONTRACTORS OPTION - REFER TO WALL SECTIONS



6 NORTH / WEST ENTRY ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS & COLORS

NOTE: SUBMIT ALL MATERIALS AND COLORS TO ARCHITECT FOR FINAL APPROVAL. NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL.

EIFS - COLOR A
MFR: DRYVIT
COLOR: 456 OYSTER SHELL
TEXTURE: SANDPEBBLE

EIFS - COLOR B
MFR: DRYVIT
COLOR: 112 "SANDLEWOOD BEIGE"
TEXTURE: SANDPEBBLE

EIFS - COLOR C
MFR: DRYVIT
COLOR: 616 "KINGS GRAY"
TEXTURE: LYMESTONE

EIFS - COLOR D
MFR: DRYVIT
COLOR: 310 "CHINA WHITE"
TEXTURE: SANDPEBBLE

NOTE: ALL SEALANTS TO BE COLOR MATCHED TO ADJACENT MATERIALS. SUBMIT MFR'S FULL RANGE OF COLORS, SAMPLES, SCHEDULES AND IDENTIFIED LOCATIONS TO ARCHITECT FOR REVIEW AND APPROVAL

PREFINISHED METAL - COLOR A
MFR: FIRESTONE MTL PRODUCTS
COLOR: ALMOND
LOCATION: COPING

PREFINISHED METAL - COLOR B
MFR: FIRESTONE MTL PRODUCTS
COLOR: SIERRA TAN
LOCATION: COPING

PREFINISHED METAL - COLOR C
MFR: FIRESTONE MTL PRODUCTS
COLOR: SLATE GRAY
LOCATION: COPING / CORNICE

ANOD. ALUM. STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED

SPANDREL GLASS COLOR
MFR: OLDCASTLE
TYPE: CERAMIC FRIT
COLOR: CHARCOAL

FABRIC AWNINGS
MFR: ASTRUP OR GLEN RAVEN SUNBRELLA/SUNBRELA
STYLE/COLOR: MULTIPLE COLORS TO BE SELECTED BY ARCHITECT AND OR TENANT'S SPECIFIC REQUIREMENT WHERE APPLIES

DECORATIVE CMU - COLOR A
MFR: AMCON
COLOR: #754 GLACIAL WHITE
TEXTURE: ROCKFACE, SMOOTH, BURNISHED, SILL

DECORATIVE CMU - COLOR B
MFR: AMCON
COLOR: #311 GOLD LEAF
TEXTURE: ROCKFACE, SMOOTH

DECORATIVE CMU - COLOR C
MFR: AMCON
COLOR: #542 AGGAZIZ
TEXTURE: BURNISHED

NOTE: ALL MORTAR TO BE COLOR MATCHED TO ADJACENT INTEGRALLY COLORED CMU AND SPEC-BRICK - PROVIDE SAMPLES TO ARCHITECT FOR SELECTION.

SIMULATED STONE
MFR: BORAL - CULTURED STONE
STYLE: PROFIT LEDGESTONE
COLOR: MOJAVE
ACCESSORY: MOCHA STANDARD LIGHT FIXTURE STONE

CONCRETE BRICK - SPEC-BRICK - COLOR A
MFR: AMCON
COLOR: #489 MOCHA BLEND
MORTAR:

BRICK VENEER - COLOR B
MFR: GLEN-GERY
COLOR: CHICAGO COLLECTION - SUMMERSET (MARSEILLES PLANT)
SIZE: UTILITY FULL THICKNESS AND THIN CUT VENEER INCLUDING CORNERS
MORTAR: STANDARD GRAY

BRICK VENEER - COLOR C
MFR: ENDICOTT
COLOR: IVORY BLEND (TO MATCH CMU A)
SIZE: UTILITY - THIN CUT VENEER INCLUDING CORNERS
MORTAR: STANDARD GRAY

BRICK VENEER - COLOR D
MFR: GLEN-GERY
COLOR: CLASSIC SERIES - BROWN
SIZE: UTILITY FULL THICKNESS AND THIN CUT VENEER INCLUDING CORNERS
MORTAR: TO MATCH SPEC-BRICK

PRECAST CONC. PANEL - FINISH A
COLOR: MNT-0285
TEXTURE: EXPOSED AGGREGATE

PRECAST CONC. PANEL - FINISH B
COLOR: MNT-0285
TEXTURE: NON-EXPOSED AGGREGATE
STAIN: TO MATCH BRICK VENEER C
SEALER: TK PRODUCTS BRIGHT KURE 4 SEAL

PRECAST CONC. PANEL - FINISH C
COLOR: MNT-0285
TEXTURE: EXPOSED AGGREGATE
STAIN: TO MATCH BRICK VENEER D
SEALER: TK PRODUCTS BRIGHT KURE 4 SEAL

PRECAST CONC. PANEL - FINISH D
COLOR: MNT-0285
TEXTURE: EXPOSED AGGREGATE
STAIN: TO MATCH BRICK VENEER B
SEALER: TK PRODUCTS BRIGHT KURE 4 SEAL

DECORATIVE LIGHT FIXTURE A
MFR: LIGHTWAY
STYLE: BP9W
SIZE: 22"H x 10"W WALL MOUNT LAMP: 70 W METAL HALIDE
FINISH: M13 ANOD. SILVER

PAINT - (PT-1) TO MATCH CMU COLOR B
MFR: BENJAMIN MOORE
COLOR: 1097 SIMPLE PLEASURES
LOCATION: HMTL DOORS AND FRAMES AND GAS PIPING AS APPLIES

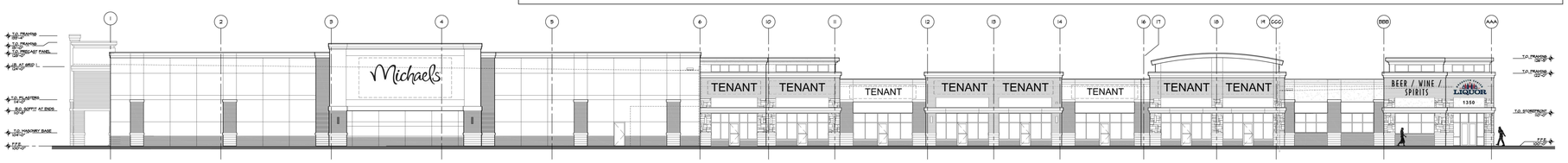
PAINT - (PT-2) TO MATCH SPEC BRICK A
MFR. / COLOR: T.B.D.
LOCATION: GAS PIPING AS APPLIES

PAINT - (PT-3) TO MATCH EIFS A
MFR. / COLOR: T.B.D.
LOCATION: GAS PIPING AS APPLIES

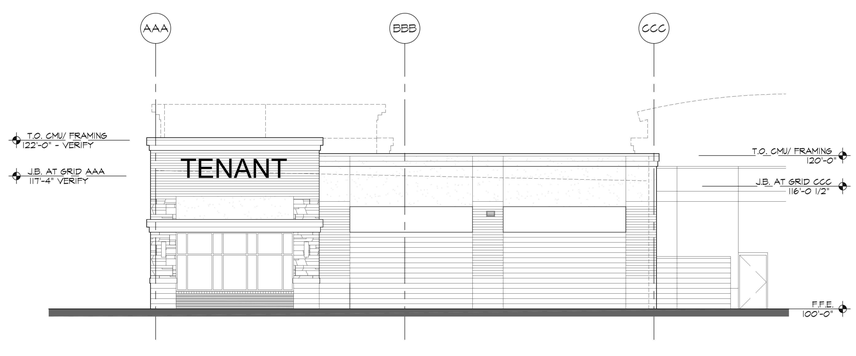
PAINT - (PT-4) TO MATCH EIFS B
MFR. / COLOR: T.B.D.
LOCATION: GAS PIPING AS APPLIES

PAINT - (PT-5) TO MATCH MTL B
MFR.: SHERWIN WILLIAMS
COLOR: SW 7613 SANDERLING
LOCATION: TRASH GATES

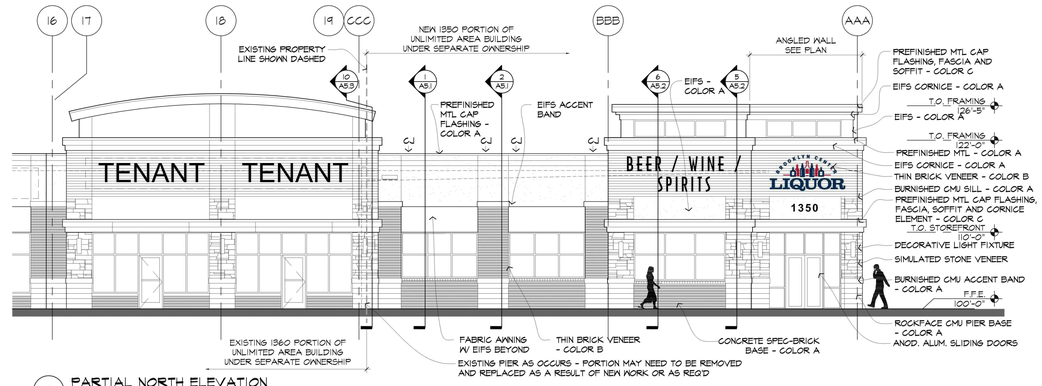
DECORATIVE LIGHT FIXTURE B
MFR: T.B.D.
STYLE: WALL SCONCE
SIZE:
LAMP: LED OR METAL HALIDE
FINISH:



1 OVERALL NORTH ELEVATION
1/16" = 1'-0"



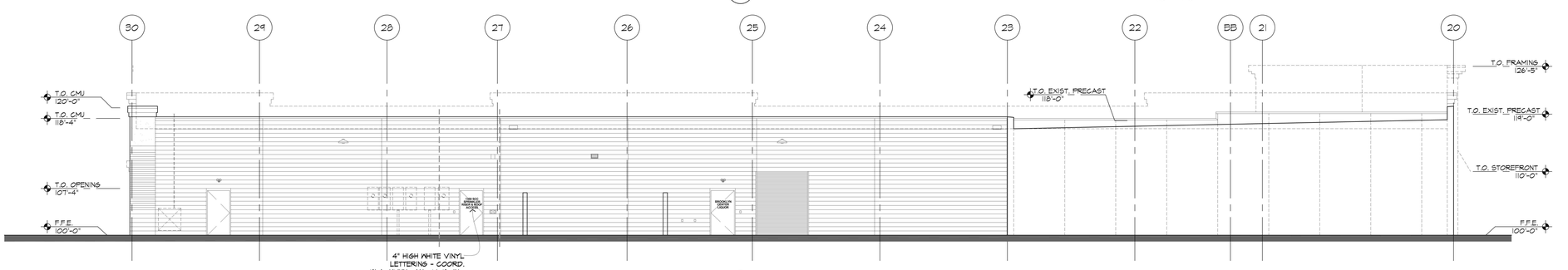
3 SOUTH ELEVATION
1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



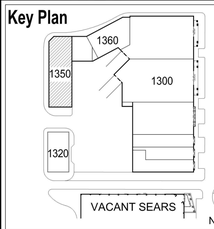
5 EAST ELEVATION
1/8" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.
901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Prepared for:

BROOKLYN CENTER LIQUOR
Celebrate Responsibly at the Center

Key Plan



Mark	Revision / Issue	Date

FINAL REVIEW NOT FOR CONSTRUCTION

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.

Printed Name: Kathy L. Anderson

Signature:

Date: License #: 22285

LIQUOR STORE

SHINGLE CREEK CROSSING

1350 SCC
BROOKLYN CENTER, MN

EXTERIOR ELEVATIONS

PROJECT NUMBER:	18-1076-01
ISSUED DATE:	03-07-19
DRAWN BY:	ES
CHECKED BY:	KA

A3.1

Architectural Consortium, L.L.C. 2019

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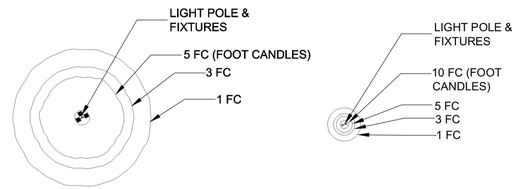
Drawing name: K:\TWC_LDEV\GATLIN DEVELOPMENT\BROOKDALE CENTER\CADD\PHASE 3\Phase 3 R and T\6081 PHOTOMETRIC PLAN.dwg 6081 PHOTOMETRICS PLAN May 02, 2014 8:39am by: brian.wurdeman



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	0	BV	D180	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	173304	2160
	0	BV-3HSS	ROTATED 2 IN 90	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	94478	2160
	0	FV-3HSS	SINGLE	GFR-2-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	45676	1080
	0	KV	3 @ 90 DEGREES	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	259956	3240
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	1	B	3 @ 90 DEGREES	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	259956	3240
	6	C	D180	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	173304	2160
	0	C-3HSS	ROTATED 2 IN 90	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	94478	2160
	1	D	SINGLE	GFR-540-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	86652	1080
	1	D-3HSS	SINGLE	GFR-540-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	47239	1080
	0	E	SINGLE	GFR-2-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	72875	1080
	5	E-3HSS	SINGLE	GFR-2-1000-PSMV-F-3HSS 39' POLE 3' BASE	0.750	120000	45676	1080
	0	F	SINGLE	GFR-3-1000-PSMV-F 39' POLE 3' BASE	0.750	120000	63036	1080
	5	WM-18	SINGLE	GBWM-3-400-PSMHR 18' MH	0.750	40000	26912	452
	2	WM-14.67	SINGLE	GBWM-3-400-PSMHR 14.67' MH	0.750	40000	26912	452

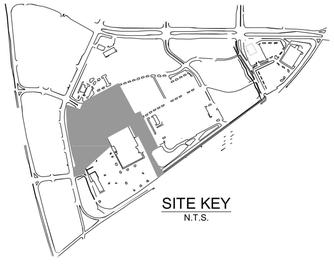
EXISTING PARKING LOT LIGHTING

EXISTING PEDESTRIAN LIGHTING



PROPOSED PARKING LOT LIGHTING

PROPOSED PEDESTRIAN LIGHTING



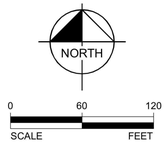
SITE KEY
N.T.S.

PHOTOMETRIC NOTES:

A. CAST IN PLACE CONCRETE BASES WILL BE USED FOR LIGHT POLE BASE FOUNDATIONS.
B. SEE SITE DETAILS FOR LIGHT POLE AND BASE DETAIL.
C. REFER TO SITE LIGHTING ELECTRICAL PLAN BY OTHERS.
D. LIGHT FIXTURES SHALL BE METAL HALIDE.
E. LIGHT POLES SHALL BE 39 FEET TALL, ROUND, TAPERED, BLACK, STEEL POLES WITH A FIXTURE MOUNTING HEIGHT OF 42 FEET. (REF. CUT SHEET)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. REFERENCE THE CONSTRUCTION CONTINGENCY PLAN BY BRAUN INTERTEC DATED 05/27/2011 FOR GROUNDWATER DEWATERING REQUIREMENTS.

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
MN TOLL FREE 1–800–252–1166
BEFORE CONSTRUCTION BEGINS
TWIN CITY AREA 651–454–0002



No.	REVISIONS	DATE	BY

Kimley»Horn
2550 UNIVERSITY AVENUE W, SUITE 325 PHONE: 651-645-4197
SUITE 325, ST. PAUL, MN 55114
WWW.KIMLEY-HORN.COM
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LUCAS C. PAYNE, P.E. 46785
DATE: 05/02/2014 MN LIC. NO.

SCALE AS NOTED
DESIGNED BY JCC
DRAWN BY JCC
CHECKED BY WDM

PHOTOMETRICS PLAN

SHINGLE CREEK CROSSING
BROOKLYN CENTER
BUILDING 9,10,R,T
HENNEPIN COUNTY MINNESOTA

DATE
05/02/2014
PROJECT NO.
160633001
SHEET NUMBER
6081

M E M O R A N D U M

DATE: May 9, 2019

TO: Jane Kansier, Senior Urban Planner

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan – Brooklyn Center Municipal Liquor Store

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Public Works staff reviewed the following documents submitted for review for the proposed Brooklyn Center Municipal Liquor Store, located at 1350 Shingle Creek Crossing:

- Preliminary Plans dated February 28, 2019

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

6031 – Removals Plan

1. Site fencing to keep pedestrians out of construction areas.

6021 – Storm Water Pollution Prevention Plan

2. Provide storm water BMP's quantities.

6062 – Utility Plan

3. Both tenant spaces shall have their own water service.
4. Provide rims and inverts for structures.

Miscellaneous

5. See redlines for additional Site Plan comments.
6. Provide irrigation plan.
7. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes.
8. Upon project completion the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
9. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision. The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).
10. The total disturbed area exceeds one acre, an NPDES permit is required. Storm water requirements for the site where approved with the overall site improvements.
11. Applicant must apply for a Land Disturbance permit.

Prior to Issuance of a Land Alteration

12. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended, as required by the City Engineer.
13. A letter of credit or a cash escrow in the amount of 100 percent of the estimated cost as determined by City staff shall be deposited with the City.
14. During construction of the site improvements and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.
15. A Construction Management Plan and Agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting

16. A City Land Disturbance permit is required.
17. A MPCA NPDES permit is required.
18. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
19. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits, upon request.
20. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING THE DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2019-007 FOR REVIEW AND CONSIDERATION FOR A SITE AND BUILDING PLAN APPROVAL AT 1350 SHINGLE CREEK CROSSING

WHEREAS, Planning Commission Application No. 2019-007 submitted by Nate Reinhardt, Director of Fiscal Resources, of the City of Brooklyn Center ("the Applicant") requests review and consideration for a site and building plan review of a proposed municipal liquor store on 1350 Shingle Creek Crossing ("the Subject Property"); and

WHEREAS, on May 16, 2019, the Planning Commission of the City of Brooklyn Center, Minnesota reviewed the application and received a planning report and Assistant City Engineer's memorandum on the proposed Site and Building Plan for the proposed new construction on the approximately 1.42 acre site; and

WHEREAS, in light of the staff reports received, and utilizing the guidelines and standards for evaluating site and building plans, as contained in the City's Zoning Ordinance, along with consideration of the goals and objectives of the City's Comprehensive Plan, the Planning Commission considers this Site and Building Plan an appropriate and reasonable improvement to the Subject property, and voted unanimously (6-0) to recommend that the City Council approve this application; and

WHEREAS, the on May 28, 2019, the City Council of the City of Brooklyn Center, Minnesota reviewed the application, and received the Planning Commission's recommendation and staff reports, and considered the request in light of all testimony received, the guidelines and standards for evaluating this site and building plan review contained in the City's Zoning Ordinance, along with consideration of the goals and objectives of the City's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brooklyn Center, Minnesota does hereby approve Planning Commission Application No. 2019-007, for a site and building plan approval, based on the findings of fact and the submitted plans, as amended by the following conditions of approval:

1. Developer/Applicant agrees to comply with all conditions or provisions noted in the City Engineer's Review memo, dated May 9th, 2019.

2. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.

3. Final grading, drainage, utility and erosion control plans and any other site engineering elated issues are subject to review and approval by the City Engineer prior to the issuance

of permits.

4. The Applicant shall amend the landscaping plan to come into compliance under the provisions of the Landscape Point System Policy to substitute coniferous and decorative trees for some of the shade trees and shrubs proposed so that the landscaping plan would meet the minimum points required overall and the maximum points allowed for each category.

5. The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding) as part of the development proposal.
    a. Approval of wall signs is subject to the review and approval of detailed sign plans as part of the City's building and site plan review process through Planning Commission and City Council.
    b. All other signage not otherwise approved is subject to Chapter 34 of the City Code of Ordinances and shall be approved under separate sign permits.

6. The Applicant shall submit an as built survey of the property, improvements and utility service lines upon completion of the project.

7. Any major changes or modifications made to this PUD Development/Site and Building Plan can only be made by an amendment to this PUD, which shall include an updated Development/Site Plan if necessary.

May 28, 2019 _____
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

COUNCIL ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Jane Kansier, Planning Consultant

SUBJECT: Resolution Regarding Planning Commission Application No. 2019-006 for a Development Proposal at 5801 Xerxes Avenue N and First Reading of an Ordinance Amending Chapter 35 of the Zoning Code of Ordinance regarding the Zoning Classification of 5801 Xerxes Avenue N., and Set the Second Reading and Public Hearing for June 10, 2019

Requested Council Action:

- (i) Motion to adopt a resolution to approve Planning Case 2019-006 for a Planned Unit Development (PUD) with zoning classification of PUD-TOD and development site plan for a proposed development at 5801 Xerxes Avenue N, based on the findings of fact and submitted plans, as amended by the conditions of approval in the resolution

- (ii) Motion to approve a first reading of an ordinance amending Chapter 35 of the Zoning Code of Ordinances regarding the zoning classification of 5801 Xerxes Avenue North, and set the second reading and public hearing for June 10, 2019

Background:

Real Estate Equities ("REE") is requesting review and consideration of a Planned Unit Development (PUD) and site plan to allow the development of the property located at 5801 Xerxes Avenue North with two multifamily buildings for senior and workforce housing. The proposal also includes an amendment to the Zoning Map to remove the site from the Central Commerce Overlay District.

The subject property is currently owned by the ILEX Group Inc., and REE, the developer, plans to acquire the site and develop 270 senior and workforce affordable apartments. The development would consist of a mix of 143 affordable independent senior units with a mix of one and two bedrooms and 127 workforce units with a mix of one, two, and three-bedroom units. The project will have a full-time onsite management team to manage the property and service the tenants. The full May 16, 2019, Planning Commission report is attached.

At the January 28, 2019, City Council work session, REE presented a concept development proposal for the subject property. The developer also presented a concept review for the site to the Planning Commission at its April 11, 2019 meeting. Both the City Council and the Planning Commission provided input on the project, including comments about sustainability, open space and community gathering space, and safety and security.

An Affidavit of Publication was received, confirming publication of a public hearing notice in the Brooklyn Center Sun Post on May 2nd, 2019. Notices were mailed to property owners in accordance with Section 35-220 of the Brooklyn Center Zoning Ordinance. City staff received multiple inquiries and comments regarding the project including four written comments and two phone calls as of the date of this memorandum. Written comments were presented to the Planning Commission for their consideration during their review, and are attached to this report.

In reviewing the request, City staff determined that residential uses are not listed under the Central Commerce Overlay District, which means they are not permitted within the district. As part of the ongoing Zoning Code update, the Central Commerce Overlay District will be revised or removed; however, since that work is not yet complete, the proposal includes the removal of this property from the overlay district.

On May 16th, 2019, the Planning Commission held a public hearing regarding the request. Seven individuals spoke in opposition to the project. The nature of the comments generally related to concerns regarding the height of the buildings, too many units, traffic and parking impacts, the location of the building, and the concern about the amount of rental property in the city.

Following close of the public hearing, the Planning Commission deliberated on the project. After an in-depth discussion, the Planning Commission ultimately voted in the affirmative (4-2) to recommend City Council approval of the requested for a proposed Planned Unit Development (PUD) and site plan, and to amendment the Zoning Map to remove the site from the Central Commerce Overlay District. This recommendation was also subject to the Applicant complying with the conditions as outlined in the Planning Commission Report dated May 16th, 2019, and associated Planning Commission resolution.

In addition to the zoning code amendment to remove the subject property from the Central Commerce Overlay District, in order to establish a Planned Unit Development on the subject property, it must ultimately be rezoned from its current C2 (Commerce) zoning to a PUD District, per Section 35-355 of the City Code. An amendment to Chapter 35 of the City Zoning Code is required to reflect this change in zoning designation. While State Statute requires the Planning Commission to hold a public hearing for all municipal zoning code amendments, the City's Charter requires a first and second reading for all zoning code amendments, and past practice has been to hold a second public hearing as part of the second reading. The first reading motion language is included as part of the requested action this evening, and calls for the second reading and public hearing on June 10th to adopt the rezoning ordinance.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
May 16, 2019, Planning Commission Report	5/21/2019	Backup Material
May 16, 2019, Planning Commission Report - Plan Set 1	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
May 16, 2019, Planning Commission Report	5/22/2019	Backup Material
Public Comments	5/21/2019	Backup Material
Resolution	5/22/2019	Resolution Letter

Ordinance	5/23/2019	Ordinance

Planning Commission Report
Meeting Date: May 16, 2019

- Application Filed: 04/16/2019
- Review Period (60-day) Deadline: 06/14/2019
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Application No.	2019-006
Applicant:	Real Estate Equities
Location:	5801 Xerxes Avenue N (Former Jerry's Food Site)
Request:	Proposed Planned Unit Development (PUD) to allow multifamily residential in current C2 zoning district and Amendment to Zoning Map to Remove the Site from the Central Commerce Overlay District

Requested Action

Real Estate Equities ("REE) is requesting review and consideration of Planned Unit Development (PUD) to allow the development of the property located at 5801 Xerxes Avenue North with two multifamily buildings for senior and workforce housing. The proposal also includes an amendment to the Zoning Map to remove the site from the Central Commerce Overlay District. Exhibit A includes a project narrative and plans.

As part of the application process, a public hearing notice was published in the Brooklyn Center *Sun Post* on May 2, 2019, and notices were mailed to owners of property within 350' of the site (Exhibit B). The City has received one written comment regarding the proposal, which is attached (Exhibit E).

Background

City staff has been meeting with REE to discuss the development of the former Jerry's Food site ("Subject Property") at the corner of County Road 10 and Xerxes Ave North. The Subject Property has been vacant since 2003. This location works well for the proposed housing due to its access to the Brooklyn Center Transit Station and the future C-Line BRT, and its proximity to retail and other services.

Map 2: 1971 Imagery of Subject Property



Source: MHAPO (Minnesota Historical Aerial Photographs Online).

The Subject Property is currently owned by the ILEX Group Inc., and REE, the developer, plans to acquire the site and develop 270 senior and workforce affordable apartments. The 270 affordable senior and workforce apartments will be 100% affordable and will consist of one, two, and three bedrooms apartments. The project will have a full-time onsite management team to manage the property and service the tenants to the best of their ability. Some of the amenities of the project will include: clubroom and fitness center, arts and crafts room, dedicated package storage, and underground parking. On top of these amenities each unit will be furnished with in-unit washer & dryer, solid surface countertops, nine-foot ceilings, and stainless-steel appliances.

At the January 28, 2019, City Council work session, REE presented a concept development proposal for the Subject Property. The developer also presented a concept review for the site to the Planning Commission at its April 11, 2019 meeting. Both the City Council and the Planning Commission provided input on the project, including comments about sustainability, open space and community gathering space, and safety and security.

Site Data:

2040 Land Use Plan:	TOD (Transit Oriented District)
Neighborhood:	Centennial
Current Zoning:	C2 (Commerce) and Central Commerce Overlay
Site Area:	4.79 Acres

Surrounding Area:

Direction	2040 Land Use Plan	Zoning	Existing Land Use
North	TOD	C1A (Service Office) District and Central Commerce Overlay	Commercial
South	TOD	C2 (Commerce) District and Central Commerce Overlay	Commercial
East	TOD	C2 (Commerce) District and Central Commerce Overlay	Commercial
West	TOD	C1A (Service Office) District and Central Commerce Overlay	Office

Map 1: Subject Property Location (5801 Xerxes Ave)



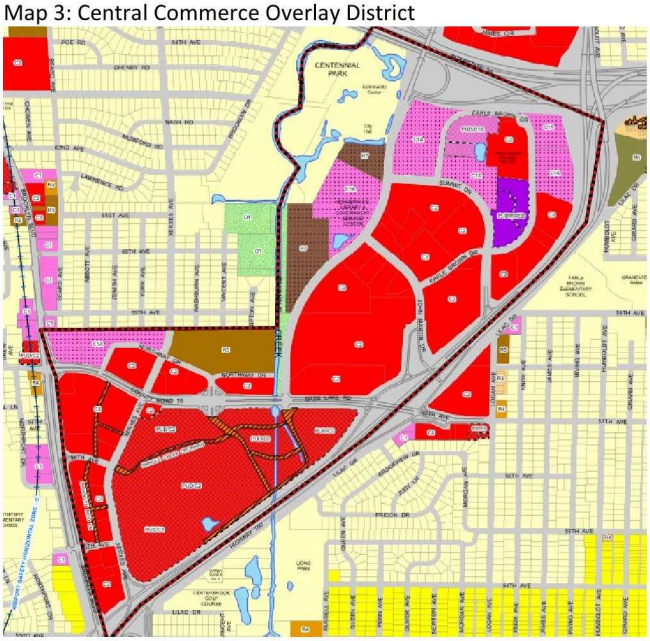
Source: Hennepin County GIS

Proposal Evaluation

Zoning Map Amendment:

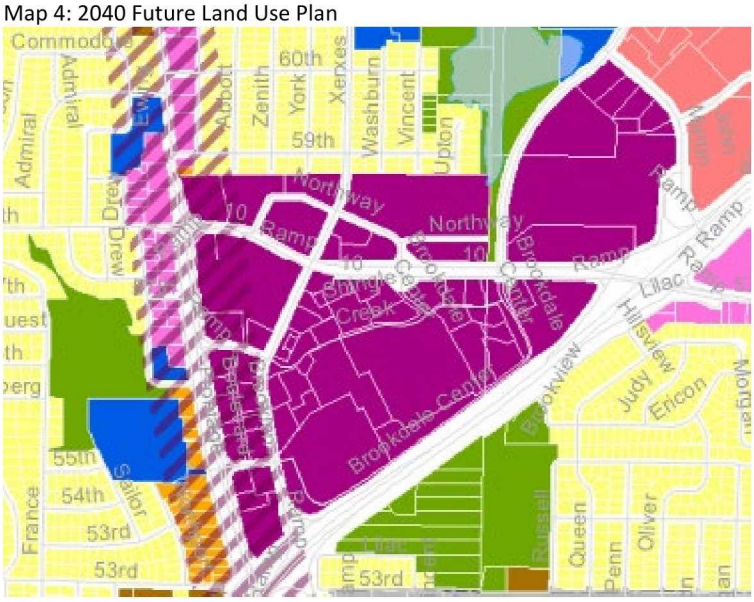
Overlay districts generally apply an extra level of regulations or development criteria above the standard underlying zoning district. The Central Commerce Overlay District is an area roughly bounded by I-694 on the north, Highway 100 on the south and east, Brooklyn Boulevard on the west, and Shingle Creek on the north. The Central Commerce Overlay District includes a specific list of permitted uses. Residential uses are not listed, which means they are not permitted within the overlay district. As part of the ongoing Zoning Code update, the Central Commerce Overlay District will be revised or removed; however, since that work is not yet complete, the proposal includes the removal of this property from the overlay district.

Map 3: Central Commerce Overlay District



The applicant is requesting an amendment to the Zoning Map to remove the Subject Property from the Central Commerce Overlay District. The 2040 Comprehensive Plan designates the Subject Property for Transit Oriented Development (TOD) uses.

Map 4: 2040 Future Land Use Plan



The TOD is a new land use designation, planned for a mix of residential, commercial, office and retail uses generally located within a ½-mile of the Brooklyn Center Transit Station. Density of new residential development in the TOD is expected to be between 31 and 130 units per acre. The proposed development of the Subject Property is consistent with the TOD designation.

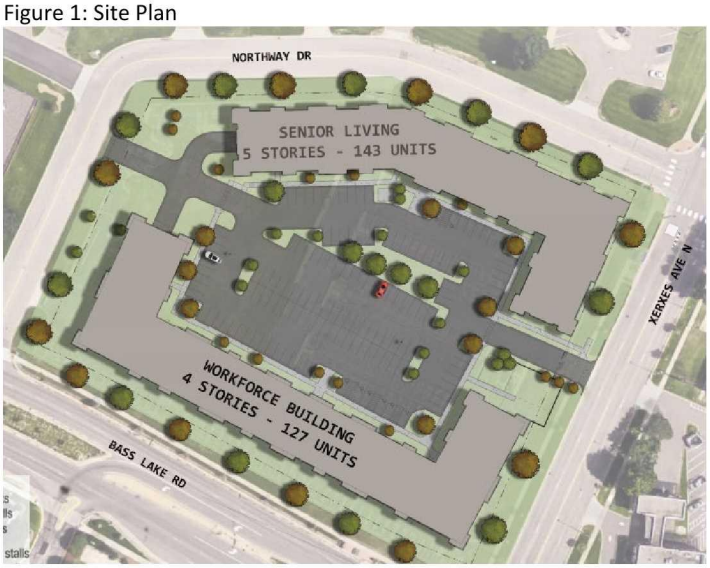
Planned Unit Development:

As part of the ongoing Zoning Code update, new zoning districts will be created included one or more TOD districts, which will conform to the TOD future land use designation in the 2040 Comprehensive Plan. However, that work is not yet complete, and there is not an existing zoning district which this project fits within. As such, the Applicant is requesting a Planned Unit Development (PUD), which allows flexibility within the zoning code to allow for developments which would not be allowed under the existing regulations. PUDs are often used to achieve a higher quality development, or achieve other City goals, in exchange for zoning flexibility from the City Code.

Site Design

The proposed development includes two multifamily buildings, containing a total of 270 units. The buildings are arranged on the north and south side of the lots, with a parking lot in the center. There is a dog run, a tot lot, a community herb garden and a shared outdoor grilling area on the site.

Figure 1: Site Plan



The north building is planned for senior independent living, is 5 stories in height, and includes 143 units. The south building is planned for workforce housing, is 4 stories in height and includes 127 units. The buildings consist of a mixture of 1, 2 and 3-bedroom units. All units include washer/dryers, solid surface countertops, stainless steel appliances, and high-quality cabinets. Building amenities include community rooms, rooftop patios, fitness centers, and on-site management team and underground parking.

Setbacks

The proposed plan identifies a building setback of 15' on all four sides. At its closest point, the north building is located approximately 22' from the property line along Northway Drive, and 15' from the property line on Xerxes Avenue. The south building is located approximately 26' from the Bass Lake Road right-of-way.

Architectural Materials

The City' s Architectural Design Guidelines require at least 50-percent of each elevation (face) of the building be constructed of Class I materials, with the remainder constructed of Class II materials. Each of the buildings are designed with brick, prefinished metal siding and lap siding, which conforms to the Design Guidelines.

Access and Parking

The Subject Property is bounded by Xerxes Avenue on the east, Northway Drive on the north and west, and Bass Lake Road on the south. Driveway access to the property is proposed from Xerxes Avenue on the west and Northway Drive on the east. The driveways provide access to both the underground garage and surface parking. The driveways and parking aisles meet the minimum 24' width.

There are a total of 270 dwelling units in the two buildings. Section 35-704 of the Zoning Ordinance requires two parking spaces per dwelling unit, indicating the developer would ordinarily need to supply 540 parking spaces to satisfy the Zoning Ordinance. According to the site and floor plans submitted, a total of 340 parking spots, or 1.26 spaces per unit, are proposed.

A 2018 survey of available parking spaces at other multi-family rental properties by staff revealed few properties in the City meet the current requirement of two parking spaces per dwelling unit. The lack of

parking citations issued by the police at apartment complexes with fewer than two parking spaces per unit the City comparable to this proposed development seems to indicate theses complexes are not burdened by a lack of parking.

It is anticipated that residents will utilize the nearby transit center, with access to several high frequency lines as well as the new BRT C-Line, which opens on June 8, 2019. Sidewalks are located along Xerxes Avenue and Bass Lake Road, providing access to the transit station and to the retail area south of Bass Lake Road. The front entrance of the senior building, located on the north half of the site, is located on the south side of the building facing the parking lot. It is easily accessible to the adjacent sidewalks.

The front entrance to the south building also faces the parking lot, on the north side of the building. It would be beneficial to provide another entrance along the south side of the building, with a pedestrian access to the existing sidewalk on Bass Lake Road.

Lighting

The Zoning Code requires, "all exterior lighting shall be provided with lenses, reflectors, or shades, so as to concentrate illumination of the property of the owner or operator of said illumination devices." The submitted photometric plan notes lighting that will be downcast and identifies a total of 24 new fixture locations on the Subject Property. This includes the installation of 13, downcast, wall mounted or recessed lights, 3 bollard lights, and 8, 20' light poles.

Per the City Zoning Code, lighting shall not exceed three (3) foot candles measured at property lines abutting residentially zoned property, or 10 foot candles measured at the property lines abutting the street right-of-way or non-residentially zoned properties. As is specified, no glare shall emanate from or be visible beyond the boundaries of the illuminated premises. The photometric plan indicates the fixtures are consistent with the Zoning Code requirements.

Trash

Trash facilities will be located in the garage. Containers will be brought up to the drive on pick-up day and returned to the garage soon after pick-up.

Screening

All ground mounted equipment (e.g., transformers, mechanical) shall be effectively screened from adjacent public rights-of-way and properties by a solid wall or fence constructed of wood, masonry, or other durable materials that are complementary to the materials used on the primary building. Per Chapter 12 (Building Maintenance and Occupancy) of the City Code, roof-mounted equipment shall also be screened from view through use of parapets, wall/ fencing materials, or paint to match surrounding colors when visible from the public right-of-way.

Per Section 35-711 (Parking Lot Screening), "All open off-street parking areas having more than six spaces and all off-street loading and unloading spaces shall be effectively screened from any abutting residential lots by a solid wall or opaque fence six feet high, or by such other device as may be approved by the City Council." The proposed off-street parking is not adjacent to any residential lots.

Landscaping

The project submittal includes a landscape plan and planting schedule, Although City Code does not have any specific requirements on the species of landscaping, and the City has operated under and held new and redeveloped areas to complying with the City's adopted Landscape Point System policy, which

assigns points to a given site based on the acreage of a development.

The point system requires multi-family residential sites to provide a specific amount or number of landscaping units, and is based on the maximum percentage of certain materials (i.e., 50% shade trees; 40% coniferous trees; 35% decorative trees; and 25% shrubs). Given a "Multi-Family Residential" use and assuming an approximately 4.79 acre parcel for the proposed development, the property would have to accrue 390 points. (2 acres * 90 + 2.79 acres * 75 = 389.25 points).

Planting Type	Minimum Size	Points Per Planting	Maximum Points (%)	Points Accrued
Shade (Deciduous) Trees	2 ½" diameter	10	50% or 195 points	190 (19 trees * 10 points)
Coniferous (Evergreen) Trees	5' height	6	40% or 156 points	126 (21 trees * 6 points)
Decorative (Ornamental) Trees	1" diameter	1.5	35% or 136.5 points	**25.5** (17 trees * 1.5 points)
Shrubs	12" diameter	0.5	25% or 97.5 points	49 (98 shrubs * .5 points)
Total				**390.5 points**

Based on a review of the Landscape Plan, dated April 16. 2019, the plan meets and exceeds the minimum requirements under the Landscape Point System Policy at 390.5 points achieved.

The City has engaged a consultant to develop a beautification and public art master plan. One of the outcomes of this work will be recommendations on the role of private development in contributing to public art. In collaboration with that process, and in consideration of flexibility in setbacks and reduced parking, the City's public art consultant reviewed the proposal and suggests a portion of the landscaping budget go towards creative placemaking that would enhance the pedestrian connection to transit. This could be done through public art or other methods that would enhance safety and walkability.

Engineering Review:
Andrew Hogg, Assistant City Engineer, reviewed plans and provided a comment memo, dated May 10, 2019 (Exhibit D). Most of the comments pertain to the need for plan corrections and additional details. The major comments require the need for sidewalk easements. These state,

- Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
- Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.

All engineering comments must be addressed prior to the issuance of any permits for land disturbing activity.

Fire Inspection/Building Review:
The plans are currently under review. Fire Inspection and Building review comments will be provided to the Planning Commission separately.

Police Review:
The Applicant met with the Police Chief and the Crime Prevention Officer on May 10, 2019. The Police stressed the need for safety equipment within the building, including access control on entry doors, on-

site cameras, and on-site security. According to the Police Chief, the presence of on-site security when the buildings first open sets the stage and expectations for the site. It may not be necessary to maintain this presence at all times.

The Police Department also recommended the outdoor gathering spaces be located along Northway Drive, or on the west side of the site, rather than along Xerxes Avenue, the busier street.

The Police Department also encouraged a perimeter barrier. This barrier could include wrought iron fencing or hostile landscaping (rose bushes or other thorny bushes).

SIGNS

There are no signs identified on the proposed plans. Any signage must comply with the Sign Code requirements for multiple family dwellings and cluster developments as outlined in Chapter 34 of the City Code. The Applicant will need to apply for and receive issuance of a sign permit to install any new signage.

Based on staff findings, staff recommends Planning Commission recommendation of the amendment to the Zoning Map removing the Subject Property from the Central Commerce Overlay District and approval of the anticipated site improvements for the Subject Property located at 5801 Xerxes Avenue North, subject to the Applicant complying with the Approval Conditions as noted below.

APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2019-006 for the Subject Property located at 5801 Xerxes Avenue N:

1. PUD / Site Improvement Review:
   All requested alterations will need to be approved by City staff with respect to applicable codes prior to the issuance of permits, and fire related building code items shall be reviewed and approved by the Fire Chief.
   a. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development plans and documents as approved by the City Council.
      i. The site plan shall be revised to includes a main entry, or a more prominent entry on the south side of the south building. A sidewalk connection shall be provided to the sidewalk along Bass Lake Road.
      ii. The Applicant shall identify safety features ….
   b. The Applicant must revise the site and building plans to include a resident exit/entrance along the south side of the south building and a pedestrian access to the sidewalk along Bass Lake Road.
   c. The Applicant must submit separate applications for any sign permits to the City for review and permits.
2. Agreements:
   a. The Applicant must enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of building permits. The agreement shall further assure compliance with the development plans submitted with this application.
   b. A Performance Agreement with supporting financial guarantee approved by the City

shall be executed upon any approval of the to-be submitted building permit for site improvements, which ensures the Subject Property will be constructed, developed, and maintained in conformance with the plans, specifications, and standards.

c. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.

3. Engineering Review: The Applicant agrees to comply with all conditions or provisions noted in the City Engineer' s Review memorandums, dated May 10, 2019(Exhibit D).
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.
    b. Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
    c. Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.
    d. Utility Facilities Easement Agreement is required.
4. Fire Inspector/ Building Official Review: The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any site plan approval.
5. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
6. Final grading, drainage, utility and erosion control plans and any other site engineering elated issues are subject to review and approval by the City Engineer prior to the issuance of permits.
7. Landscaping: All landscaped areas shall include approved irrigation systems to facilitate site maintenance.
    a. The contractor shall submit irrigation shop drawings for review and approval prior to installation.
    b. The Applicant shall work with the City's public art consultant, or similar, to provide a plan for creative placemaking to enhance the pedestrian access to transit.
8. Lighting: The Applicant shall provide a lighting plan that identifies all existing and proposed lighting for the parking lots and building. The lighting plan shall include a site wide photometric plan that is in conformance with the lighting provisions as noted under the City Zoning Ordinance and in consideration of the City' s Architectural Design Guidelines. Fixture specifications shall be provided prior to issuance of any building permits.
9. Signage: The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding).
    a. All signage is subject to Chapter 34 of the City Code of Ordinances and shall be approved under separate sign permits.

RECOMMENDATION

Based on the above-noted findings, staff recommends the following motion:

Motion to approve a Resolution recommending that the City Council approve the amendment to the Zoning Ordinance and Zoning Map removing the property at 5801 Xerxes Avenue North from the Central Commerce Overlay District, and approval of the Planned Unit Development plans and documents and approval of the anticipated site improvements for the Subject Property located at 5801 Xerxes Avenue North, based on the submitted plans and findings of fact, as amended by the Conditions of Approval in the May 16, 2019, Planning Commission Report.

Attachments

Exhibit A - City Submittal for 5801 Xerxes Avenue North by Real Estate Equities, LLC, dated April 16, 2019

Exhibit B- Public Hearing Notice for, published by Brooklyn Center Sun Post, dated May 2, 2019.

Exhibit C- Select City Council Work Session Minutes, dated January 28, 2019.

Exhibit D- Review Memorandum, prepared by Assistant City Engineer Andrew Hogg, dated May 10, 2019.

Exhibit E – Public Comments received.

EXHIBIT A

For Office Use Only	
Date Received:	
Date Application Complete:	
Letter of Completeness:	
PC App No.	

2019 Planning Commission Application

Applicant Information:

Name: Real Estate Equities, LLC (or affiliate)

Address: 579 Selby Ave, Saint Paul, MN

Office Phone: 651-389-3801 Cell:

Email: abisanz@reeliving.com FAX:

Property Owner Information* (*if different from Applicant*):

Name: ILEX Group

Property Owner Address: 5101 Vernon Ave South, Edina, MN 55436

Office Phone: 612-259-7521 Cell:

Email: darcywin@aol.com FAX:

Project Information:

Provide a general description of your project and request(s): Two buildings on site.
Workforce Housing building will be four stories above grade with underground parking.
Senior Housing building will be five stories above grade with underground parking.
The two buildings will share surface parking on site.

Address/Location of Property: 5801 Xerxes Ave N

Legal Description of Property: Land Commercial Preferred/Non-Homestead

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	$1,050	☐	Appeal	$200
☐	Rezoning	$1,050	☐	Zoning Code Text Amendment	$500
☐	Special/Interim Use Permit	$250	☐	Special/Interim Use Permit Amendment	$150
☐	Site and Building Plan Review	$750	☐	Variance	$200
✓	Planned Unit Development	$1,800	☐	Planned Unit Development Amendment	$700
☐	Preliminary Plat	$400	☐	Final Plat	$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: $1800 **Escrow Amount:** $ **Receipt No:**

Escrows: All Planning Commission Applications shall be subject to a $1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are typically held the Thursday following the second Monday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2019 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 18 (2018)	**January 17**	January 28
January 15	**February 14**	February 25
February 12	**March 14**	March 25
March 12	**April 11**	April 22
April 16	**May 16**	May 28 (Tuesday)
May 14	**June 13**	June 24
June 11	**July 11**	July 22
July 16	**August 15**	August 26
August 13	**September 12**	September 23
September 17	**October 17**	October 28
October 15	**November 14**	November 25
November 12	**December 12**	January 13 (2020)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at www.cityofbrooklyncenter.org to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

Ben Schultes VP-Finance

Property Owner Signature (Required)

4/15/2019

Date

Applicant Signature (If different than Property Owner)

4/15/2019

Date

Brooklyn Center Council Presentation

Rent Structure:

Unit Type	Set Aside	SF	Gross Rent	Utility Allowance	Net Rent
Senior					
1 Bed/1 Bath	60%	713	$1,125	$78	$1,047
2 Bed/2 Bath	60%	1,200	$1,350	$95	$1,255
Workforce					
1 Bed/1 Bath	60%	712	$1,125	$78	$1,047
2 Bed/2 Bath	60%	1,021	$1,350	$95	$1,255
3 Bed/2 Bath	60%	1,326	$1,560	$113	$1,447

- Residents can also pay $75 for parking stalls as well as an additional $15 for storage.

Project Summary:

- Continued communication with staff to identify overall project timelines.
- Updated project design/renderings.
- Braun Intertec completed Phase I, Phase II, and Geo Reports.
- Discussing terms with lenders and investors and ready to execute with them once we get approval on TIF to move forward with term sheets.
- Traffic Study completed; shows no traffic or parking issues with development.

Project Highlights/Amenities:

Unit Finishes/Amenities: In Unit washer/dryer, solid surface countertops, 9 ft ceilings, full stainless-steel appliance package, and high-quality cabinetry.

Building Amenities: Full on-site management team, secure entrance with Luxor package storage system, community room, rooftop patios, fitness centers, office/conference room, underground parking. As well as a resident community herb garden with gaszebo, dog run, tot lot, and shared outdoor grilling area.

Sustainable Aspects/Exterior Materials: Masonry, Concrete Fibor Board, Wood Look CFB, Metal Panel Accents. As well as, solar panels implemented on roof of building, Energy Star Windows, low-flow fixtures/LED lighting, and High Efficiency HVAC.

Safety/Security Provisions: REE plans to propose secure entrance/exits with controlled key FOB access. As well as, numerous security cameras, a highly visible/well lit parking area, and a full on-site management team.

Project Demand:

- Marquette Advisors Report projects 3,078 additional affordable housing units needed by 2020 in Minneapolis/St. Paul first ring suburb submarket.
- Vacancy rate in Brooklyn Center is 2.2%.
- Market research indicates that Brooklyn Center and surrounding Hennepin and Anoka areas have notable production shortfalls of affordable senior/workforce housing units.

Parking Data:

- REE West Saint Paul Senior Property (The Winslow)
  - Price: $65.00
- Senior Affordable Property (The Legends at Silver Lake)
  - Price: $80.00
- Senior Affordable Property (The Legends of Columbia Heights)
  - Price: $75.00

Project Investment:

- TIF Request $4,601,450
- First Mortgage $34,442,331
- Tax Credit Equity $20,863,865
- Developer Equity (Deferred Developer Fee) $5,579,785
- Total Development Cost $60,885,982

EXHIBIT D

M E M O R A N D U M

DATE: May 9, 2019

TO: Jane Kansier, Senior Urban Planner

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Preliminary Site Plan – Brooklyn Center Residential Development

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Public Works staff reviewed the following documents submitted for review for the proposed Brooklyn Center Residential Development, located at 5801 Xerxes Ave N:

- Preliminary Plans dated April 16, 2019

Subject to final staff Site Plan approval, the referenced plans must be revised in accordance with the following comments/revisions and approved prior to issuance of Land Alteration permit.

C1-1 – Title Plan

1. Add title sheet.

C1-1 – Removals Plan

2. Show all removals needed for existing utilities.

C2-1 – Site Plan

3. Use City Detail for City driveway aprons.

C3 – Grading Plan

4. All roadway embankment material installed within pavement patching areas of existing roadways shall be placed in lifts not to exceed 8-inches and compacted to a minimum of 100 percent of maximum density regardless of depth below the final pavement surface. The Engineer shall take a minimum of three (3) compaction tests at varying elevations within the pavement patch area.

C4-1 – Utility Plan

5. Install sanitary manholes on main in Northway Drive and connect 8” sanitary service into manholes. Use City details.

C4-2 – Utility Plan

6. Stormwater from dog run drains directly into storm drain with no treatment. Address steps to prevent waste from entering the storm system.

C8-1, 8-2, 8-3 – Detail Sheets

7. All work performed and materials used for construction of utilities must conform to the City standard specifications and details. The City’s standard details must be included in the plan.
8. Missing details.

Miscellaneous

9. See redlines for additional Site Plan comments.
10. Provide irrigation plan.
11. Provide detailed vehicle turning and tracking movement diagrams for delivery vehicles and garbage trucks demonstrating specific and actual routes.
12. Applicant should address the recommendations of the traffic study, conducted by Spack Consulting dated February 15, 2019.
13. Upon project completion the applicant must submit an as-built survey of the property, improvements and utility service lines and structures; and provide certified record drawings of all project plan sheets depicting any associated private and/or public improvements, revisions and adjustments prior to issuance of the certificate of occupancy. The as-built survey must also verify that all property corners have been established and are in place at the completion of the project as determined and directed by the City Engineer.
14. Inspection for the private site improvements must be performed by the developer's design/project engineer. Upon project completion, the design/project engineer must formally certify through a letter that the project was built in conformance with the approved plans and under the design/project engineer's immediate and direct supervision. The engineer must be certified in the State of Minnesota and must certify all required as-built drawings (which are separate from the as-built survey).
15. The total disturbed area exceeds one acre, an NPDES permit is required. In addition, the total disturbed area is less than five acres; the City of Brooklyn Center will review site using Shingle Creek Watershed Commission rules for stormwater management. Stormwater management plan is incomplete; please submit sub-catchment DA-2p calculations to allow for complete review.
16. Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
17. Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.
18. Utility Facilities Easement Agreement is required.

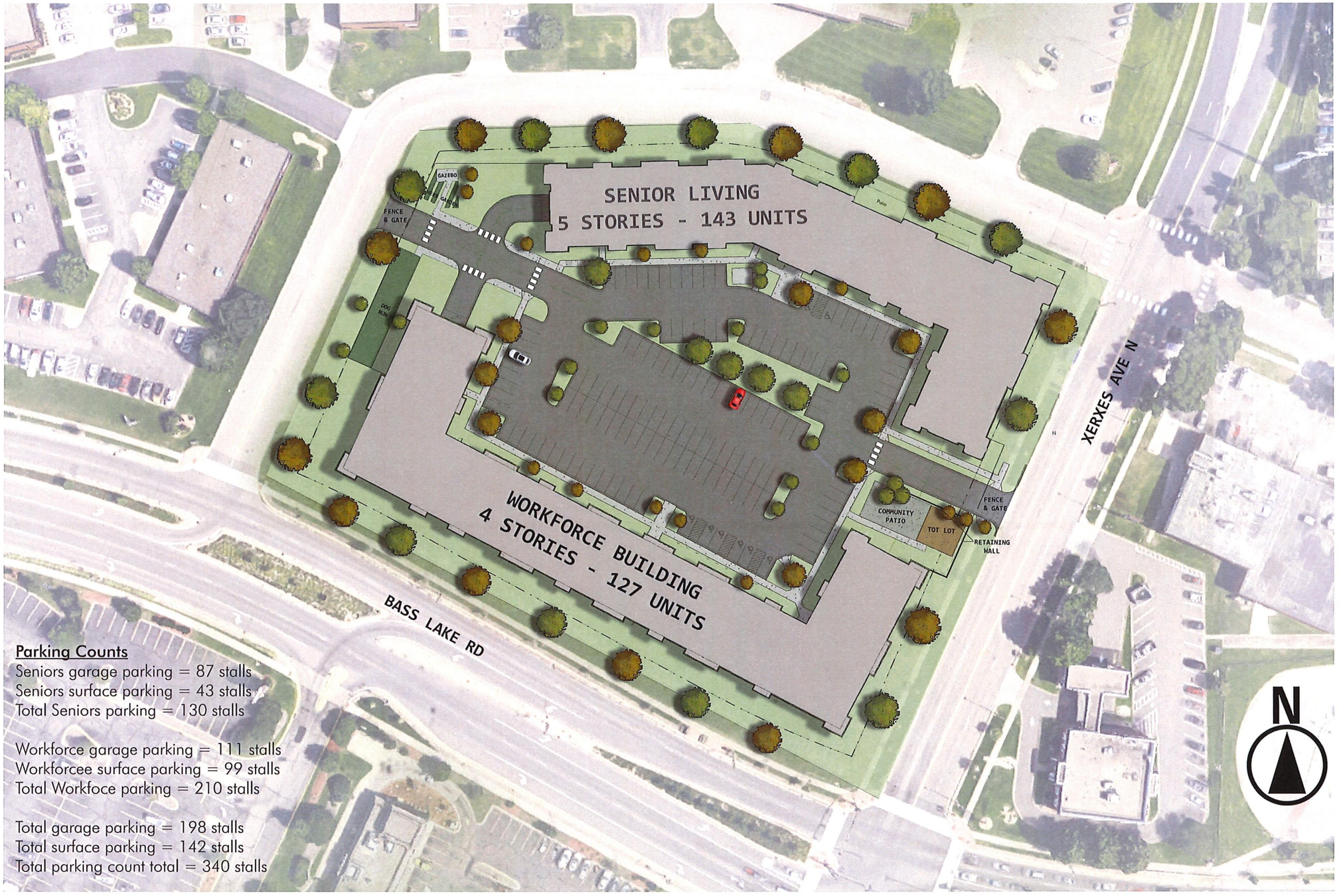
Prior to Issuance of a Land Alteration

19. Final construction/demolition plans and specifications need to be received and approved by the City Engineer in form and format as determined by the City. The final plan must comply with the approved preliminary plan and/or as amended, as required by the City Engineer.
20. A letter of credit or a cash escrow in the amount of 100 percent of the estimated cost as determined by City staff shall be deposited with the City.
21. During construction of the site improvements and until the permanent turf and plantings are established, the developer will be required to reimburse the City for the administration and engineering inspection efforts. Please submit a deposit of $2,500 that the City can draw upon on a monthly basis.
22. A Construction Management Plan and Agreement is required that addresses general construction activities and management provisions, traffic control provisions, emergency management provisions, storm water pollution prevention plan provisions, tree protection provisions, general public welfare and safety provisions, definition of responsibility provisions, temporary parking provisions, overall site condition provisions and non-compliance provisions. A separate $2,500 deposit will be required as part of the non-compliance provision.

Anticipated Permitting

23. A City Land Disturbance permit is required.
24. A MPCA NPDES permit is required.
25. Other permits not listed may be required and is the responsibility of the developer to obtain and warrant.
26. Copies of all required permits must be provided to the City prior to issuance of applicable building and land disturbance permits.
27. A preconstruction conference must be scheduled and held with City staff and other entities designated by the City.

The aforementioned comments are provided based on the information submitted by the applicant at the time of this review. Other guarantees and site development conditions may be further prescribed throughout the project as warranted and determined by the City.



Parking Counts

Seniors garage parking = 87 stalls
Seniors surface parking = 43 stalls
Total Seniors parking = 130 stalls

Workforce garage parking = 111 stalls
Workforcee surface parking = 99 stalls
Total Workfoce parking = 210 stalls

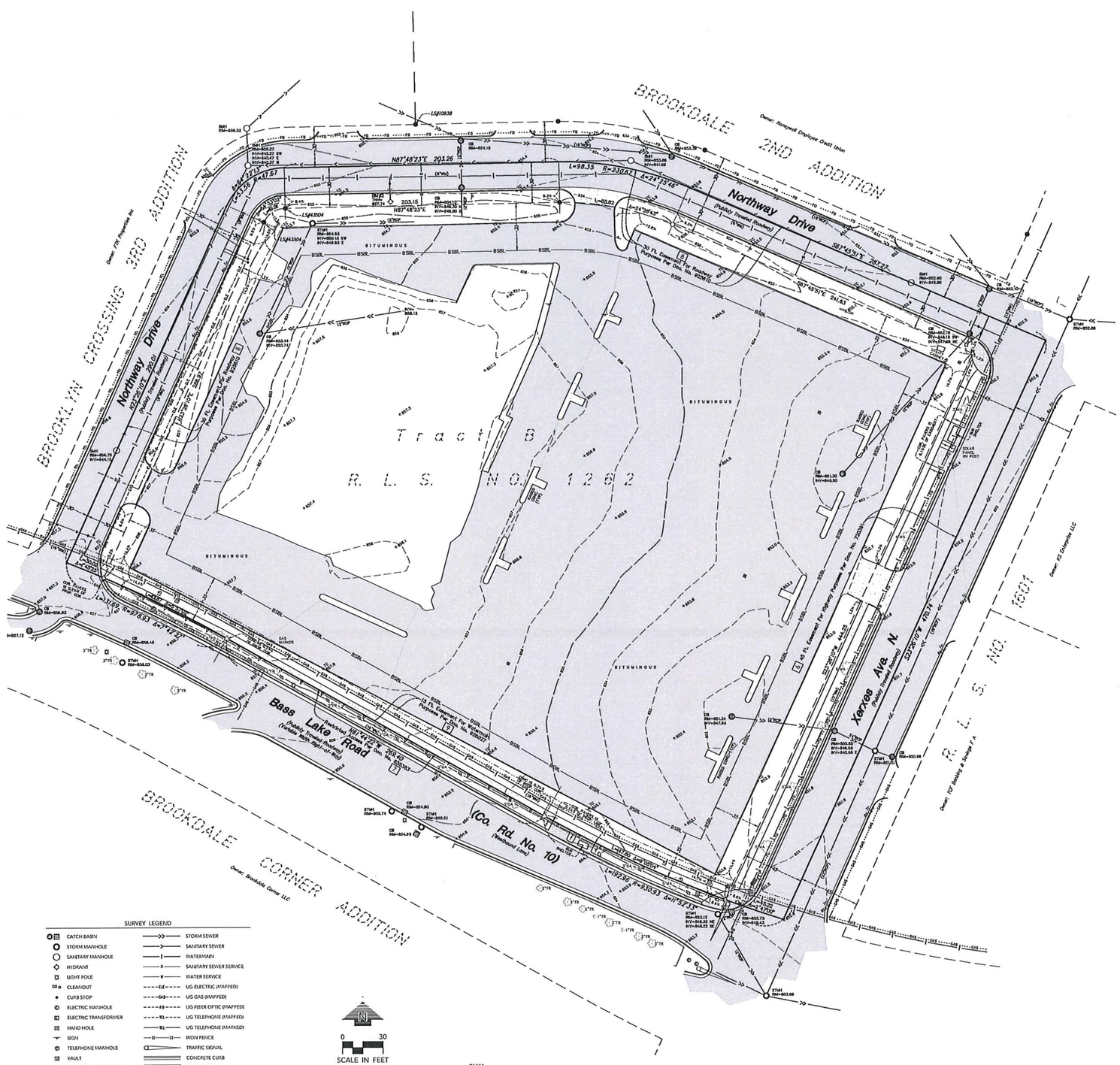
Total garage parking = 198 stalls
Total surface parking = 142 stalls
Total parking count total = 340 stalls

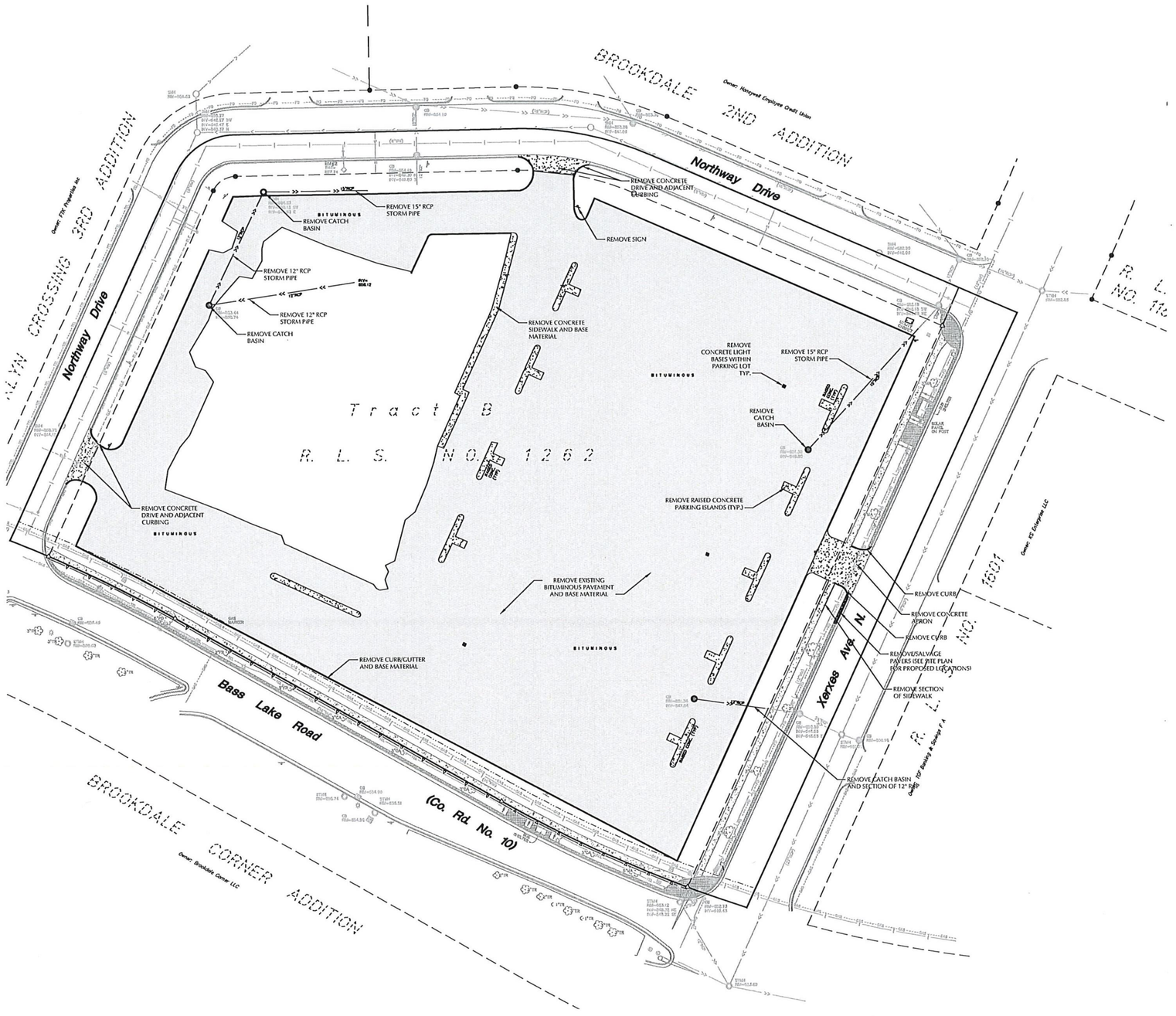


Workforce Housing - View from Bass Lake Road & Xerxes Avenue N.



Senior Housing - View from Southeast


BROOKDALE 2ND ADDITION
Owner: Honeywell Employee Credit Union
BROOKLYN CROSSING 3RD ADDITION
Owner: ITK Properties Inc
Northway Drive
(Publicly Owned Roadway)
(60' Row)
Tract B
R. L. S. NO. 1262
Xerxes Ave. N.
(Publicly Owned Roadway)
(Variable Width Right-of-Way)
Bass Lake Road
(Co. Rd. No. 10)
(Publicly Owned Roadway)
(Variable Width Right-of-Way)
BROOKDALE CORNER ADDITION
Owner: Brookdale Corner LLC
Owner: JCI Company LLC
N87°48'23"E 203.26
S87°45'51"E 287.32
S01°45'51"E 244.63
S53°26'09"W 210.74
N87°48'23"E 203.16
L=98.35 R=230.62 Δ=24°26'16"
L=85.83 Δ=24°06'43"
L=492.36 R=3,130.93 Δ=9°00'52"
L=97.33 R=972.83 Δ=5°43'23"
L=457.61 R=2,930.08 Δ=8°57'01"
BITUMINOUS
CONCRETE
LS#10935
LS#14504
LS#17255
45 Ft. Easement For Highway Purposes Per Doc. No. 720391
10 Ft. Easement For Watermain Purposes Per Doc. No. 926610
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SCALE IN FEET

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound lane Bridge No. 27040 over Shingle Creek, 1.35 miles southeast along Trunk Hwy 100 fromn the junction of Trunk Hwy100 & I-94, at Trunk Hwy milepoint 14.55, 25.0 feet southeast of northbound Trunk Hwy 100.
ELEVATION = 846.58 FT (NAVD'88)

BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD'88)

SURVEY LEGEND

AS ASH	CATCH BASIN	STORM SEWER
EL ELM	STORM MANHOLE	SANITARY SEWER
LO LOCUST	SANITARY MANHOLE	WATERMAIN
SP SPRUCE	HYDRANT	UGE UNDERGROUND ELECTRIC
THSD ELEV ⊕ THRESHOLD	GATE VALVE	UGG UNDERGROUND GAS
TC TOP OF CURB	POWER POLE	OH OVERHEAD UTILITY
CC CURB CUT	LIGHT POLE	CHAIN LINK FENCE
TW TOP OF WALL	GUY WIRE	GUARDRAIL
BW BOTTOM OF WALL	SIGN	WALL
x72.3 SPOT ELEVATION	ELECTRIC TRANSFORMER	CONCRETE CURB
( ) PER MAP / RECORD	HAND HOLE	CONCRETE
	ROOF DRAIN	872 CONTOUR
	ELECTRIC OUTLET	CONIFEROUS TREE
	FIRE CONNECTION	DECIDUOUS TREE
	GUARD POST	
	FLAG POLE	

DEMOLITION LEGEND:

REMOVE EXISTING BITUMINOUS PAVING

REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.

REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS. STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND EROSION CONTROL PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE EROSION CONTROL PLAN.
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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BROOKLYN CENTER, MN

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used in other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. Both the Consultant and Client agree, unless they so specify otherwise, that any transfer of CADD files is for information and reference only. All electronic or hard copy versions of CADD files shall be void of the Consultant's seal. Client agrees to indemnify and hold harmless and defend the Consultant from any and all claims and liabilities.

SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Dick - PE
License No. 49933
Date -

QUALITY CONTROL

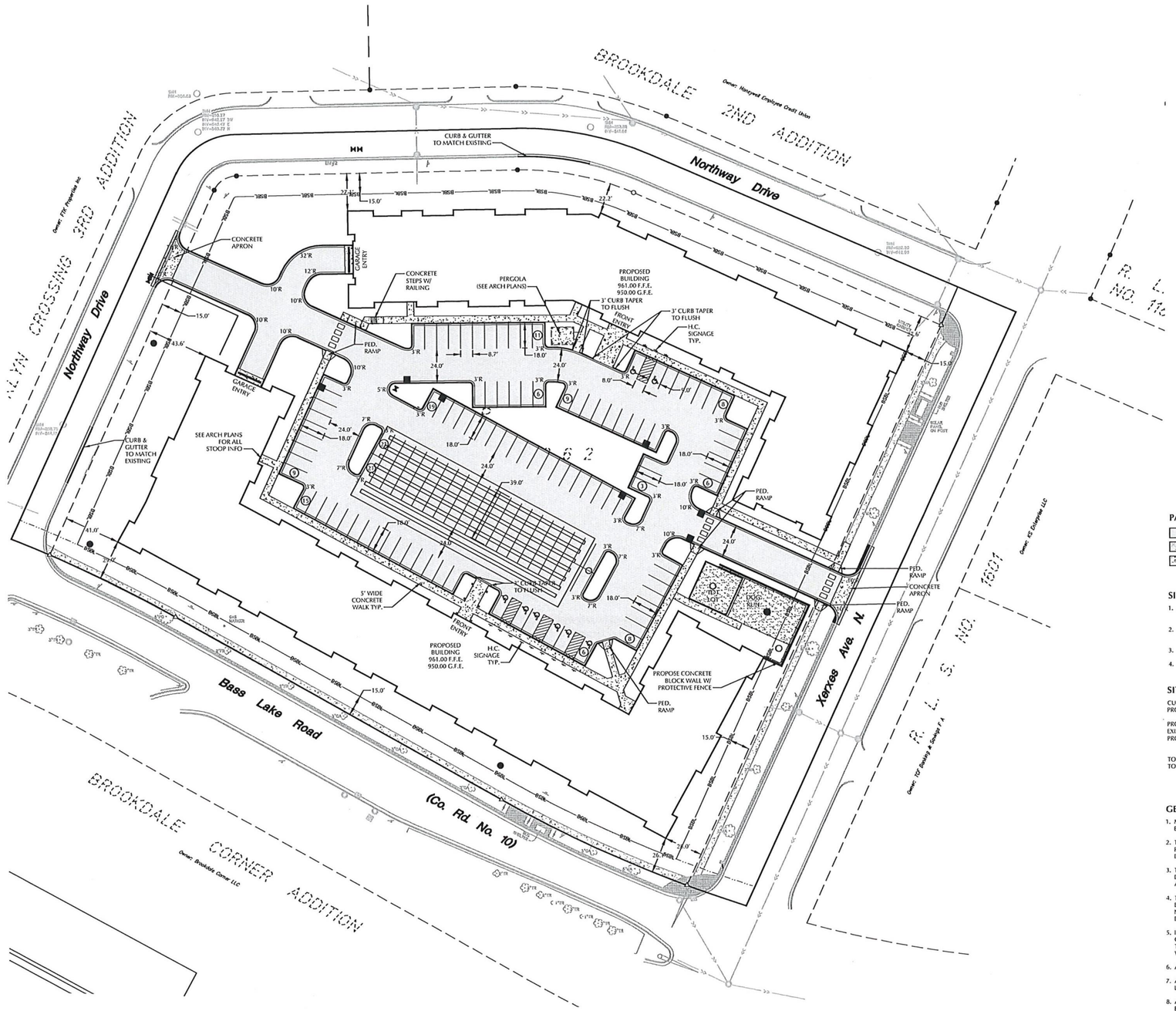
Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
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C3-2	SWPPP
C3-3	SWPPP
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C4-2	STORM SEWER
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

DEMOLITION PLAN
C1-1

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SCALE IN FEET

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound lane Bridge No. 27040 over Shingle Creek, 1.35 miles southeast along Trunk Hwy 100 from the junction of Trunk Hwy100 & I-94, at Trunk Hwy midpoint 14.55, 25.0 feet southeast of northbound Trunk Hwy 100.
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BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD'88)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
972.5	SPOT ELEVATION	972.5 T.O.C.
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

PAVEMENT LEGEND

- DENOTES LIGHT DUTY BITUMINOUS PAVEMENT
- DENOTES HEAVY DUTY BITUMINOUS PAVEMENT
- DENOTES CONCRETE PAVEMENT

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: C2 (COMMERCE) DISTRICT
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

PROPERTY AREA:	208,696 SF (4.796 AC)
EXISTING IMPERVIOUS AREA:	183,462 SF (4.212 AC) (87.8%)
PROPOSED IMPERVIOUS AREA:	135,156 SF (3.103 AC) (64.7%)

TOTAL ABOVE GROUND PARKING: 142 STALLS PROVIDED
TOTAL UNDERGROUND PARKING: SEE ARCHITECTURAL PLANS

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
8. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.

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SUBMITTAL/REVISIONS:

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

PJ Dick - PE

License No.	49933
Date	-

QUALITY CONTROL

Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDK
Checked By	PJD
Review Date	04/16/19

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C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C5-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

SITE PLAN
C2-1

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SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING AN APARTMENT BUILDING, SURFACE PAVEMENTS, AND UTILITIES.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL PERIMETER EROSION CONTROL AROUND SITE
3. CLEAR AND GRUB SITE
4. STRIP AND STOCKPILE TOPSOIL
5. REMOVE PAVEMENTS AND UTILITIES
6. CONSTRUCT STORMWATER MANAGEMENT FACILITY/FACILITIES
7. ROUGH GRADE SITE
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
9. INSTALL UTILITIES
10. INSTALL BUILDING FOUNDATIONS
11. INSTALL CURB AND GUTTER
12. INSTALL PAVEMENTS AND WALKS
13. INSTALL MINOR UTILITIES
14. FINAL GRADE SITE
15. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
16. SEED AND MULCH
17. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:
   AREA OF DISTURBANCE: 5.0 AC
   PRE-CONSTRUCTION IMPERVIOUS AREA: 4.2 AC
   POST-CONSTRUCTION IMPERVIOUS AREA: 3.1AC

   GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED. INLET PROTECTION WITH IN RIGHT OF WAY TO BE CONSISTANTLY MONITORED TO MAKE SURE INLET PROTECTION IS IN GOOD WORKING ORDER AND EMERGENCY OVERFLOWS ARE NOT BLOCKED BY DEBRIS.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

11. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

12. NO ENGINE DEGREASING IS ALLOWED ON SITE.

13. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C, PART II.B-F, PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

14. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

   A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE
   A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
   B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
   C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 07SEVEN DAYS
   D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
   E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN½" IN 24 HOURS
   F. STREETS TO BE SWEPT AS NECESSARY TO LIMIT DEBRIS FROM REACHING STORM INLETS WITH IN RIGHT OF WAY.
   G. CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN INLET PROTECTION PLACED WITHIN THE PUBLIC RIGHT OF WAY UNTIL FINAL STABILIZATION IS ACHIEVED. CONTRACTOR SHALL CONSISTENTLY MAKE SURE INLET PROTECTION IS IN GOOD WORKING ORDER AND EMERGENCY OVERFLOWS ARE NOT BLOCKED OF DEBRIS.

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE AS SITE CONDITIONS REQUIRE, OR AT THE DIRECTION OF THE CITY.

18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

19. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

19. CONCRETE WASHOUT AREA
   A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
   B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

21. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

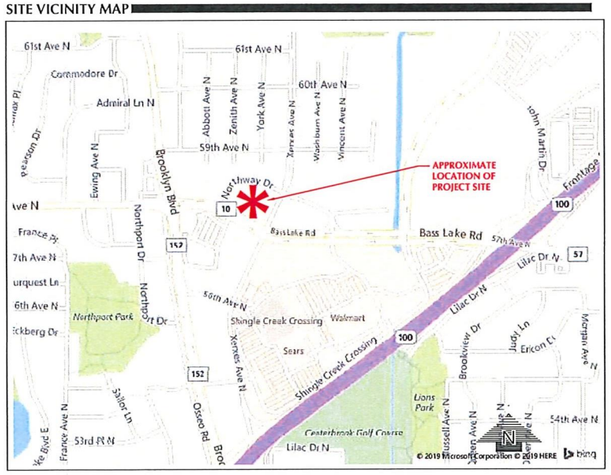
22. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

23. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: _____
   COMPANY: _____
   PHONE: _____

   B. THE CITY REQUIRES THAT WSB & ASSOCIATES TO PREFORM NPDES INSPECTIONS DURING THE CONSTRUCTION PHASE. THE COST OF THE INSPECTIONS WILL BE PAID FOR BY THE OWNER. THIS IS A REQUIREMENT FOR RELEASE OF THE BUILDING PERMIT.
   CONTACT: _____
   COMPANY: WSB & ASSOCIATES
   PHONE: _____

24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

SITE VICINITY MAP



ESTIMATED QUANTITIES

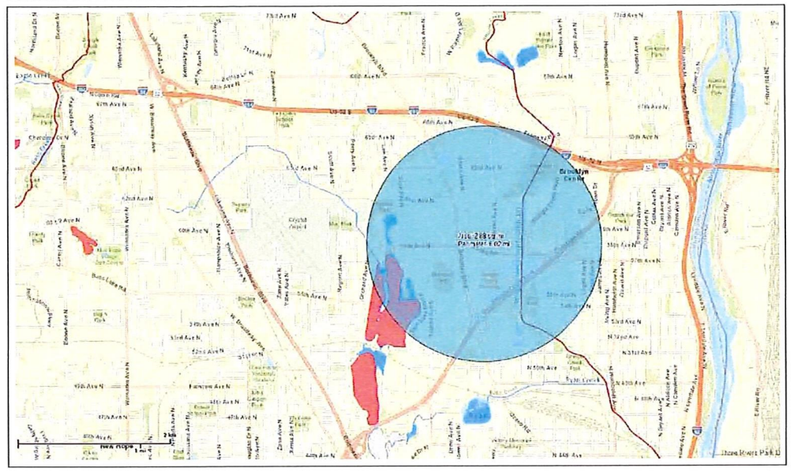
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
EROSION CONTROL BLANKET	SF	-
SILT FENCE	LF	1,720
INLET PROTECTION	EA	18
BIO-ROLLS	LF	-

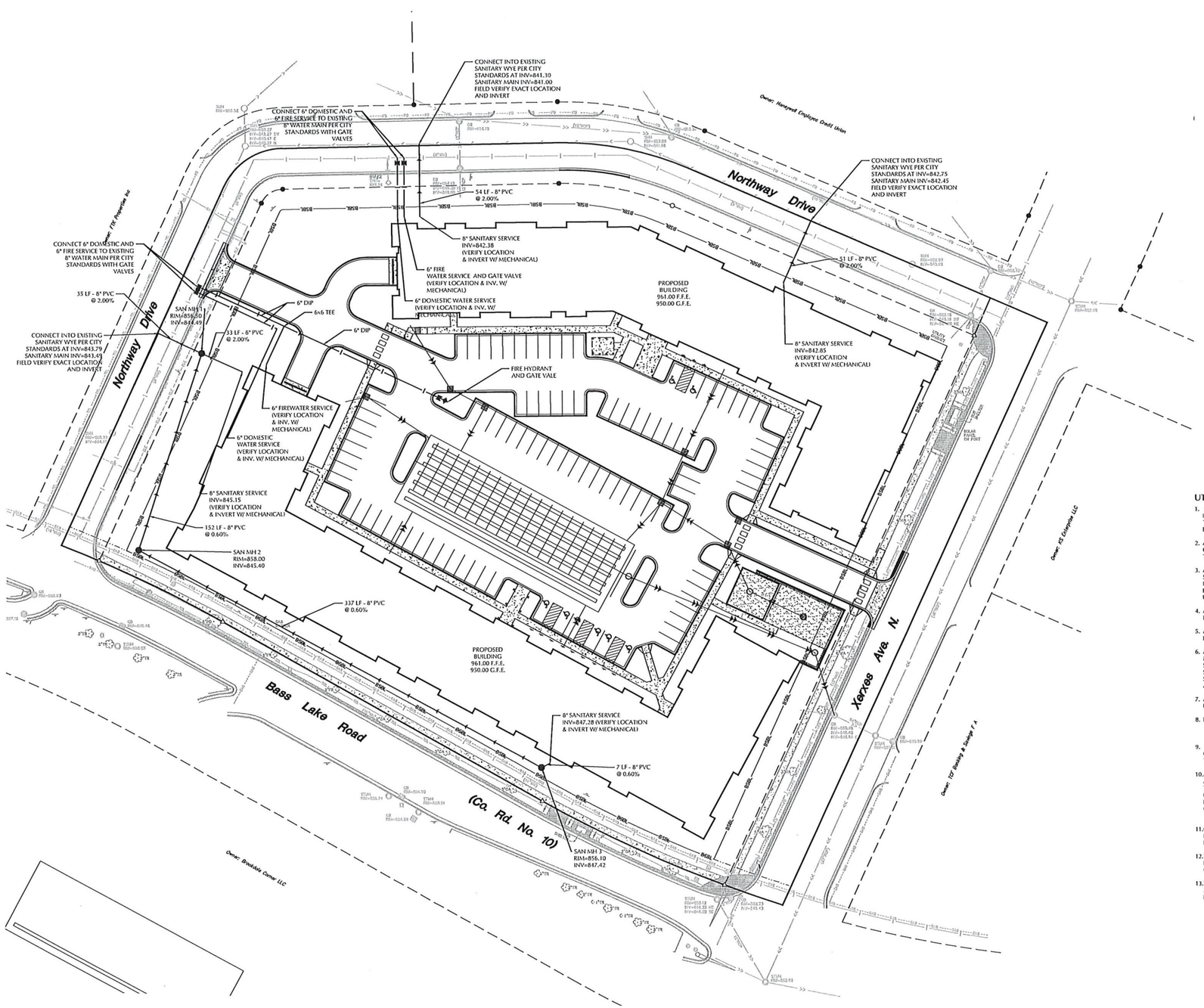
UNIVERSITY OF MINNESOTA

Samuel Trebesch

Design of Construction SWPPP (May 31 2021)

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP


Brooklyn Center
Brooklyn Park
Minneapolis
Crystal
Robbinsdale
New Hope
Osseo
Maple Grove
Plymouth
Golden Valley
Medicine Lake
Theodore Wirth Park
Dunkirk Park
Shingle Creek
Bass Lake
Twin Lake
Pike Lake
Northport Park
Lions Park
Centerbrook Golf Course
Zane Ave N
Xerxes Ave N
Lilac Dr N
Bass Lake Rd
Northway Dr
Shingle Creek Crossing
Brooklyn Blvd
Osseo Rd
Regent Ave N
Noble Ave N
Aldrich Ave N
Humboldt Ave N
Lyndale Ave N
Penn Ave N
Girard Ave N
Logan Ave N
Newton Ave N
Lilac Dr N
Bass Lake Rd
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Lyndale Ave N
Penn Ave N
Girard Ave N
Logan Ave N
Newton Ave N
Zane Ave N
Xerxes



PROJECT BENCHMARK

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ELEVATION = 846.58 FT (NAVD'88)

BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD'88)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
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	CHAIN LINK FENCE	
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	CONCRETE	
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	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	

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TOLL FREE: 1-800-252-1166

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SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE
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.

PJ Dinh - PE

License No.	45933
Date	-

QUALITY CONTROL

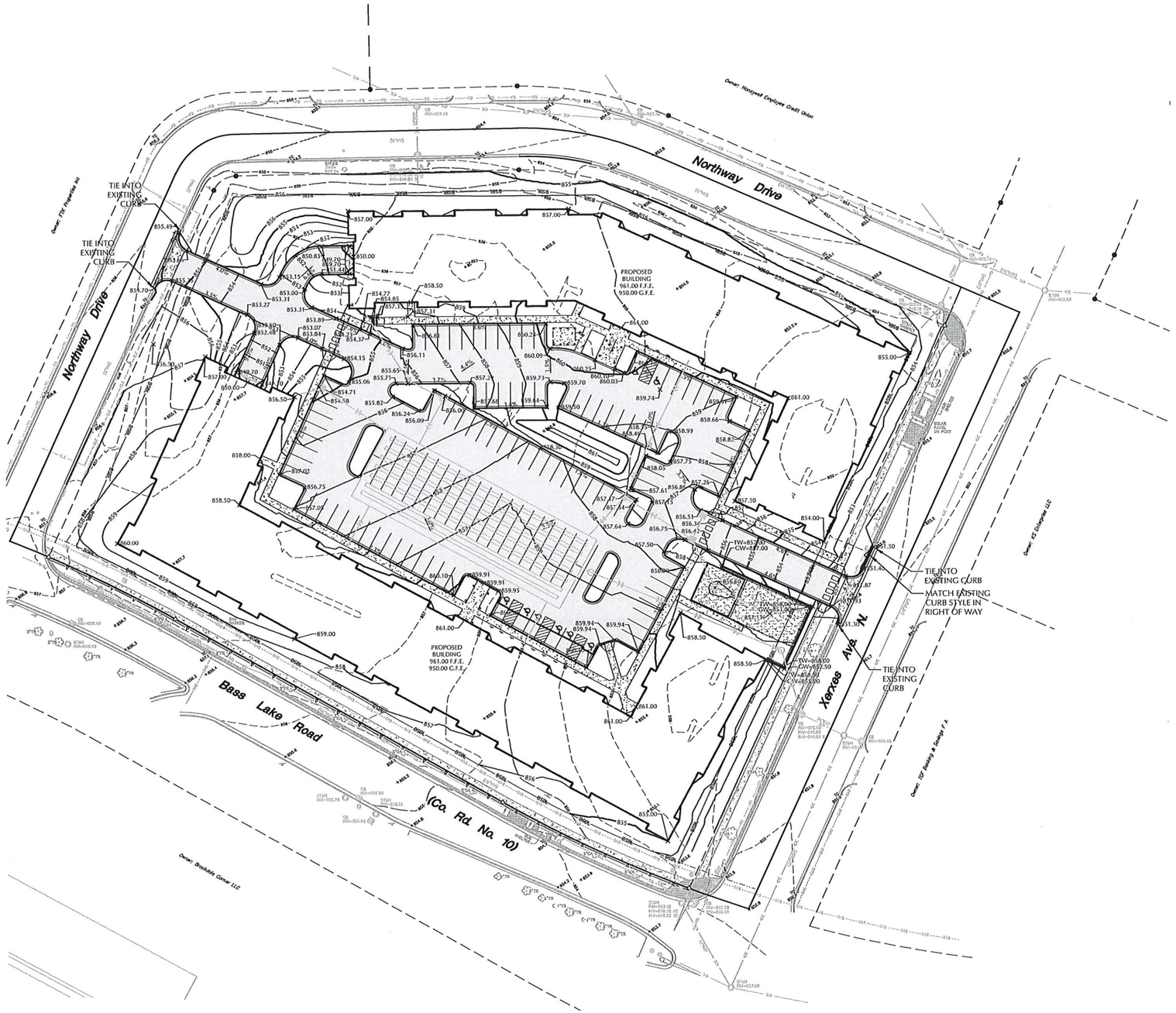
Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C6-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

SANITARY SEWER AND WATERMAIN PLAN
C4-1

Plotted: 04 / 16 / 2019 10:47 AM W:\2018\18650\CADD DATA\CIVIL\...dwg Sheet Files\C4-1



0 30 60

SCALE IN FEET

PROJECT BENCHMARK

BM#1
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	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

GRADING & DRAINAGE SPECIFICATIONS

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES.
5. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO.16.61753.100), DATED 12/08/16 AS PREPARED BY NORTHERN TECHNOLOGIES INC. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
7. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
8. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
9. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
10. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
11. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
12. GRADES SHOWN ARE FINISHED GRADES.
13. FINAL GRADING TOLERANCES ARE +/-0.1 FEET TO FINISH GRADES.
14. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BLOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
15. WORKING HOURS ARE 7:00 AM - 10:00 PM, MONDAY - SATURDAY. A 48 HOUR NOTICED IS REQUIRED FOR SATURDAY WORK.
16. THE CONTRACTOR MUST HAVE A CITY LICENSE.
17. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
18. TURF REINFORCEMENT MAT (TRM) SHALL BE LANDLOK 450, AS MANUFACTURED BY PROPEX GEOSOLUTIONS, OR APPROVED EQUAL. THE CONTRACTOR SHALL FOLLOW ALL OF THE MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.
19. STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.

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04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

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PJDitch - PE
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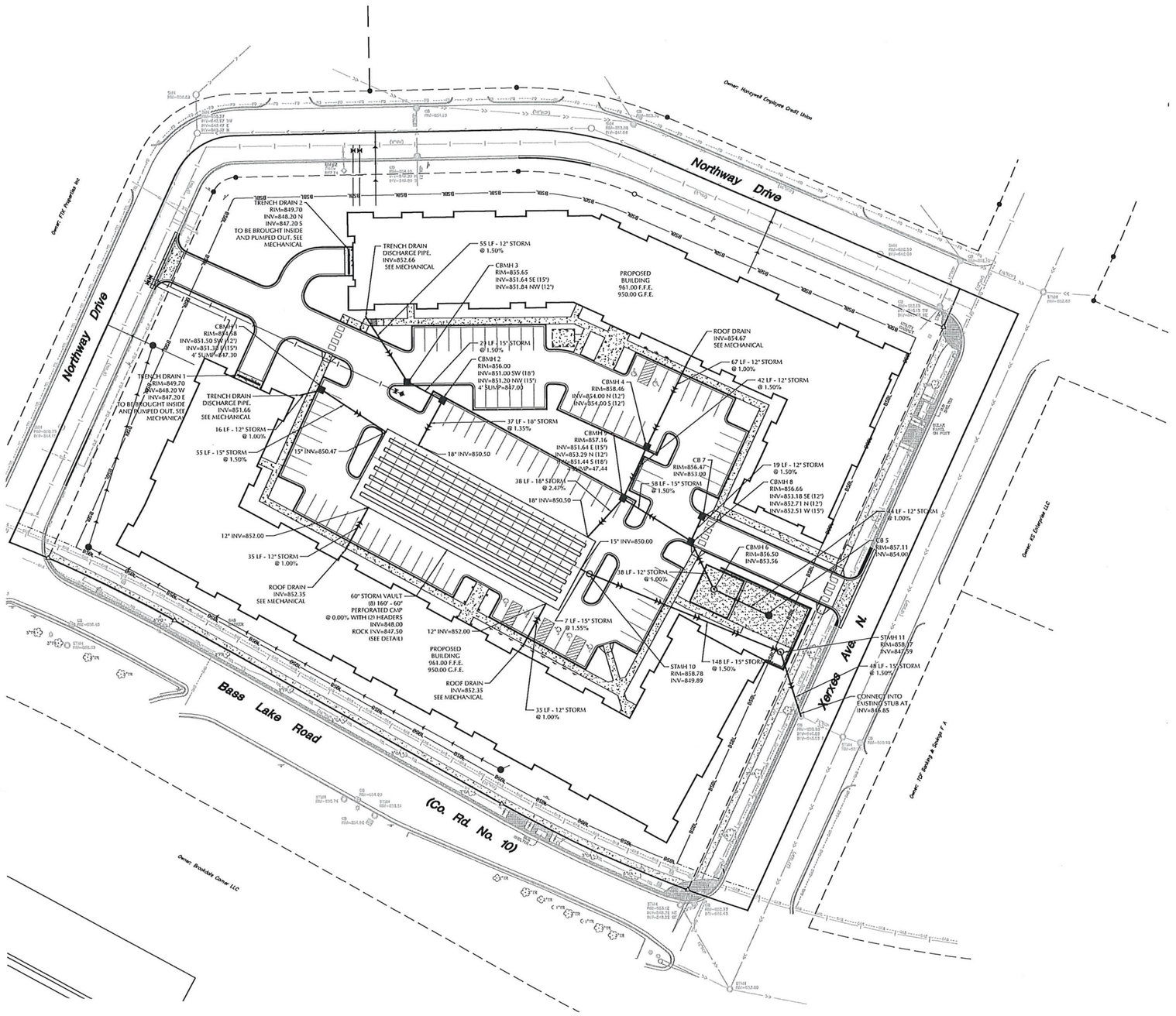
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GRADING PLAN
C3-1

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ELEVATION = 857.74 FT (NAVD'88)

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BROOKLYN CENTER APARTMENTS

BROOKLYN CENTER, MN

REAL ESTATE EQUITIES

579 Selby Ave, St. Paul, MN 55102

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

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PJ Dick - PE

License No.	49933
Date	-

QUALITY CONTROL

Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

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C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

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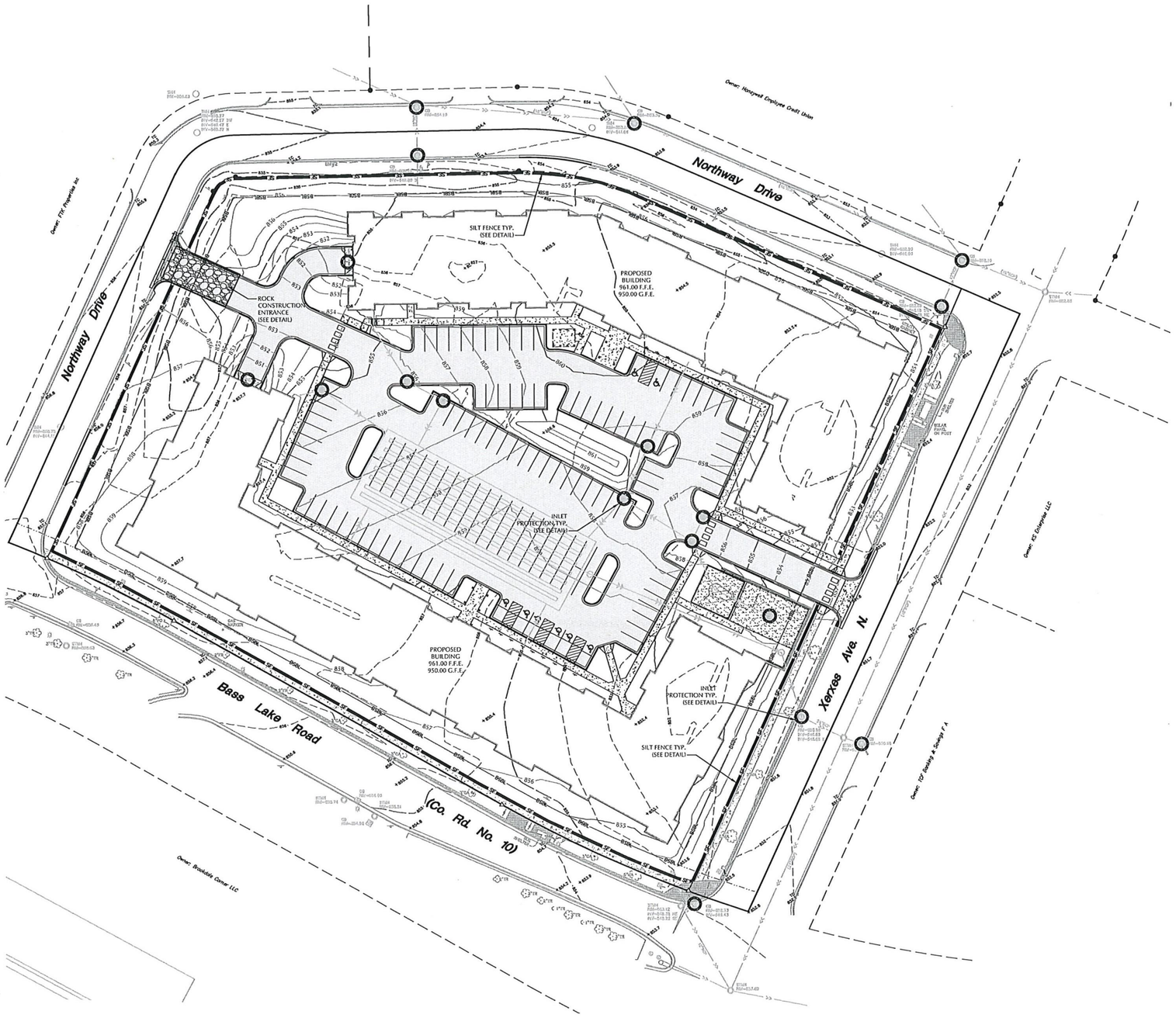
WARNING:

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STORM SEWER PLAN

C4-2



0 30 60
SCALE IN FEET

PROJECT BENCHMARK

BM#1
In Brooklyn Center, at northeast corner of northbound lane Bridge No. 27040 over Shingle Creek, 1.35 miles southeast along Trunk Hwy 100 from the junction of Trunk Hwy100 & I-94, at Trunk Hwy milepoint 14.55, 25.0 feet southeast of northbound Trunk Hwy 100.
ELEVATION = 846.58 FT (NAVD'88)

BM#2
Top nut of hydrant on Northway Drive approx. 250 feet east of Xerxes Avenue N., as shown hereon.
ELEVATION = 857.74 FT (NAVD'88)

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
872.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

SWPPP LEGEND

- SILT FENCE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE

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Drawn By	DDL
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Review Date	04/16/19

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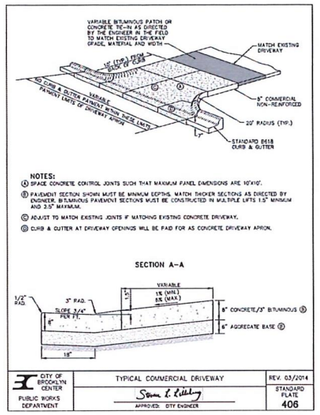
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STORMWATER POLLUTION PREVENTION PLAN
C3-2

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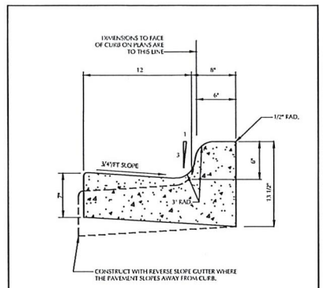
CITY OF BROOKLYN CENTER — PUBLIC WORKS DEPARTMENT

TYPICAL COMMERCIAL DRIVEWAY

APPROVED: CITY ENGINEER

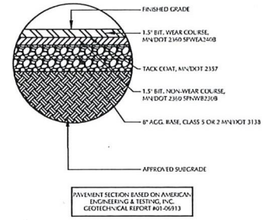
REV. 03/2014

STANDARD PLATE 406



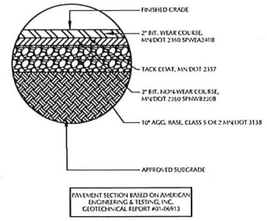
SPECIFICATION NOTES:
1. UPON COMPLETION, CURING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS — BATTERED CONCRETE B612 CURB & GUTTER — LOUCKS PLATE NO. 2010 — DRAWN 12/2016



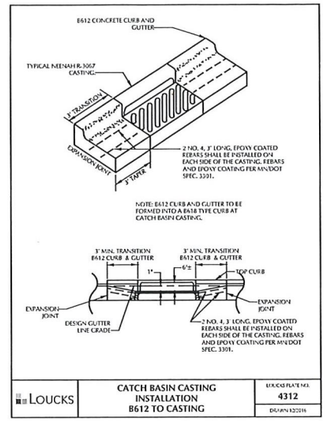
PAVEMENT SECTION BASED ON AMERICAN ENGINEERING & TESTING, INC. GEOTECHNICAL REPORT #01-06913

LOUCKS — STANDARD BITUMINOUS PAVEMENT SECTION — LOUCKS PLATE NO. 2031 — DRAWN 12/2016



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LOUCKS — HEAVY DUTY BITUMINOUS PAVEMENT SECTION — LOUCKS PLATE NO. 2032 — DRAWN 12/2016

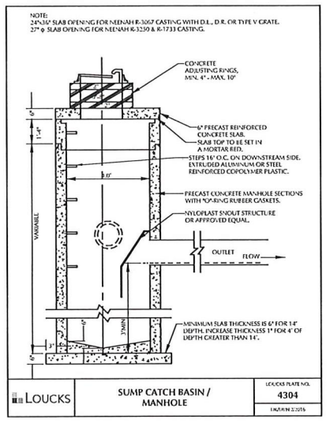


LOUCKS — CATCH BASIN CASTING INSTALLATION B612 TO CASTING — LOUCKS PLATE NO. 4312 — DRAWN 12/2016

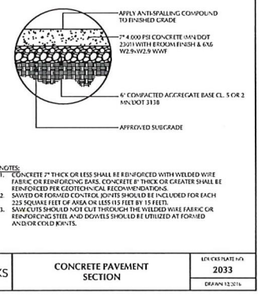
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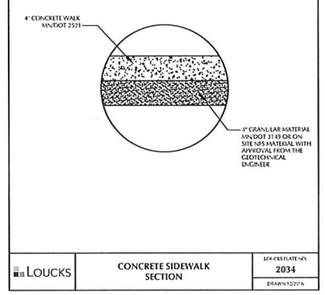


LOUCKS — SUMP CATCH BASIN / MANHOLE — LOUCKS PLATE NO. 4304 — DRAWN 12/2016

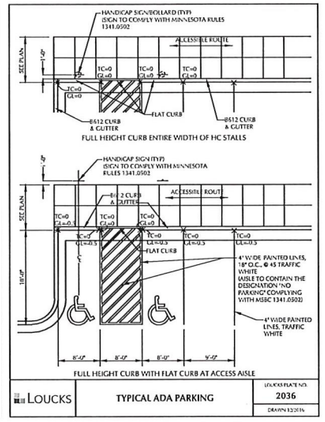


NOTES:
1. CONCRETE 7" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 8" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

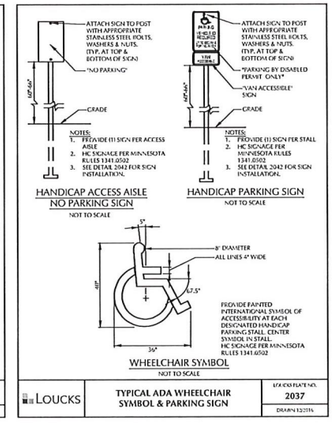
LOUCKS — CONCRETE PAVEMENT SECTION — LOUCKS PLATE NO. 2033 — DRAWN 12/2016



LOUCKS — CONCRETE SIDEWALK SECTION — LOUCKS PLATE NO. 2034 — DRAWN 12/2016



LOUCKS — TYPICAL ADA PARKING — LOUCKS PLATE NO. 2036 — DRAWN 12/2016



LOUCKS — TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN — LOUCKS PLATE NO. 2037 — DRAWN 12/2016

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C1-1	DEMOLITION PLAN
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C3-2	SWPPP
C3-3	SWPPP
C4-1	SANITARY & WATERMAIN
C4-2	STORM SEWER
C8-1	CIVIL DETAILS
L1-1	LANDSCAPE PLAN

CIVIL DETAILS
C8-1

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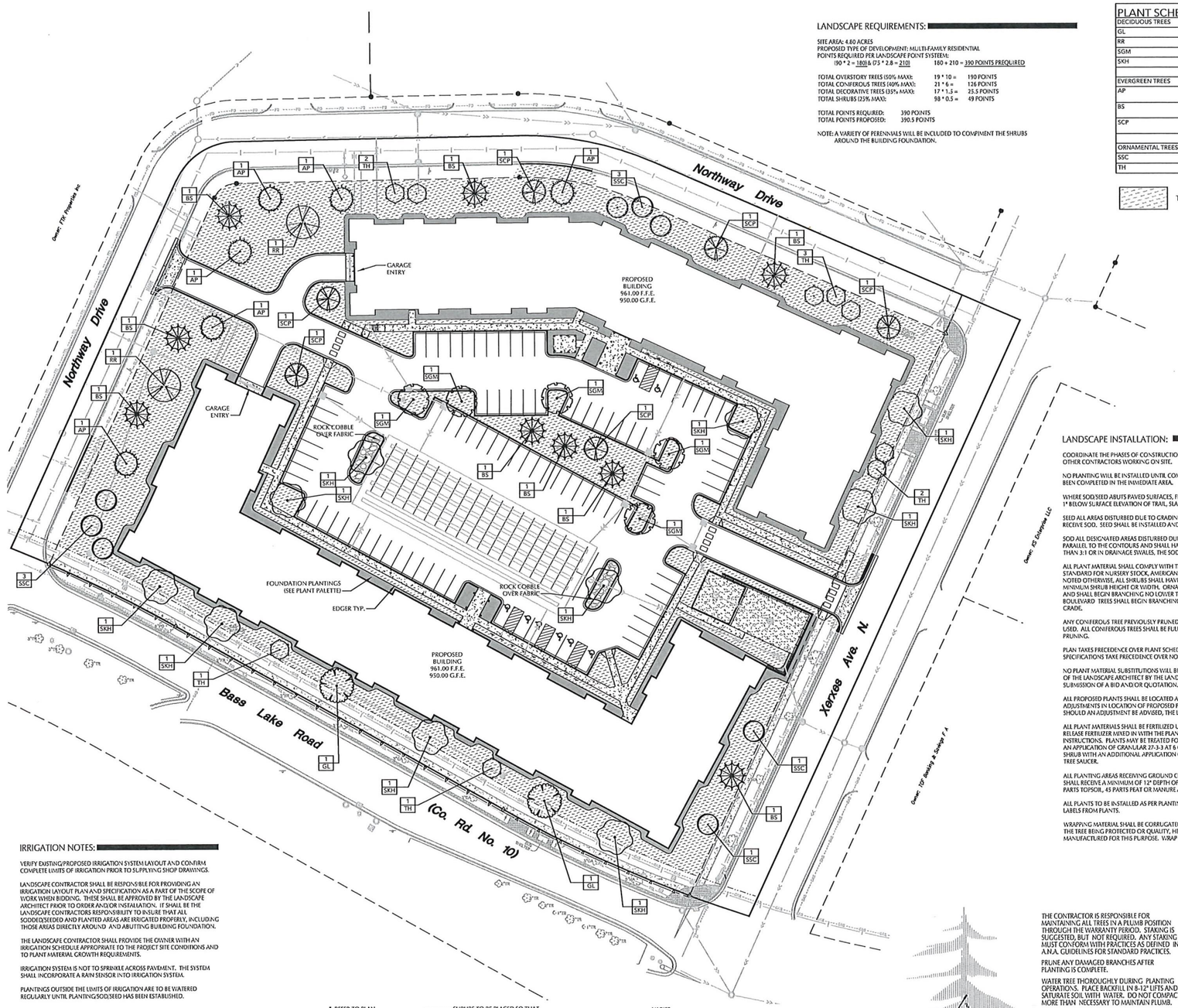
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LANDSCAPE REQUIREMENTS:

SITE AREA: 4.60 ACRES
PROPOSED TYPE OF DEVELOPMENT: MULTI-FAMILY RESIDENTIAL
POINTS REQUIRED PER LANDSCAPE POINT SYSTEM:
90 * 2 = 1800 & 75 * 2.8 = 2101 — 1800 + 210 = 390 POINTS PREQUIRED

TOTAL OVERSTORY TREES (50% MAX):	19 * 10 =	190 POINTS
TOTAL CONIFEROUS TREES (40% MAX):	21 * 6 =	126 POINTS
TOTAL DECORATIVE TREES (35% MAX):	17 * 1.5 =	25.5 POINTS
TOTAL SHRUBS (25% MAX):	98 * 0.5 =	49 POINTS
TOTAL POINTS REQUIRED:	390 POINTS	
TOTAL POINTS PROPOSED:	390.5 POINTS	

NOTE: A VARIETY OF PERENNIALS WILL BE INCLUDED TO COMPLIMENT THE SHRUBS AROUND THE BUILDING FOUNDATION.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
GL	2	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	B & B	2.5" Cal	
RR	2	RENAISSANCE REFLECTION BIRCH	Betula papyrifera 'Renaissance Reflection'	B & B		8' HGT
SGM	5	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5" Cal	
SKH	10	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	B & B	2.5" Cal	
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
AP	6	AUSTRIAN PINE FULL FORM	Pinus nigra	B & B	5' HGT	
BS	9	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B	5' HGT	
SCP	6	SCOTCH PINE FULL FORM	Pinus sylvestris	B & B	5' HGT	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE
SSC	8	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	1.5" Cal	
TH	9	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	B & B	1.5" Cal	

TURF GRASS

FOUNDATION PLANTING BED - TO INCLUDE FULL COMPLIMENT OF SHRUBS AND PERENNIALS. INFO TO BE DISPLAYED IN FUTURE SUBMITTAL

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD SEED UNLESS NOTED OTHERWISE.

ALL SHRUB AND PERENNIAL BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER. (COLOR: TBD)

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. (COLOR: TBD)

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 13 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

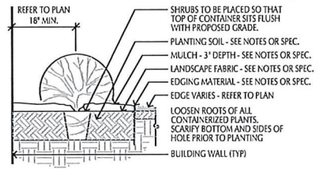
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.

0 30 60
SCALE IN FEET

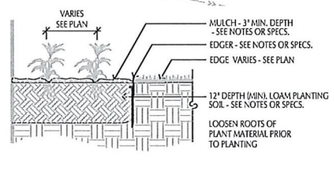
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

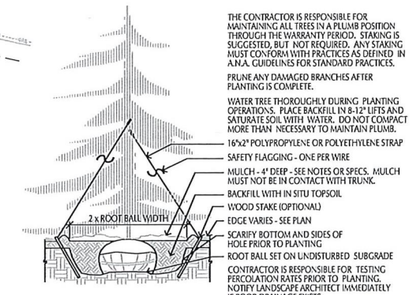
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



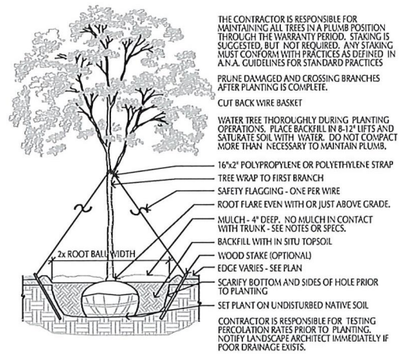
1 L1-1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



2 L1-1 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"



3 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



4 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

BROOKLYN CENTER APARTMENTS
BROOKLYN CENTER, MN

REAL ESTATE EQUITIES
3795 Shelby Ave, St. Paul, MN 55102

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION
CADD files prepared by the Consultant for this project are instruments of service for use solely with respect to this project. These CADD files shall not be used by the Owner on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. Within the Consultant's approved CADD files, the graphic depiction and specific design of site elements shall not be changed or altered in any way. All changes to the CADD files shall be documented by the Consultant in order to maintain as-built records. Files in this CADD file shall not be used by the Owner or others for bidding or construction purposes. Any such use or reuse, or any modification of these files, will be at the Owner's sole risk and without liability or legal exposure to the Consultant. Owner shall indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.

SUBMITTAL/REVISIONS

04/11/19	CHECK SET
04/16/19	CITY SUBMITTAL

PROFESSIONAL SIGNATURE
I hereby certify that these plans, specifications or reports were 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.

PJ Dirk - PE
License No. 49933
Date -

QUALITY CONTROL

Loucks Project No.	18650
Project Lead	PJD
Drawn By	DDL
Checked By	PJD
Review Date	04/16/19

SHEET INDEX

C1-1 ..... DEMOLITION PLAN
C2-1 ..... SITE PLAN
C3-1 ..... GRADING PLAN
C3-2 ..... SWPPP
C3-3 ..... SWPPP
C4-1 ..... SANITARY & WATERMAIN
C4-2 ..... STORM SEWER
C8-1 ..... CIVIL DETAILS
L1-1 ..... LANDSCAPE PLAN

LANDSCAPE PLAN
L1-1

Plotted: 04 /16 / 2019 - 10:48 AM W:\2018\18650\CADD DATA\LANDSCAPE\...dwg Sheet Plan\L1-1



6 3 - N 2
3/32" = 1'-0"



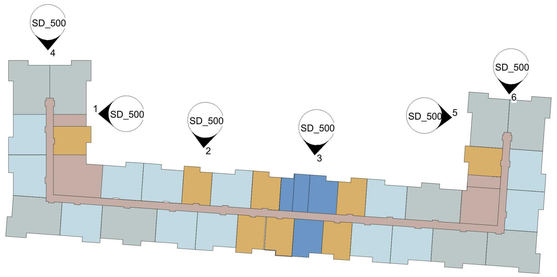
5 2 - W 1
3/32" = 1'-0"



4 8 - N 3
3/32" = 1'-0"



3 1 - N 1b - ENTRY
3/32" = 1'-0"





2 10 - N 1a
3/32" = 1'-0"



1 9 - E 2
3/32" = 1'-0"

EXTERIOR MATERIAL TAG KEY

MASONRY:
- 4.1 BRICK - COLOR: SAND

METALS:
- 5.0 PREFIN MTL SIDING W/ VERTICAL SEAM - COLOR: BLACK
- 5.1 PREFIN MTL SIDING - CORTEN STEEL

WOOD:
- 6.1 WOOD TRELLIS - COLOR: TBD

SIDING:
- 7.3 CFB LAP SIDING - 6" AND 4" EXPOSURE - COLOR: TAUPE
- 7.5 CFB TRIM 5/4 BOARD - COLOR : BLACK

OPENINGS:
- 8.0 VINYL WINDOW - COLOR: BLACK
- 8.2 ALUMINUM STOREFRONT GLAZING - COLOR: BLACK

kaas wilson architects

Exterior Elevations



4 7 - W 2
3/32" = 1'-0"



3 4 - E 1
3/32" = 1'-0"



2 6 - S 1b
3/32" = 1'-0"



1 5 - S 1a
3/32" = 1'-0"

EXTERIOR MATERIAL TAG KEY

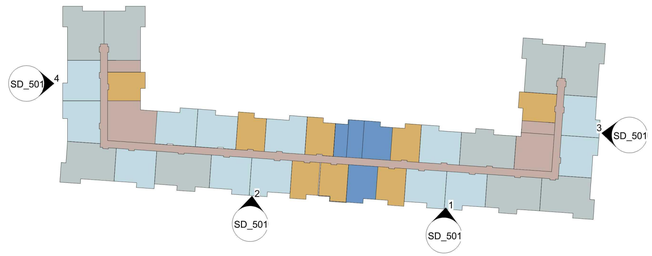
MASONRY:
4.1 BRICK - COLOR: SAND

METALS:
5.0 PREFIN MTL SIDING W/ VERTICAL SEAM - COLOR: BLACK
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7.5 CFB TRIM 5/4 BOARD - COLOR : BLACK

OPENINGS:
8.0 VINYL WINDOW - COLOR: BLACK
8.2 ALUMINUM STOREFRONT GLAZING - COLOR: BLACK



Exterior Elevations

kaas wilson architects



1 Level 1
1" = 30'-0"

18101 -Unit Mix by Type				
Name	**Unit Type**	**Count**	**Area**	**Total Area**
1BR/1BA				
Unit 1-0	1BR/1BA	9	713 ft²	6,418 ft²
Unit 1-1	1BR/1BA	81		62,496 ft²
Unit 1-2	1BR/1BA	5	942 ft²	4,709 ft²
		95		73,624 ft²
2BR/2BA				
Unit 3-0	2BR/2BA	23	1,049 ft²	24,126 ft²
Unit 3-1	2BR/2BA	20	1,137 ft²	22,731 ft²
Unit 3-2	2BR/2BA	5	1,200 ft²	6,001 ft²
		48		52,858 ft²
Grand total		143		126,482 ft²

18101 -Unit Mix by Floor					
Name	**Unit Type**	**Count**	**Area**	**Level**	**Unit Type**
Level 1					
Unit 1-0	1BR/1BA	1	713 ft²	Level 1	1 BR
Unit 1-1	1BR/1BA	15		Level 1	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 1	1BR
Unit 3-0	2BR/2BA	3	1,049 ft²	Level 1	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 1	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 1	2 BR
		25			
Level 2					
Unit 1-0	1BR/1BA	2	713 ft²	Level 2	1 BR
Unit 1-1	1BR/1BA	17		Level 2	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 2	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 2	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 2	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 2	2 BR
		30			
Level 3					
Unit 1-0	1BR/1BA	2	713 ft²	Level 3	1 BR
Unit 1-1	1BR/1BA	17		Level 3	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 3	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 3	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 3	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 3	2 BR
		30			
Level 4					
Unit 1-0	1BR/1BA	2	713 ft²	Level 4	1 BR
Unit 1-1	1BR/1BA	17		Level 4	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 4	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 4	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 4	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 4	2 BR
		30			
Level 5					
Unit 1-0	1BR/1BA	2	713 ft²	Level 5	1 BR
Unit 1-1	1BR/1BA	15		Level 5	1BR
Unit 1-2	1BR/1BA	1	942 ft²	Level 5	1BR
Unit 3-0	2BR/2BA	5	1,049 ft²	Level 5	2 BR
Unit 3-1	2BR/2BA	4	1,137 ft²	Level 5	2 BR
Unit 3-2	2BR/2BA	1	1,200 ft²	Level 5	2 BR
		28			
Grand total		143			



1 Level -1
1" = 30'-0"



1 Level 2
1" = 30'-0"



Schema 1 Legend

- 1BR/1BA
- 2BR/2BA
- Amenity
- Core/Stairs
- Corridor
- Patio

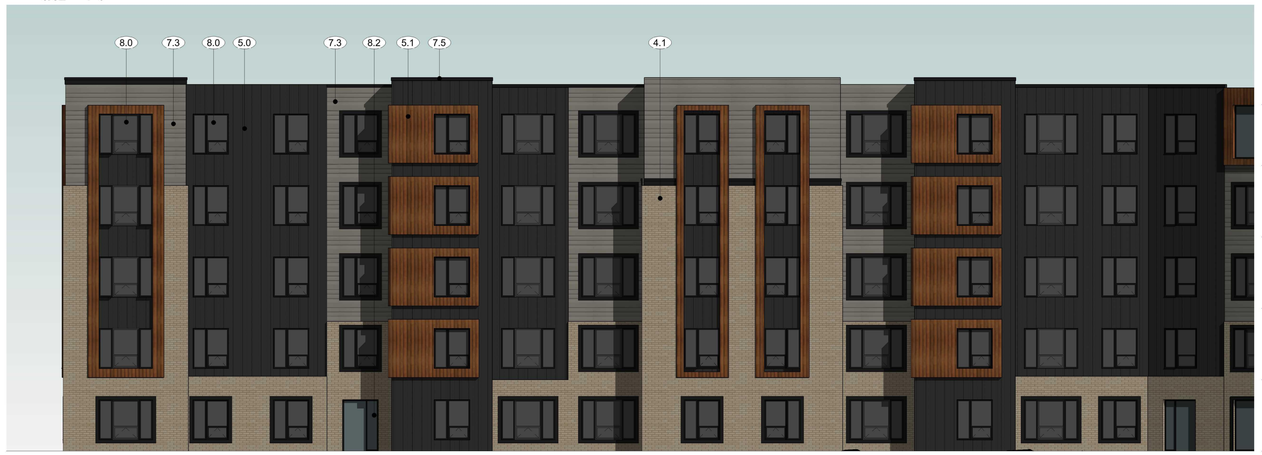
1 Level 5
1" = 30'-0"



4 4 - NW 1
3/32" = 1'-0"



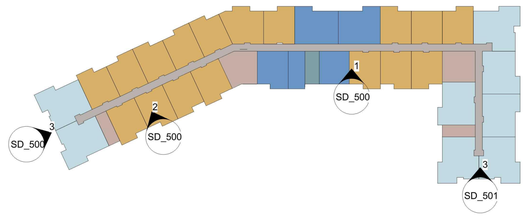
3 3 - SW 1
3/32" = 1'-0"



2 2 - SE 1
3/32" = 1'-0"



1 1 - S 1
3/32" = 1'-0"



EXTERIOR MATERIAL TAG KEY

MASONRY:

4.1 BRICK - COLOR: SAND

METALS:

5.0 PREFIN MTL SIDING W/ VERTICAL SEAM - COLOR: BLACK

5.1 PREFIN MTL SIDING - CORTEN STEEL

WOOD:

6.1 WOOD TRELLIS - COLOR: TBD

SIDING:

7.3 CFB LAP SIDING - 6" AND 4" EXPOSURE - COLOR: TAUPE

7.5 CFB TRIM 5/4 BOARD - COLOR : BLACK

OPENINGS:

8.0 VINYL WINDOW - COLOR: BLACK

8.2 ALUMINUM STOREFRONT GLAZING - COLOR: BLACK

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	4	AA2	BACK-BACK	0.900	LUMARK PRV-A60-D-UNV-T5-BZ MOUNT ON 20FT POLE WITH 2FT BASE	326	19610
	2	BB	SINGLE	0.900	LUMARK PRV-A60-D-UNV-T4-BZ MOUNT ON 20FT POLE WITH 2FT BASE	163	18935
	2	CC	SINGLE	0.900	LUMARK PRV-A60-D-UNV-T2-BZ-HSS MOUNT ON 20FT POLE WITH 2FT BASE	163	17424
	2	DD	SINGLE	0.900	LUMARK XTOR3B WALL MOUNT AT 10FT	25.5	2751
	9	FF	SINGLE	0.648	ATLANTIC COM6-SYL11-40K-CL_6CMPR RECEESED AT 9FT (LLF ADJUST FOR 1223 LUMENS)	9.9	1707
	3	GG	SINGLE	0.900	LUMIERE 303-B1-LEDB2-4000-UNV-T2-DIM10-BK MOUNT AT 3.5FT	15.5	1433
	2	HH	SINGLE	3.150	VOLUME LIGHTING V646-79 WALL MOUNT AT 7FT (LLF ADJUST FOR 2582 LUMENS)	47.6	735

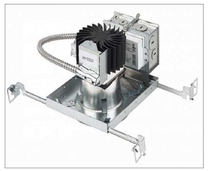
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.76	20.9	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.64	5.1	1.0	2.64	5.10



TYPE AA2, BB & CC



TYPE DD



TYPE FF



TYPE GG



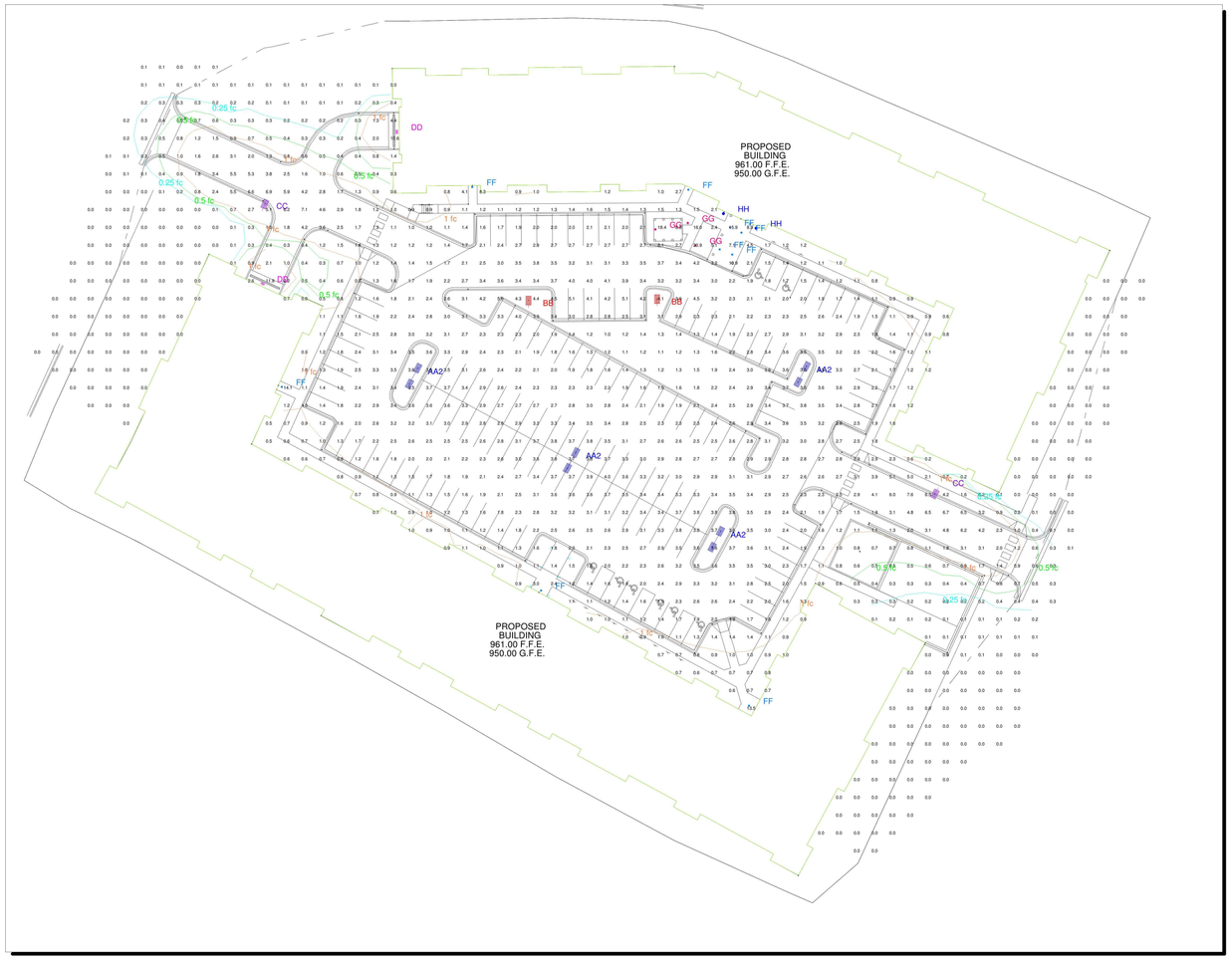
TYPE HH

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 40 Ft.

PULSE never ordinary

#	Date	Comments

Revisions

Drawn By: SANDY
Checked By: ROSS
Date:4/23/2019
Scale: AS NOTED

REAL ESTATE EQUITIES
BROOKLYN CENTER, MN

Meg Beekman

From: Joseph Hartmann
Sent: Tuesday, May 14, 2019 8:03 AM
To: Meg Beekman
Subject: FW: Jerry's Foods proposal

Another public comment.

Joe Hartmann | Housing and Code Enforcement Inspector
City of Brooklyn Center
6301 Shingle Creek Parkway | Brooklyn Center, MN 55430-2199
www.cityofbrooklyncenter.org | 763-569-3315 | jhartmann@ci.brooklyn-center.mn.us

From: Margaret33mary <margaret33mary@aol.com>
Sent: Tuesday, May 14, 2019 12:35 AM
To: Joseph Hartmann <jhartmann@ci.brooklyn-center.mn.us>
Subject: Jerry's Foods proposal

Dear Mr. Hartmann,

Please reconsider the plans for the Jerry's Foods site. Four and five story buildings are just plain not suitable for that property. There are far too many units planned for that space when you consider the parking necessary to accommodate the residents, not to mention their various visitors. Add to that the necessary green space that must be included in the planned site.

It would seem far more reasonable to build this project on the Brookdale Ford site which is bigger and would easily fit the needs of both the city and the residents. That land has been empty for far too many years...just waiting for the "right" thing to come along and if ever there was an "opportunity" for this dormant opportunity site, this could be it!

I personally object to the scheduling of this public hearing for our neighborhood on the exact same day and time as the previously planned meeting in the park with the police and others. With such a large project that might affect this neighborhood, couldn't someone on city staff do a better job at coordinating things?

Margaret Sandberg

6019 Abbott Ave. No.

Brooklyn Center 763-566-1581

From: Joseph Hartmann
To: Meg Beekman
Cc: "Jane Kansier"
Subject: FW: Jerry"s Food Site
Date: Thursday, May 16, 2019 3:03:37 PM

More comments

Joe Hartmann | Housing and Code Enforcement Inspector
City of Brooklyn Center
6301 Shingle Creek Parkway | Brooklyn Center, MN 55430-2199
www.cityofbrooklyncenter.org | 763-569-3315 | jhartmann@ci.brooklyn-center.mn.us

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From: MR-BROOKS - <MrBrooks123@hotmail.com>
Sent: Thursday, May 16, 2019 2:51 PM
To: Joseph Hartmann <jhartmann@ci.brooklyn-center.mn.us>
Subject: Jerry's Food Site

Mr. Hartmann,
I am totally opposed to the apartment buildings being proposed for the Jerry's Food site. We already have too high of a concentration of apartments in this area. Gateway Commons, with 252 units, sits directly across from the Jerry's site. The Gateway Commons complex sits on 15.22 acres. The Jerry's site is only 4.79 acres and yet the proposal is for 270 units, 18 more units than Gateway Commons. This property is not large enough to handle a development of this scope. There is not enough space, not enough area for parking and it would bring additional congestion to an already congested area. I feel that this development would take on the look and feel of the projects and would negatively affect my home's value. Do you ever drive through this area? There are already so many people milling about the bus stop, walking into traffic without looking, and creating a lot of noise. I thought the City's goal was to improve the image of Brooklyn Center. Certainly this development will not help to meet that goal.
I would prefer to see some type of mixed retail on this parcel, not more high-density housing.

Also, it seems like a heck of a coincidence that the City chose to schedule this meeting at the same time as our neighborhood meeting. Surely someone should have checked the schedule to see that this was a conflict. Concerned citizens like myself should not have to choose one meeting over the other. The City needs to do better to be sure the needs of the citizens are met.
I am also concerned that you told a fellow citizen that the City had no control over when the developer submits plans. However, the City does have control over the scheduling of meetings. It almost seems as if the City does not want citizens to attend the planning meeting so this unpopular proposal can be rammed through with minimum objection.
As the City Planner, your job is to do what is best for the City, not what is best for the developer. I realize that Minneapolis' future development plan includes an increase in multifamily housing for every neighborhood. Brooklyn Center is not Minneapolis and doesn't want to be or need to be. Perhaps the mayor and council members should ask themselves if they would welcome this development in their neighborhoods. Please do your job. Please encourage the elected and hired officials of Brooklyn Center to do their jobs by acting in the best interest of the citizens. I would rather look at an empty lot than this unsuitable development. Please recommend that this proposal be denied.

Robert Tourville
Garden City Neighborhood
612-219-1697

From: Joseph Hartmann
To: Meg Beekman
Cc: "Jane Kansier"
Subject: FW: Zoning Map Amendment for Jerry"s Food site
Date: Thursday, May 16, 2019 2:13:59 PM

More comments

Joe Hartmann | Housing and Code Enforcement Inspector
City of Brooklyn Center
6301 Shingle Creek Parkway | Brooklyn Center, MN 55430-2199
www.cityofbrooklyncenter.org | 763-569-3315 | jhartmann@ci.brooklyn-center.mn.us

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From: JEANNINE PFANN <nene1952@comcast.net>
Sent: Thursday, May 16, 2019 1:44 PM
To: Joseph Hartmann <jhartmann@ci.brooklyn-center.mn.us>
Subject: Zoning Map Amendment for Jerry's Food site

Mr. Hartmann,

I am writing to voice my strong opposition to the two apartment buildings that are being proposed for the Jerry's Food site.

As a citizen who lives within 1/2 mile of this property, I believe that the site is not suited and not large enough for a development of this size. 270 units would translate to well over 500 people on this small lot. The additional incoming and outgoing traffic would negatively effect an already congested and unsafe area. I am also concerned about adequate parking and the visual impact of a four-story and five-story building on the site. Also, with 250 apartment units across the street, the high concentration of apartments is too much for the neighborhood.

A development of this type would make more sense on the old Brookdale Ford site.

I sincerely hope that the Planning Commission will do the right thing for the citizens of Brooklyn Center by recommending denial of the rezoning amendment.

Jeannine Pfann

6013 Abbott Ave N

Brooklyn Center, MN 55429

763-566-9205

May 9, 2019

Re: J. Hartmen
City of BC - Planning Dept.

Hello - my name is Judy Trubus, a life-long resident of Brooklyn Center, a past 13-15 yr. housing commission for city of BC and a former chairperson of said committee. Also I have participated in several "smart growth", opportunity site planning discussions including the past one or current one that just recently wrapped up 4 mtgs! Most importantly though I live at 6265 Brooklyn Blvd. - in the Centennial Park or Central Park district which will be effected and impacted by this proposed development of the former Jerry's food site. As I am unable to attend this meeting due to a prior commitment which brings me out of town I have several questions, comments and concerns regarding said proposal: These are as follows and in no particular order:

I. Lack of public notice - Sign regarding proposed redevelopment on consideration only went up 10 days prior to hearing.

⇒

II Was the housing commission including in the discussion process before a hearing was scheduled? What are their recommendation? - and or comments - concerns.

III Are the current senior housing in BC. ie. The Sanctuary at 100% occupancy? What are their rents and if not full why do we need some more senior housing?

IV Will there be adequate green or play space for children of proposed units? Crossing of intersection of 58th and Xerxes are no extremely busy and dangerous.

V Parking for residents: What are the plans for parking in the current proposal? Will it be underground parking and if so have ground studies been conducted and are feasible?

VI Traffic pattern and safety of residents and pedestrians. This is located at a dangerous intersection with bus stops and the bus station nearby. Also there are currently 2 cut-offs; shortcuts, or by-passes (traffic) in place - will they remain?

Currently, when motorists get "stuck" behind a stopped bus they pull out in haste and speed past the bus to hurry up in an attempt to get through the intersection of Xerxes and Bass Lake Rd where the signal (traffic) is longer and favors the East-Westbound traffic!

VII Have traffic studies been conducted? This will impact traffic on Xerxes Ave. Current speed limit is 30 MPH with motorists already running the 4-way stop sign at 63rd and Xerxes which is located northbound - less than one mile away. Will Xerxes Ave have more bus traffic on it than exists today? Xerxes Ave is in excellent condition now! (The road itself)

VIII Who is Real Estate Equities? What other properties do they own? and in the metro Mpls. area? What do the other property rents go for? And how many units or building are other developments?

Please address my questions and concerns prior to the scheduled hearing if possible or address and answer them at the meeting. I will have somebody to ask them if I don't hear back →

from you. I looked forward to hearing from you. Thank you.

Judy L. Thorbus
6263 Brooklyn Drive
Brooklyn Ctr. MN 55430

(763) 566-4051 Home
(763) 438-1303 Cell

Member introduced the following resolution and moved its adoption:

RESOLUTION NO.

RESOLUTION REGARDING DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2019-006 FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT WITH ZONING CLASSIFICATION OF PUD-TOD AND DEVELOPMENT SITE PLAN AT 5801 XERXES AVENUE N.

WHEREAS, Planning Commission Application No. 2019-006 was submitted by Real Estate Equities ("the Applicant") who requests review and consideration for a planned unit development, with zoning classification of PUD-TOD, development site plan, and zoning map amendment for a proposed development project on 5801 Xerxes Avenue N ("the Subject Property"); and

WHEREAS, the Subject Property is situated in the Central Commerce Overlay District and pursuant to a determination by City staff, this district does not permit residential uses within the District; and

WHEREAS, the proposal comprehends the rezoning of the Subject Property to facilitate the planned and future redevelopment of the site with a proposed 270 units of multi-family housing in two buildings, along with associated site improvements, and a Zoning Code amendment to remove the Subject Property from the Central Commerce Overlay District; and

WHEREAS, the Subject Property has an identified and guided future land use designation in the 2040 Comprehensive Plan as Transit Oriented Development (TOD), and the proposed PUD-TOD zoning designation comprehended under this application would be consistent with this underlying land use category; and

WHEREAS, on May 16, 2019, the Planning Commission of the City of Brooklyn Center, Minnesota reviewed the application and received a planning report on the proposed Planned Unit Development and Zoning Map Amendment for the proposed new construction on the approximately 5 acre site; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on May 16th, 2019, whereby public testimony regarding the proposal was received. Notice of such public hearing was published in the official newspaper and actual notice was mailed to the applicant and adjacent property owners as required by Section 35-210 of the City Code; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the Planned Unit Development, site development, and rezoning request in light of the application presented, all testimony received, the guidelines and standards for evaluating the requests per City's Zoning Ordinance, along with the general goals and objectives of the City's

RESOLUTION NO.

2040 Comprehensive Plan; and

WHEREAS, based on the findings of fact presented in the May 16, 2019, Staff Report and the submitted plans, as amended by the conditions of approval, the Planning Commission considered this application an appropriate and reasonable improvement to the Subject property, and voted (4-2) to recommend that the City Council approve this application; and

WHEREAS, on May 28, 2019, the City Council of the City of Brooklyn Center, Minnesota reviewed the application, and received the Planning Commission's recommendation and staff reports, and considered the request in light of all testimony received, the guidelines and standards for evaluating this site and building plan review contained in the City's Zoning Ordinance, along with consideration of the goals and objectives of the City's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brooklyn Center, Minnesota does hereby approve Planning Commission Application No. 2019-006, as submitted by Real Estate Equities, for a planned unit development with a zoning classification of PUD-TOD, a development site plan, and zoning map amendment, based on the findings of fact and submitted plans, as amended by the following conditions of approval:

1. All requested alterations will need to be approved by City staff with respect to applicable codes prior to the issuance of permits, and fire related building code items shall be reviewed and approved by the Fire Chief.
2. Any significant changes or modifications made to this request can only be made by an amendment to the approved Planned Unit Development plans and documents as approved by the City Council.
3. The site plan shall be revised to include a main entry, or a more prominent entry on the south side of the south building. A sidewalk connection shall be provided to the sidewalk along Bass Lake Road.
4. The Applicant must revise the site and building plans to include a resident exit/entrance along the south side of the south building and a pedestrian access to the sidewalk along Bass Lake Road.
5. The Applicant must submit separate applications for any sign permits to the City for review and permits.
6. Agreements:
    a. The Applicant must enter into a PUD agreement with the City of Brooklyn Center. This agreement is to be reviewed and approved by the City Attorney prior to the issuance of building permits. The agreement shall further assure compliance with the development plans submitted with this application.
    b. A Performance Agreement with supporting financial guarantee approved by the City shall be executed upon any approval of the to-be submitted building permit for site improvements, which ensures the Subject Property will be constructed,

developed, and maintained in conformance with the plans, specifications, and standards.

c. The Developer shall submit an as-built survey of the property, improvements, and utility service lines prior to release of any Performance Agreement financial guarantee.

7. Engineering Review: The Applicant agrees to comply with all conditions or provisions noted in the City Engineer' s Review memorandums, dated May 10, 2019(Exhibit D).
    a. Final grading, drainage, utility, and erosion control plans and any other site engineering related issues are subject to review and approval by the City Engineer for City site and building plan approval and prior to the issuance of permits.
    b. Provide a corner clip dedication of ROW at the intersection with Xerxes to preserve adequate sight distance for approaching vehicles at this intersection.
    c. Provide dedication of sidewalk easement along bass Lake Road 3' from existing sidewalk edge.
    d. Utility Facilities Easement Agreement is required.
8. Fire Inspector/ Building Official Review: The Applicant shall work to ensure all applicable 2015 Minnesota Fire Code requirements have been met as part of any site plan approval.
9. The building plans are subject to review and approval by the Building Official with respect to applicable codes prior to the issuance of permits.
10. Final grading, drainage, utility and erosion control plans and any other site engineering elated issues are subject to review and approval by the City Engineer prior to the issuance of permits.
11. Landscaping: All landscaped areas shall include approved irrigation systems to facilitate site maintenance.
    a. The contractor shall submit irrigation shop drawings for review and approval prior to installation.
12. The Applicant shall work with the City's public art consultant, or similar, to provide a plan for creative placemaking to enhance the pedestrian access to transit.
13. Lighting: The Applicant shall provide a lighting plan that identifies all existing and proposed lighting for the parking lots and building. The lighting plan shall include a site wide photometric plan that is in conformance with the lighting provisions as noted under the City Zoning Ordinance and in consideration of the City' s Architectural Design Guidelines. Fixture specifications shall be provided prior to issuance of any building permits.
14. Signage: The Applicant shall submit a Sign Permit Application for any proposed signage (e.g., wall, freestanding).
    a. All signage is subject to Chapter 34 of the City Code of Ordinances and shall be approved under separate sign permits.

RESOLUTION NO.

May 28, 2019 _____
Date

_____
Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER

Notice is hereby given that a public hearing will be held on the ____ day of _____, 2019, at 7:00 p.m. or as soon thereafter as the matter may be heard at City Hall, 6301 Shingle Creek Parkway, to consider an Ordinance amending Chapter 35 of the City Ordinances regarding the zoning classification of certain land located at 5801 Xerxes Avenue North

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please notify the City Clerk at 763-569-3306 to make arrangements.

ORDINANCE NO. 2019-__

AN ORDINANCE AMENDING CHAPTER 35 OF THE CITY CODE OF ORDINANCES REGARDING THE ZONING CLASSIFICATION OF LAND LOCATED AT 1950 57TH AVENUE NORTH

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

Section 1. Rezoning. Chapter 35 of the City Ordinances of the City of Brooklyn Center is hereby amended as follows:

Section 35-2240. CENTRAL COMMERCE OVERLAY DISTRICT (CC). The following property is hereby removed from the (CC) Central Commerce Overlay District zoning classification:

Tract B, Registered Land Survey No. 1262.

Section 35-1240. PLANNED UNIT DEVELOPMENT DISTRICT (PUD). The following property is hereby established as being within a (PUD) Planned Unit Development District Zoning Classification:

11. The following properties are designated as PUD/TOD (Planned Unit Development/Transit Oriented Development):

Tract B, Registered Land Survey No. 1262.

Section 2. Effective Date. This ordinance shall become effective after adoption and upon thirty days following this ordinance's legal publication.

Adopted this _____ day of _____, 2019.

_____
Mayor

ATTEST:_____
City Clerk

Date of Publication _____

Effective Date _____

(Note: (~~Strikeout~~ text indicates matter to be delete, while underline indicates new matter.

Economic Development Authority
City Hall - Council Chambers
May 28, 2019

AGENDA

1. Call to Order

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet, including EDA (Economic Development Authority), is available to the public. The packet ring binder is located at the entrance of the council chambers.

2. Roll Call

3. Approval of Consent Agenda

The following items are considered to be routine by the Economic Development Authority (EDA) and will been acted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the consent agenda and considered at the end of Commission Consideration Items.

a. Approval of Minutes

- Motion to approve minutes from the May 13, 2019, EDA meeting

4. Commission Consideration Items

a. Resolution Approving the Acquisition of Certain Property Located at: 6921 Brooklyn Boulevard, Brooklyn Center, MN

- Motion to approve the resolution approving the acquisition of certain property located at 6921 Brooklyn Boulevard, Brooklyn Center, MN.

5. Adjournment

EDA ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Background:

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
5-13-19 EDA	5/22/2019	Backup Material

MINUTES OF THE PROCEEDINGS OF THE
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND THE
STATE OF MINNESOTA

REGULAR SESSION
MAY 13, 2019
CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER

The Brooklyn Center Economic Development Authority (EDA) met in Regular Session called to order by President Mike Elliott at 7:39 p.m.

2. ROLL CALL

President Mike Elliott and Commissioners Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were Executive Director Curt Boganey, Deputy Executive Director Reggie Edwards, Community Development Director Meg Beekman, Business and Work Force Development Coordinator Brett Angell, and City Attorney Jason Hill.

3. APPROVAL OF AGENDA AND CONSENT AGENDA

Commissioner Ryan moved, and Commissioner Graves seconded to approve the Agenda and Consent Agenda, and the following item was approved:

3a. APPROVAL OF MINUTES

1. April 8, 2019 – Regular Session

Motion passed unanimously.

4. COMMISSION CONSIDERATION ITEMS

4a. RESOLUTION NO. 2019-09 APPROVING ACQUISITION OF CERTAIN PROPERTY LOCATED AT 6234 BROOKLYN BOULEVARD, BROOKLYN CENTER, MN

Business and Work Force Development Coordinator Brett Angell reviewed the proposed purchase of property at 6234 Brooklyn Boulevard, a single-family residential property currently zoned R1 with an existing home built in 1946. He added the home is owned by Ms. Karen Brisset. He noted the purchase price of the property is $180,000 and $4,000 moving expenses, for a total of $184,000.

Mr. Angell stated an escrow account would be created to allow the seller to remain in the home until June 30, 2019. He added the closing would occur May 14, 2019, at City Hall, and TIF 3 funding would be used for acquisition of the property. He noted the property has redevelopment potential due to its neighboring uses and falls within the Brooklyn Boulevard Redevelopment Corridor as established in the Comprehensive Plan.

President Elliott asked whether there is a timeline for the redevelopment of the property. Mr. Angell stated other redevelopment projects are being considered, and demolition would be completed under one project. He added the goal is to reduce access points along Brooklyn Boulevard by acquiring other properties along this corridor.

President Elliott asked whether there might be another potential temporary use for this property and other newly acquired properties until they are developed. Mr. Angell stated City Staff could review potential temporary uses.

Commissioner Lawrence-Anderson stated it is the perfect location for a community garden. Mr. Angell stated that it is a possibility. He added access to water on the site would be problematic.

Commissioner Lawrence-Anderson stated the purchase price seems high. Mr. Angell stated the purchase price is based on assessed market value, comparable sales, and a 7-8% increase over recent years.

Commissioner Ryan stated the 2012-13 Brooklyn Boulevard study identified single-family properties with driveways onto Brooklyn Boulevard an "obsolescent use" due to growing traffic congestion and speeds on Brooklyn Boulevard. He added the policy is consistent with what the City has done in recent years, and areas have been identified in the Comprehensive Plan as Overlay Districts with a better use for opportunities along Brooklyn Boulevard.

Commissioner stated she agrees with President Elliott that they may be other temporary uses for the property. She added she is in favor of moving it forward.

Commissioner Ryan moved, and Commissioner Lawrence-Anderson seconded to adopt RESOLUTION NO. 2019-09. To Approve Acquisition at 6234 Brooklyn Boulevard.

Motion passed unanimously.

4b. RESOLUTION NO. 2019-10 APPROVING THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 7014 BROOKLYN BOULEVARD, BROOKLYN CENTER, MN

Mr. Angell reviewed the proposed purchase of property at 7012 Brooklyn Boulevard, a single-family residential property with an existing home built in 1939. He added the home is owned by

Mr. Robert Skiff. He noted the purchase price of the property is $235,000 and $5,000 moving expenses, for a total of $240,000.

Mr. Angell stated a $1000 escrow would enable the seller to stay in the home until August 31, 2019, as he has been renting the property for the past few years. He added, if approved, the closing would occur by the end of May 2019, and TIF 3 would be utilized for the acquisition. He noted the property owner was considering the option of moving the house, but it will probably be demolished at the cost of $20,000.

Mr. Angell stated City Staff were recently approached by an agent representing the property owner to the east and will continue to work with those parties until the property becomes available. He added this would eliminate a Brooklyn Boulevard access point.

Commissioner Ryan asked whether that property is 7015 Kyle Avenue N? Mr. Angell confirmed this.

Commissioner Ryan stated it is a great opportunity, and the City should move forward with this purchase.

President Elliott asked whether other uses for the home have been considered since it is in good condition. He added another organization might be interested in moving the house, which would reduce costs if the house was not demolished. Mr. Angell stated City Staff could explore other options.

Commissioner Graves asked whether the City will act as a landlord if the owner remains on the property, in both of these cases, and what would happen if there were complications. Mr. Angell stated the property owner had given notice to his tenants. He added the property owner is required to make any necessary repairs under Exhibit B in the Purchase Agreement.

Commissioner Lawrence-Anderson asked who carries liability insurance on the property. Mr. Angell stated that would fall on the grantee or seller, which in this case is Mr. Skiff.

Commissioner Ryan moved, and Commissioner Lawrence-Anderson seconded to Approve RESOLUTION NO. 2019-10 Approving Acquisition of Certain Property Located at 7014 Brooklyn Boulevard, Brooklyn Center, MN.

5. ADJOURNMENT

Commissioner Lawrence-Anderson moved, and Commissioner Ryan seconded adjournment of the Economic Development Authority meeting at 8:05 p.m.

Motion passed unanimously.

EDA ITEM MEMORANDUM

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Brett Angell, Business and Workforce Development Specialist

SUBJECT: Resolution Approving the Acquisition of Certain Property Located at: 6921 Brooklyn Boulevard, Brooklyn Center, MN

Background:

The property, located at 6921 Brooklyn Boulevard, is a single-family residential property with a total acreage of 0.21. The property has a width of 78 feet and depth of 120 feet with direct access and frontage onto Brooklyn Boulevard. The primary structure was built in 1953 and the property has a 2019 assessed market value of $145,000. Upon review of the property and comparable properties, staff believe the assessed market value is below the fair market value for the property. This property has the lowest assessed market value of any residential property on Brooklyn Boulevard and many comparable properties, which have had more recent sales, have a much higher assessed value.

Neighboring uses to this property include, three EDA owned properties to the north, Slims Restaurant to the south, single family residential to the west, and commercial to the east. The EDA purchased the three properties to the north between 1994 and 2016. In each case, the City demolished any structures on each respective property after purchase and they have sat vacant since.

The property had been owned by Mr. Bruce Burkholder, who passed away in January. The City had been engaged in conversations and negotiations to acquire the property with Mr. Burkholder for the past decade. Prior to his passing, Mr. Burkholder had vacated the property and moved into an assisted living facility. His daughter, Amy Burkholder, had power of attorney over her father's estate and had negotiated a purchase agreement for the property with the City. Several days before the EDA meeting to approve the purchase agreement, Mr. Burkholder passed away without a will, forcing the property into probate. The property has been vacant since that point. Conversations with the City and Ms. Burkholder continued once the property cleared probate and a purchase agreement for the property was drafted and signed by Ms. Burkholder.

The total acquisition cost for the property is $165,000. The attached purchase agreement details the terms and conditions of the property acquisition. The seller would be responsible for any assessments or taxes that the property had accumulated prior to closing. The terms of the purchase would also allow for the sellers to leave behind any items that are unwanted. City staff have inspected the property and estimate that the total cost to remove the belongings from the home would be approximately $4,000 to $5,000. The family of Mr. Burkholder have went through the property and removed any items that they would like to keep.

Upon acquisition and removal of personal belongings from the home, the City would have the structures on the property demolished. The estimated cost for demolition is $15,000. Once demolished, the City would look to redevelop this property with the additional three EDA-owned properties to the north. The combined acreage of the four parcels is 0.88. City staff have been in regular communications with the owners of the neighboring Slims restaurant who have development interest in this location.

Budget Issues:

TIF #3 funds will be utilized for the acquisition of this property.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/20/2019	Resolution Letter
Purchase Agreement	5/20/2019	Backup Material
Location Map	5/20/2019	Exhibit
Aerial Map	5/20/2019	Exhibit

Commissioner _____ introduced the following resolution and moved its adoption:

EDA RESOLUTION NO. 2019- ___

RESOLUTION APPROVING THE ACQUISTION OF CERTAIN PROPERTY LOCATED AT: 6921 BROOKLYN BOULEVARD, BROOKLYN CENTER, MN 55429

BE IT RESOLVED by the Board of Commissioners ("Board") of the Economic Development Authority of Brooklyn Center, Minnesota ("Authority") as follows:

Section 1. Recitals.

1.01. The Authority is authorized pursuant to Minnesota Statutes, Sections 469.090 to 469.1081 (the "EDA Act"), to acquire and convey real property and to undertake certain activities to facilitate the development of real property by private enterprise.

1.02. To facilitate development of certain property in the City of Brooklyn Center, Minnesota (the "City"), the Authority desires to acquire a parcel (PID 27-119-21-33-0014) located at 6921 Brooklyn Boulevard, situated in the State of Minnesota, County of Hennepin, and which is legally described as follows:

> That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distance 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distance 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating. [Torrens Certificate No. 657652]

(the "Property").

1.03. The Authority finds and determines that the acquisition of the Property is in the public interest and will further the objectives of its general plan of economic development.

Section 2. Authority Approval; Further Proceedings.

2.01. The Board hereby approves the Agreement in substantially the form presented to the Board, including the acquisition of the Property by the Authority, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the Agreement by those officials shall be conclusive evidence of their approval.

2.02. Authority staff and officials are authorized to take all actions necessary to perform the Authority's obligations under the Agreement as a whole, including without limitation execution of any documents to which the Authority is a party referenced in or attached to the Agreement, and other documents necessary to convey the Property to the Authority, all as described in the Agreement.

May 28, 2019
Date

President

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

PURCHASE AGREEMENT

1. PARTIES. This Purchase Agreement ("Purchase Agreement") is entered into this ___ day of _____, 2019, by and between **Amy Jean Burkholder as Personal Representative of the Estate of Bruce E. Burkholder, a single person** ("Seller") and the Economic Development Authority of Brooklyn Center, Minnesota, a public body corporate and politic under the laws of the State of Minnesota ("Buyer").

2. SALE OF PROPERTY. Seller is the owner of that certain real estate ("Property") located at 6921 Brooklyn Boulevard, Brooklyn Center, MN 55429, Hennepin County, Minnesota and legally described as follows:

> That part of Lot 4, Block 1, Sunset Manor, which lies southwesterly of a line run parallel with and distance 42 feet southwesterly of the following described line: Beginning at a point on the South line of Section 27, Township 119 North, Range 21 West distance 1607.8 feet West of the South quarter corner thereof; thence run northwesterly at angle of 53 degrees 20 minutes 37.5 seconds with said South Section line for 800 feet and there terminating. [Torrens Certificate No. 657652]

3. OFFER/ACCEPTANCE. In consideration of the mutual agreements herein contained, Buyer offers and agrees to purchase and Seller agrees to sell and hereby grants to Buyer the exclusive right to purchase the Property and all buildings, improvements, and fixtures thereon, together with all appurtenances, including, but not limited to, plant, shrubs, trees, and grass.

4. NO PERSONAL PROPERTY INCLUDED IN SALE: There are no items of personal property or fixtures owned by Seller and currently located on the Property included in the Purchase Price for purposes of this sale. Any personal property remaining on the Property 30 days after at closing will be deemed to be forfeited by Seller and may be disposed of by Buyer.

5. PURCHASE PRICE AND TERMS:

A. PURCHASE PRICE: The total Purchase Price ("Purchase Price") for the Property is One Hundred Sixty Five Thousand and No/100ths Dollars ($165,000.00).

B. TERMS:

(1) EARNEST MONEY. The sum of Zero Dollars ($0.00) Earnest Money ("Earnest Money") shall be paid by the Buyer to the Seller.

(2) BALANCE DUE SELLER: Buyer agrees to pay by check or wire transfer on the Closing Date ("Closing") any remaining balance due according to the terms of this Purchase Agreement.

(3) DEED/MARKETABLE TITLE: Subject to performance by Buyer, Seller agrees to execute and deliver a Personal Representative's Deed conveying marketable title to the Property to Buyer, subject only to the following exceptions:

a. Building and zoning laws, ordinances, and state and federal regulations.

b. Reservation of minerals or mineral rights to the State of Minnesota, if any.

c. Public utility and drainage easements of record which will not interfere with Buyer's intended use of the Property.

d. Title defects waived by Buyer pursuant to paragraph 6 below.

6. CONTINGENCIES.

A. Notwithstanding any other provision in this Agreement to the contrary, the parties agree that the purchase of the Property is subject to the following contingencies, which must be accepted or waived before the Date of Closing hereafter defined, unless a shorter period is expressly provided herein:

(1) Title to the Property shall be acceptable to Buyer, in its sole discretion.

(2) The Property's environmental condition must be acceptable to Buyer, in its sole discretion.

B. Buyer shall satisfy or waive the above contingencies on or before the Date of Closing. On or before the Date of Closing, Buyer shall, by giving written notice to Seller, either:

(1) Terminate this Agreement if any one or more of the contingencies above have not been satisfied to the satisfaction of Buyer; or

(2) Waive the contingencies listed above and proceed to closing.

If Buyer elects to terminate this Agreement under paragraph (B)(1) above, then upon, Seller's receipt of Buyer's written notice of termination, this Purchase Agreement shall be null and void, all Earnest Money shall be returned by Seller to Buyer, and neither party shall have any further obligation to the other.

7. DOCUMENTS TO BE DELIVERED AT CLOSING BY SELLER.

A. Personal Representatives Deed free and clear of encumbrances subject only to the exceptions stated in paragraphs 5 (C) (3)(a), (b), (c), and (d) of this Purchase Agreement.

B. Standard form Affidavit of Seller.

C. Well disclosure certificate, if required.

D. Waiver of Relocation Benefits in the form attached hereto as Exhibit A.

E. Such other documents as may be reasonably required by Buyer's title examiner or title insurance company.

8. CLOSING DATE. The closing of the sale of the Property shall be on or before _____, 2019. The closing shall take place at the offices of Economic Development Authority of Brooklyn Center, 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430 (or at such other location as the parties shall agree).

9. DELIVERY OF DOCUMENTS. Within seven business days of signing this Purchase Agreement, Seller shall have provided Buyer with copies of all relevant material in Seller's possession relating to the Property, including but not limited to, title reports, soil reports, environmental studies, surveys, environmental reports, agreements with governmental authorities, or other records of the Property that Seller has in Seller's possession (collectively, the "***Documents***").

10. INTENTIALLY OMMITTED.

11. ENVIRONMENTAL INSPECTION. Seller, prior to vacation of the Property, shall remove all substances that, under state or federal law, must be disposed of at an approved disposal facility. This requirement does not apply to hazardous substances integrated into the building improvements (e.g., asbestos) or soil but applies only to movable equipment, supplies and materials that are located or stored on the Property. Buyer and Seller will conduct a joint inspection of the Property at a time to be mutually agreed upon prior to closing for the purpose of identifying materials that must be removed by Seller.

12. LEAD. If the dwelling structure on the Property was constructed prior to 1978, a lead paint disclosure accompanies this Agreement.

13. REAL ESTATE TAXES.

A. Seller will pay at or prior to closing all real estate taxes due and payable in 2018 and prior years on the Property, including any delinquent real estate taxes.

B. Real estate taxes due and payable in 2019 shall be prorated as of the date of closing between Buyer and Seller. If the amount of real estate taxes due and payable in 2019 is not available on the date of closing, the pro-rated taxes will be based on the amount of real estate taxes due and payable in 2018.

14. SPECIAL ASSESSMENTS.

A. Seller shall pay on or prior to closing the balance of all special assessments levied for payment in 2018 and prior years. Buyer shall pay all special assessments pending or levied in 2019 and future years.

B. Seller shall pay any deferred real estate taxes or special assessments, payment of which is required as a result of the Closing of this sale.

C. As of the date of this Purchase Agreement, Seller has not received a notice of hearing for a new public improvement project from any governmental assessing authority, the costs of which project may be assessed against the Property.

D. Notwithstanding any other provision of this Agreement, Seller shall at all times be responsible to pay special assessments, if any, for delinquent sewer or water bills, removal of diseased trees prior to the date of this Purchase Agreement, snow removal, or other current services provided to the Property by the assessing authority while Seller is in possession of the Property.

15. MARKETABILITY OF TITLE. Buyer shall, within a reasonable time after execution of this Purchase Agreement by both parties, obtain a commitment for title insurance or other evidence satisfactory to Buyer ("Title Evidence") for the Property. Buyer shall have ten (10) business days after receipt of a fully executed purchase agreement and the Title Evidence to examine the same and to deliver written objections to title, if any, to Seller. Seller shall have until the Date of Closing to make title marketable, at Seller's expense. In the event that title to the Property cannot be made marketable or is not made marketable by Seller by the Date of Closing, then, at the option of Buyer, Buyer may terminate this Purchase Agreement in accordance with paragraph 6 (B)(1) of this Purchase Agreement.

16. CLOSING COSTS AND RELATED ITEMS. Seller will pay: (a) any deed transfer taxes and conservation fees and recording fees for all instruments required to establish marketable title in Seller and to allow Seller to record its deed from Seller; (b) any deed transfer taxes and conservation fees required to enable Buyer to record its deed from Seller under this Purchase Agreement; (c) the cost of the title commitment, title search, name searches, and exam fees; and (d) one-half of the closing fee charged by the title insurance or other closing agent, if any, utilized to close the transaction contemplated by this Purchase Agreement. Buyer shall be responsible for the payment of the following costs: (a) recording fees for deed from Seller under this Purchase Agreement; (b) the title insurance premium, and any endorsements, if any; and (c) one-half of the closing fee charged by the title insurance or other closing agent, if any, utilized to close the transaction contemplated by this Purchase Agreement. Each party shall be responsible for its own attorneys' fees and costs.

17. POSSESSION. Seller shall deliver possession of the Property on the Closing Date.

18. DISCLOSURE; INDIVIDUAL SEWAGE TREATMENT SYSTEM. Seller discloses that there **is not** an individual sewage treatment system on or serving the Property.

19. WELL DISCLOSURE.

☐Seller discloses that there is a well on or serving the Property. A well disclosure Certificate accompanies this Purchase Agreement; or
☑Seller does not know of a well on the Property.

20. SELLER'S WARRANTIES. Seller warrants that buildings, if any, are entirely within the boundary lines of the Property. Seller warrants that there is a right of access to the Property from a public right-of-way. Seller warrants that there has been no labor or materials furnished to the Property for which payment has not been made. Seller warrants that there are no present violations of any restrictions relating to the use or improvement of the Property. Seller represents that Seller has good and marketable simple title interest to the Property and no consents or approvals from any third parties are required. Seller represents that there are no third parties in possession of the Property, or any part thereof; and that there are no leases, oral, or written, affecting the Property or any part thereof. Seller agrees that Seller will not enter into a lease for the Property after the date of this Purchase Agreement. Seller agrees to pay all charges for sewer, water, electric, gas, rubbish removal, Internet, cable/satellite television, and any other utility charges incurred prior to closing. These warranties shall survive the Closing of this transaction.

21. RELOCATION BENEFITS. Seller acknowledges that Seller initiated negotiations with Buyer for the transaction contemplated by this Purchase Agreement, and that this transaction is not made under threat of condemnation by Buyer. Seller acknowledges the Property is vacant. Seller agrees to provide to Buyer at closing an executed waiver of relocation benefits in substantially the form of the attached Exhibit A.

22. NO MERGER OF REPRESENTATIONS, WARRANTIES. All representations and warranties contained in this Purchas Agreement shall not be merged into any instruments or conveyance delivered at closing, and the parties shall be bound accordingly.

23. ENTIRE AGREEMENT; AMENDMENTS. This Purchase Agreement constitutes the entire agreement between the parties, and no other agreement prior to this Purchase Agreement or contemporaneous herewith shall be effective except as expressly set forth or incorporated herein. Any purported amendment to this Purchase Agreement shall not be effective unless it shall be set forth in writing and executed by both parties or their respective successors or assigns.

24. BINDING EFFECT; ASSIGNMENT. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, successors, and assigns. Buyer shall not assign its rights and interest hereunder without notice to Seller.

25. NOTICE. Any notice, demand, request or other communication which may or shall be given or served by the parties shall be deemed to have been given or served on the date the same is

deposited in the United States Mail, registered or certified, postage prepaid and addressed as follows:

SELLER: Bruce E. Burkholder
c/o Amy Burkholder, Attorney in Fact
17729 Kettering Trail
Lakeville, MN 55044-9354

BUYER: Economic Development Authority of Brooklyn Center
Attn: Brett Angell
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430-2113

AGENT: Kennedy & Graven, Chartered
Attn: Troy Gilchrist
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402

26. BROKER COMMISSIONS. Buyer and Seller each represent and warrant to the other that there is no broker involved in this transaction with whom either has negotiated or to whom the representing party has agreed to pay a broker commission or finder's fee in connection with negotiations for purchase or sale of the Property. Buyer and Seller agree to indemnify, defend, and hold the other party harmless against any and all claims of brokers, finders, or the like, and against the claims of all third parties, claiming any right to commission or compensation by or through acts of the indemnifying party or its partners, agents, or affiliates in connection with this Purchase Agreement. The indemnifying party's indemnity obligations shall include all damages, losses, costs, liabilities, and expenses, including reasonable attorneys' fees and litigation costs, which may be incurred by the other party.

27. METHAMPHETAMINE DISCLOSURE. To the best of Seller's knowledge, methamphetamine production has not occurred on the Property.

28. SPECIFIC PERFORMANCE. This Purchase Agreement may be specifically enforced by the parties, provided that any action for specific enforcement is brought within six months after the date of the alleged breach. This paragraph is not intended to create an exclusive remedy for breach of this agreement; the parties reserve all other remedies available at law or in equity.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date written above.

SELLER

The Estate of Bruce E. Burkholder

By: _____
Amy Jean Burkholder
Its: Personal Representative

BUYER

Economic Development Authority of Brooklyn Center, Minnesota

By: _____
Its: President

By: _____
Its: Executive Director

EXHIBIT A

FORM OF
WAIVER OF RELOCATION BENEFITS

I, the undersigned, acknowledge that I met with a representative of the Economic Development Authority of Brooklyn Center, Minnesota (EDA) on _____, 20__. The representative, _____, explained that in the event that the EDA acquires my property located at 6921 Brooklyn Boulevard, Brooklyn Center, Minnesota, I may be entitled to certain relocation benefits, in addition to the amount of money being paid to me to acquire my property. These benefits may include:

1. Moving Expenses:

   a. A payment for actual reasonable moving expenses; or

   b. A fixed payment determined in accordance with the applicable schedule approved by the Federal Highway Administration.

2. Replacement Housing Payment:

   A 180-day homeowner is eligible to receive a replacement housing payment to cover the following costs:

   a. If the homeowner must pay more to buy a comparable replacement home than homeowner receives for the property, then homeowner may be compensated for the difference.

   b. Homeowners may be entitled to compensation for incidental and closing expenses related to the purchase of a decent, safe, and sanitary replacement home, such as recording fees, title insurance, appraisal, and inspection fees.

   c. If a homeowner must pay a higher interest rate on a mortgage to finance the purchase of a replacement home than the rate on the mortgage of the property, then homeowner may be entitled to compensation for increased mortgage interest costs.

3. Other Relocation Assistance:

   This includes referrals and other assistance to help the owner(s) relocate to a comparable decent, safe, and sanitary dwelling. These payments and services are required under the regulations of the Department of Housing and Urban Development (HUD). The owner(s) cannot be required to move from his/her home unless he/she is given reasonable opportunities to relocate to a comparable decent, safe and sanitary dwelling unit that he/she can afford.

Finally, it was explained to me that the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, entitles me to these relocation benefits; and if I sign this waiver, I will be waiving those relocation benefits.

After having these benefits explained to me, I agree to waive them. In signing this waiver, I acknowledge that no threats have been made to me, either expressly or by implication, that my property will be taken from me through condemnation. If after signing this waiver, I attempt to collect relocation benefits, I will have to prove that, contrary to what I am agreeing to in this waiver, my waiver of relocation benefits was not entered into voluntarily. This wavier is conditioned upon the Economic Development Authority of Brooklyn Center, Minnesota purchasing my property for the gross purchase price of $165,000.00. If this commitment to me is not fulfilled, this waiver is null and void.

_____
Date

The Estate of Bruce E. Burkholder

By: _____
Amy Jean Burkholder
Its: Personal Representative

WITNESS:

_____

Location Map: 6921 Brooklyn Blvd

Residential Labels

Addresses

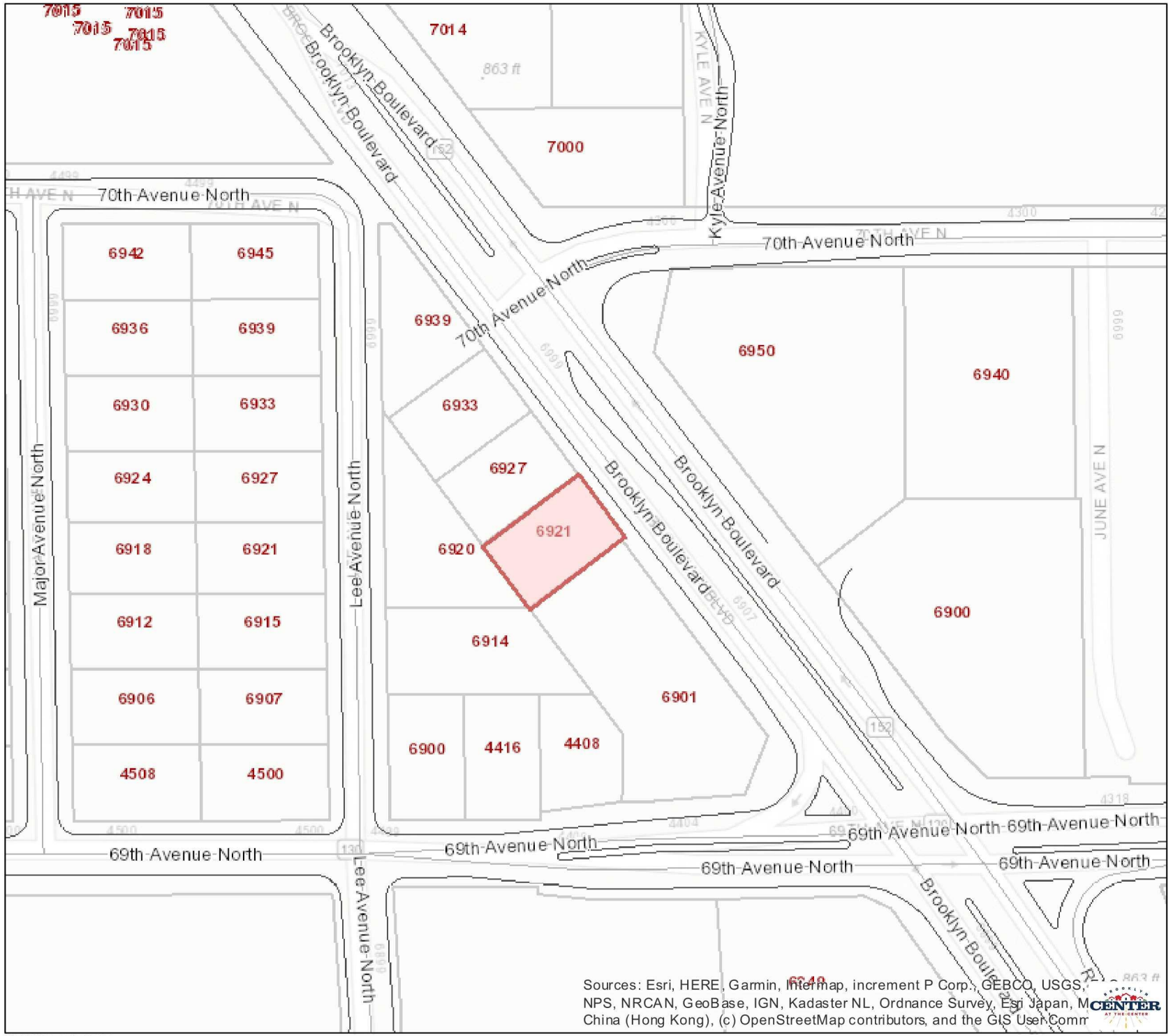
Highways

Streets

Road Edge

City Parks

Parcels



5/20/2019, 4:11:43 PM 1 inch = 188 feet

Aerial Image: 6921 Brooklyn Blvd

Residential Labels

Aerials 2015

- Red: Band_1
- Green: Band_2
- Blue: Band_3



5/20/2019, 4:15:44 PM 1 inch = 188 feet

Council/EDA Work Session
City Hall Council Chambers
May 28, 2019

AGENDA

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

ACTIVE DISCUSSION ITEMS

1. Beautification and Public Art Task Force
2. Liquor License Violation Penalty Discussion

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
   - Cities United Update
   - Livable Wages - 6/10
   - Liquor Ordinance/Entertainment Permit - 6/10
   - Liquor Ordinance Updates - 6/10
   - 2020 Elections Update - 7/8
   - Discussion on Ordinance process - 7/8
   - Delinquent Utility Penalties
   - Public Subsidy Policy - 6/24
   - Fire Relief Association Pension Adjustment
   - Opportunity Site Draft Master Plan Discussion
   - Highway 252 Update - 7/29

MEMORANDUM - COUNCIL WORK SESSION

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Dr. Reggie Edwards, Deputy City Manager

SUBJECT: Beautification and Public Art Task Force

Recommendation:

- Consider participating as the Brooklyn Center Beautification & Public Art Task Force and provide consensus regarding meeting as a task force.

Background:

In 2018, the City Council reached consensus on the directing of staff to initiate the Brooklyn Center Beautification and Public Art Initiative (BCBPAi). In early 2019, the Council received an update and presentation from staff the Mr. Jack Becker, Forecast Public Art (project consultant) on the BCBPAi.

The BCBPAi process involves gathering ongoing information and getting feedback from three task force groups (i.e. residents, staff and the City Council) and focus groups to help shape the master plan. The three task force groups will conduct some upfront project work independently of each other. Afterwards, all efforts and input will be collapsed into one as the Beautification and Public Art Master Plan is drafted.

We anticipate the task force will meet approximately three to four times over the next three to four months. The meetings will be facilitated by the consultants Jack Becker, Ashlyn Crawford, and Witt Siasoco of Forecast Public Art.

Below are proposed dates and a brief description of three Council Task Force work sessions.

- **Monday, June 24, 5:15pm - 6:15pm** - Receive updates, aggregated notes from focus group sessions and mapping exercises; provide input on program considerations, what systems work well in BC, and what success for the Beautification and Public Art Program (in the end) would look like.

- **Monday, August 12, 5:15pm - 6:15pm** - Receive update and list of observations, considerations and preliminary recommendations going forward, along with draft outline of final plan document, indicating areas of focus. Provide input and comments regarding the form of the plan document and how it can be most useful to the many stakeholders involved.

- **Monday, September 23, 5:15pm - 6:15pm** (or early October) NOTE: Joint Session with Community Task Force and City Leadership Team - Review draft plan (sent in advance), and provide feedback, etc. to help Forecast produce final version by mid-October. Discuss communications strategy for rolling out the plan with residents and businesses in BC.

Policy Issues:

1. Is there a consensus among the Council regarding the City Council participating as the Brooklyn Center Beautification & Public Art Task Force?
2. Is there a consensus among the Council regarding task force meetings dates and times?

Strategic Priorities and Values:

Enhanced Community Image

MEMORANDUM - COUNCIL WORK SESSION

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Liquor License Violation Penalty Discussion

Recommendation:

- Provide direction to staff regarding development of a uniform fee structure for establishments that violate the City liquor license ordinance

Background:

The City Council held a public hearing for an establishment that had violated the City's liquor license ordinance on January 14, 2019 for sale of alcohol to a person under the age of 21.

The City Council directed staff and the City Attorney to provide information on the penalties that the City has previously imposed for liquor license violations (attached) and asked that two resolutions be prepared for its consideration –one imposing a civil penalty and the other not imposing any penalty.

The City Council determined a fine for the establishment on January 28, 2019.

At the February 25, 2019, Study Session, the City Council further discussed a uniform method for Liquor Compliance Check fines. Staff gathered additional comparison information related to liquor compliance check fines comparisons. Attached are the following:

- PowerPoint Presentation (4-22-2019)
- Liquor Violation City Comparisons
- Past Practices Liquor License Violations Fines

On April 22, 2019, the City Council reviewed additional comparison information provided by staff and continued its discussion. The City Council raised two questions for staff to further research including:

1. Do the comparison cities vary their penalties based upon the type violation (i.e. sale of alcohol to a person under the age of 21, operating without a license or failure to apply for a license, etc.)?

2. Do comparison cities maintain data correlating the number of violations in relationship to the level of penalties imposed (i.e. 1st violation, 2nd violation, 3rd violation, etc.)?

Research from each of the comparison cities revealed no significant data that supports either of the questions proposed by the Council.

Staff is seeking direction from the City Council regarding establishment of uniform method of Liquor Compliance Check fines.

Policy Issues:

What is the City Council's direction regarding development of a uniform fee structure for establishments that violate the City liquor license ordinance?

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Past Practices Liquor License Violations Fines	5/21/2019	Backup Material
Liquor Violation City Comparisons	5/21/2019	Cover Memo
Liquor License Violation PowerPoint 4-22-19	5/22/2019	Cover Memo
Minutes from 2-11-19	5/23/2019	Backup Material
Minutes from 4-22-19	5/23/2019	Backup Material

Brooklyn Center Past Practices of Liquor Sale Violation Penalties

Occurrence	Violation	License	Penalty Imposed	Resolution No.
August 2014	Reporting Error	Earle Browne Lanes	**$1,000**	2014-173
October 2012	Underage	Sun Foods	**$1,000**	2012-133
October 2012	Underage	Global Kitchen	**$1,000**	2012-132
July 2011	Underage	Scoreboard Pizza	**$500 / 3-Day Suspension**	2011-100
January 2010	Underage	Super America	**$1,000**	2010-11
December 2009	Underage	American Legion	**$1,000**	2009-159

Liquor Violations in Comparative Cities						
City	**1st Violation**	**2nd Violation**	**3rd Violation**	**4th Violation**	**5th Violation**	**Comments**
Crystal	$750; 1 day suspension	$1,500; 3 day suspension 24 months after 1st violation	$2,000; 10 day suspension 35 months after 2nd violation	Revocation 26 months after 3rd violation		
Fridley	$250	$500	$750			Within a 12 month reporting period
Golden Valley	$500 plus 1 day suspension	$1,000 plus 3 day suspension	$2,000 plus 10 day suspension	Revocation		
Maplewood	$500	$1,000	$2,000			Within a 24 month reporting period
New Hope	$250 3 day suspension	$750 15 day suspension	$1,500 30 day suspension	Revocation		Within a 24 month reporting period
Richfield	$1,000 5 day suspension	$1,750 plus 7 day suspension 12 months after 1st violation	$2,000 plus 12 day suspension 24 months after 2nd violation	$2,000 plus 24 months after 3rd violation* Brought before City Council for revocation hearing	$2,000; If within 24 months of the fourth offense, the establishment's license will be revoked for the remainder of the license year	An establishment whose license is revoked is ineligible for a license for a period of five (5) years from the date of revocation.
Roseville	$1,000	$2,000	$2,000	Revocation		
Shoreview	$500	$500 with 3 day suspension	$1,000 5 day suspension	$1,500 10 day suspension	License Revoked	Each violation has one (1) additional compliance check. All consecutive violations are within a 36 month period.
White Bear Lake	Class A/$175	Class B/$275				

Other Cities						
Brooklyn Park	$500	$750	$1,000	$1,250	$1,500 and revoked	
Minneapolis	$500	$1,000	$2,000	[redacted]	[redacted]	Each violation within a 24 month

* If the offense occurs outside of two years of a third offense, it will be considered a third offense.

Brooklyn Center Liquor License Violation Penalty Policy Discussion

City Council Meeting, 3/25/19

Request of Action

Consider providing direction to staff regarding establishment of a uniform fee structure for establishments that violate the City liquor license ordinance.

Policy Background

- *The City Council held a public hearing for an establishment that had violated the City's liquor license ordinance on January 14, 2019 for sale of alcohol to a person under the age of 21.*

- *The City Council directed staff and the City Attorney to provide information on the penalties the that City has previously imposed for liquor license violations (attached) and asked that two resolutions be prepared for its consideration –one imposing a civil penalty and the other not imposing any penalty.*

Brooklyn Center Past Practices of Liquor Sale Violation Penalties

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January 2010	Underage	Super America	**$1,000**	2010-11
December 2009	Underage	American Legion	**$1,000**	2009-159

Comparable Cities Practices of Liquor Sale To a Person Under 21 Years of Age Violation Penalties

Underage Alcohol Sale Violation	1st Violation	2nd Violation	3rd Violation	4th Violation	Comments
Golden Valley	$500 plus 1 day suspension	$1,000 plus 3 day suspension	$2,000 plus 10 day suspension	Revocation	36 Reporting Period
Roseville	$1,000	$2,000	$2,000	Revocation	36 Reporting Period
Fridley	$250	$500	$750		12 Reporting Period
New Hope	$250 plus 3 day suspension	$750 plus 15 day suspension	$1500 plus 30 day suspension	Revocation	24 Reporting Period
License Renewal					
White Bear	Class A/$175	Class B/$275			

Policy Background

- *The City Council determined a fine for the establishment on January 28, 2019. The fine was a total of $1,000 of which $500 was to be paid immediately. The remaining balance of $500 would be paid only if there was another violation with-in a 12 month period.*

- *On February 25, 2019, Study Session, the Council further discussed a uniform method for Liquor Compliance Check fines. Staff has gathered additional comparison information related to liquor compliance check fines comparisons, which is attached*

Brooklyn Center Tobacco License Violation Penalty Ordinance

Tobacco Administrative Penalties Section 23-108; subd. 3 (a) all within a 24 month period			
1st Violation	2nd Violation	3rd Violation	4th Violation
$200	$500	$750	License revoked

Liquor Violations in Comparative Cities						
City	**1st Violation**	**2nd Violation**	**3rd Violation**	**4th Violation**	**5th Violation**	**Comments**
Crystal	$750; 1 day suspension	$1,500; 3 day suspension 24 months after 1st violation	$2,000; 10 day suspension 35 months after 2nd violation	Revocation 26 months after 3rd violation		
Fridley	$250	$500	$750			Within a 12 month reporting period
Golden Valley	$500 plus 1 day suspension	$1,000 plus 3 day suspension	$2,000 plus 10 day suspension	Revocation		
Maplewood	$500	$1,000	$2,000			Within a 24 month reporting period
New Hope	$250 3 day suspension	$750 15 day suspension	$1,500 30 day suspension	Revocation		Within a 24 month reporting period
Richfield	$1,000 5 day suspension	$1,750 plus 7 day suspension 12 months after 1st violation	$2,000 plus 12 day suspension 24 months after 2nd violation	$2,000 plus 24 months after 3rd violation* Brought before City Council for revocation hearing	$2,000; If within 24 months of the fourth offense, the establishment's license will be revoked for the remainder of the license year	An establishment whose license is revoked is ineligible for a license for a period of five (5) years from the date of revocation.
Roseville	$1,000	$2,000	$2,000	Revocation		
Shoreview	$500	$500 with 3 day suspension	$1,000 5 day suspension	$1,500 10 day suspension	License Revoked	Each violation has one (1) additional compliance check. All consecutive violations are within a 36 month period.
White Bear Lake	Class A/$175	Class B/$275				

Other Cities						
Brooklyn Park	$500	$750	$1,000	$1,250	$1,500 and revoked	
Minneapolis	$500	$1,000	$2,000			Each violation within a 24 month

* If the offense occurs outside of two years of a thrid offense, it will be considered a third offense.

Factors of Good Policy

- *Fair*
- *Equitable*
- *Consistent*
- *Efficient*
- *Predictable*
- *Rational/Logic*
- *Reasonable*

Policy Issue

1. *Is there additional information needed by the Council in order to direct staff in developing a penalty policy for establishments that violate the City liquor license ordinance?*
2. *If not, what is the Council's direction regarding developing a penalty policy for establishments that violate the City liquor license ordinance?*

Councilmember Graves thanked Mr. Boganey for the clarification. She stated she can support the proposed ordinance.

Councilmember Lawrence-Anderson agreed she can support the ordinance with that clarification, although she still believes some of the requirements are excessive.

MISCELLANEOUS

DISCUSSION ON LIQUOR LICENSE VIOLATIONS

Mr. Boganey stated the City Council had recently reviewed an issue related to liquor license violations. He added he felt there was interest from the City Council in reviewing the potential development of an established fine schedule and criteria for certain violations. He noted this item could be added to an upcoming City Council Work Session. He requested the City Council's feedback and comment.

Mayor Elliott stated it makes sense to have a fee schedule, to equalize fines and clarify expectations. Councilmember Ryan agreed, adding a fee schedule would provide guidance for City Councils. Councilmember Graves agreed that a fee schedule would be helpful.

Mr. Boganey agreed to schedule this discussion for a future Work Session.

NOVUS AGENDA UPDATE

City Clerk Barb Suciu stated City Councilmembers have noted a glitch with their iPads which does not allow them to open the second page of a NovusAgenda attachment. She added, according to Novus, this is a known problem with iPad,that does not occur on other devices, software or browsers. She noted alternate devices could be considered, or other means of accessing agenda documents. She requested the City Council's feedback and comment.

Councilmember Butler stated she would not support buying new tablets or devices. Councilmember Graves agreed. Councilmember Lawrence-Anderson agreed.

Councilmember Ryan stated he requests a printed packet.

Councilmember Lawrence-Anderson stated the City Council and City Staff can review this when the NovusAgenda three-year renewal is due, to determine what course of action to take. Mr. Boganey agreed.

CITY COUNCIL REVIEW OF COMPREHENSIVE PLAN

Community Development Director Meg Beekman requested the City Council's consideration of a Special Meeting to review the Comprehensive Plan, to be scheduled for March 11, 2019. She added this review will be in preparation for adoption of the Comprehensive Plan at the City

Mr. Edwards stated the two Councilmembers who were absent from the meeting may have communicated their absence to City Manager Curt Boganey.

Mayor Elliott asked whether the City Council will attend the Prayer Breakfast, to be held Saturday May 4, 2019. Councilmember Ryan stated that is an individual decision whether Councilmembers want to attend. He added he has a family obligation that day. He noted the Mayor usually reads a proclamation at the breakfast.

Mayor Elliott stated he plans to attend. He asked whether the City Council should reserve a table. Councilmember Graves stated she has a wedding to attend that day, but she will try to attend the breakfast.

Mayor Elliott stated it would be good if a few Councilmembers could attend.

DISCUSSION OF WORK SESSION AGENDA ITEMS AS TIME PERMITS

LIQUOR LICENSE VIOLATION PENALTY POLICY DISCUSSION

Mr. Edwards stated a public hearing was held in January related to a local establishment that had a liquor license violation. He added the City Council instructed City Staff to review the liquor license violation penalty policy, to determine what has been done in the past and review the policies of other local communities.

Mr. Edwards requested City Council consideration of establishing an ongoing policy, as there is currently no set fee or fee schedule. He added other jurisdictions use a process that progresses from the first violation to revocation with the fourth violation. He noted the City Council had determined a fine of $1,000 of which 50% was to be paid immediately, and the remaining balance would be due if another violation occurred within a twelve-month period.

Mr. Edwards requested the City Councils discussion and direction for developing a penalty policy for violations of the City's Liquor License Ordinance.

Councilmember Ryan stated he would support a policy that is consistent with adjacent cities. He added a fine as well as suspension of license is too punitive. He asked whether the policy would apply to both on-sale and off-sale liquor. City Attorney Troy Gilchrist stated the City Council could decide how the policy will be structured as long as it falls within the criteria for reasonable and equitable standards.

Councilmember Ryan asked whether there is sound basis for holding a public hearing if a problematic on-sale establishment reaches a fourth violation. Mr. Gilchrist stated the City is the only off-sale proprietor in Brooklyn Center. He stressed the importance of consistency. He added the creation of a penalty system would not replace due process, and a hearing would be appropriate even for the first violation.

Mayor Elliott stated he would like to see which of the nearby jurisdictions have municipal liquor operations, and whether they have had to grant exceptions. He added the City could find itself in a tight spot with a penalty policy.

Councilmember Graves stated there should not be a distinction between on-sale or off-sale liquor in this policy. She added there would still be due process. She noted she likes the City of Maplewood's policy, which is simple and straight-forward, and she would not be opposed to a suspension policy like the City of Golden Valley.

Mayor Elliott agreed, although Maplewood's fee schedule is aggressive. He added a license revocation could be considered after a fourth violation.

Councilmember Ryan stated he likes Golden Valley's approach, unless there is a third violation. He asked how that could be phrased in the Ordinance, related to 24 months before the violation.

Mayor Elliott requested additional research. He added imposing a fine sends a strong message. He noted he would not support shutting down a business.

Councilmember Graves stated the type of violation makes a difference, and types of violations should have different penalties. She asked whether other cities have a system of different levels of penalties. She added the establishment that had a violation that was the impetus for this discussion had a prior violation that was not the same. She noted she would like to see more information from other cities that have different levels of penalties.

Mr. Edwards stated City Staff reviewed other cities' penalty structures, and there was no indication that the structures were based upon type of violation.

Mr. Gilchrist stated the vast majority of violations are underage sales.

Councilmember Graves stated she would like to review this issue again when there are more Councilmembers present.

It was the majority consensus of the City Council to direct City Staff to provide additional information related to liquor license violations policy.

Councilmember Ryan stated he would support a fee structure similar to Golden Valley.

Mr. Gilchrist agreed to review the potential fee schedules and language related to due process and provide additional information for the City Council's review at their next Regular Meeting.

ADJOURNMENT

Mayor Elliott closed the Study Session at 6:45 p.m.

MEMORANDUM - COUNCIL WORK SESSION

DATE: 5/28/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Barb Suciu

SUBJECT: Pending Items

Recommendation:

- Cities United Update
- Livable Wages - 6/10
- Liquor Ordinance/Entertainment Permit - 6/10
- Liquor Ordinance Updates - 6/10
- 2020 Elections Update - 7/8
- Discussion on Ordinance process - 7/8
- Delinquent Utility Penalties
- Public Subsidy Policy - 6/24
- Fire Relief Association Pension Adjustment
- Opportunity Site Draft Master Plan Discussion
- Highway 252 Update - 7/29

Background: