



# CITY OF HAM LAKE

15544 Central Avenue NE  
Ham Lake, Minnesota 55304  
(763) 434-9555  
Fax (763) 434-9599

## **CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, OCTOBER 13, 2025**

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** September 22, 2025

**PUBLIC HEARING:** None

### **NEW BUSINESS:**

1. Daniel Tousignant of Allan Dorney Construction MN, Inc, on behalf of The Church of St. Paul, requesting Commercial Site Plan approval for the construction of a 60' X 80' storage building at 1740 Bunker Lake Boulevard NE.
2. Brian Larson of Classic Construction Services, on behalf of Dercon Construction Services, Inc., requesting Commercial Site Plan approval for the construction of an office warehouse building at 14961 Aberdeen Street NE.
3. Nate Byom of Kwik Trip, Inc requesting Commercial Site Plan approval for the construction of convenience store (retail facility), with 10 fuel dispensers, at proposed Lot 1, Block 1 of Elwell Commercial Park at the northwest corner of 143<sup>rd</sup> Avenue NE and Highway 65 NE.

### **COMMISSION BUSINESS:**

1. City Council Update



CITY OF HAM LAKE  
PLANNING COMMISSION MINUTES  
MONDAY, SEPTEMBER 22, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, September 22, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

**MEMBERS PRESENT:** Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, David Ross, Jonathan Fisher and Erin Dixon

**MEMBERS ABSENT:** Commissioner Kyle Lejonvarn

**OTHERS PRESENT:** Building and Zoning Clerk Jennifer Bohr

**CALL TO ORDER:** Chair Pogalz called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was recited by all in attendance.

**APPROVAL OF MINUTES:**

**Motion by Dixon, seconded by Ross, to approve the minutes of the September 8, 2025, Planning Commission meeting as written. All present in favor, motion carried.**

**PUBLIC HEARING:**

Adam Bradley of Enthusiast Car Co., requesting a Conditional Use Permit to operate an automobile repair shop at 1353 172<sup>nd</sup> Lane NE

Mr. Joe Johnson and Mr. Damon Brown, employees of Enthusiast Car Co., were present on behalf of Mr. Adam Bradley. Mr. Johnson stated light mechanical work, such as brakes, fluid and tire changes, will be done on cars purchased for sale and for customers. Commissioner Entsminger completed the inspection, a copy which is on file. Commissioner Entsminger stated he drove to the site; the site looked the same as it did for his previous inspection two weeks ago. Commissioner Entsminger stated the new asphalt parking lot has not yet been constructed. Commissioner Entsminger stated the owner has greatly improved the site. Chair Pogalz asked Commissioner Entsminger if he had reviewed Building Official Jones's memo with the owner, or the employees in attendance. Commissioner Entsminger stated he had spoken with Mr. Bradley about the conditions during his previous inspection.

**Chair Pogalz opened the public hearing at 6:05 p.m. and asked for public comment; with there being none, Chair Pogalz closed the public hearing at 6:05 p.m.**



**Motion by Entsminger, seconded by Fisher, to recommend approval of a Conditional Use Permit, as requested by Adam Bradley, of Enthusiast Car Co., to operate an automobile repair shop at 1353 172<sup>nd</sup> Lane NE subject to:**

- 1. Auto repair being limited to vehicle maintenance and mechanical repair only. No auto-body repair allowed.**
- 2. No outside storage of liquids, tires, parts, etc.**
- 3. All repair work needs to be done inside the building.**
- 4. All fluids are to be contained and disposed of according to State and County requirements.**
- 5. All auto sales activities be kept separate from the auto repair, and all requirements of Article 7-900 be adhered to for auto sales.**
- 6. Business hours of Monday through Friday 7:00 am to 4:00 pm.**
- 7. Meeting all City, County, and State requirements.**

**All present in favor, motion carried.** *This application will be placed on the City Council's Monday, October 6, 2025, agenda.*

**NEW BUSINESS:** None

**COMMISSION BUSINESS:**

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the Commission's recommendations to approve the Commercial Site Plan for Enthusiast Car Co. and the Preliminary Plat and Rezoning of Kohler Farms. There will not be a Planning Commissioner present at the October 6, 2025, City Council meeting.

**ADJOURNMENT:**

**Motion by Dixon, seconded by Fisher, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.**

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Jennifer Bohr  
Building and Zoning Clerk



**CITY OF HAM LAKE  
PLANNING COMMISSION REQUEST APPLICATION  
INSPECTION REPORT**

MTG DATE: October 13, 2025

INSPECTION ISSUED TO: Jonathan Fisher

APPLICANT/CONTACT: Joe Langfeld, Church Dir of Operations, 763-777-8603  
and Dan Tousignant, Contractor, 612-741-1784

TELEPHONE NUMBER: See above

BUSINESS/PLAT NAME: The Church of St Paul

ADDRESS/LOCATION OF INSPECTION: 1740 Bunker Lake Blvd

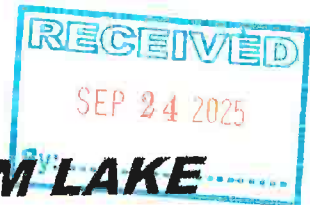
APPLICATION FOR: Commercial Site Plan

RECOMMENDATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_





# CITY OF HAM LAKE

## PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 09-11-2025

Date of Receipt 9-26-25

Receipt # 0103807

Amount \$ 150.00

Meeting Appearance Dates:

Planning Commission 10-13-2025

City Council \_\_\_\_\_

Please check request(s):

- ☐ Metes & Bounds Conveyance
- ☐ Sketch Plan
- ☐ Preliminary Plat Approval\*
- ☐ Final Plat Approval
- ☐ Rezoning\*
- ☐ Multiple Dog License\*

- ☒ Commercial Building Permit
- ☐ Certificate of Occupancy
- ☐ Home Occupation Permit
- ☐ Conditional Use Permit (New)\*
- ☐ Conditional Use Permit (Renewal)
- ☐ Other \_\_\_\_\_

**\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: The Church of St Paul

Address/Location of property: 1740 Bunker Lake Blvd NE, Ham Lake, MN 55304

Legal Description of property: NE 1/4 OF SE 1/4 OF SEC 32 TWP 32 RGE 23 EX N 512 FT OF W 1/2 OF SD 1/4 1/4, AND EX N 654 FT OF W 200 FT, AS MEASURED ALG W & N LINES THEREOF, EX RD SUBJ TO EASE OF  
REG

PIN # 32-32-23-41-0013

Current Zoning CD-3

Proposed Zoning \_\_\_\_\_

Notes: 60' x 80' Accessory Bldg (Garage/Shop)

Applicant's Name: Daniel Tousignant

Business Name: Allan Dorney Construction MN, Inc

Address 7840 Main Street NE

City Fridley

State MN

Zip Code 55432

Phone \_\_\_\_\_ Cell Phone 612-741-1784

Fax \_\_\_\_\_

Email address \_\_\_\_\_

**You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.**

SIGNATURE \_\_\_\_\_

DATE 09-11-2025

**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission \_\_\_\_\_  
City Council \_\_\_\_\_

PROPERTY TAXES CURRENT YES NO  
Any Active/Deferred Assessments YES NO



**CITY OF HAM LAKE**  
**ACKNOWLEDGMENT OF RESPONSIBILITY**  
**TO REIMBURSE EXPENSES**

The undersigned, Allan Dorney Construction MN, Inc, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:  
Commercial Building Permit

*Type of Application*

acknowledges that the sum of \$750, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  Dated 09-11-2025

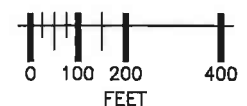
The following statement must be signed if the applicant is not the property owner:

Joe Langford, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature  Dated 9/11/2025











S 1/2 SECTION 32, T. 32, R. 23

CITY OF HAM LAKE

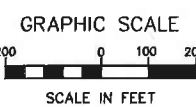
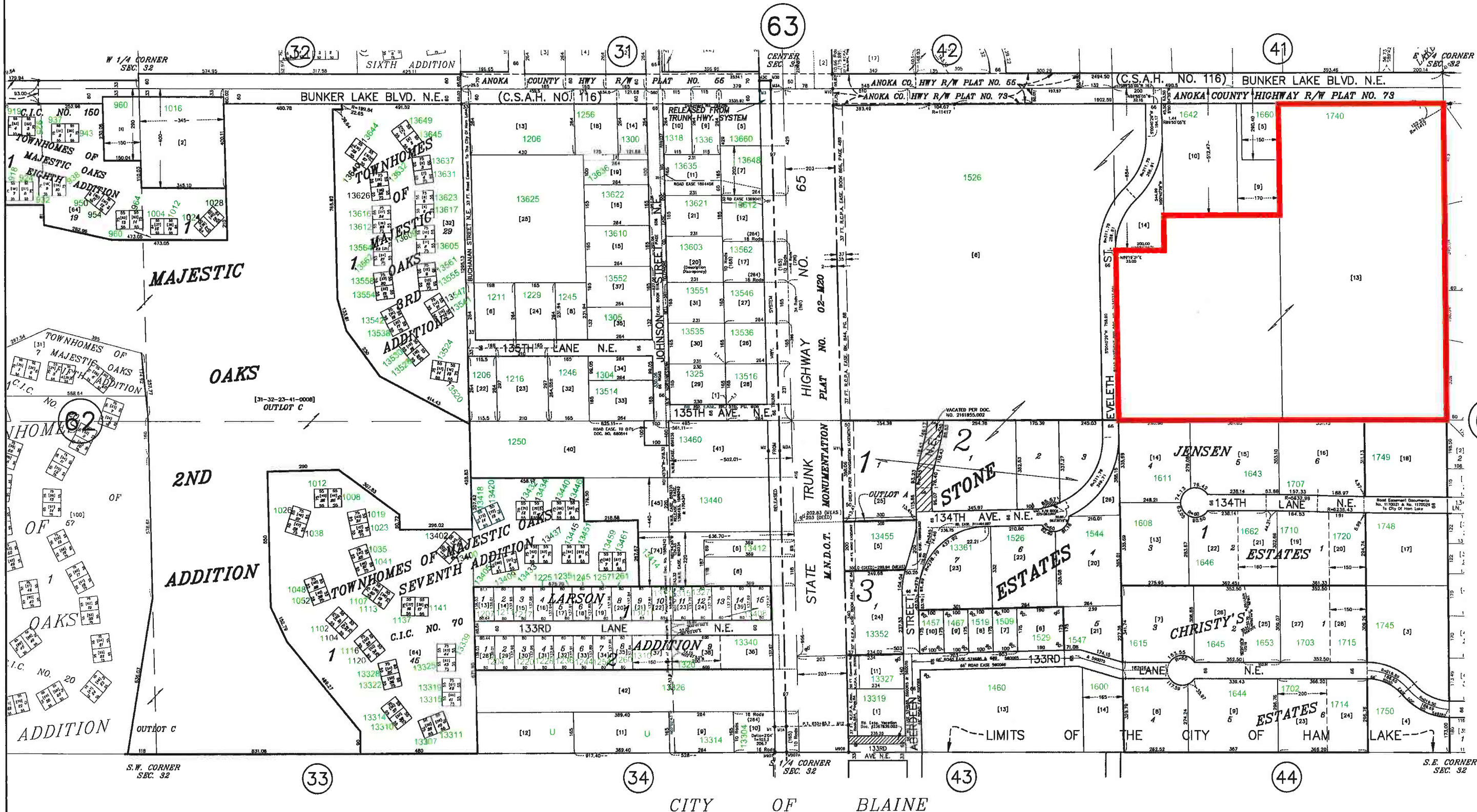
63

31

42

41

66



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF  
OF SECTION

SOUTH HALF  
OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section	Township	Range	Quarter	Specific
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 32-32-23-43-0008

THIS IS A COMPILATION OF RECORDS AS  
THEY APPEAR IN THE ANOKA COUNTY  
OFFICES AFFECTING THE AREA SHOWN.  
THIS DRAWING IS TO BE USED ONLY FOR  
REFERENCE PURPOSES AND THE COUNTY  
IS NOT RESPONSIBLE FOR ANY  
INACCURACIES HEREIN CONTAINED.





## Title Page

### Garage – Pole Barn

The Church of Saint Paul seeks to replace a garage removed 31 years ago for a 1994 on grade building expansion. This new pole barn will be used to store equipment and remove excess supplies stored throughout the aging main building which does not have a sprinkler system. The goal of the project is to create additional storage capacity for the church and comply with updated fire codes.

This 60 x 80-foot building will house all gas vehicles, electric powered tools used for groundskeeping, and seasonal or occasional use material such as Vacation Bible School sets or Christmas decorations. At the completion of the original building for the parish in 1984, a snowplow (former state plow truck) has been used to clear the parking lot and driveways in winter. This vehicle was stored offsite with generous volunteers until 2024. To keep equipment from becoming an eyesore for neighbors, the parish will park the plow inside the new pole barn. The plow alone is expected to use 25% of the new pole barn floor space.

The pole barn will have radiant gas heat and LED electric lights, but no staff will be officed in the structure. Its primary use will be storage.

The Church of Saint Paul has one facilities manager who oversees a dozen parish volunteers who cut grass and work on grounds keeping during the summer months. The vast majority of activity in or at the pole barn will be simply open and close the doors for equipment to exit the space. Groundskeeping volunteers perform those duties during daylight hours except for snow removal.



**Meeting Date: October 13, 2025**

**CITY OF HAM LAKE**

**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: The Church of Saint Paul Commercial Site Plan request to construct a 60' x 80' or 4,800 square foot storage building at 1740 Bunker Lake Boulevard NE**

**Introduction/Discussion:**

The Church of Saint Paul is asking for commercial site plan approval to construct a 60' x 80' (4,800 square feet) storage building. The property is zoned CD-3; churches, including ancillary structures, are permitted uses in this district. The new building will be of pole type construction. This type of construction is allowed in CD-3 zoning. This building will be used to store a large plow truck, lawn tractors, electric powered tools used for groundskeeping, and seasonal, or occasional use, material such as Vacation Bible School sets or Christmas decorations

No staff will be officed in the building. Its primary use will be storage. Most of the activity in, or at the pole barn, will simply be the opening and closing of the doors for equipment movement. Groundskeeping volunteers will perform these duties during daylight hours, except for when there is a need for snow removal.

**Recommendation:**

I recommend approval of the commercial site plan for the construction of a 4,800 square foot pole building requested by The Church of Saint Paul with the following conditions:

- 1) The building is to be used for storage only.
- 2) The building meets the Mechanical Code.
- 3) If a floor drain is installed, it must meet the Plumbing Code.
- 4) No out storage.
- 5) All surfaces that a vehicle can drive on need to be a code approved hard surface.
- 6) Meeting all State, County and City Codes.



## Jennifer Bohr

---

**From:** Abbey Lee  
**Sent:** Friday, September 26, 2025 9:31 AM  
**To:** Daniel Tousignant;  
**Cc:** Jennifer Bohr  
**Subject:** RE: New Garage-Church of St Paul

Great, thank you for sending this. This scope of work does not require a Coon Creek Watershed District permit. Please ensure any other local permits are acquired prior to construction.

If plans change, please send updated plans for review.

Thanks,

### Abbey Lee

Watershed Development Manager



763.258.7928 direct  
763.755.0975 office

13632 Van Buren St NE  
Ham Lake, MN 55304  
[www.cooncreekwd.org](http://www.cooncreekwd.org)

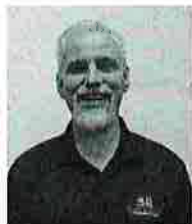
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**From:** Daniel Tousignant  
**Sent:** Thursday, September 25, 2025 10:00 AM  
**To:** Abbey Lee <[alee@cooncreekwd.org](mailto:alee@cooncreekwd.org)>; [joe.langfeld@churchofsaintpaul.com](mailto:joe.langfeld@churchofsaintpaul.com)  
**Subject:** Re: New Garage-Church of St Paul

<b>Caution:</b> This email originated outside our organization; please use caution.
---

Abbey,

The location of the storage building is on the south side of parking lot and middle of the property. Attached is the survey showing the proposed location of the new storage building.



**A.D.**  
JOB 19:26  
**ALLAN DORNEY  
CONSTRUCTION**



**Dan Tousignant | President**



CERTIFICATE OF SURVEY

SECTION 32, TOWNSHIP 32N, RANGE 23W  
ANOKA COUNTY, MINNESOTA

LEGAL DESCRIPTION AS PROVIDED:

(EAST PARCEL)

EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 32, RANGE 23, COUNTY OF ANOKA, STATE OF MINNESOTA. SUBJECT TO EASEMENT FOR BUNKER LAKE BOULEVARD OVER THE NORTH 33 FEET THEREOF.

(WEST PARCEL)

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA.

EXCEPT THE EAST 170 FEET OF THE NORTH 512.47 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER

AND EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 200 FEET; THENCE SOUTH AT A RIGHT ANGLE A DISTANCE OF 109 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 109 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 200 FEET TO THE SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF COMMENCEMENT.

ALSO EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

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SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE NORTH 33 FEET THEREOF FOR COUNTY ROAD NO. 116, AND SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IS 187 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 861 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 68 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE TO THE SAID NORTH LINE; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF COMMENCEMENT.

ALSO EXCEPT THE NORTH 512.47 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA.

SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT)

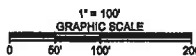
2. ELEVATIONS ARE BASED ON NAVD83 DATUM

3. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.

4. PROPOSED GARAGE/SHOP (NO LIVING QUARTERS)

- FIRST FLOOR ELEVATION = 910.80

- GRADES: SLOPE ALL GRADES (8% MINIMUM) AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10 FT FOR ADEQUATE DRAINAGE. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING MAY HAVE A 2% MINIMUM SLOPE.



- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- ▲ COMPUTED POSITION
- + EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION



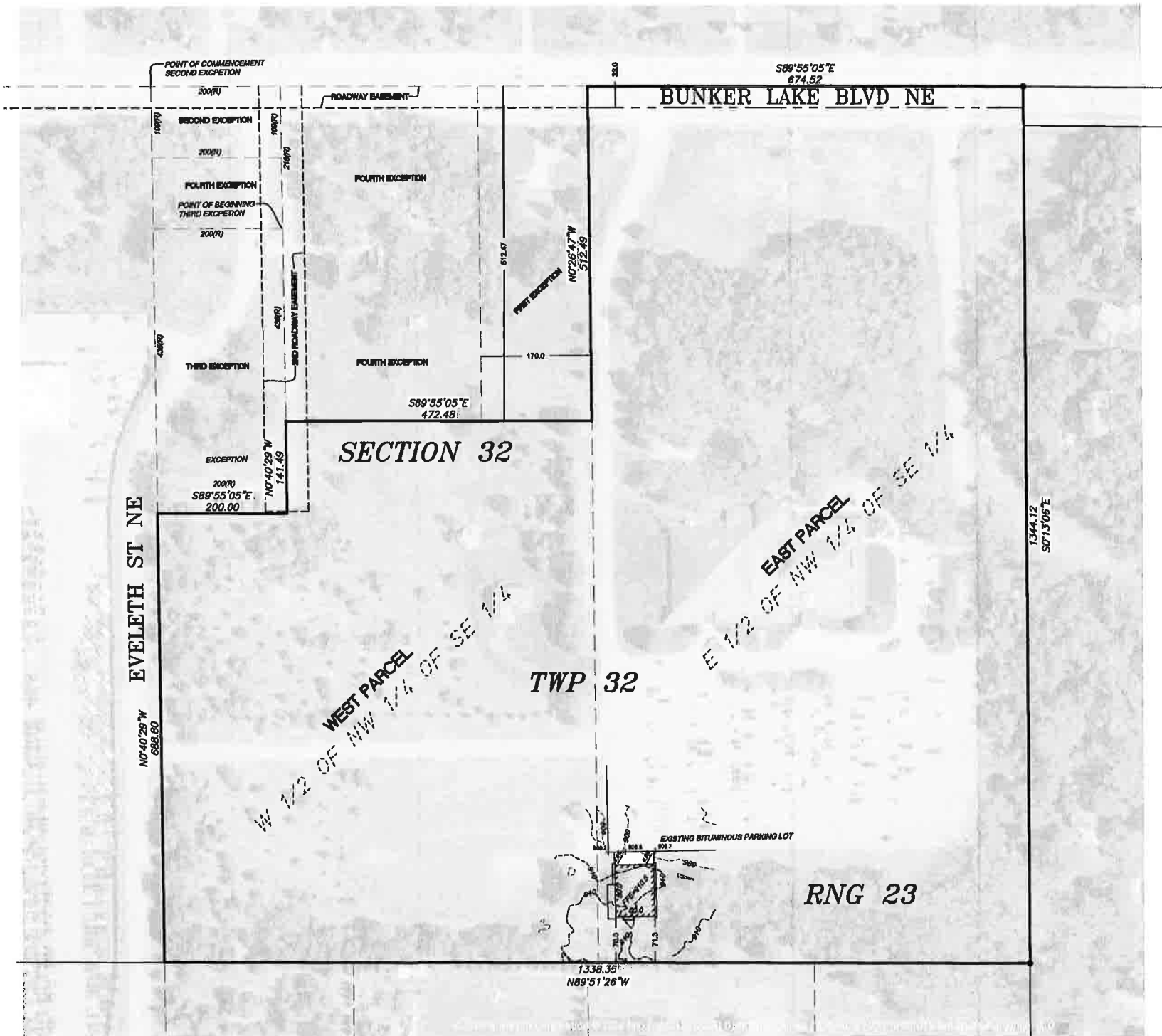
PROPOSED BUILDING

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

KALEB J. KADELBACH (LICENSE NO. 67070)

9/22/2025  
DATE



CLIENT INFORMATION:  
1740 BUNKER LAKE BLVD NE  
HAM LAKE, MN 55304

FIELD DATE: 09/22/2025  
APEX JOB NO. 25524





CERTIFICATE OF SURVEY

SECTION 32, TOWNSHIP 32N, RANGE 23W  
ANOKA COUNTY, MINNESOTA

LEGAL DESCRIPTION AS PROVIDED:

(EAST PARCEL)

EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 32, RANGE 23, COUNTY OF ANOKA, STATE OF MINNESOTA, SUBJECT TO EASEMENT FOR BUNKER LAKE BOULEVARD OVER THE NORTH 33 FEET THEREOF.

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1" = 100'  
GRAPHIC SCALE  
0 50 100 200

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- ▲ COMPUTED POSITION
- + EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION



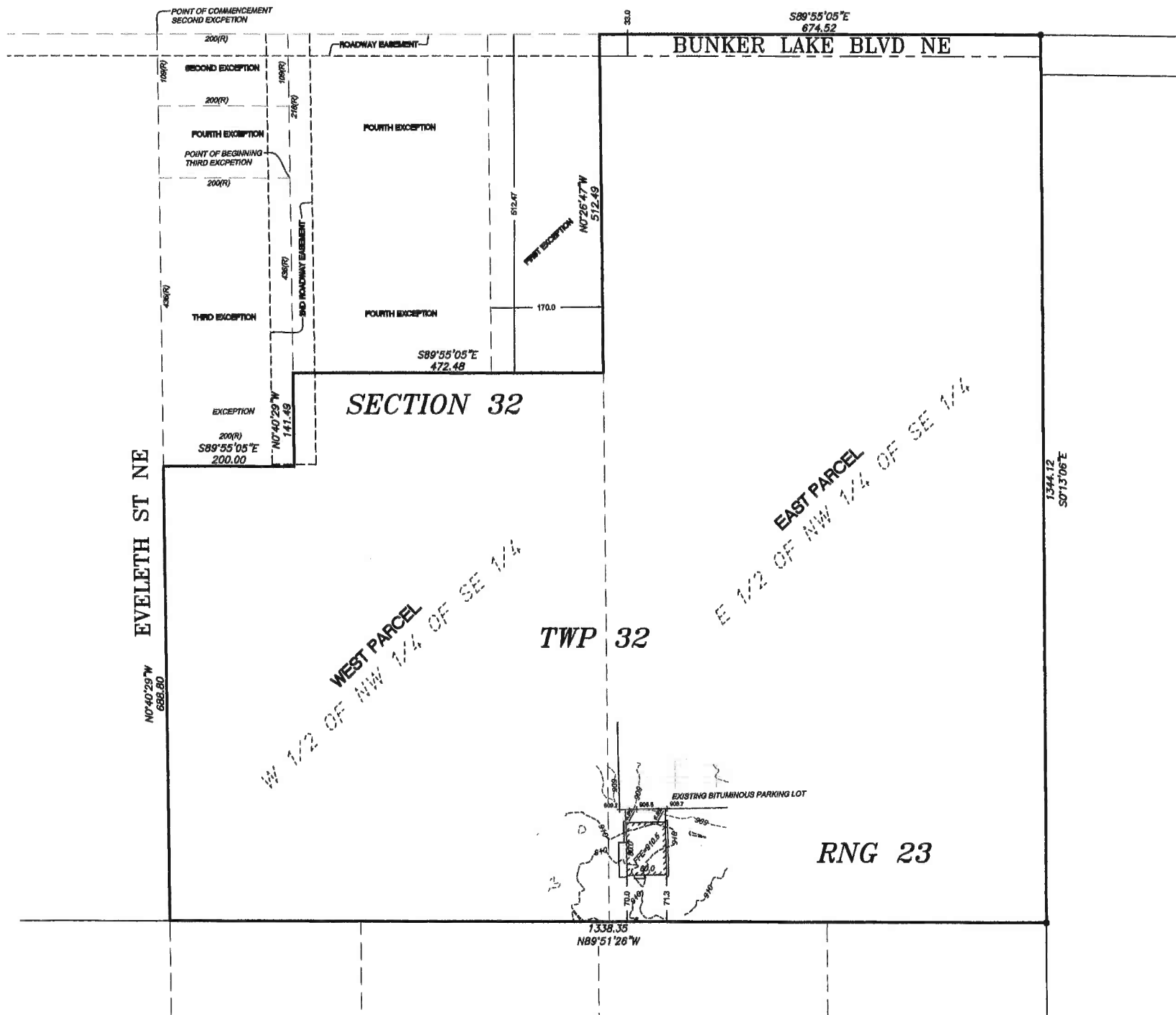
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KALES J. KADELBACH (LICENSE NO. 67070)

9/22/2025  
DATE



CLIENT INFORMATION:  
1740 BUNKER LAKE BLVD NE  
154M LAKE, MN 55304

FIELD DATE: 08/02/2025  
APEX JOB NO. 23524









Abbreviations

NWC = Non Wick Contractor  
AH = Aluminum Horizontal Soffit  
SH = Steel Horizontal Soffit  
EH = Eave Height  
ICH = Interior Clear Height  
SLC = Straight Lower Cord  
RLC = Raised Lower Cord  
ECE = Endwall Column Extension  
WB = Wind Bracing  
JB = Jack Bracing  
JB&V = Jack & Vertical Bracing  
CB = Corner Bracing  
XB = X-Bracing  
SHWL = Shear Wall Location  
CC = Concrete Collar  
FO = Frame Out  
OC = On Center  
OTO = Out to Out  
#d = penny weight, measure of a nail's length  
cl = Center Line  
ga = gauge  
Qty = Quantity  
SqFt, ft² = Square Feet  
ft³ = Cubic Feet  
SYP = Southern Yellow Pine  
SPF = Spruce Pine Fir

CCA = Chromated Copper Arsenate  
MCA = Micronized Copper Azole  
MPH = Miles Per Hour  
PSI = Pounds per Square Inch  
PSF = Pounds per Square Foot  
P = Axial Load  
U = Uplift Load  
V = Shear Load  
R = R-value, Resistance Value  
APA = American Plywood Association  
OSB = Orientated Strand Board  
ICC = International Code Council  
IBC = International Building Code  
ASTM = American Society for Testing & Materials  
ASCE = American Society of Civil Engineers  
ASABE = American Society of Agricultural and Biological Engineers  
AISC = American Institute of Steel Construction  
ACI = American Concrete Institute  
ANSI = American National Standards Institute  
NCMA = National Concrete Masonry Association

Structural Design Information

IBC 2018 and ASCE 7-16

\*Roof Snow Load

Ground snow load, Pg = 50 PSF  
Flat roof snow load Pf = 42 PSF  
Snow Exposure factor, Ce = 1  
Snow Load Importance Factor, Is = 1  
Thermal Factor, Ct = 1.2  
Roof Slope Factor, Cs = 0.93

\*Wind Design Data

Ultimate Wind Speed, Vult= 115 MPH  
Nominal Wind Speed = 89.1 MPH  
Risk Category of Building II

Wind Exposure Factor = C Scattered Obstructions  
Internal Pressure Coefficient, GCpi = 0.18 Enclosed  
  
Zone 4 - 24.1 PSF  
Zone 5 - 29.7 PSF

General Notes

- Building is a Wick Building designed for 50 PSF Ground Snow Load and 115 MPH Ultimate Wind Speed, assuming 2000 PSF soil bearing. Bearing Capacity Adjustment made per EP-486.2
- Lumber: S4S #2 Spruce Pine Fir or equivalent unless noted otherwise on drawings.
- Concrete Strength: 4000 psi in 28 days, slump not over 4". Ready-mix concrete to meet ASTM C94.
- Cover Reinforcing Steel with Concrete: 3" next to ground, 2" in foundation wall forms. Lap reinforcing steel bars 24 bar diameters and mesh 12". Steel reinforcement to be grade 60.
- Finishing and Curing Concrete: Keep wall forms on 24 hours before stripping. Keep floors covered with watertight membrane for 3 days or use curing compound. Steel trowel all floors to a dense finish, lightly broom for non-slip surface.
- Concrete Temperature: Maintain concrete temperature above 50 degrees for 72 hours.
- Fill: Compacted fill shall be granular material, free of debris and stones over 4" and reasonably graded. No frozen materials will be allowed.
- Compaction: Strip topsoil and other organic material prior to placing fill. Place fill in 9" loose lifts and compact with suitable mechanical equipment to a density 95% of maximum density.
- Grades: Slope all grades (5% minimum) away from building for a minimum distance of 10ft for adequate drainage. Impervious surfaces within 10ft of the building may have a 2% minimum slope.
- Exits: Exit and exit access doors must be marked with approved exit signs visible from any direction of egress travel. Exit signs must be illuminated at all times and provided with a system to insure 90 minute illumination in case of power outage. Exit signs to comply with section 1013.1 of the IBC building code. Exit signs are not required in areas where a single exit is acceptable. Provide a landing at egress doors 44" long and the width of the door wide with no more than a 1/2" high threshold per IBC 1010.1.6 and 1010.1.7 Exit signs, exit lights and egress landings to be supplied and installed by non-Wick contractor.
- Heating, Ventilation and Air Conditioning: NOT part of this plan set and shall be as approved by local building officials.
- Plumbing: NOT part of this plan set and shall be installed in accordance with any local codes.
- Electrical: NOT part of this plan set and shall be installed in accordance with the National Electrical Code and any local codes.
- Heating Equipment & Water Heaters: NOT part of this plan set and shall be as approved by local building officials.
- Lighting: This building will NOT have lighting installed until State approval is acquired.
- Provide portable fire extinguishers per section IBC 906
- This is a S-1 Occupancy, Type 5B construction.
- This building will be used for a Commercial Storage.

Fastener / Product Legend

Composite Footing = AG-CO FootingPad Engineered Composite Footing (ICC-ES ESR-2147)

1 1/4" Washerless Nail = Washerless Nail 1 1/4"  
2" Stormguard Nail = Stormguard Nail 2"  
6d Nail = Nail 6d, Smooth  
Strip Nail 2" x .113, Ring Shank  
10d Nail = Nail 10d, Ring Shank  
Strip Nail 2 3/4" x .131, Ring Shank  
16d Nail = Nail 16d, Ring Shank  
Strip Nail 3 1/2" x .131, Ring Shank  
1 1/2" PP Nail = Positive Placement Nail 1 1/2" x .148, Ring Shank  
2 1/2" PP Nail = Positive Placement Nail 2 1/2" x .148, Ring Shank  
#10 x 2 3/4" Screw = U2 Universal Screw #10 x 2 3/4"  
#10 x 3" SS Screw = U2 Universal Screw #10 x 3", Stainless Steel  
#12 x 4" Screw = U2 Universal Screw #12 x 4"  
#12 x 6" Screw = U2 Universal Screw #12 x 6"  
Galv = Galvanized  
SS = Stainless Steel

Concrete floor (by Non-Wick contractor) is an integral part of the structural design to provide column base restraint. If floor is removed or eliminated, a licensed design professional must be contacted to provide a redesign to support the wind lateral force @ column base.

The Wind Lateral Force is supported by the perimeter walls. If these walls are removed or opened (more than shown on this plan) a licensed design professional must be contacted to provide a redesign to support the wind lateral force.

This building foundation was designed to meet ASABE EP-486.2 for Shallow Post Foundation Design and Allowable Soil Pressures. The following soil type was used; Soil type 3 description; Sandy gravel and/or gravel with loose consistency is per independent builder information. The 2000 PSF base presumptive soil bearing capacity is adjusted to 3301 PSF per use of this table. If soil does not meet this description when excavated notify Engineer of Record for redesign

This plan set is to only certify the structural capabilities of this building in meeting the referenced code.

Items not addressed on these plans are:

Concrete Design	Site Design	Allowable Area
Egress Requirements	Accessibility Requirements	Fire-Protection Systems
Sanitary Facility Requirements	Lighting Design	Energy Conservation Design
HVAC Design	Plumbing Design	Electrical Design

Note: The building is assumed to be located on the property having access to public ways as required by local codes and located a minimum distance from adjacent buildings and property lines so as not to require exterior walls with fire resistance or opening protection per local code.

Garage/Shop (no Living Quarters)

50 PSF Ground Snow Load  
115 MPH Ultimate Wind Speed  
2000 PSF Presumptive Soil Bearing

Plan Set



**Wick**  
**Buildings®**

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405 Walter Road,  
Mazomanie, Wisconsin 53560  
Phone: 608-795-2294  
Fax: 608-795-2534  
Web Site: www.wickbuildings.com

Church of Saint Paul  
Plan Set Notes

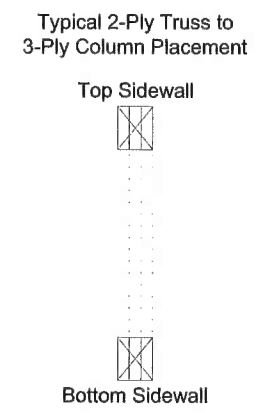
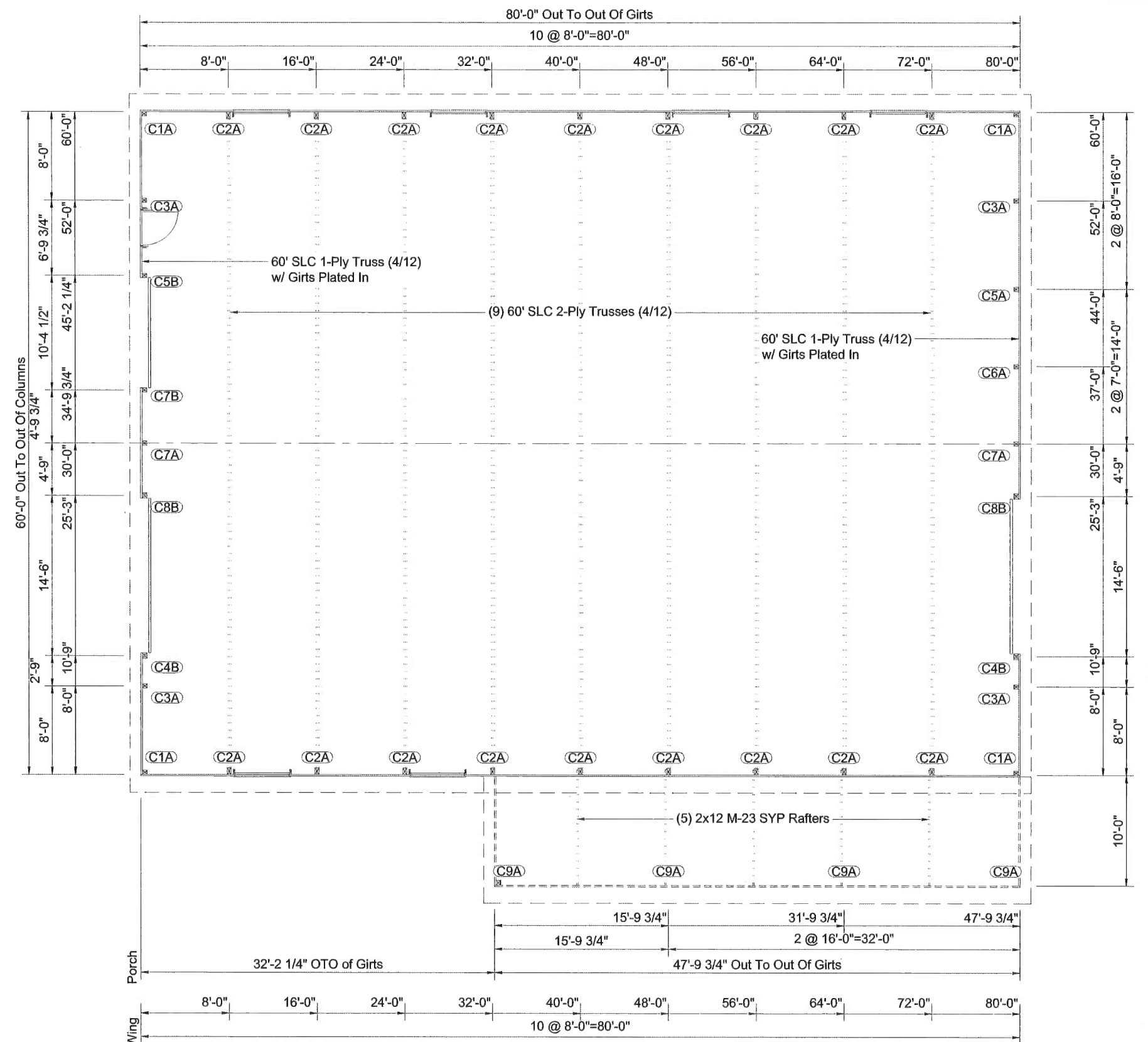
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This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.

Rev. Date:

Org. Date: 08-13-25






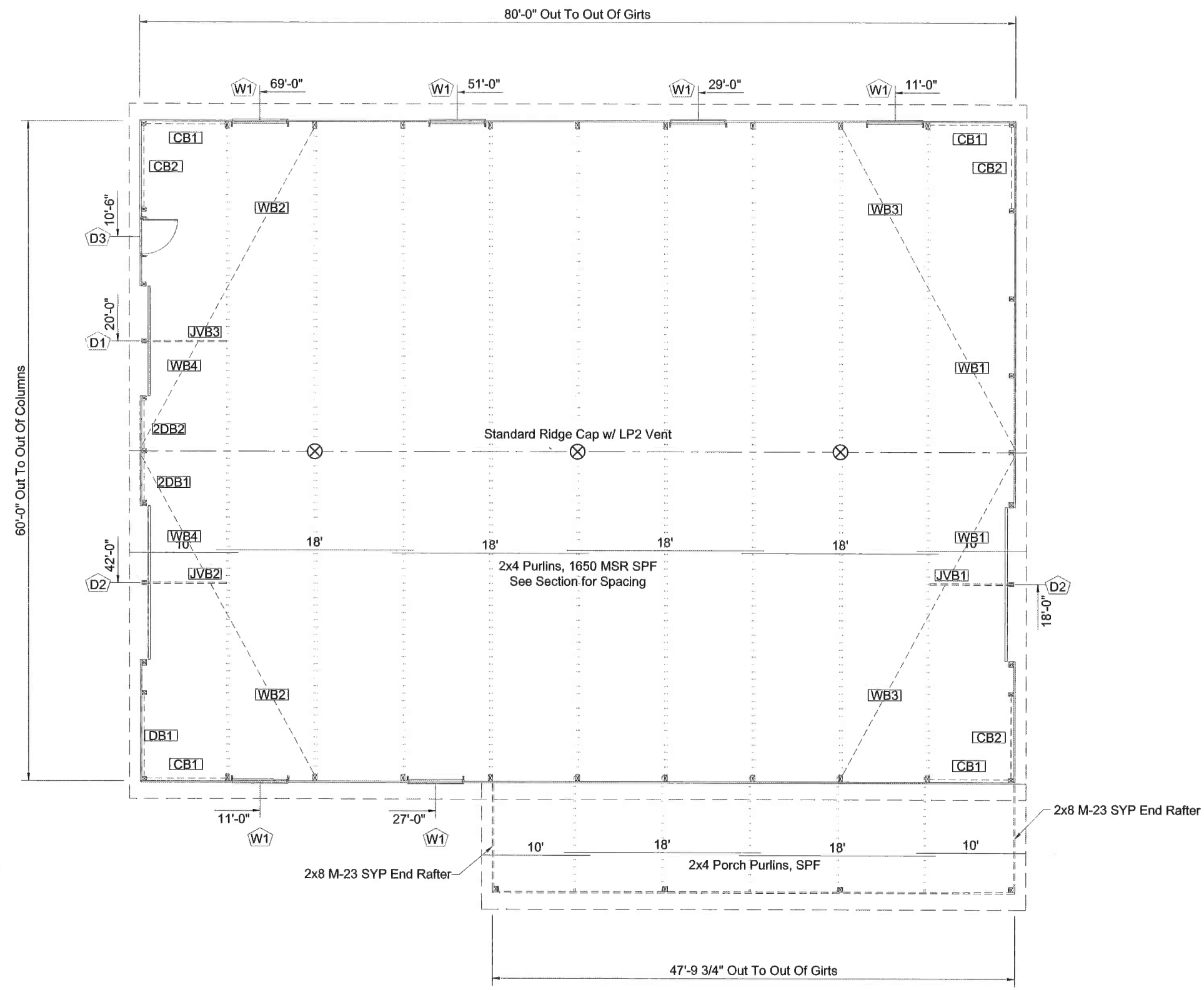
**DIAGONALS**  
Out to Out of Columns  
60'-0" x 79'-9" = 99'-9 1/2"  
Out to Out of Girts  
60'-3" x 80'-0" = 100'-1 3/4"

**Note:** The columns and footings for this building are not designed to support a mezzanine / deck.



Garage/Shop (no Living Quarters)	50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing	<div><div><b>Wick Buildings®</b></div></div>	Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: www.wickbuildings.com		Church of Saint Paul Column and Truss Layout		
Plan Set					Drawn By: JDK	Job No.: 250351M	View: Col / Truss
					Scale: 128	Scale = 1'=3/32"	Page: 3
		This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.	Rev. Date:	Org. Date: 08-08-25	File: G:\...\250351.dwg		





Door Schedule			Bottom Elev.	Qty
Overhead Door Frameout				
D1	Endwall 10'-0" x 10'-0"		100'-4"	1
D2	Endwall 14'-0" x 14'-0"		100'-4"	2
Walk Door - AJ 7100 EZ-Fit - Keyed Alike				
D3	3068 Solid LHS Burnished Slate w/ Deadbolt w/FW		100'-4"	1
Window Schedule			Header Ht.	Qty
Window Frameout				
W1	5'-0" x 2'-0"		115'-0"	6
All Interior Doors By Others				

- General Notes
- Field Verify Location With Customer: Walk Door(s) +/- 6" In Bay Shown
  - Field Verify Location With Customer: Window Frameout(s) +/- 6" In Bay Shown
  - Field Verify Location With Customer: Attic Door
  - Standard 40" High Wainscoting, Full Perimeter
  - House Wrap Infiltration Barrier, Full Perimeter Plus Gable
  - 2x6 Ceiling Runners @ 72"o.c., Full Ceiling
  - Liner Steel, Full Ceiling
  - 18" AH Vented Sidewall Overhang(s) w/ Insulation Stop
  - 12" AH Solid Endwall Overhang(s)
  - Remove Porch Ceiling
  - Remove Inside & Outside Y-Braces
  - See Steel Layout / Elevations For Roof Stitching

- Bracing Legend
- Refer To Individual Detail
- [WB#] 2x4 SPF Wind Bracing
  - [CB#] 2x4 SPF Corner Bracing
  - [JVB#] Jack & Vertical Bracing
  - [DB#] 2x4 SPF Diagonal Bracing
  - [2DB#] 2x4 SPF 2-Bay Diagonal Bracing
  - ⊗ D-Ring Ridge Safety Anchor

Column Schedule						Hole
Col #	Qty	Description	Len	ECE	Footing	Depth
C1	4	3-PLY 2X6 FT S	22'	-	Composite Ø16"x1 1/2"	4'-1"
C2	18	3-PLY 2X8 PT M	22'	-	Ø30"x14" Poured	5'-1"
C3	4	3-PLY 2X6 FT M	22'	8'	Composite Ø16"x1 1/2"	4'-1"
C4	2	4-PLY 2X6 FT M	22'	8'	Composite Ø16"x1 1/2"	4'-1"
C5	2	3-PLY 2X6 FT M	22'	10'	Composite Ø16"x1 1/2"	4'-1"
C6	1	3-PLY 2X6 FT M	22'	12'	Composite Ø16"x1 1/2"	4'-1"
C7	3	3-PLY 2X6 FT M	22'	14'	Composite Ø16"x1 1/2"	4'-1"
C8	2	4-PLY 2X6 FT M	22'	14'	Composite Ø16"x1 1/2"	4'-1"
C9	4	3-PLY 2X6 FT S PORCH	16'	-	Composite Ø20"x2 1/2"	3'-11"

Column Anchors - Column Tag Example (C1A)

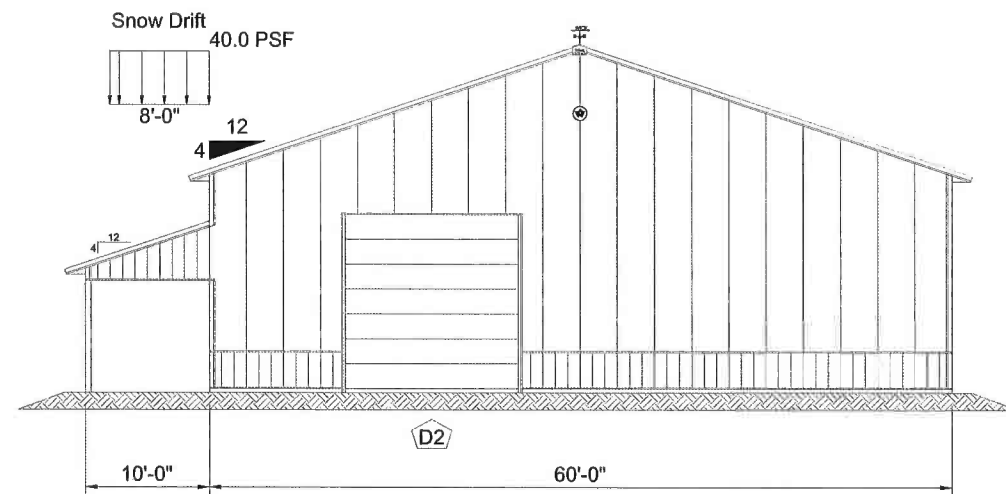
A (2) 2x4x8" Treated Anchors

B (4) 2x4x8" Treated Anchors

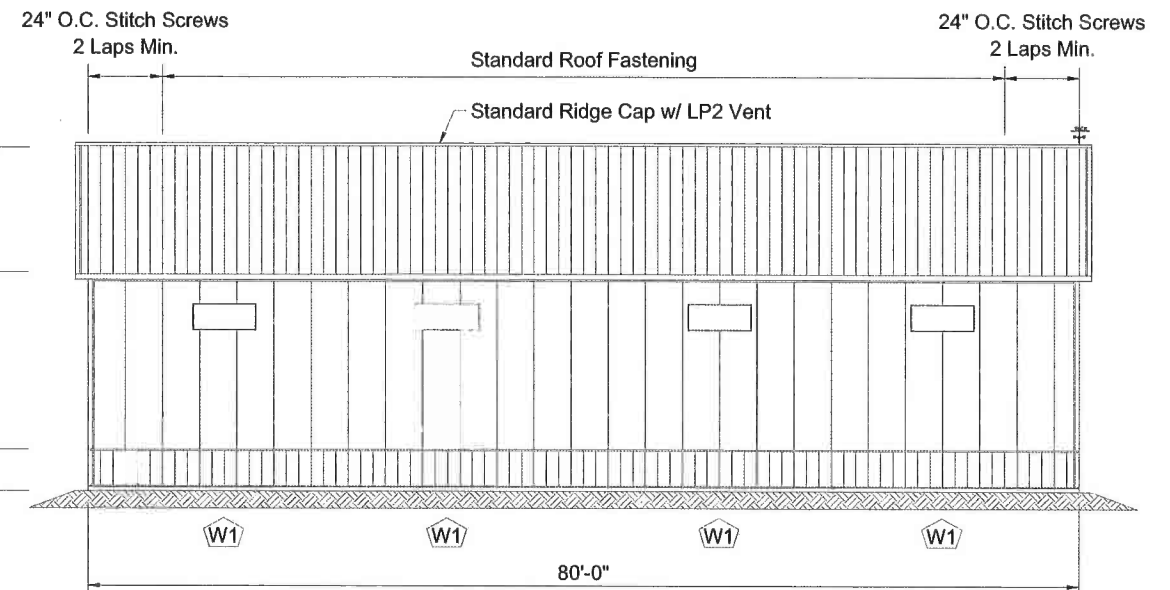
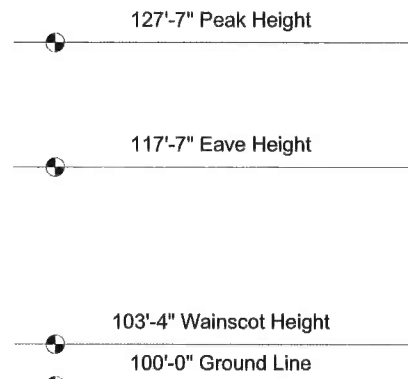
3.8 Cu. Yd. of Concrete for Poured Footings by Non-Wick Contractor

Garage/Shop (no Living Quarters)		50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing		 <b>Wick Buildings®</b>	Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: www.wickbuildings.com	Church of Saint Paul Floor Plan				
Plan Set							Drawn By: JDK	Job No.: 250351M	View: Floor Plan	
						Rev. Date:	Scale: 128	Scale = 1'=3/32"	Page: 4	
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This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.				Org. Date: 08-08-25						

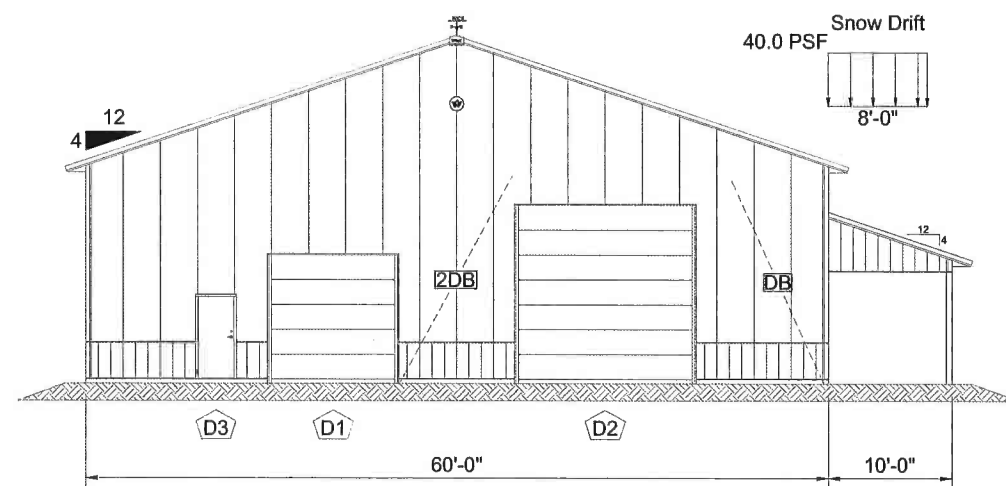




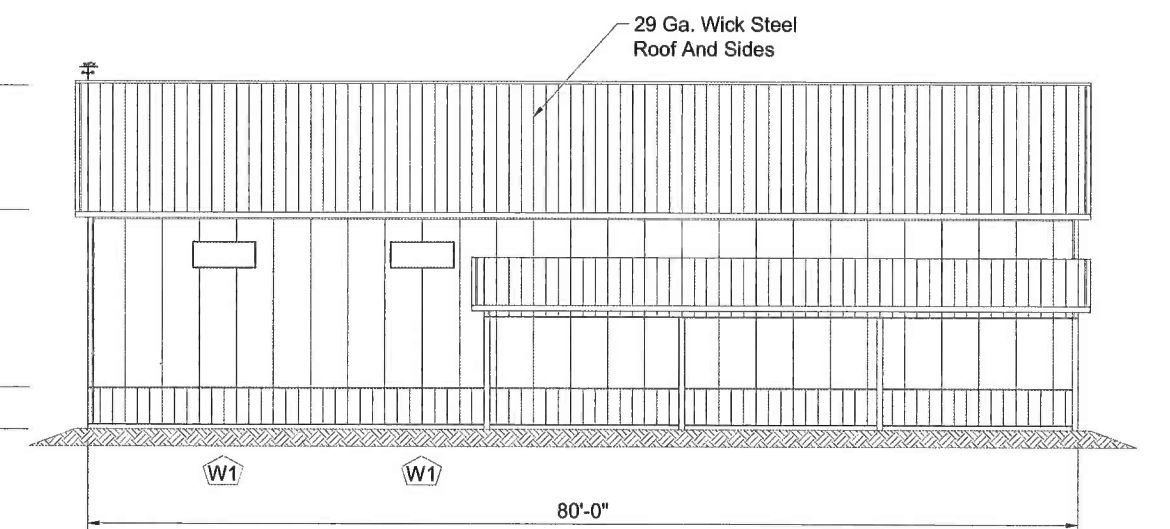
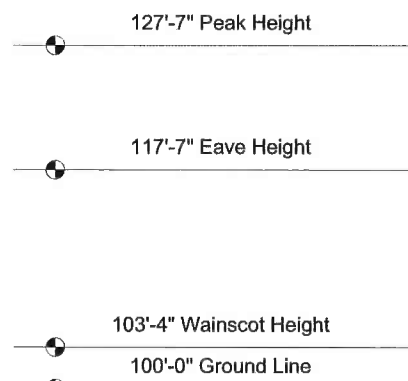
East Elevation



North Elevation



West Elevation



South Elevation

Color Schedule  
 Roof: Crinkle Burn Slate  
 Soffit: Burnished Slate  
 Wall: Suede  
 Wainscot: Burnished Slate

Garage/Shop (no Living Quarters)

50 PSF Ground Snow Load  
 115 MPH Ultimate Wind Speed  
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Org. Date: 08-08-25

Church of Saint Paul  
 Elevations

Drawn By: JDK

Job No.: 250351M

View: Elevation

Scale: Do Not Scale

Page:

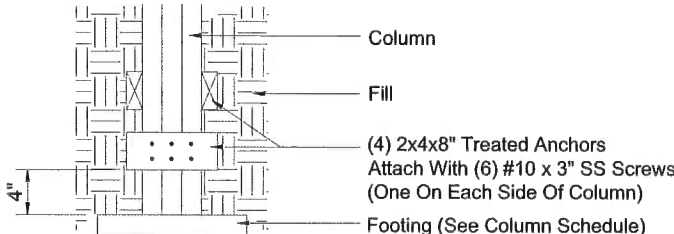
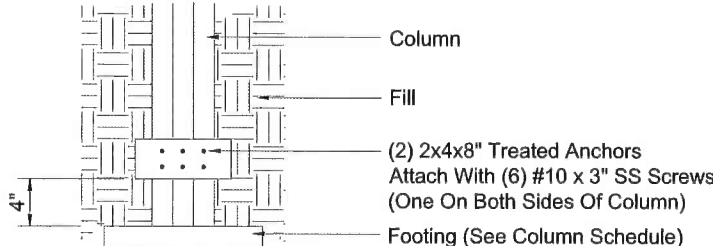

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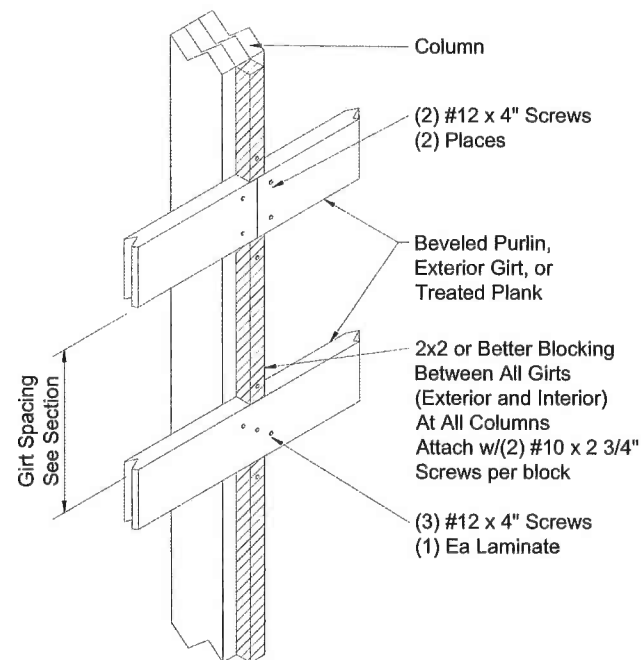






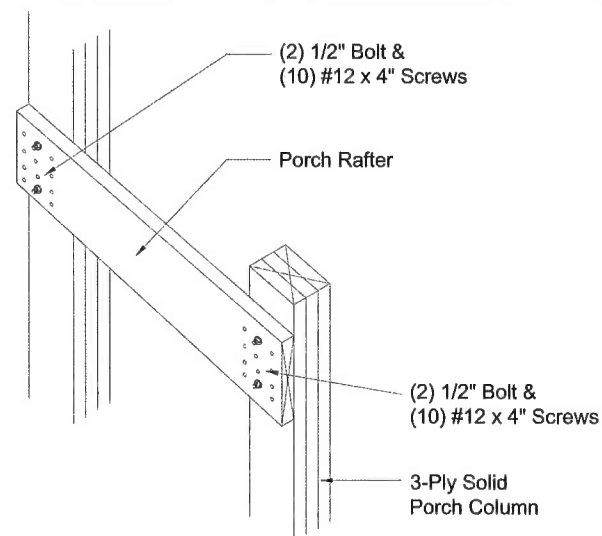
		<div>(4) 2x4x8" Treated Anchors</div> <div></div>		
<div>Notes:</div> <div>Backfilling Holes:</div> <ul style="list-style-type: none"><li>• Tamp bottom of hole before placing footing.</li><li>• Tamp dirt in 8" lifts as dirt is being added to hole.</li></ul> <div>Hole Depth is given from 100'-0" mark to bottom of footing.</div> <div>Install Composite Footings with solid side down.</div>		<div>(2) 2x4x8" Treated Anchors</div> <div></div>		
Garage/Shop (no Living Quarters)	50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing	<div><div><div>Wick Buildings®</div></div><div><div>This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.</div><div>Rev. Date:</div><div>Org. Date: 08-13-25</div></div></div> <div>Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: <a href="http://www.wickbuildings.com">www.wickbuildings.com</a></div>		
Plan Set				Church of Saint Paul Column Anchoring
		Drawn By: JDK	Job No.: 250351M	View:
		Scale: 32		Page:
		File:		7





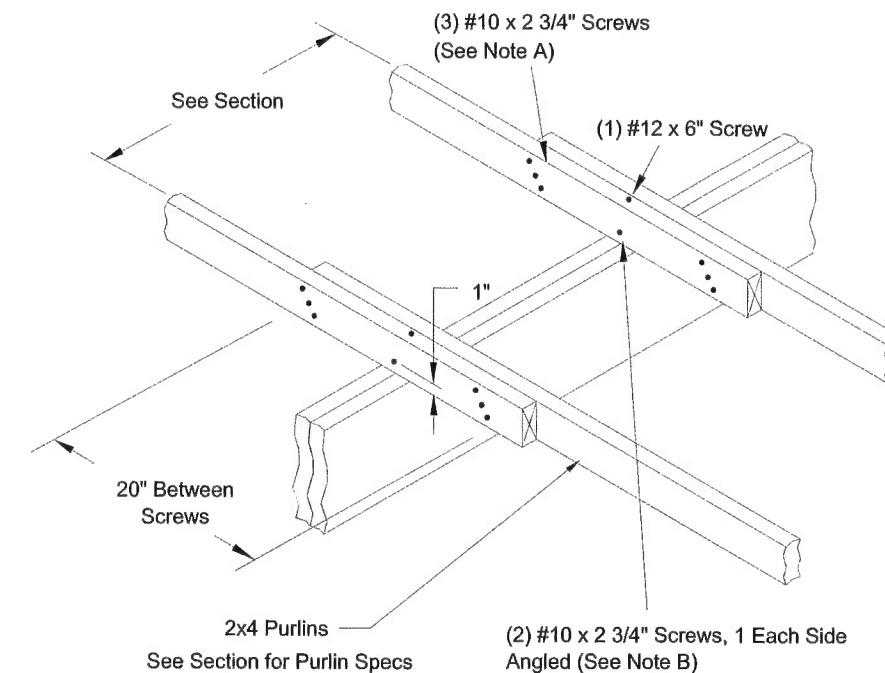
Exterior Girt Fastening

No Scale



Porch Rafter Below Eave Connection

No Scale



Notes:

A) At the first truss in from each end, purlins must be fastened with (4) screws each end. All other splices must be fastened with (3) screws each end.

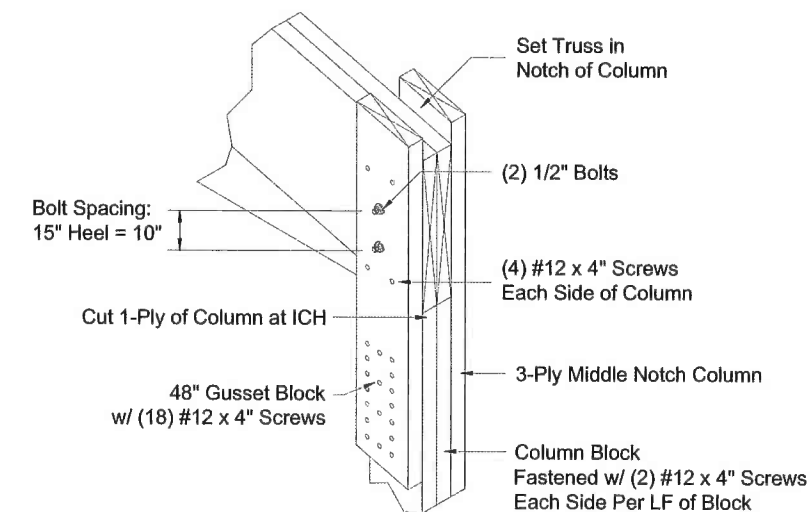
B) It is recommended that screws be fastened at an angle of thirty degrees with the piece and started approximately one-third the length of the screw from the edge of the piece.

C) See purlin layout on floor plan for purlin lengths.

D) Center all splices over trusses.

2x4 Purlin On Edge to 2-Ply Truss

No Scale



2-Ply Truss to 3-Ply Column with Gusset Block

No Scale

Garage/Shop (no Living  
Quarters)

50 PSF Ground Snow Load  
115 MPH Ultimate Wind Speed  
2000 PSF Presumptive Soil Bearing

Plan Set



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Church of Saint Paul  
Structural Connections

Drawn By: JDK

Job No.: 250351M

View:

Scale: 32

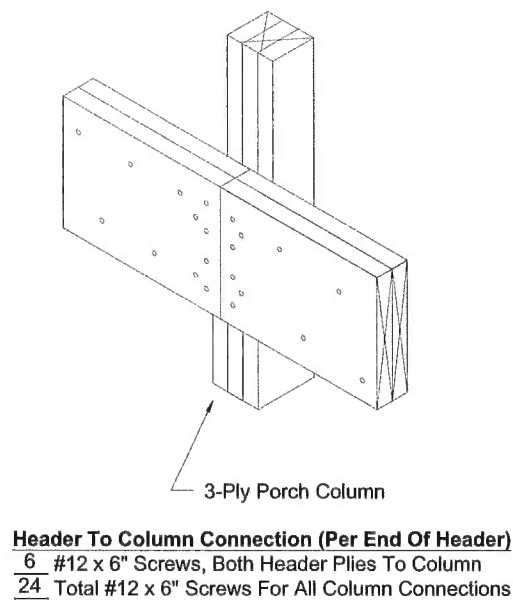
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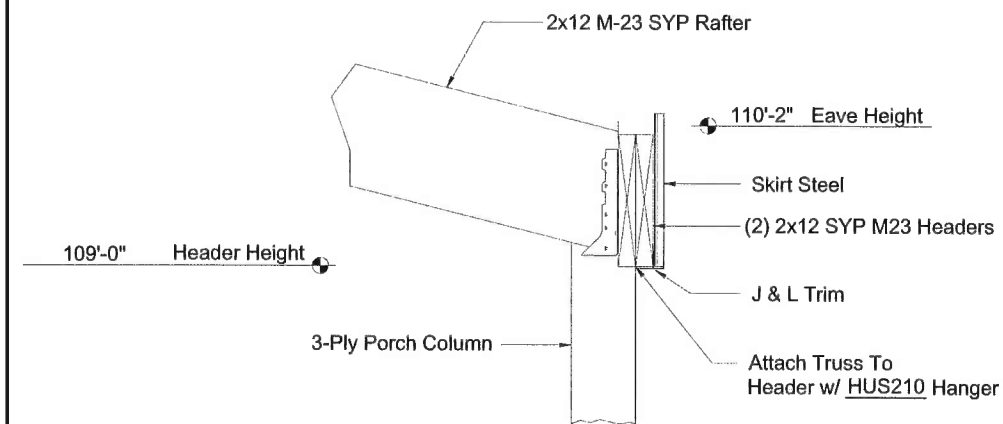
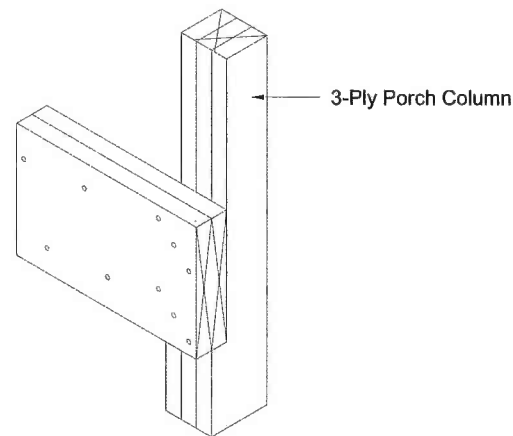
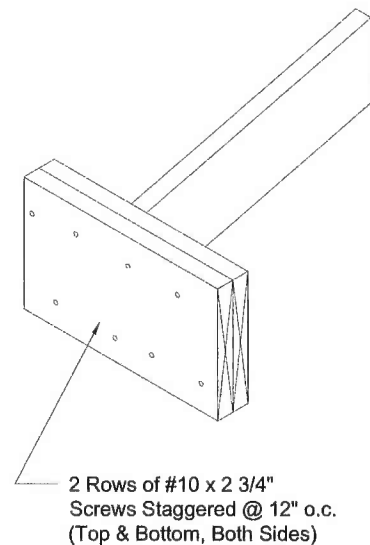
8



Note:  
Notch Column & Rafter 1 1/2" For One  
Ply Of The Header To Bear On Column



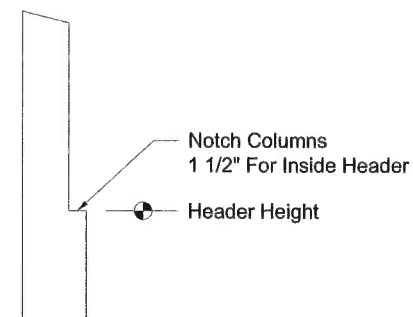
Header To Column Connection (Per End Of Header)  
6 .22 X 6" SDSW Screws, Both Header Plies To Column  
24 Total SDSW Screws For All Column Connections



Simpson HUS210 Hanger Attachment:  
(10) 10d Nails Into Truss  
(30) 1 1/4" Washerless Nails Into Header

Simpson HUS210 Hanger Attachment:  
(10) 2 1/2" Positive Placement Nails Into Truss  
(30) 1 1/2" Positive Placement Nails Into Header

Section @ Header



COLUMNS TO BE FULLY TREATED

Garage/Shop (no Living  
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Rev. Date: 08-08-25

Org. Date:

Church of Saint Paul  
Porch Header

Drawn By: JDK

Job No.: 250351M

View: Porch Header

Scale: 16

DO NOT SCALE

Page:

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**\*Simpson CS-20 Banding**

**(2) #12 x 4" Screws, Angled**

**78"**

**(3) #12 x 4" Screws**

**Attach 2x4 To Top Of 2x6 w/(1) #10 x 2 3/4" Screw Every 16"**

**Endwall Truss**

**\*\* Vertical Braces**

**First Interior Truss**

**2x6 Jack Brace**

**2x4 Jack Brace**

**(4) #12 x 4" Screws Each Side**

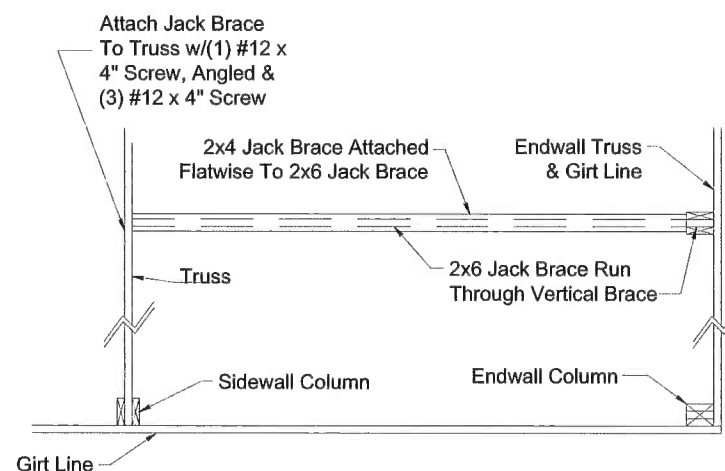
**Sidewall Column**

**Door Header**

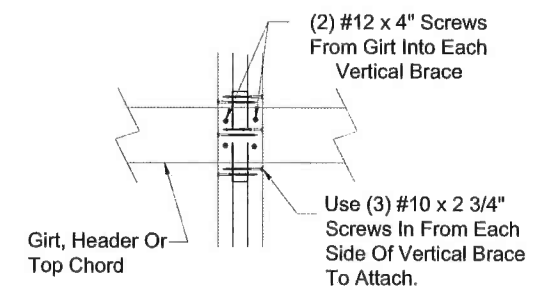
**2x4 OHFO Top Nailor**

**Side View**

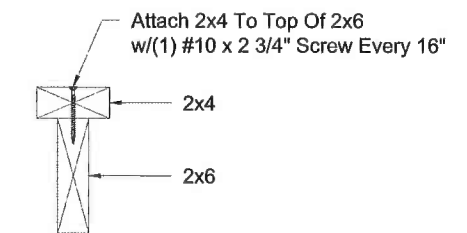
### Side View



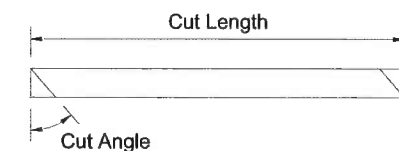
### Floor Plan View



## Vertical Brace To Girts, Headers & Top Chord



### Section A



**Refer to Floor Plan for  
Jack Brace Locations.**

JB - Jack Brace and JVB - Jack & Vertical Brace Schedule									
Tag ID	Locations	Boards Required	2x6 Jack Cut Length	2x6 Cut Angle	2x4 Jack Cut Length	Jack CL Distance		Boards Required	Vertical Braces
						Btm Chord	Top Chord		
JVB1	1	1	10'-4"	39°	8'-9"	18'-0"	18'-11 3/4"	2	2x6x9'-0 3/4"
JVB2	1	1	10'-5 1/4"	39°	8'-10 1/2"	18'-0"	18'-11 3/4"	2	2x6x9'-0 3/4"
JVB3	1	1	10'-10 1/2"	42°	9'-3"	20'-0"	21'-1"	2	2x6x13'-8 3/4"

## Jack Bracing Is Not Needed On Buildings With Ceilings Or Ceiling Runners.



**Wick**  
**Buildings®**

Church of Saint Paul  
Jack Bracing

Page:

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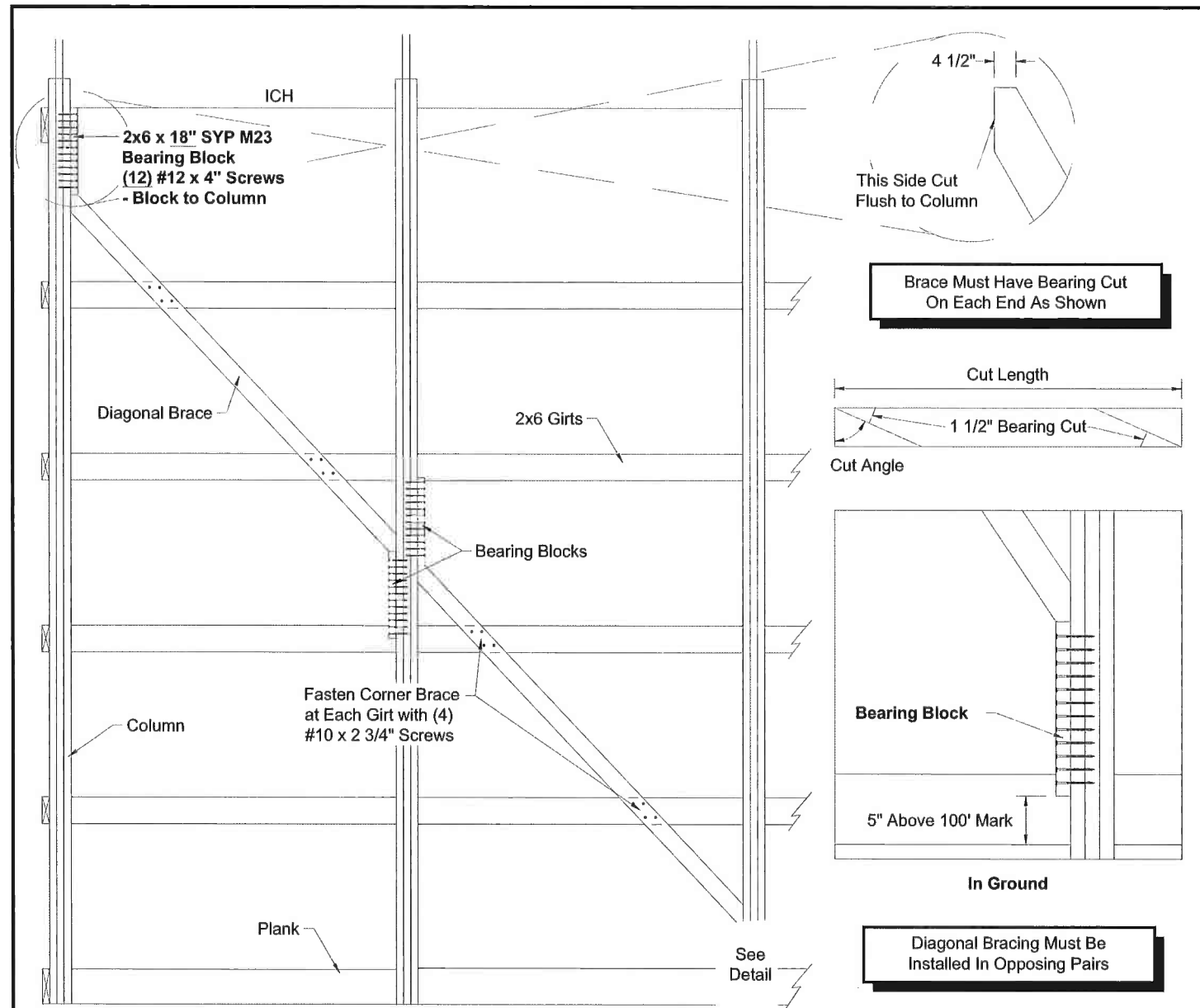
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Rev. Date:

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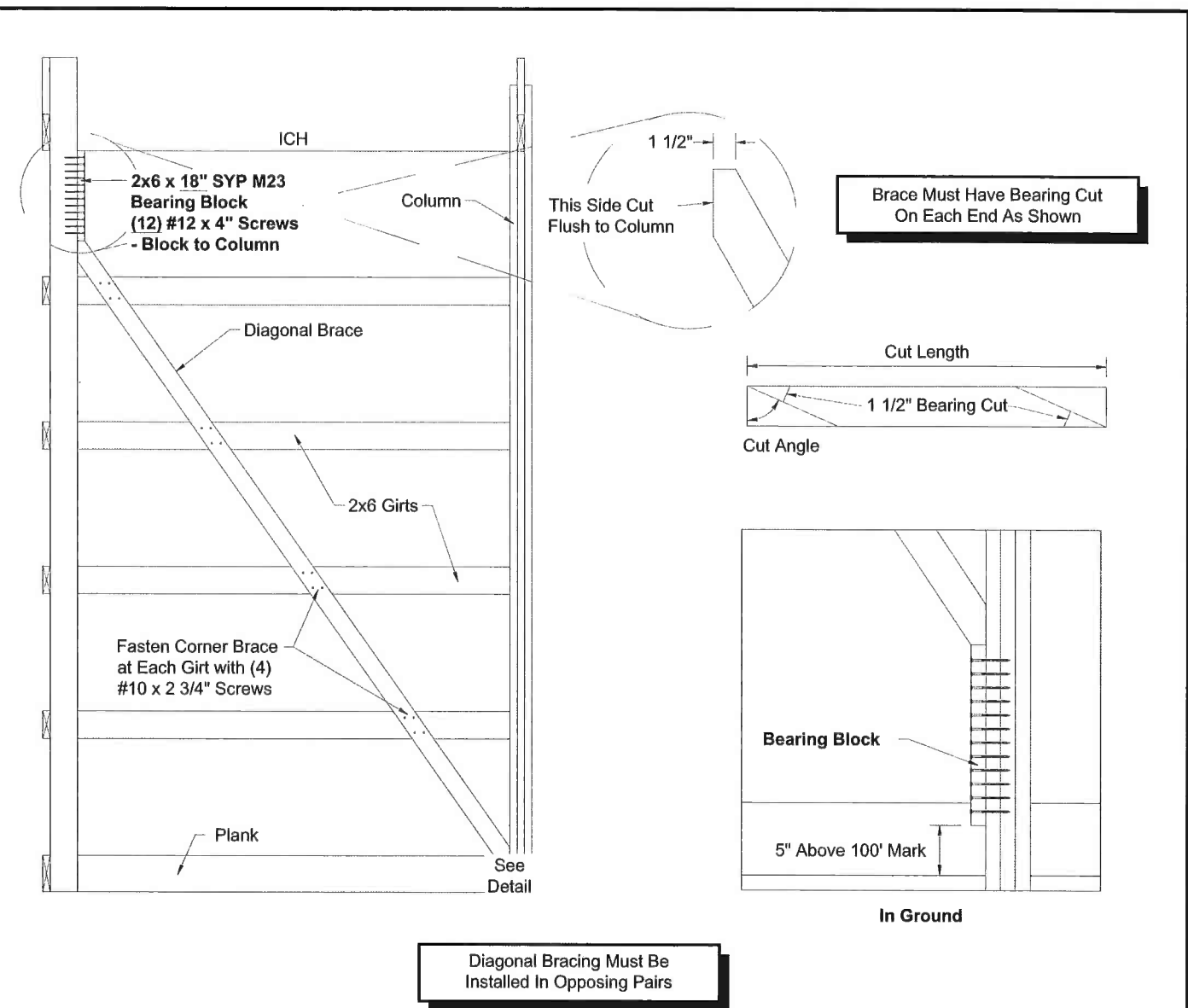
File: G:\...\OD- Jack Bracing.dwg





[2DB] 2-Bay Diagonal Bracing

2x4 SPF Diagonal Bracing Schedule				
Tag ID	Locations	Boards Required	Cut Length	Cut Angle
2DB1	1	1	7'-9 7/8"	54°
2DB2	1	1	8'-0 1/2"	54°



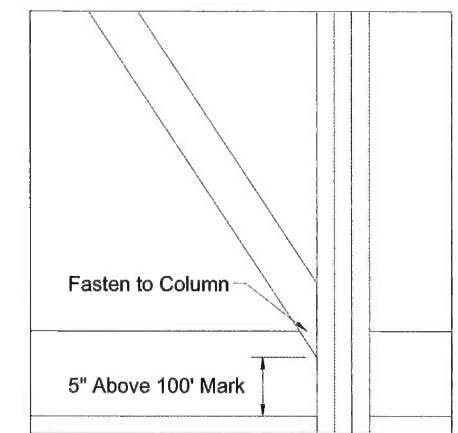
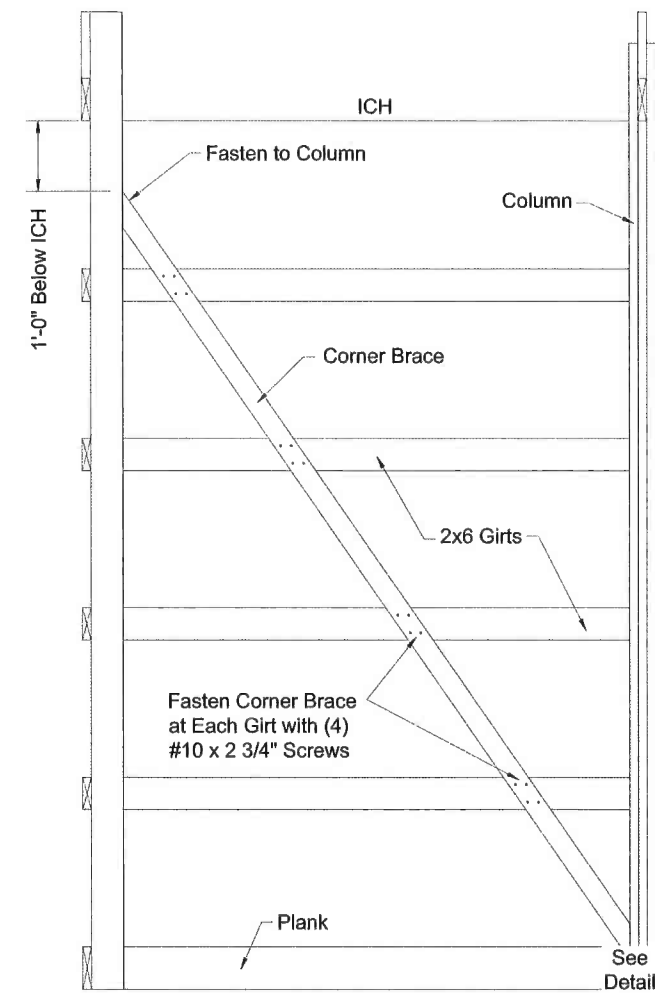
[DB] Diagonal Bracing

2x4 SPF Diagonal Bracing Schedule				
Tag ID	Locations	Boards Required	Cut Length	Cut Angle
DB1	1	1	15'-3 1/4"	60°

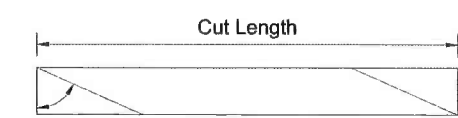
Garage/Shop (no Living Quarters)	50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing		Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: <a href="http://www.wickbuildings.com">www.wickbuildings.com</a>	<b>Church of Saint Paul</b> <b>Structural Wall Bracing</b>		
Plan Set				Drawn By: JDK Scale:	Job No.: 250351M Do Not Scale	View: Page:
			Rev. Date:	Org. Date: 08-13-25	File:	11

This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.





In Ground




Cut Angle

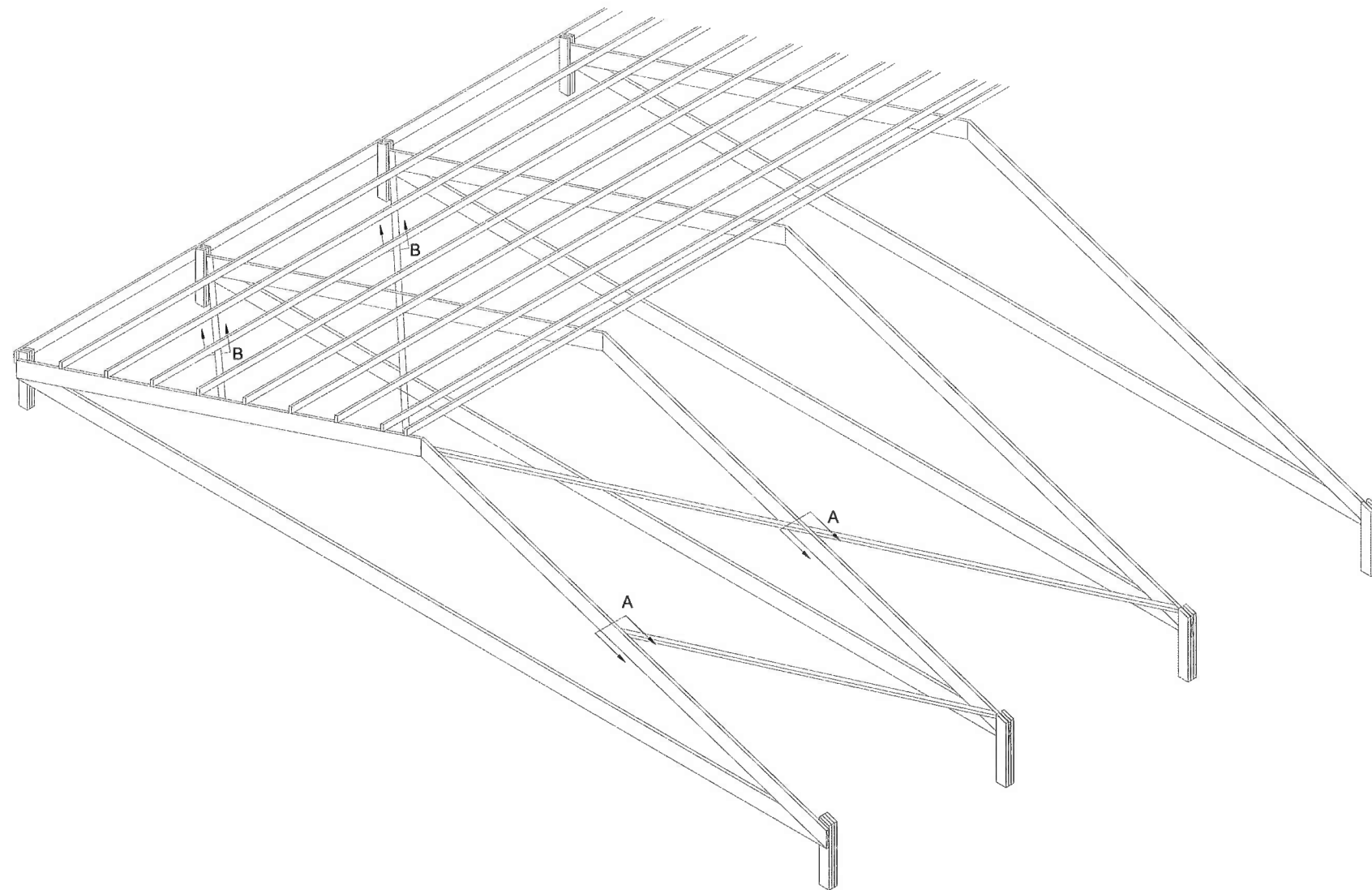
Corner Bracing Is Recommended To Be Installed In Opposing Pairs

[CB] Corner Bracing

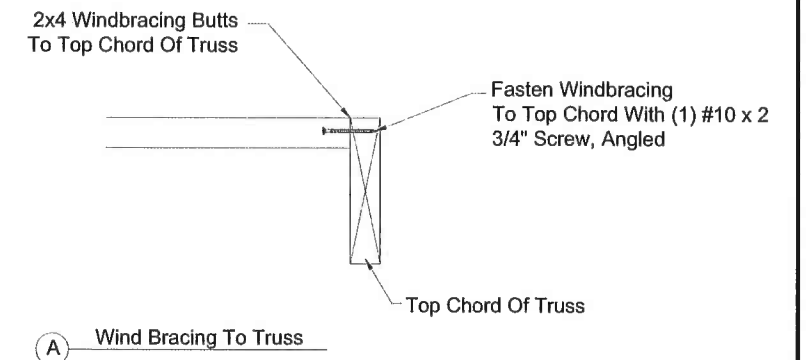
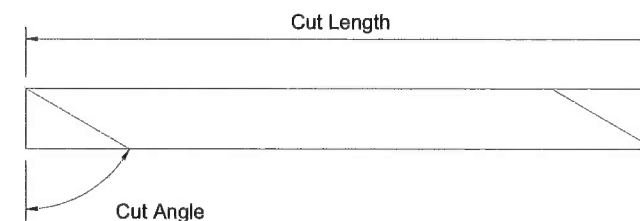
2x4 SPF Corner Bracing Schedule				
Tag ID	Locations	Boards Required	Cut Length	Cut Angle
CB1	4	4	16'-6 7/8"	63°
CB2	3	3	16'-8"	62°

Garage/Shop (no Living Quarters)	50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing	 <b>Wick Buildings®</b>	Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: <a href="http://www.wickbuildings.com">www.wickbuildings.com</a>	Church of Saint Paul Construction Wall Bracing		
Plan Set			Drawn By: JDK	Job No.: 250351M	View:	
			Scale: Do Not Scale	Page:	12	
		<small>This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.</small>	Rev. Date:	Org. Date: 08-13-25	File:	

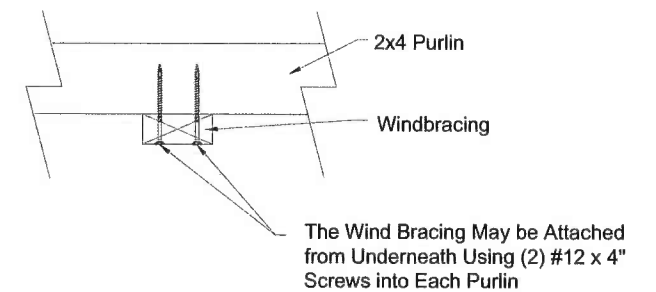
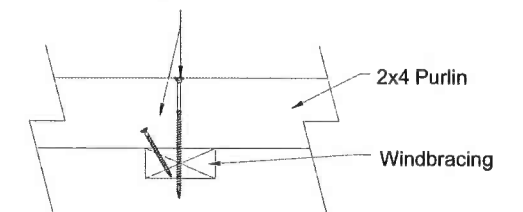




2x4 SPF Wind Bracing Schedule				
WB#	Locations	Boards Required	Cut Length	Cut Angle
WB1	2	2	17'-1"	62°
WB2	2	2	17'-1 1/2"	62°
WB3	2	2	17'-2 3/4"	62°
WB4	2	2	17'-3"	62°



Attach Wind Bracing To Every Purlin With (1) #12 x 6" Screw Through The Top Of The Purlin Into The Wind Bracing And With (1) #10 x 2 3/4" Screw, Angled From The Purlin Into The Wind Bracing.



NOTE:  
Follow The Wind Bracing Layout As Shown On The Floor Plan.

Garage/Shop (no Living Quarters)

50 PSF Ground Snow Load  
115 MPH Ultimate Wind Speed  
2000 PSF Presumptive Soil Bearing

Plan Set



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Fax: 608-795-2534  
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Rev. Date:

Org. Date: 08-13-25

Church of Saint Paul  
Wind Bracing

Drawn By: JDK

Job No.: 250351M

View: ...Wind Bracing

Scale: 112

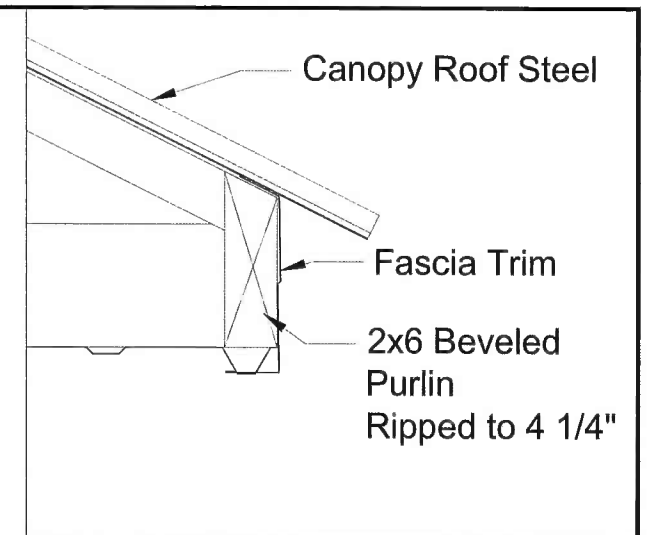
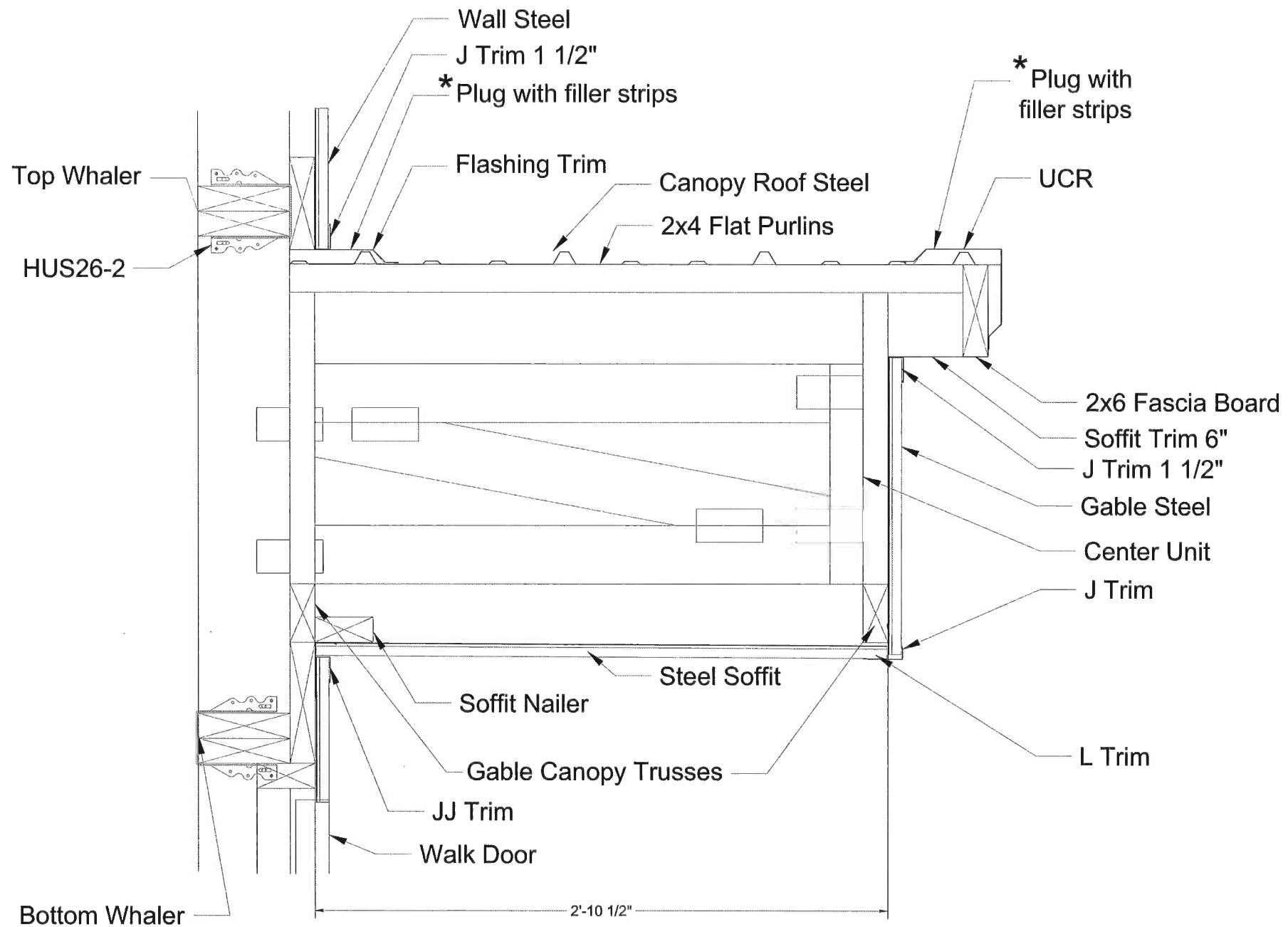
DO NOT SCALE

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File:





Garage/Shop (no Living Quarters)

50 PSF Ground Snow Load  
115 MPH Ultimate Wind Speed  
2000 PSF Presumptive Soil Bearing

Plan Set



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Church of Saint Paul  
Gable Canopy

Drawn By: JDK

Job No.: 250351M

View: Gable Canopy

Scale: 8

Scale = 1'=1 1/2"

Page:

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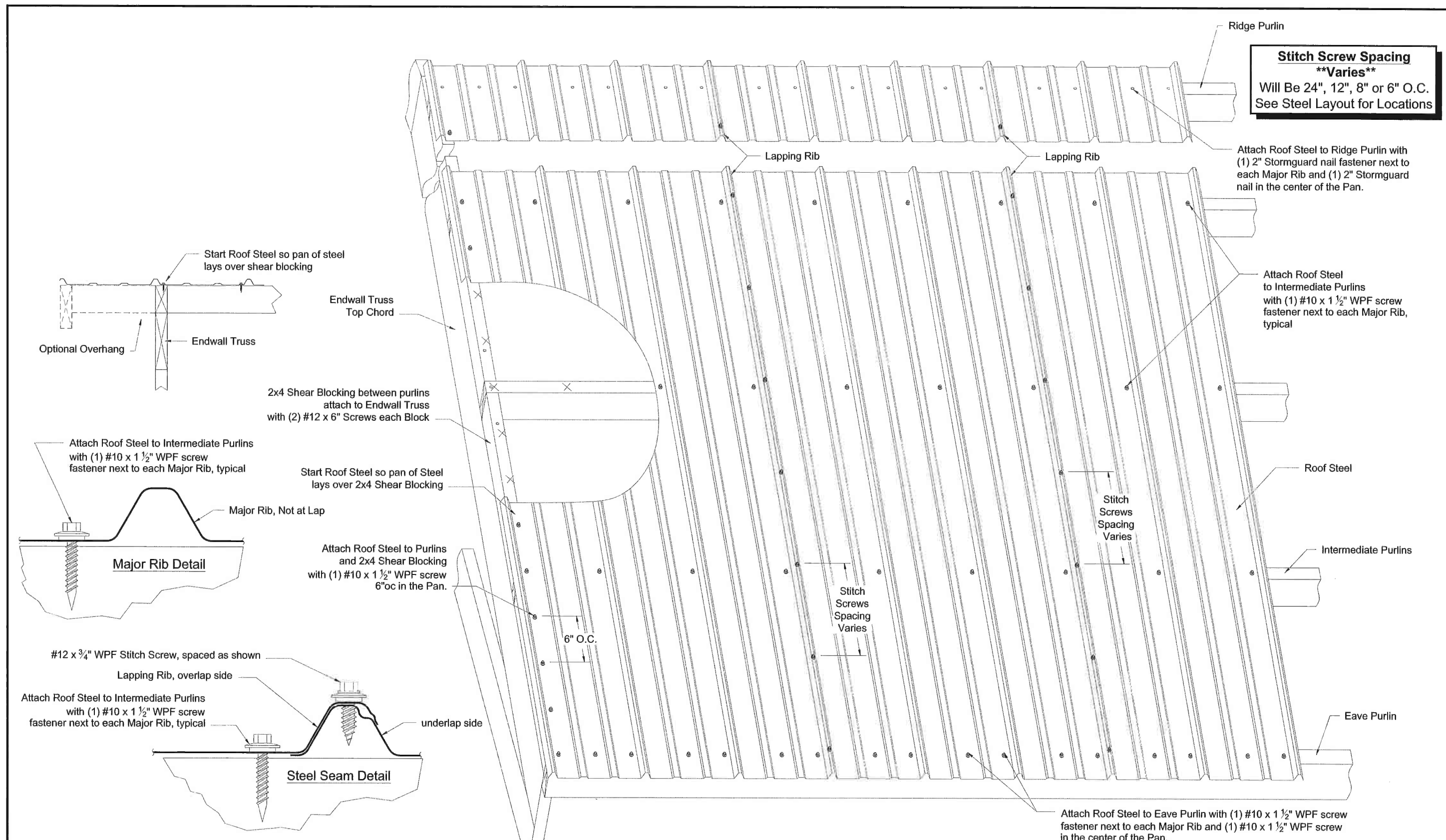
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This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.

Rev. Date:

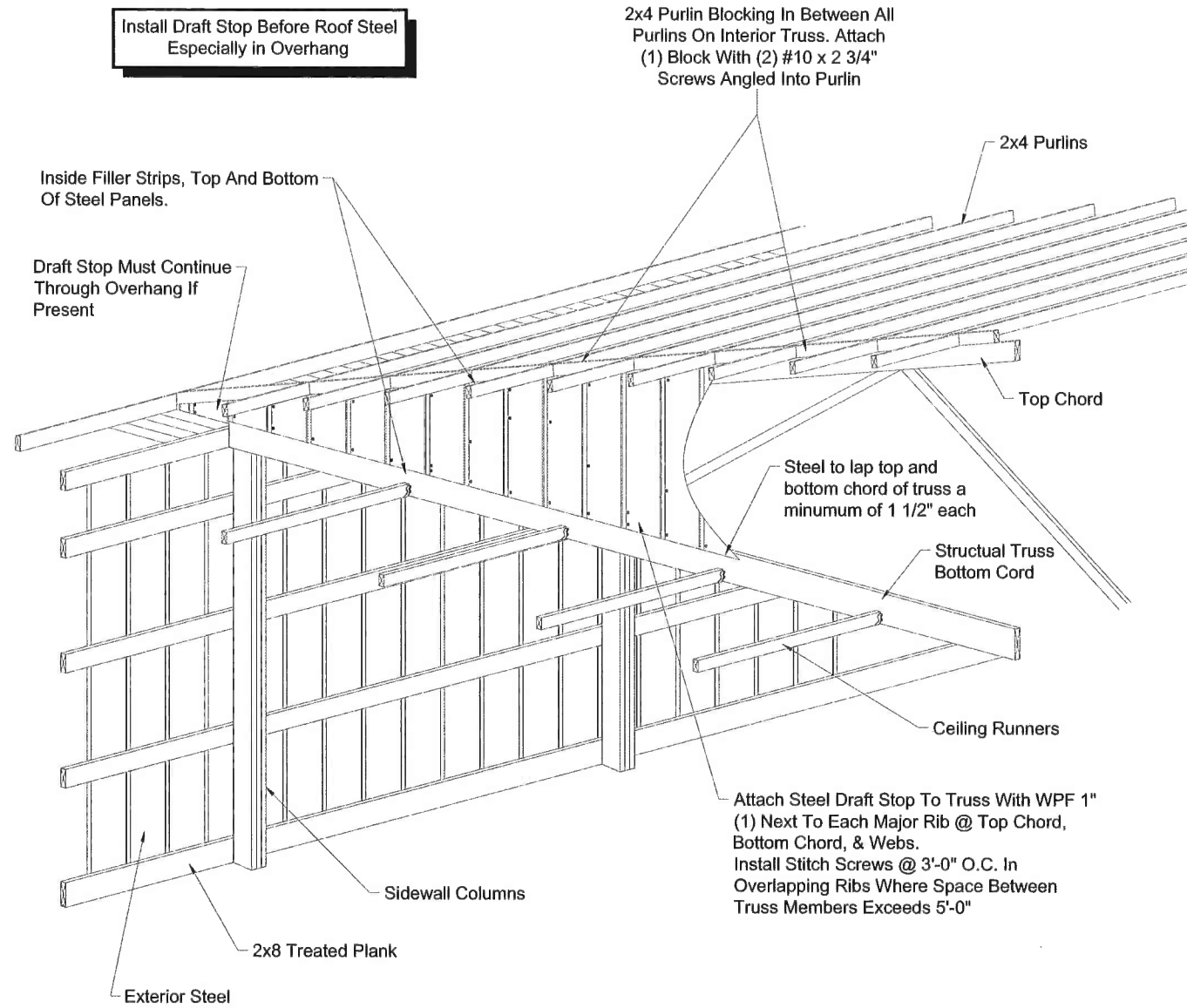
Org. Date: 08-13-25





Garage/Shop (no Living Quarters)	50 PSF Ground Snow Load 115 MPH Ultimate Wind Speed 2000 PSF Presumptive Soil Bearing	<div><div></div><div><b>Wick Buildings®</b></div></div> <div>Engineering Office: 405 Walter Road, Mazomanie, Wisconsin 53560 Phone: 608-795-2294 Fax: 608-795-2534 Web Site: www.wickbuildings.com</div>			Church of Saint Paul Roof Steel Diaphragm Detail		
Plan Set					Drawn By: JDK	Job No.: 250351M	View: Dia_Roof_Stl
		Scale: 12	DO NOT SCALE	Page: 15			
		This building is designed to Wick Building's specifications and materials. This plan can only be used to build a Wick Building. The seal is not valid for any other building construction or material.	Rev. Date:	Org. Date: 08-13-25	File: Std Details/OD - Stitch Screws.dwg		

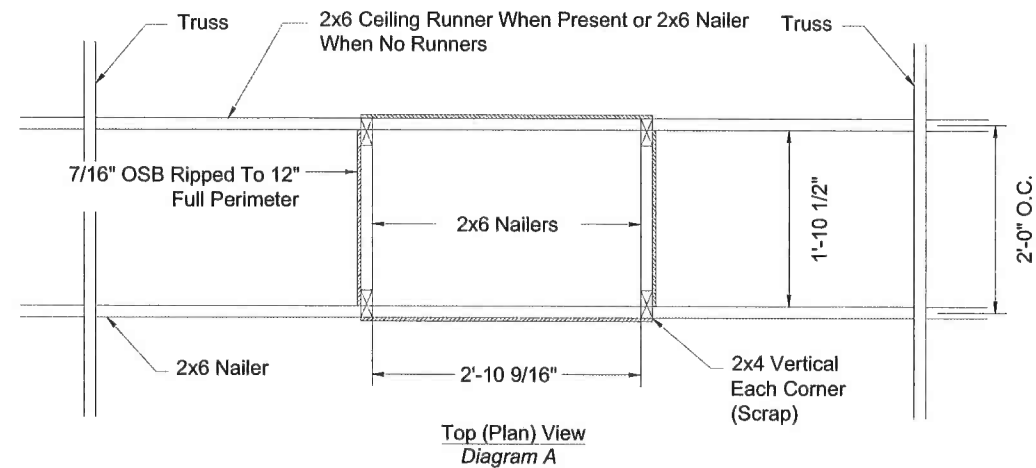




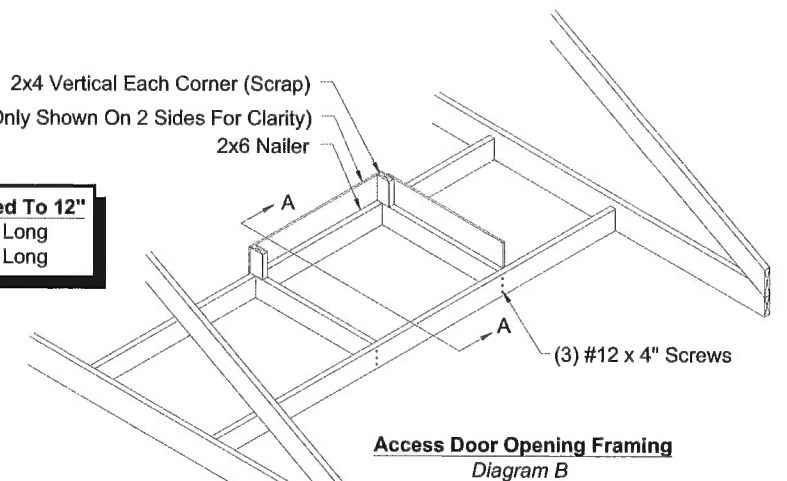
No Trims Required For Attic Draft Stops

**ADS Attic Draft Stop** - Constructed of Wick Liner Steel Truss Cover, 2x4 Purlin Blocking and Have an Access Into Each Attic Compartment

Note An Alternative To Two Attic Access Doors Is One Door In Ceiling And A Passage Way Door Through The Attic Draft Stop Wall (Minimum Opening Size of 20"x30" With A Minimum of 29 GA. Steel Door) To Be Supplied And Installed By Non-Wick Contractor

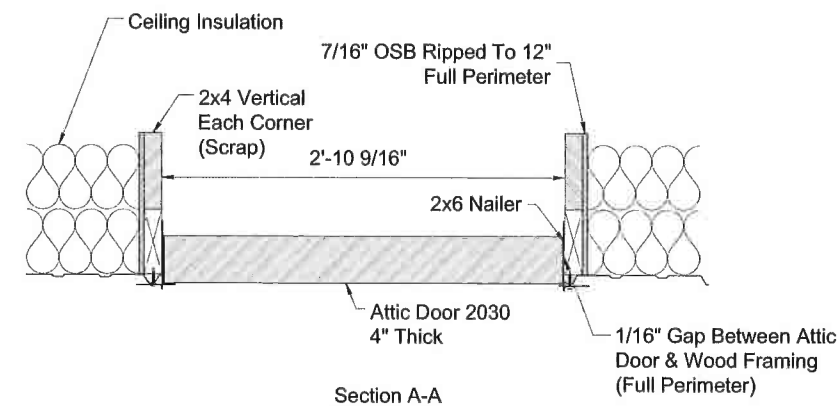


**7/16" OSB Ripped To 12"**  
(2) 3'-1 9/16" Long  
(2) 1'-10 1/2" Long



**Included With Attic Door**  
Screw Pack Information: (16) Painted Pancake Head #10 x 2" Galvanized #2 Phillips Drive - Used In The Outer Frame 9" O.C. Maximum Spacing

Ideally Keep A Full Rib On Each Side Of The Opening. Frame May Also Be Installed Directly To The Ceiling Framing.



**Installation Instructions:**

1. Frame Attic Opening Using 2x6 Nailers Provided. Use A Ceiling Runner As An Attic Door Nailer If Provided. See Diagram A.
2. Rip (1) 4'x4' Panel Of 7/16" OSB Into (4) 12" Pieces & Cut To Specified Lengths. Install As Noted In Diagram B.
3. Install Ceiling Liner.
4. Install Door (See Optional Side Arm Installation Detail If Applicable)

Engineering Send:  
(3) 2x6x(Bay Size) Nailers  
(1) 7/16" OSB 4'x4' Precut  
(1) Attic Access Door

Garage/Shop (no Living Quarters)

50 PSF Ground Snow Load  
115 MPH Ultimate Wind Speed  
2000 PSF Presumptive Soil Bearing

Plan Set



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Web Site: [www.wickbuildings.com](http://www.wickbuildings.com)

Rev. Date: 08-13-25

Org. Date:

Church of Saint Paul  
Attic Details

Drawn By: JDK

Job No.: 250351M

View: Attic Details

Scale: 48

DO NOT SCALE

Page:

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File: G:\...\OD-Attic Details.dwg



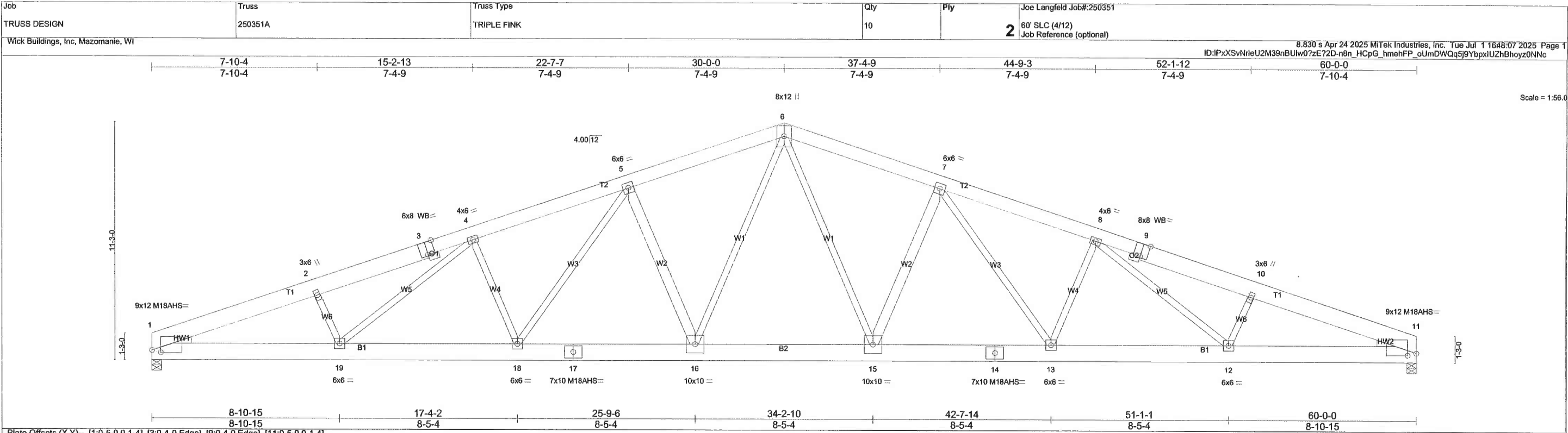


Plate Offsets (X,Y) - [1:0-5-0,0-1-4], [3:0-4-0,Edge], [9:0-4-0,Edge], [11:0-5-0,0-1-4]									
<b>LOADING (psf)</b>		<b>SPACING-</b>		<b>CSI.</b>		<b>DEFL.</b>		<b>PLATES</b>	
TCLL (roof) 20.0		8-0-0		TC 0.55		in (loc) l/defl L/d		MT20 197/144	
Snow (Ps/Pg) 39.4/50.0		Plate Grip DOL 1.15		BC 0.66		Vert(LL) -0.91 15-16 >790 240		M18AHS 186/179	
TCDL 4.0		Lumber DOL 1.15		WB 0.73		Vert(CT) -1.10 15-16 >655 180			
BCLL 0.0		Rep Stress Incr NO		Matrix-MS		Horz(CT) 0.29 11 n/a n/a			
BCDL 4.0		Code IBC2021/TPI2014						Weight: 1138 lb FT = 20%	

**LUMBER-**  
TOP CHORD 2x10 SP M 23 \*Except\*  
T2: 2x8 SP M 23  
BOT CHORD 2x10 SP M 23  
WEBS 2x4 SPF 1650F 1.5E \*Except\*  
W2: 2x6 SPF 1650F 1.5E  
OTHERS 2x4 SPF 1650F 1.5E  
WEDGE  
Left: 2x4 SPF 1650F 1.5E, Right: 2x4 SPF 1650F 1.5E

**BRACING-**  
TOP CHORD 2-0-0 oc purlins (4-1-2 max.).  
BOT CHORD Rigid ceiling directly applied or 8-9-13 oc bracing.

**REACTIONS.** (size) 1=0-5-8 (min. 0-4-11), 11=0-5-8 (min. 0-4-11)  
Max Horz 1=-646(LC 13)  
Max Uplift 1=-3274(LC 15), 11=-3274(LC 15)  
Max Grav 1=11372(LC 1), 11=11372(LC 1)

**FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.**  
TOP CHORD 1-26=-25892/9581, 2-26=-25231/9613, 3-3=-25010/9597, 3-4=-24499/9634, 4-27=-23688/9252, 5-27=-23192/9274, 5-28=-19590/7942, 6-28=-19169/7983, 6-29=-19169/7983, 7-29=-19590/7942, 7-30=-23192/9274, 8-30=-23687/9252, 8-9=-24499/9634, 9-10=-25010/9597, 10-31=-25231/9613, 11-31=-25892/9580  
BOT CHORD 1-19=-8709/23912, 18-19=-8232/23080, 17-18=-6970/19971, 16-17=-6970/19971, 15-16=-5373/16254, 14-15=-6932/19971, 13-14=-6932/19971, 12-13=-8201/23080, 11-12=-8747/23912  
WEBS 2-19=-1283/685, 4-19=-675/656, 4-18=-2847/1278, 5-18=-1572/3931, 5-16=-6387/2168, 6-16=-2172/6608, 6-15=-2172/6608, 7-15=-6387/2168, 7-13=-1572/3931, 8-13=-2847/1278, 8-12=-675/656, 10-12=-1283/685

**JOINT STRESS INDEX**  
1 = 0.85, 2 = 0.17, 3 = 0.69, 4 = 0.51, 5 = 0.67, 6 = 0.71, 7 = 0.67, 8 = 0.51, 9 = 0.69, 10 = 0.17, 11 = 0.85, 12 = 0.22, 13 = 0.65, 14 = 0.71, 15 = 0.69, 16 = 0.69, 17 = 0.71, 18 = 0.65 and 19 = 0.22

**NOTES-** (12-14)  
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:  
Top chords connected as follows: 2x10 - 2 rows staggered at 0-9-0 oc, 2x8 - 2 rows staggered at 0-9-0 oc.  
Bottom chords connected as follows: 2x10 - 2 rows staggered at 0-9-0 oc.  
Webs connected as follows: 2x4 - 1 row at 0-9-0 oc, 2x6 - 2 rows staggered at 0-9-0 oc.  
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.  
3) This truss has been checked for uniform roof live load only, except as noted.  
4) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=0.0psf; h=25ft; B=45ft; L=60ft; eave=7ft; Cat. II; Exp C; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 6-0-0, Interior(1) 6-0-0 to 30-0-0, Exterior(2R) 30-0-0 to 36-0-0, Interior(1) 36-0-0 to 60-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60  
5) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=39.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=0.94; Ct=1.20; Unobstructed slippery surface  
6) Roof design snow load has been reduced to account for slope.  
7) Unbalanced snow loads have been considered for this design.  
8) WARNING: This long span truss requires extreme care and experience for proper and safe handling and erection. For general handling and erection guidance, see Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses ("BCSI"), jointly produced by SBCE and TPI. The building owner or the owner's authorized agent shall contract with a qualified registered design professional for the design and inspection of the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing. Mitek assumes no responsibility for truss manufacture, handling, erection, or bracing.  
9) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.  
10) All plates are MT20 plates unless otherwise indicated.  
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 3274 lb uplift at joint 1 and 3274 lb uplift at joint 11.  
12) Mitek Truss Plates have been approved by ICC-ES Evaluation Services. ICC-ES Report Number: ESR-1988 (MT20 & MT18SHS)  
13) This Truss Design is representative of the truss you will receive in your building. The actual plates and lumber sizes may vary, but the loadings listed on this drawing will be met or exceeded.  
14) T-Braces (when present) may be placed on either the top or bottom of the web member.

**LOAD CASE(S)** Standard



## Excerpts from Article 9 of the Ham Lake City Code

...

**9-220 Mercantile Districts** The land uses described in Article 9-220 are intended to be applicable to developments which utilize subsurface sewage treatment systems (SSTS), and to developments which use approved combined sewage treatment systems. All building permits and Certificates of Occupancy in the Mercantile Districts shall require the review and approval of the City Council, after review and recommendation by the Planning Commission, excepting building permits and/or certificates of occupancy being issued for an alteration to an existing structure under circumstances in which the land use will be unchanged, and in which the alteration will not materially affect parking requirements, stormwater runoff, traffic, sewage treatment needs or aesthetics.

### **9-220.1 Standards Common to All Mercantile Districts**

The following standards shall apply to all of the mercantile districts as listed in Article 9-220.

- a) **Paving** All parking lots, drives and surfaces upon which the general public and employees shall have access shall be paved according to specifications to be established by the city's engineer;
- b) **Drainage** Surface water drainage and ponding needs shall be implemented in the manner directed by the city's engineer;
- c) **Landscaping** Landscaping shall be implemented in the manner provided in Article 11-1800;
- d) **Setbacks for Paved Areas** There shall be a ten-foot setback between any lot line and the back of curb of any parking lot or driveway, and a six-foot setback between the back of curb of any parking lot and any building;
- e) **Buffering** When any mercantile land use is located adjacent to a residential area, it shall be screened by opaque fencing, vegetation, or both;
- f) **Refuse Containers** Refuse containers shall be stored in locations which are completely screened from outside view; hazardous materials shall be stored and disposed of in the manner provided by law;
- g) **Parking Lots and Lighting** Off-street parking shall be provided for the general public and employees. The *Zoning Officer* shall maintain a schedule of parking requirements, to be ratified from time to time by resolution of the City Council, to serve as the general guideline for the establishment of parking requirements, subject to modification by the City Council where merited. Security lighting shall be permitted, and may be required on review of site plans, but shall be directed away from adjacent properties. No light or



combination of lights that cast light upon a Residential Land Use shall exceed 4-foot candle meter reading as measured at the residential property line. All measurements shall be made after dark at the property line or edge of roadway.

- h) **Off-Street Loading** All deliveries and bulk pickups of merchandise, inventory and supplies shall be made to loading facilities preferably located in the rear of the building, which loading facilities shall be sufficient to enable the prompt and safe transfer of goods.
- i) **Signage** All signage shall conform to the provisions of Article 11-300.
- j) **Special Considerations** Notwithstanding the limitations as to building styles, construction types and exterior treatments, the City Council, after Planning Commission review, may depart from strict adherence to the standards found in Article 9-220, where special conditions merit such departure, and where certain standards are met. Such special conditions and standards may include, without limitation, the following items.
  - i) The departure is not being requested for purely economic reasons;
  - ii) The nature of the business is such that it requires a specific type of building construction in order to improve the business function, such as requirements for sunlight, specialty equipment, interior lighting or the like;
  - iii) The business is a permitted or conditional use in the zoning district;
  - iv) The applicant proposes the usage of special aesthetic treatments which provide a superior exterior view, such as landscaping, vegetation screening, berming, or the like;
  - v) The property contains unusual topography, mature vegetation or other features which can be preserved or enhanced to produce an overall superior appearance;
  - vi) The property contains unusual accessibility problems to or from adjacent roadways;
  - vii) The applicant offers to implement more stringent design limitations in certain site plan features than would normally be required, in exchange for being



permitted less stringent design limitations in other site plan features.

- k) **Outside Storage** Outside storage and activities for areas zoned CD-3, CD-4, Industrial Park (I-P) and Light Industrial (I-1) shall be as specifically detailed in the Code Sections dealing with those land uses (Articles 9-220.4 through 9-220.7). For areas zoned CD-1 and CD-2, the following provisions shall apply to outside storage, excepting Fireworks sales and storage, which are governed by the provisions of Article 9-330.6. **Unless specifically permitted by this Article 220.1(k), no Outside Storage shall be allowed in any area zoned CD-1 or CD-2.**

1) **Definitions**

- aa) **Outside Storage** – personal property (not fixtures) that are located within the Approved Property Lines of any parcel bearing a CD zoning classification, but which are found outside of an enclosed, roofed building (including temporary structures). Outside Storage does not include Refuse Containers, customer vehicles, employee vehicles parked while the employee is on duty, delivery vehicles while in the process of delivery or pickup, construction materials or vehicles being used in an active construction project on the parcel, legal signs or banners, or legal temporary structures. Except where specifically excepted, Outside Storage does include inventory of the business occupying the parcel.
- bb) **Inventory** - goods, except Vehicle Inventory, that are offered for sale in the ordinary course of business of any business occupying the parcel. For auto repair shops, inventory shall also be deemed to mean passenger vehicles or pickup trucks awaiting repair services.
- cc) **Vehicle Inventory** – Automobiles, Trucks, Trailers, Manufactured Homes, Recreational Vehicles, Campers, Camper Tops, Truck Toppers, Boats or other wheeled conveyances that are offered for retail sale at a legal business location whose primary business is the retail sale of one or more of the above items. Rental equipment that may be offered for sale is not Vehicle Inventory. Vehicle Inventory that bears obvious signs that the vehicle is not presently capable of being legally operated or conveyed on a public road is not Vehicle Inventory, including, but not limited to vehicles lacking wheels or inflated tires, operable drive train components, broken windows or lights, required current vehicle registration, missing body parts, such as fenders, doors, hood lids, trunk lids, bumpers, lights or trim.



- dd) **Aesthetically Screened Outside Storage** - Inventory or Vehicle Inventory behind an opaque barrier constructed of masonry or brick, attached to and matching or complementary to the main building, and of sufficient height and design so as to give the appearance that the barrier is a part of the main building. No object shall be stored inside of such a barrier if the object protrudes above the height of the barrier. Any gates through the barrier shall be opaque and of aesthetic design.
- ee) **Limited Outdoor Displays** - Temporary displays of merchandise which are normally sold or displayed from within an enclosed retail store location, but which are temporarily placed not more than ten feet from an outside wall of the main retail sales building during business hours, and then returned to inside storage during non-business hours."
- ff) **Improvement Stores** – Businesses that have as their primary source of revenue the retail sale of plants, seeds, landscaping supplies, produce, or yard statuary.
- gg) **24-Hour Convenience Stores** – Businesses that sell gasoline at retail, and, from the same store location, also sell groceries, auto supplies, sundries, over-the-counter medications and personal products, sundries and other items for human consumption, and which remain open for business at all times of every day.
- hh) **Approved Property Lines** – Are the outside perimeter of the real estate parcel or parcels which were shown on the site plan used for the initial municipal approval of a certificate of occupancy or conditional use permit for a particular operation.
- ii) **Pool Stores** – retail stores that engage in the retail sales of above ground or below ground recreational swimming pools that contain electric filtration devices providing water circulation and filtration in the pool, and under conditions where an inventory of above ground or in ground swimming pools is maintained, connected by water and electricity to a source originating in a permanent retail building located on the same parcel. A Pool Store shall not be considered a retail store for the purposes of determining permitted uses under Article 9-220.2 (b) or 9-220.3(b).
- jj) **Screened Outside Storage** – is Inventory or Vehicle Inventory behind an opaque barrier constructed of wood, metal, plastic, masonry, brick or earthen berm, or which is behind an opaque barrier composed of existing buildings or other structures on the property, or which is behind a semi-opaque barrier of vegetation that substantially conceals the storage from outside view.



**2) Permitted Outside Storage**

- aa)** Vehicle Inventory is permitted Outside Storage on any CD-1 or CD-2 parcel in connection with a business that is legally permitted to sell Vehicle Inventory. If specifically permitted by the conditions of any Conditional Use Permit or Temporary Conditional Use Permit for any such parcel, vehicles that do not meet the definition of Vehicle Inventory may also be permitted Outside Storage.
- bb)** Aesthetically Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel in connection with the new construction of a main commercial building on the parcel.
- cc)** Limited Outdoor Displays are permitted Outside Storage in both the CD-1 and CD-2 districts. If the business is a 24-Hour Convenience Store, the Limited Outdoor Display need not be moved indoors, but the business shall at all times maintain a clear pedestrian path on sidewalks that is at least 36 inches in width.
- dd)** Inventory is permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales but must be separately identified on the initial site plan submitted with the initial request for certificate of occupancy or conditional use permit, and must be stored only in conformance with that site plan. Bins or containers housing the Inventory shall also be permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales as shall be other items necessarily incident to the storage, maintenance or protection of the Inventory.
- ee)** No Outside Storage shall be permitted for any business unless the storage is within the Approved Property Lines.
- ff)** Pool Stores may display above ground or below ground swimming pools as Permitted Outside Storage only on property under conditional use permit, subject to conditions to be established by the City Council, which must include, at a minimum, the following:
  - 1)** Pool water must be maintained in a sanitary condition;
  - 2)** Below ground pools must be surrounded by code-compliant fencing;
  - 3)** Above ground pools must be constructed in a code-compliant method relative to either fencing or sufficient elevation to prevent accidental entry into the pool;



- 4) Adequate security fencing around the storage display area must be installed to discourage after-hours entry into the pool storage area;
  - 5) Reasonable screening from outside view shall be installed;
  - 6) All sources of water and electricity shall be connected to the pools in a code-compliant manner;
  - 7) Only pools that are intended for use with circulating filters shall be permitted outside; no "kiddy pools", wading pools or inflatable pools shall be permitted to be displayed outside.
  - 8) Winter storage of outside pools shall be done in a manner that covers the pool surface and prevents the accidental entry into the pool;
- gg) Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel involving pre-existing main buildings or structures that:
- 1) Historically utilized outside storage in connection with business operating on the property, and which uses were never abandoned;
  - 2) Do not involve replacement or major remodeling of the existing structures, but utilizes the existing structures for the business to be operated;

Approval of Screened Outside Storage is discretionary with the City Council.

- hh) **Revocation** All permits and certificates of occupancy issued in the mercantile districts are subject to revocation under the provisions of Article 9-240.

...

#### **9-220.4 Commercial Development III (CD-3)**

The CD-3 zones are areas of the City that are located outside of the TH 65 Corridor, which are suitable for certain institutional actives; neighborhood retail, or which operate under historic permits, and which involve no outside storage of supplies, equipment or inventory excepting motor vehicles used in the business (unless specifically allowed by historic permit) and except as stated below:



**a) Permitted Uses (Including uses that are ancillary to the main use)**

- Campgrounds (may include outside storage of firewood, equipment, picnic tables and other items common to a campground environment)
- Churches, including ancillary structures such as classrooms, offices, recreational facilities, parsonages or other dwellings for occupancy by church staff
- Convenience Stores including outdoor displays and inventory
- Financial Institutions
- Governmental, Business and Professional Offices
- Land Uses Specifically Authorized by Development
- Agreements in effect in whole or in part prior to January 1, 2000
- Licensed Day Care Centers
- Medical Clinics, including general medicine, specialty medicine, dental, optical and chiropractic
- Off Sale Liquor Stores
- Personal Services, including Beauty Shops and Barber Shops
- Petroleum Products Sales including outdoor displays and inventory
- Plant Nurseries, Garden Centers and Produce Markets (including limited outdoor display)
- Veterinary Clinics

**b) Conditional Uses**

- Cemeteries owned by a church and located on the same or adjacent parcel upon which the church is located, provided said parcel or parcels are under common ownership by the church.



**CITY OF HAM LAKE  
PLANNING COMMISSION REQUEST APPLICATION  
INSPECTION REPORT**

MTG DATE: October 13, 2025

INSPECTION ISSUED TO: Kyle Lejonvarn

APPLICANT/CONTACT: Dean Marquette, Owner, 612-296-5969 and  
Brian Larson, Contractor, 612-719-7926

TELEPHONE NUMBER: See above

BUSINESS/PLAT NAME: Dercon Construction Services, Inc.

ADDRESS/LOCATION OF INSPECTION: 14961 Aberdeen St NE

APPLICATION FOR: Commercial Site Plan

RECOMMENDATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

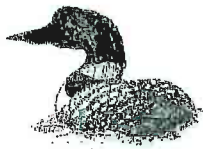
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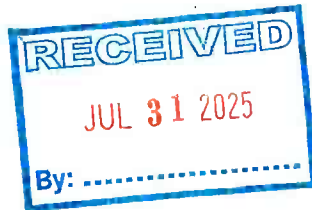
DATE: \_\_\_\_\_

PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_





# PLANNING REQUEST



## CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 7/31/2025

Date of Receipt 8-1-25

Receipt # 103256 Amount \$ 750.00

### Meeting Appearance Dates:

Planning Commission 10-13-2025 City Council \_\_\_\_\_

### Please check request(s):

- ☐ Metes & Bounds Conveyance
- ☐ Sketch Plan
- ☐ Preliminary Plat Approval\*
- ☐ Final Plat Approval
- ☐ Rezoning\*
- ☐ Multiple Dog License\*

- ☐ Commercial Building Permit
- ☐ Certificate of Occupancy
- ☐ Home Occupation Permit
- ☐ Conditional Use Permit (New)\*
- ☐ Conditional Use Permit (Renewal)
- ☒ Other Commercial Site Plan Review

**\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Dercon Construction Services, Inc.

Address/Location of property: 14961 XXXXX Aberdeen St NE, Ham Lake, MN 55304

Legal Description of property: Lot 1, Block 2, Fox Tail Ridge

PIN # 20-32-23-43-0011 Current Zoning CD-2 Proposed Zoning CD-2

Notes: 11,331 sq ft office warehouse

Applicant's Name: Brian Larson

Business Name: Classic Construction Services

Address 18542 Ulysses Street NE

City East Bethel State MN Zip Code 55011

Phone 763-434-8870 Cell Phone 612-719-7926 Fax 763-434-7120

Email address \_\_\_\_\_

**You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.**

SIGNATURE Brian Larson



DATE 7/31/2025

### - FOR STAFF USE ONLY -

ACTION BY: Planning Commission \_\_\_\_\_ PROPERTY TAXES CURRENT YES NO  
City Council \_\_\_\_\_ Any Active/Deferred Assessments YES NO



# CITY OF HAM LAKE

## ACKNOWLEDGMENT OF RESPONSIBILITY TO REIMBURSE EXPENSES

The undersigned, Brian Larson, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

New Commercial Site Plan Review

### Type of Application

acknowledges that the sum of \$ 750.00, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

**Applicant Signature** Brian Larson

DocuSigned by:  
Brian Larson  
CN=Brian Larson, O=City of Ham Lake, OU=City of Ham Lake, C=US  
Email: brian.larson@cityofhamlake.com  
Date: 2023.07.31 08:43:55 -0500

**Dated** 7/31/2025

The following statement must be signed if the applicant is not the property owner:

Dean Marquette, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

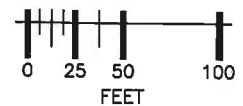
I am aware of the application being submitted by the applicant and approve the request.

**Property Owner Signature**

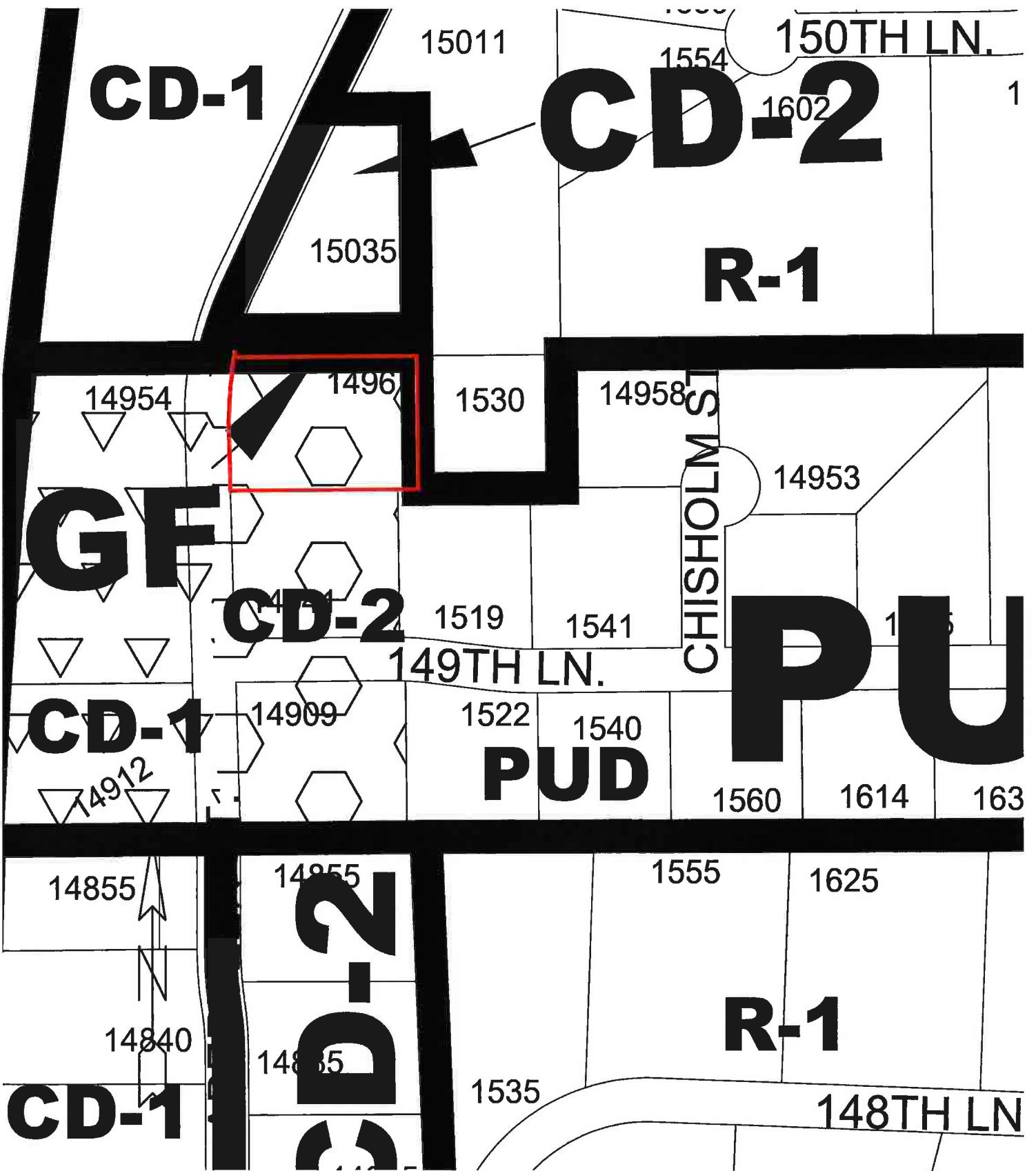
DocuSigned by:  
Dean Marquette  
88CF198648C64FB

**Dated** 7/31/2025














GRAPHIC SCALE



200 0 100 200

SCALE IN FEET

ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

QUARTER QUARTER INDEX			
22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

PROPERTY IDENTIFICATION NUMBER

<u>Section Number</u>	<u>Township Number</u>	<u>Range Number</u>	<u>Quarter Quarter</u>	<u>Specific Parcel</u>
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 20-32-23-43-0012

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.





**Business Name:** Dercon Construction

**Address:** xxxx Aberdeen St. NE, Ham Lake, MN

**Prepared For:** City of Ham Lake – Commercial Site Plan Review

**Date:** 7/31/2025

**Business Type:**

Dercon Construction is a residential remodeling contractor offering interior and exterior design-build services, including kitchens, bathrooms, lower levels, additions, decks, porches, windows, roofing, and siding.

**Nature of Operations:**

The building will serve as our main office for administration, design, project management, and client meetings. It will also include light storage and staging for upcoming remodeling projects.

**Storage Needs:**

Materials stored on-site will include plumbing fixtures, electrical components, cabinetry, millwork, doors, and windows. These will be staged temporarily prior to delivery to job sites.

**Employees:**

The facility will support ~15 employees, including office staff, designers, sales, and field supervisors. Most field crews report directly to job sites, with occasional use of the facility.

**Hours of Operation:** Mon–Fri, 7:30 AM – 5:30 PM

**Customer/Client Traffic:**

Client visits will be by appointment only, averaging 1–3 per day. This is not a retail space and will not have walk-in traffic.

**Use of Site:**


- Office & meeting space for planning and management
- Light storage and staging of remodeling materials
- Employee and company vehicle parking
- Occasional material deliveries via box trucks or trailers



## Memorandum

Date: October 9, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Dercon Construction Commercial, LLC

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**Introduction:**

The proposed 11,377 square-foot Dercon Construction Commercial building is located on the 1.67-acre Lot 1, Block 2, Fox Tail Ridge parcel. The parcel is zoned PUD with Commercial Development Tier 2 (CD-2) underlying use. Attached are a 100-scale aerial photo, a 200-scale zoning map and a 400-scale half section map for reference.

**Discussion:**

The Title Sheet, Legend, Existing Conditions and Removal Plan, Grading, Drainage, and Erosion Control Plan, Utility Plan, Details & Notes, Stormwater Pollution Prevention Program, Architectural Site Plan, Enlarged Site Plan and Landscape Plan received October 3<sup>rd</sup> address prior review comments.

The attached Landscape Plan shows trees surrounding the proposed building. Per Article 11-1853(B) of the City Code, decorative trees shall be planted along the right-of-way lines of adjacent public roadways and adjacent to residential property. Article 11-1860 allows for case-by-case evaluation of landscape requirements for commercial land approval and "...strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". The proposed plans show an eight-foot black vinyl coated chain link fence with black vinyl inserts to be installed along the east side of the property. A determination is needed as to whether the proposed fencing and landscaping is adequate adjacent to the public roadway and residential property or if additional screening should be required.

There is an existing cul-de-sac located at the northwest corner of the parcel, at the northern terminus of Aberdeen Street. As shown in the attached exhibit, the right-of-way for the cul-de-sac was dedicated north of 150<sup>th</sup> Avenue and not south of 150<sup>th</sup> Avenue, as indicated by the cul-de-sac location on the aerial exhibit. The cul-de-sac construction error occurred when the Fox Tail Ridge development was platted, resulting in the cul-de-sac being constructed in the incorrect location relative to right-of-way originally dedicated in 1985. The developer has elected to allow the cul-de-sac to remain in its current location.



Additionally, there is an existing dedicated easement located at the northeast corner of the parcel along 150th Avenue. The City currently has no plans to construct 150<sup>th</sup> Avenue between Aberdeen Street and the cul-de-sac easement shown at the northeast corner of the parcel, and the developer has elected not to utilize this roadway for access. An encroachment agreement will therefore be required to allow site improvements to exist within the easement.

The Dercon Construction Commercial building project was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their August 25<sup>th</sup> meeting. The Notice of Application Status is attached. A CCWD permit is required before grading operations can commence. A Minnesota Pollution Control Agency National Pollutant Discharge Elimination System Construction Stormwater Permit is also required before grading operations can commence because the disturbed area is over one-acre.

**Recommendation:**

It is recommended that the Dercon Construction Commercial site plan be recommended for approval, including the determination if the proposed screening is adequate.



**Meeting Date: October 13, 2025**

**CITY OF HAM LAKE**  
**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Dercon Construction Services, Inc. request for Commercial Site Plan Approval to construct an Office Warehouse building at 14961 Aberdeen Street NE**

**Introduction/Discussion:**

Dercon Construction Services, Inc. is a residential remodeling contractor offering interior and exterior design-build services, including kitchens, bathrooms, lower levels, additions, decks, porches, windows, roofing, and siding. Dercon Construction is looking to construct a 10,767 square foot office/warehouse building at 14961 Aberdeen Street NE in which an area of 5,028 square feet will serve as main office for administration, design, project management, and client meetings and an area of 5,739 square feet will serve as warehouse space for light storage and staging for upcoming remodeling projects.

The property is zoned Commercial Development Tier 2 (CD-2). Office Warehouses are an approved use in the CD-2 zoning district. Fifteen employees, including office staff, designers, sales, and field supervisors will work at the site. Most field crews report directly to job sites. Field crews will have occasional need to use the building. Activity at the site will consist of administrative activity and light storage and staging of remodeling materials. Hours of operation will be Monday through Friday from 7:30 am to 5:30 pm. Customer/client traffic will average 1-3 visits per day and will be by appointment only. The building will not have any retail space and will not have walk-in traffic. Truck traffic, for delivery of material, will be by box trucks or trailers.

The exterior finish of the building meets City Code requirements. The plans show an area to be enclosed by an 8-foot solid, and 8-foot vinyl coated chain link fence east of the building. The septic area has been designed to accommodate use for full occupancy of the building (53 people).

**Recommendation:**

I recommend approval of the commercial site plan for the construction of a 10,767 square-foot office warehouse building, as requested by Dercon Construction Services, Inc., with the following conditions:



- 1) Obtaining a Coon Creek Watershed District permit and National Pollutant Discharge Elimination System (NPDES) permit before groundwork can begin.
- 2) The building is for office/warehouse use only.
- 3) Trucks unloading or loading shall not block any portion of Aberdeen Street NE at any time.
- 4) No on-street parking is allowed.
- 5) No outside storage.
- 6) All fencing is to meet City Code.
- 7) All trash containers are to be screened as required by City Code.
- 8) Screening is to be provided in areas abutting residential property as required by Article 11-1853(A) of City Code.
- 9) Screening material must be approved by the Building Official.
- 10) Meeting all State, County and City requirements.



# DERCON CONSTRUCTION COMMERCIAL BUILDING

## TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

HAM LAKE, MINNESOTA

### LEGEND \*

— OHW —	EXISTING OVERHEAD ELECTRIC	— P —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— S —	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— SS —	PROPOSED STORM SEWER PIPE
— FIBER —	EXISTING UNDERGROUND FIBER	— D —	PROPOSED DRAIN TILE AND CLEAN-OUT
— E —	EXISTING UNDERGROUND ELECTRIC	— ELEC —	PROPOSED ELECTRIC SERVICE *
— T —	EXISTING TELEPHONE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
— E —	EXISTING ELECTRICAL PEDESTAL	— TEL —	PROPOSED TELEPHONE SERVICE *
— C —	EXISTING CABLE PEDESTAL	— S —	PROPOSED STORM MANHOLE
— F —	EXISTING FIBER BOX	— C —	PROPOSED CATCH BASIN
— U —	EXISTING UTILITY POLE	— F —	PROPOSED FLARED-END SECTION
— L —	EXISTING LIGHT POLE	— G —	PROPOSED GATE VALVE
— S —	EXISTING STORM SEWER	— H —	PROPOSED HYDRANT
— W —	EXISTING WATER MAIN	— S —	PROPOSED SANITARY SEWER MANHOLE
— S —	EXISTING SANITARY SEWER	— C —	PROPOSED CONTOUR
— F —	EXISTING FORCEMAIN	— S —	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
— S —	EXISTING STORM MANHOLE	— S —	PROPOSED SILT FENCE
— C —	EXISTING CATCH BASIN	— S —	PROPOSED DIRECTION OF DRAINAGE
— F —	EXISTING FLARED-END SECTION	— S —	PROPOSED BITUMINOUS
— G —	EXISTING GATE VALVE	— S —	PROPOSED SEED W/ STABILIZATION BLANKET
— H —	EXISTING HYDRANT	— S —	PROPOSED INLET PROTECTION
— W —	EXISTING WELL	— S —	PROPOSED HEAVY-DUTY PAVEMENT
— S —	EXISTING SANITARY SEWER MANHOLE	— S —	PROPOSED ENKAMAT
— C —	EXISTING CONTOUR	— S —	PROPOSED RETAINING WALL
— S —	EXISTING SPOT ELEVATION	— S —	BITUMINOUS PAVEMENT REMOVAL
— S —	EXISTING SPOT ELEVATION (NOTCH INTO ELEVATION)	— S —	CONCRETE SIDEWALK REMOVAL
— S —	EXISTING BITUMINOUS	— S —	PROPOSED CONCRETE SIDEWALK
— S —	EXISTING TREES	— S —	PROPOSED TRASH/REC.
— S —	EXISTING TREE TO BE REMOVED	— S —	PROPOSED RAIN GUARDIAN
— S —	SURFACE DRAINAGE DIRECTION	— S —	PROPOSED LIGHT POLE
— S —	EXISTING FENCE	— S —	PROPOSED OCS WITH WEIR WALL
— S —	EXISTING RETAINING WALL	— S —	PROPOSED DOWNSPOUT
— W —	EXISTING WETLAND	— S —	PROPOSED DOWNSPOUT INTO TRENCH THROUGH SIDEWALK
— B —	BORING		

\* NOT ALL SYMBOLS ARE APPLICABLE.

### GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

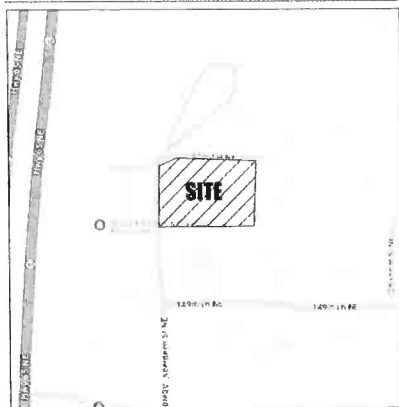
THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

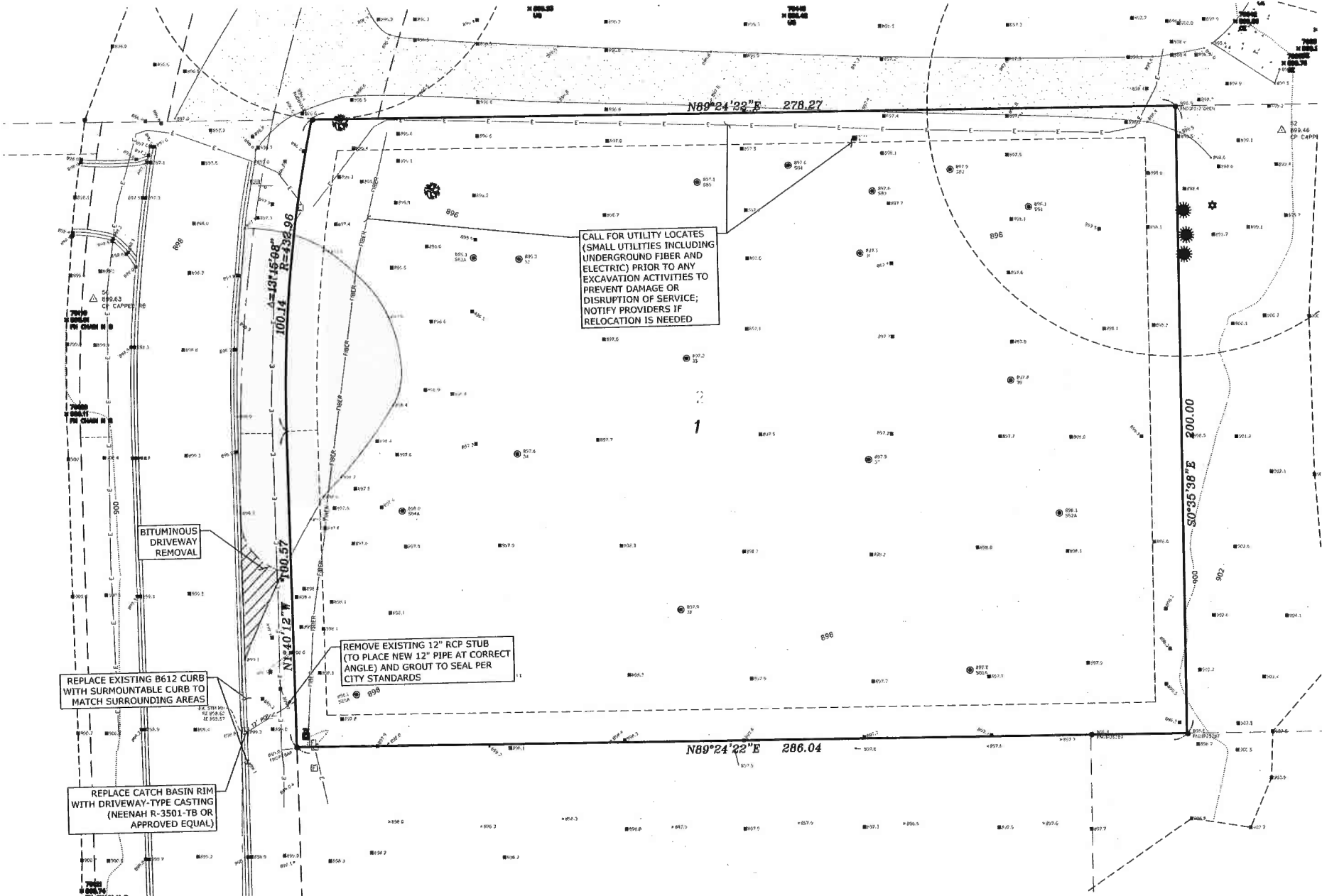
NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

### VICINITY MAP



NOT TO SCALE



### SHEET INDEX

C0	TITLE SHEET, LEGEND, EXISTING CONDITIONS, AND REMOVAL PLAN
C1	GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	UTILITY PLAN
C3.1	DETAILS & NOTES
C3.2	DETAILS & NOTES
C4.1	STORM WATER POLLUTION PREVENTION PLAN
C4.2	STORM WATER POLLUTION PREVENTION PLAN



SITE PLANNING  
& ENGINEERING  
**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKE, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY: MOA

CHECK BY: OMA

JOB NO: 24-2181

DATE: 06-24-25

NO.	DATE	DESCRIPTION
1	07/23/25	REVISED REMOVALS DUE TO NEW SURVEY SHOTS
2	08/22/25	REVISED LEGEND
3		
4		
5		
6		
7		
8		

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

QASEM M. ASBUGH-ALLEN  
DATE: 10/02/2025 LIC. NO. 54290

DERCON CONSTRUCTION  
COMMERCIAL BUILDING  
TITLE SHEET, LEGEND, EXISTING CONDITIONS, AND  
REMOVAL PLAN  
PREPARED FOR: CLASSIC CONSTRUCTION

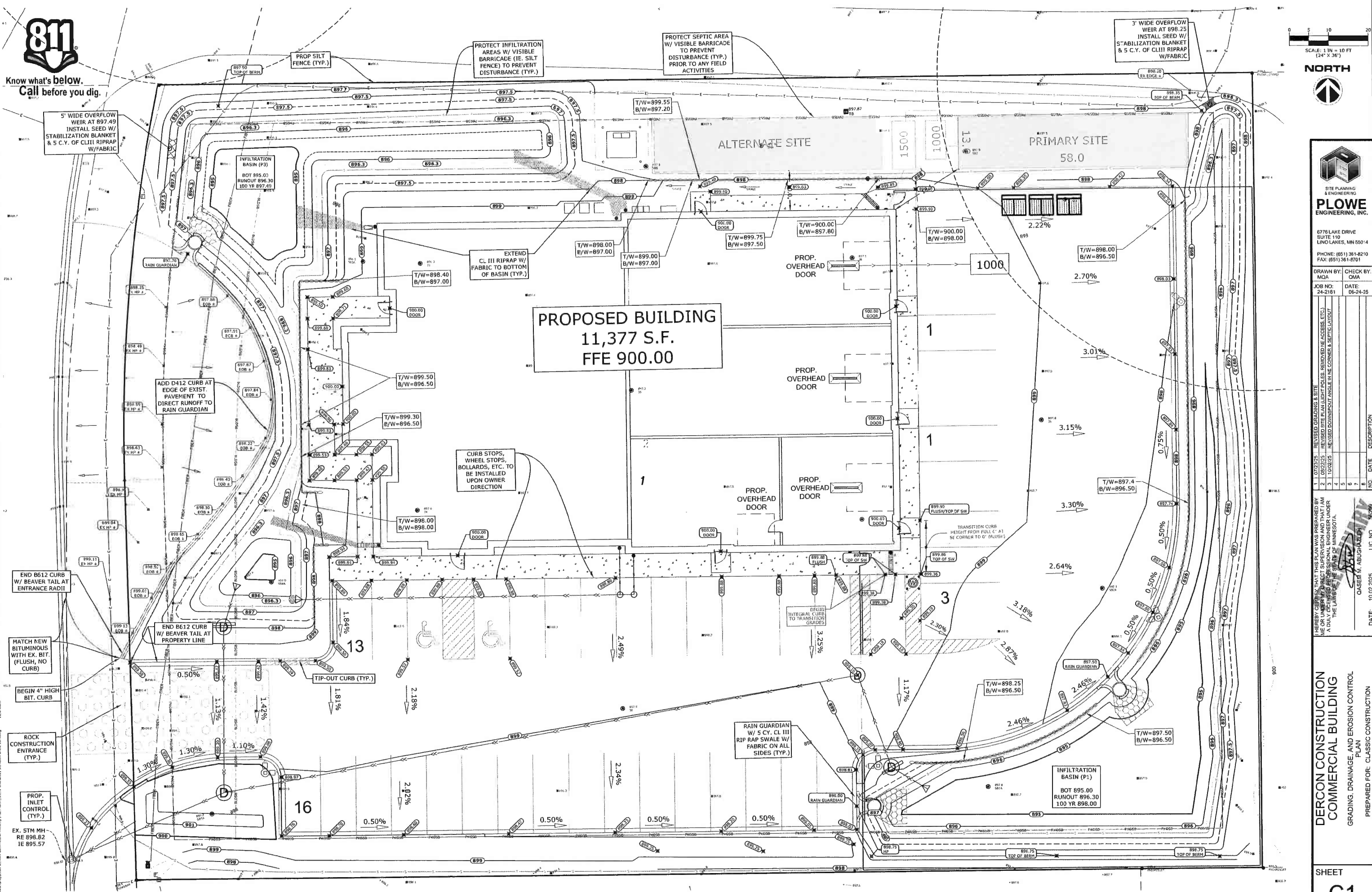
SHEET

C0

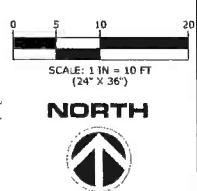


below.  
Call before you dig.





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



**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8710  
FAX: (651) 361-8701

DRAWN BY: CHECK BY:  
JOB NO.: DATE:  
24-2181 06-24-25

NO.	DATE	DESCRIPTION
1	07/23/25	REVISED GRADING & SITE
2	08/22/25	REVISED SITE PLAN (LIGHT POLES, REMOVED NE CORNER & SEPTIC LAYOUT)
3	10/02/25	REVISED DRAINAGE ANGLE IN NE CORNER & SEPTIC LAYOUT
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN 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.  
CASEM M. ABUGHATH  
DATE: 10/02/25 I.C. NO. 5568

**DERCON CONSTRUCTION**  
**COMMERCIAL BUILDING**  
GRADING, DRAINAGE, AND EROSION CONTROL  
PLAN  
PREPARED FOR: CLASSIC CONSTRUCTION

SHEET  
**C1**

SEE SHEET C3.1 FOR GRADING & EROSION CONTROL NOTES.





FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

STORM SEWER PIPE SHALL BE PVC SCHEDULE 40 MEETING ASTM D1785, D2665, F891, OR F1488 WITH APPROVED FITTINGS (SEE TABLE 701.2). SOLVENT WELDED JOINTS MUST USE ASTM F636 PURPLE PRIMER AND ASTM D2564 CEMENT. THE SEWER MUST BE INSTALLED BY OPEN-TRENCH ON A CONTINUOUS GRANULAR BED PER SECTION 314.4.1. ASTM D2241 PVC IS NOT AN APPROVED MATERIAL FOR BUILDING SEWERS.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION.  
LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF HAM LAKE, COON CREEK WATERSHED, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMIT'S ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.



SITE PLANNING  
& ENGINEERING  
**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY: MQA	CHECK BY: QMA
JOB NO: 24-2181	DATE: 06-24-25

NO.	DATE	DESCRIPTION
1	07/23/25	REVISED UTILITY PLAN
2	08/22/25	REVISED UTILITY PLAN FOR LIGHT POLE LOCATIONS
3	10/02/25	ADDED DATA TO THE OCS 3
4		
5		
6		
7		
8		

DATE: 4.0.2005 TIME: 11.00 AM

QASIM M. ABUGHAZALEH



HEREBY CERTIFY THAT THIS PLAN 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.

**DERCON CONSTRUCTION  
COMMERCIAL BUILDING**

## UTILITY PLAN

PREPARED FOR: CLASSIC CONSTRUCTION

SHEET

C2



SITE SEQUENCING

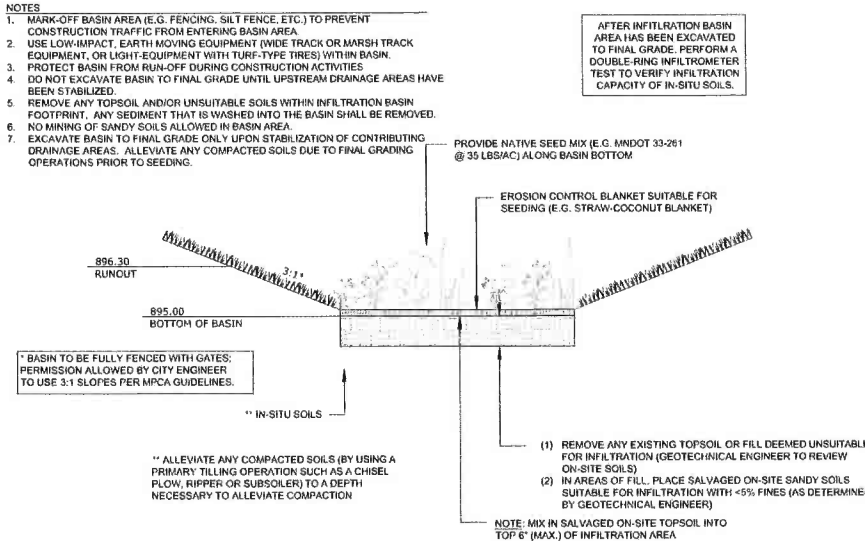
- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY). ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
  - THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.
- | ITEM                     | MNDOT SPECIFICATION/NOTES        |
|--------------------------|----------------------------------|
| SOD                      | 3878                             |
| SEED **                  | 3876                             |
| * FOR TURF ESTABLISHMENT |                                  |
| COMMERCIAL TURF          | MNDOT MIX 25-131 (220 LBS/ACRE)  |
| RESIDENTIAL TURF         | MNDOT MIX 25-131 (120 LBS/ACRE)  |
| TEMPORARY FALL COVER     | MNDOT MIX 21-112 (100 LBS/ACRE)  |
| SPRING/SUMMER            | MNDOT MIX 21-111 (100 LBS/ACRE)  |
| SOIL-BUILDING COVER      | MNDOT MIX 21-113 (110 LBS/ACRE)  |
| 1-2 YEARS COVER          | MNDOT MIX 22-111 (30.5 LBS/ACRE) |
| 2-5 YEARS COVER          | MNDOT MIX 22-112 (40 LBS/ACRE)   |
| MULCH                    | 3882 (TYPE 1 - DISC ANCHORED)    |
| FERTILIZER               | 3881                             |
| WOOD FIBER BLANKET       | 3885 (CATEGORY 2)                |
- \* MOW A MINIMUM OF ONCE PER 2 WEEKS  
\*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS & STOCKPILES MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN 24 HOURS OF INACTIVITY.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

OTHER POLLUTION CONTROL MEASURES

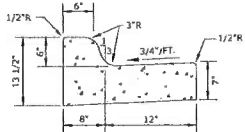
- CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.
- HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.
- SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.
- OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.
- VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.
- SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

- SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. SOILS AND STOCKPILES MUST BE STABILIZED WITHIN 24 HOURS OF INACTIVITY. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.
- PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.
- CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM AND DITCHES AND RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.
- THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS) FOR TEMPORARY SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.



INFILTRATION BASIN (P1)  
N.T.S.

PROVIDE 4" CLASS 5 UNDER CURB (TYP)



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER

NOT TO SCALE

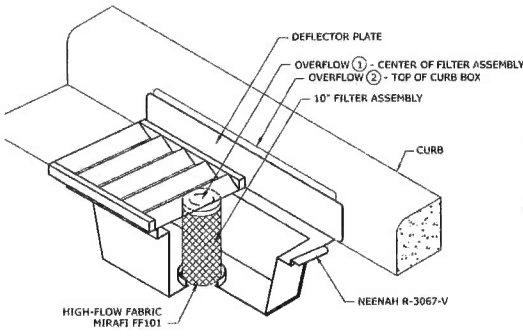
PROVIDE 4" CLASS 5 UNDER CURB (TYP)



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

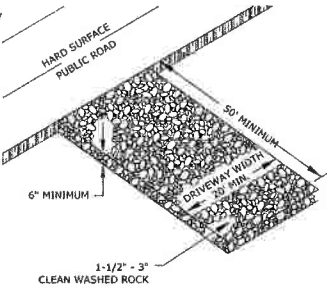
B612 CONCRETE CURB & GUTTER (TIP-OUT)

NOT TO SCALE



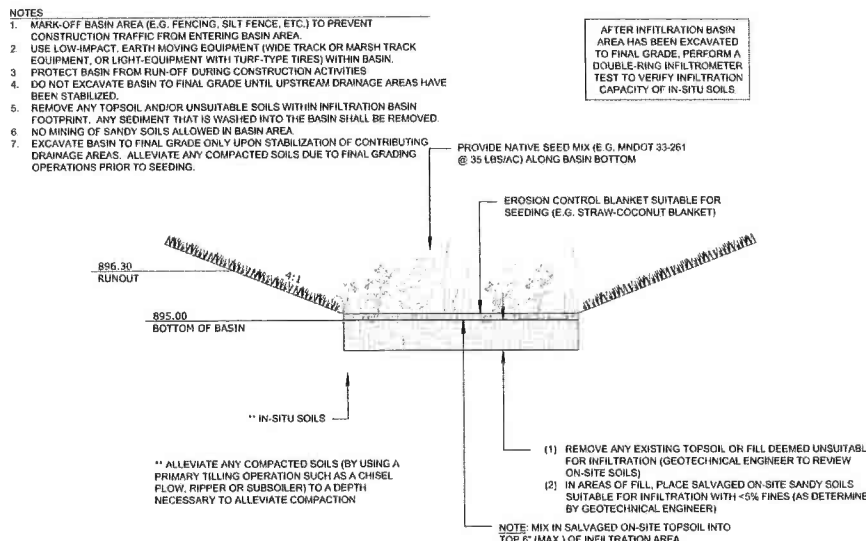
WIMCO INLET PROTECTION

NOT TO SCALE

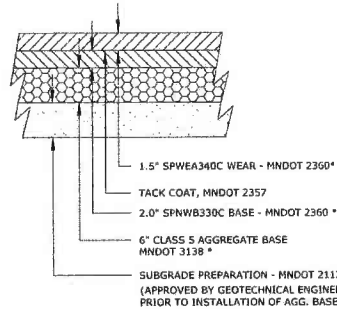


ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



INFILTRATION BASIN (P3)  
N.T.S.

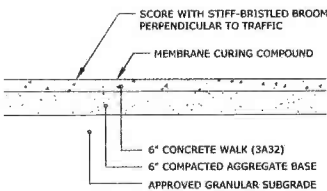


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

\* PAVING SECTION SHALL BE REVIEWED AND APPROVED BY HAUGO GEOTECHNICAL SERVICES OR ANOTHER GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS.

BITUMINOUS PAVEMENT - LIGHT DUTY

NOT TO SCALE



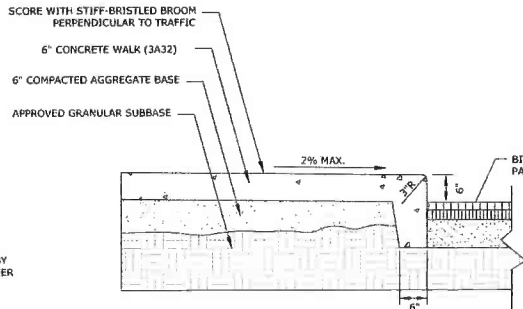
\* CONCRETE PAVEMENT SECTION SHALL BE REVIEWED AND APPROVED BY HAUGO GEOTECHNICAL SERVICES OR ANOTHER GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS.

NOTES:

- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
- 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.
- 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
- 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

TYPICAL CONCRETE SIDEWALK

NOT TO SCALE



NOTES:

- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
- 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.
- 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
- 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

INTEGRAL CURB AND GUTTER

NOT TO SCALE



6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY: MGA  
CHECK BY: QMA  
JOB NO: 24-2181  
DATE: 06-24-25

NO.	DATE	DESCRIPTION
1	02/22/22	REMOVED P3 BASIN
2	02/22/22	ADDED PAVEMENT THICKNESS PER CITY COMMENTS
3		
4		
5		
6		
7		
8		

REVIEWED BY: MGA  
DATE: 06-24-25  
THE LAND OF THE STATE OF MINNESOTA  
CASEM M. ASHGHARZADEH  
DATE: 10-02-2025  
LIC. NO. 57-999

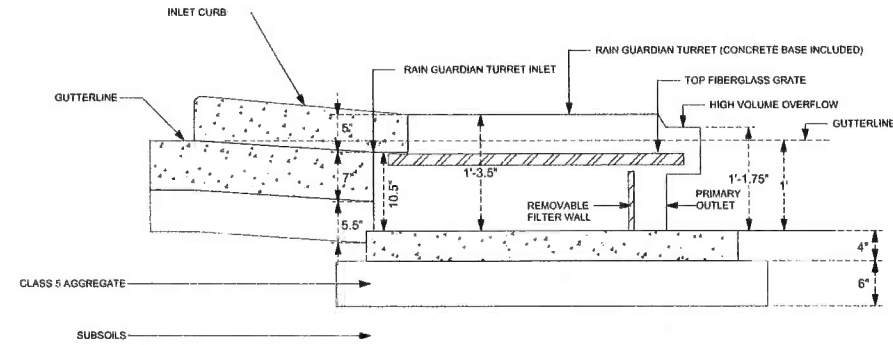
DERCON CONSTRUCTION  
COMMERCIAL BUILDING

DETAILS & NOTES

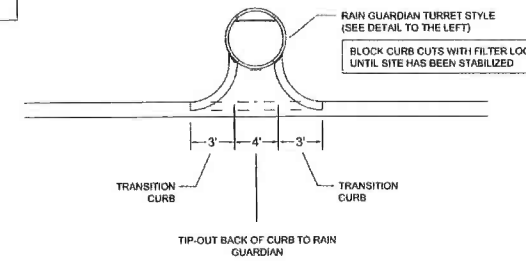
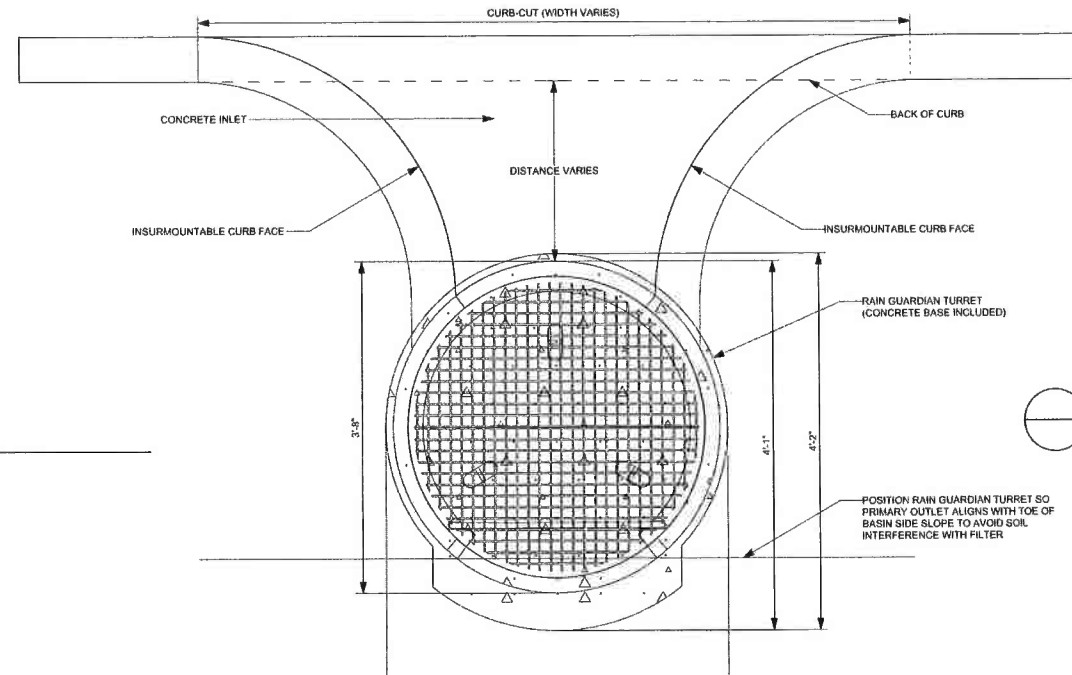
PREPARED FOR: CLASSIC CONSTRUCTION

SHEET  
C3.1

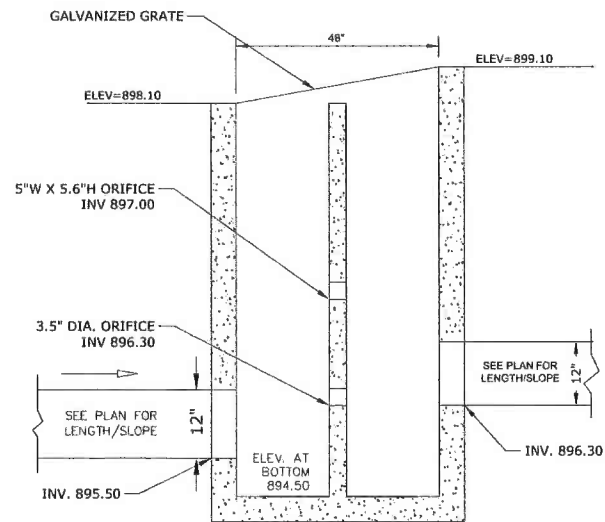




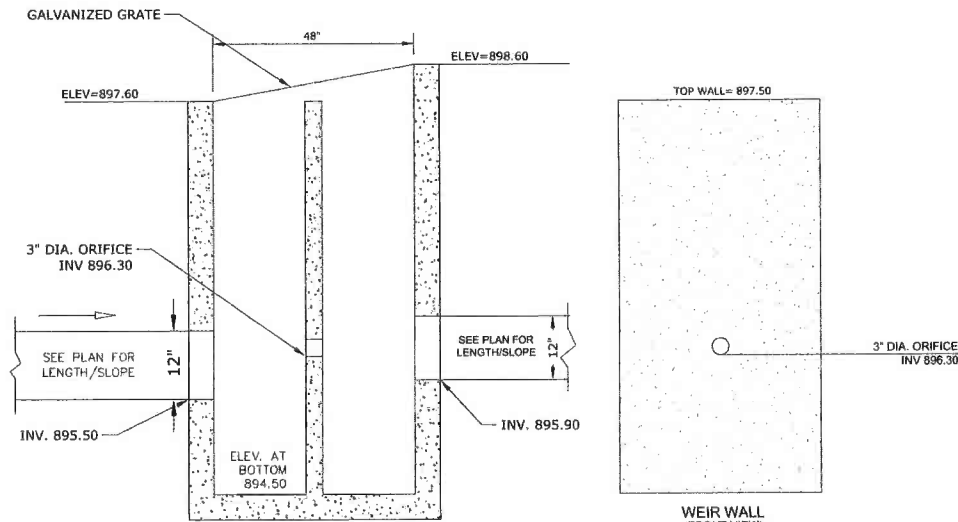
RAIN GUARDIAN - TURRET STYLE  
N.T.S.



CURB CUTS @ RAIN GUARDIAN  
N.T.S.



POND 1 OUTLET STRUCTURE (OCS 1)  
N.T.S.



POND 3 OUTLET STRUCTURE (OCS 3)  
N.T.S.



6778 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY: MOA  
CHECK BY: QMA  
JOB NO: 24-2181  
DATE: 05-24-25

NO.	DATE	DESCRIPTION
1	07/23/25	REVISED OCS DETAILS
2		
3		
4		
5		
6		
7		
8		

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

CASEM M. ABUGHATHAN  
DATE: 10/02/2025 LIC. NO. 55,899

DERCON CONSTRUCTION  
COMMERCIAL BUILDING  
DETAILS & NOTES  
PREPARED FOR: CLASSIC CONSTRUCTION



4.1. TERMINATION OF COVERAGE. [MINN. R. 7090]

4.2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]

4.3. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]

4.4. PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:

- A. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND
- B. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND
- C. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
- D. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MIN. R. 7090]

4.5. PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELED THE PROJECT. [MINN. R. 7090]

6.1 SWPPP AMENDMENTS. [MINN. R. 7090]

6.2. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090]

6.3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090]

6.4. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.0210]

7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090]

7.2. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090]

8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090]

8.2. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090]

8.3. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES. (E.G., SLOPE GRASSING, SLOPE TERRACING, SLOPE COVERING, ETC.)

8.4. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES, STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090]

8.5. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETELY COVER ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090]

8.6. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS OR PERMANENT DITCHES OR SWALES. [MINN. R. 7090]

8.7. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090]

8.8. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO A SURFACE WATER. [MINN. R. 7090]

8.9. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

8.10. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090]

9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090]

9.2. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADE LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090]

9.3. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADE SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3. [MINN. R. 7090]

9.4. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO A SURFACE WATER, REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090]

9.5. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL DITCH OR DRAINAGE DITCH TO A SURFACE WATER. [MINN. R. 7090]

9.6. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090]

9.7. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]

9.8. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090]

9.9. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES OR THE DOWNGRADIENT PERIMETER. [MINN. R. 7090]

9.10. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. [MINN. R. 7090]

9.11. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090]

9.12. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET. [MINN. R. 7090]

9.13. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090]

9.14. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. [MINN. R. 7090]

9.15. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. [MINN. R. 7090]

9.16. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE. [MINN. R. 7090]

9.17. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE A REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROL SYSTEMS WITHIN 50 FEET OF THE PROJECT'S EXISTING DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, OR PERMANENT BASINS. WHEN PRESERVING A BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090]

9.18. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS FROM THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. [MINN. R. 7090]

10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090]

10.2. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY USUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. [MINN. R. 7050.0210]

10.3. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE. [MINN. R. 7090]

10.4. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR DECREASE THE PROTECTIVE CAPABILITY OF THE WATERSHED. PERMITTEES MUST DISCHARGE IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [MINN. R. 7090]

10.5. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. [MINN. R. 7090]

11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090]

11.2. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS. [MINN. R. 7090]

11.3. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS. [MINN. R. 7090]

11.4. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090]

11.5. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS OR DECREASE OF ACCESS. PERMITTEES MAY REQUEST A TEMPORARY PERMIT FROM FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]

11.6. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST POST THE PROJECT WITHIN 24 HOURS OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

11.7. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. [MINN. R. 7090]

11.8. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. [MINN. R. 7090]

11.9. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B. [MINN. R. 7090]

11.10. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2.A5 FOLLOWS:

- A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
- B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; AND
- C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]

11.11. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

- A. DATE AND TIME OF INSPECTIONS; AND
- B. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
- C. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
- D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
- E. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MAY EITHER A. PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
- F. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, COLOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBSERVATIONS). [MINN. R. 7090]

6. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. [MINN. R. 7090]

12.1 POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN. R. 7090]

12.2. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES MUST PROTECT OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER. [MINN. R. 7090]

12.3. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. [MINN. R. 7090]

12.4. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS, PREVENT SPILLS OR OTHER DISCHARGE, STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. [MINN. R. 7090]

12.5. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035. [MINN. R. 7035]

12.6. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041. [MINN. R. 7041]

12.7. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE. [MINN. STAT. 115.061]

12.8. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. [MINN. R. 7090]

12.9. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY. [MINN. R. 7035, MINN. R. 7090]

13.1 PERMIT TERMINATION CONDITIONS. [MINN. R. 7090]

13.2. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER. [MINN. R. 7090]

13.3. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED. [MINN. R. 7090]

13.4. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

13.5. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECONSTRUCT IN PLACE. [MINN. R. 7090]

13.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMITTEES COVERS TERMINATION OF INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER. [MINN. R. 7090]

13.7. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

14.1 TEMPORARY SEDIMENT BASINS. [MINN. R. 7090]

14.2. WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. PERMITTEES MAY CONVERT A TEMPORARY SEDIMENT BASIN TO A PERMANENT BASIN IF THE CONSTRUCTION IS COMPLETE AND THE TEMPORARY BASIN IS NOT USED FOR THE PERMANENT BASIN. PERMITTEES MUST REDUCE THE ACREAGE OF DISTURBED SOIL TO LESS THAN TEN (10) ACRES DRAINING TO A COMMON LOCATION. [MINN. R. 7090]

14.3. THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,300 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. [MINN. R. 7090]

14.4. WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASIN'S DRAINAGE AREA. [MINN. R. 7090]

14.5. PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. [MINN. R. 7090]

14.6. PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVERTFLOW TO PREVENT FAILURE OF POND INTEGRITY. [MINN. R. 7090]

14.7. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER. [MINN. R. 7090]

14.8. PERMITTEES MUST LOCATE TEMPORARY BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.11. [MINN. R. 7090]

14.9. PERMITTEES MUST CONSTRUCT THE TEMPORARY BASINS PRIOR TO DISTURBING 10 OR MORE ACRES OF SOIL DRAINING TO A COMMON LOCATION. [MINN. R. 7090]

14.10. WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF ITEM 14.3 THROUGH 14.9 IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, OR FENCES, VEGETATION, OR OTHER MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS FROM THE BASIN TO SURFACE WATERS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP. [MINN. R. 7090]

15.1 PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]

15.2. PERMITTEES MUST DESIGN THE PROJECT SO ALL STORMWATER DISCHARGED FROM THE PROJECT DURING AND AFTER CONSTRUCTION ACTIVITIES DOES NOT CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS, INCLUDING NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES, OR A SIGNIFICANT ADVERSE IMPACT TO WETLANDS CAUSED BY HUMANS OR DECREASE OF ACCESS. [MINN. R. 7090]

15.3. PERMITTEES MUST DESIGN AND CONSTRUCT A PERMANENT STORMWATER TREATMENT SYSTEM TO TREAT THE WATER QUALITY VOLUME IF THE PROJECT'S ULTIMATE DEVELOPMENT REPLACES VEGETATION AND/OR OTHER PERVIOUS SURFACES CREATING A NET INCREASE OF ONE (1) OR MORE ACRES OF CUMULATIVE IMPERVIOUS SURFACE. [MINN. R. 7090]

15.4. PERMITTEES MUST CALCULATE THE WATER QUALITY VOLUME AS ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT. [MINN. R. 7090]

15.5. PERMITTEES MUST FIRST CONSIDER VOLUME REDUCTION PRACTICES ON-SITE (E.G., INFILTRATION OR OTHER) WHEN DESIGNING THE PERMANENT STORMWATER TREATMENT SYSTEM. IF THIS PERMIT PROHIBITS INFILTRATION OR OTHER PRACTICES IN ITEM 15.14 THROUGH ITEM 16.21, PERMITTEES MAY CONSIDER A WET SEDIMENTATION BASIN, FILTRATION BASIN OR REGIONAL POND. THIS PERMIT DOES NOT CONSIDER WET SEDIMENTATION BASINS AND FILTRATION SYSTEMS TO BE VOLUME REDUCTION PRACTICES. [MINN. R. 7090]

15.6. FOR PROJECTS WHERE THE FULL VOLUME REDUCTION REQUIREMENT CANNOT BE MET ON-SITE, (E.G., THE SITE HAS INFILTRATION PROHIBITIONS), PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. [MINN. R. 7090]

15.7. PERMITTEES MUST DISCHARGE THE WATER QUALITY VOLUME TO A PERMANENT STORMWATER TREATMENT SYSTEM PRIOR TO DISCHARGE TO SURFACE WATERS. PERMITTEES MAY CONSIDER A WET SEDIMENTATION BASIN, FILTRATION BASIN OR REGIONAL POND. THIS PERMIT DOES NOT CONSIDER WET SEDIMENTATION BASINS AND FILTRATION SYSTEMS TO BE VOLUME REDUCTION PRACTICES. [MINN. R. 7090]

15.8. WHERE THE PROXIMITY TO BEDROCK PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER TREATMENT PRACTICES REQUIRED BY SECTIONS 15 THROUGH 19, PERMITTEES MUST INSTALL OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS, PRIOR TO THE DISCHARGE OF STORMWATER TO SURFACE WATERS. [MINN. R. 7090]

15.9. FOR LINEAR PROJECTS WHERE PERMITTEES CANNOT TREAT THE ENTIRE WATER QUALITY VOLUME WITHIN THE EXISTING RIGHT-OF-WAY, PERMITTEES MUST MAKE A REASONABLE ATTEMPT TO OBTAIN AN ADDITIONAL RIGHT-OF-WAY, EASEMENT OR OTHER PERMISSION FOR STORMWATER TREATMENT DURING THE PROJECT PLANNING PROCESS. DOCUMENTATION OF THESE ATTEMPTS MUST BE IN THE SWPPP. PERMITTEES MUST STILL CONSIDER VOLUME REDUCTION PRACTICES FIRST AS REQUIRED IN ITEM 15.5. IF PERMITTEES CANNOT OBTAIN ADDITIONAL RIGHT-OF-WAY, EASEMENT OR OTHER PERMISSION, THEY MUST MAXIMIZE THE TREATMENT OF THE WATER QUALITY VOLUME PRIOR TO DISCHARGE TO SURFACE WATERS. [MINN. R. 7090]

16.1 INFILTRATION SYSTEMS. [MINN. R. 7090]

16.2. INFILTRATION OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: INFILTRATION BASINS, INFILTRATION TRENCHES, RAINWATER GARDENS, BIOTRETATION AREAS WITHOUT UNDERDRAINS, SWALES WITH IMPERMEABLE CHECK DAMS, AND NATURAL DEPRESSIONS. IF PERMITTEES UTILIZE AN INFILTRATION SYSTEM TO MEET THE REQUIREMENTS OF THIS PERMIT, THEY MUST INCORPORATE THE DESIGN PARAMETERS IN ITEM 16.3 THROUGH ITEM 16.21. PERMITTEES MUST FOLLOW THE INFILTRATION PROVISION IN ITEM 15.14 AND THE INFILTRATION SYSTEM IS DESIGNED, INCLUDING THOSE NOT REQUIRED BY THIS PERMIT. [MINN. R. 7090]

16.3. PERMITTEES MUST DESIGN INFILTRATION SYSTEMS SUCH THAT PRE-EXISTING HYDROLOGIC CONDITIONS OF WETLANDS IN THE VICINITY ARE NOT IMPACTED (E.G., INUNDATION OR BREACHING A PERCHED WATER TABLE SUPPORTING A WETLAND). [MINN. R. 7090]

16.4. PERMITTEES MUST NOT EXCAVATE INFILTRATION SYSTEMS TO FINAL GRADE, OR WITHIN THREE (3) FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO KEEP SEDIMENT AND RUNOFF COMPLETE



PROJECT TITLE  
DERCON CONSTRUCTION COMMERCIAL BUILDING

PROJECT LOCATION  
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PID: 20-32-23-43-0011

LATITUDE: 45.242  
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NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES WILL RATE CONTROL BASIN.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA (AREA OF ANALYSIS)	1.67 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0.15 ACRES	0.93 ACRES
TOTAL ESTIMATED PERVIOUS	1.52 ACRES	0.74 ACRES

APPROX. 0.78 ACRE INCREASE IN IMPERVIOUS

TOTAL DISTURBED AREA

~1.26 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
COON CREEK	CREEK	NO	YES
HAM LAKE	LAKE	NO	NO
ON-SITE INFILTRATION BASINS	BASIN	NO	NO

BUFFER TO SURFACE WATER

☐ YES ☐ NO ☒ N/A IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) NO WETLANDS ENCOUNTERED.

TEMPORARY SEDIMENTATION BASINS

☐ YES ☐ NO ☒ N/A IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) BECAUSE THIS SITE IS WITHIN ONE MILE OF AN IMPAIRED WATER, THIS REQUIREMENT BECOMES FIVE (5) MILES. HOWEVER, IT IS NOT ANTICIPATED THAT, WITH ONLY 1.26 ACRES OF DISTURBED AREA, THAT OVER 5 ACRES WILL BE DISTURBED.

INFILTRATION FEASIBILITY

☐ YES ☐ NO ☒ N/A ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21)?

A) SOIL BORINGS WERE COLLECTED BY TRADEWELL SOIL TESTING ON JUNE 10, 2023. THE 5 BORINGS SHOWED (L)SMT FINE SANDS (SP-SM) CLASSIFIED AS HSG B TYPE SOILS. BECAUSE OF THIS, INFILTRATION IS FEASIBLE AS NO MOTTLED SOILS WERE ENCOUNTERED 106" BELOW EXISTING SURFACE.

ADDITIONAL STORMWATER MITIGATION MEASURES

☐ YES ☐ NO ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. (MINN. R. 7090)

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

QASEM ABUGHAZLEH  
FLOWE ENGINEERING, INC  
8778 LAKE DRIVE  
LINO LAKES MN 55014  
(651) 361-8233  
qasem@flowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. (MINN. R. 7090)

CONTACT NAME \_\_\_\_\_  
CONTACT PHONE \_\_\_\_\_  
CONTACT E-MAIL: \_\_\_\_\_

TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY AND WATERSHED

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. (MINN. R. 7090)

CONTACT NAME \_\_\_\_\_  
CONTACT PHONE \_\_\_\_\_  
CONTACT E-MAIL: \_\_\_\_\_

TBD - WHEN INFORMATION BECOMES AVAILABLE, CONTRACTOR TO PROVIDE INFORMATION TO CITY AND WATERSHED

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURE FOR THIS SITE IS AN EXISTING ON-SITE LANDLOCKED BASIN. THIS WILL BE OPERATED AND MAINTAINED BY THE LANDOWNER.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3678
SEED **	3676
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

\* MOW A MINIMUM OF:  
RESIDENTIAL TURF - ONCE PER 2 WEEKS  
COMMERCIAL TURF - ONCE PER 4 WEEKS

\*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	UNIT
SILT FENCE	1425 LINEAR FEET
REDUND. SED. CONTROL (EG. BIO-ROLLS, SILT FENCE)	N/A EACH
RIP-RAP W. GEO-FABRIC	40 CUBIC YARDS
CATCH BASIN INLET PROTECTION	1 EACH
POND RIPRAP OVERFLOW	1 EACH
EROSION CONTROL BLANKET	SQUARE YARDS
SEED & MULCH (GENERAL)	ACRE
ROCK CONSTRUCTION ENTRANCE	1 EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.

PHASE I:

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PROVIDE TEMPORARY PARKING AND STORAGE AREA.
- INSTALL SILT FENCE AS SHOWN ON PLAN.
  - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE
  - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
  - SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
  - CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
- INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
- INSTALL TREE PROTECTION FENCING AS APPLICABLE.
- PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
  - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
  - CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
- PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN-PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
- FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:

- PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
- INSTALL RIP-RAP AT FLARED-END SECTIONS.
- INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
  - INSTALL CURB AND GUTTER
  - PREPARE SITE FOR PAVING.
  - PAVE SITE.
    - COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.
- INSTALL INLET PROTECTION DEVICES.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

NPDES DEFINITIONS

"BEST MANAGEMENT PRACTICES (BMPS)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. (MINN. R. 7090)

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND/OR ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE. PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. (MINN. R. 7090)

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. (MINN. R. 7090)

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. (MINN. R. 7090)

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT IN THE FINAL PLANS AND SPECIFICATIONS. WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. (MINN. R. 7090)

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. (MINN. R. 7090)

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. (MINN. R. 7090)

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. (MINN. R. 7090)

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:

- PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
- APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
- SEEDING OR PLANTING THE EXPOSED AREA; OR
- STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
- FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE

DEADLINE FOR COMPLETING STABILIZATION. (MINN. R. 7090)

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. (MINN. R. 7090)

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). (MINN. R. 7090)

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. (MINN. R. 7090)

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. (MINN. R. 7090)

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. (MINN. R. 7090)

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. (MINN. R. 7090)

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPS SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. (MINN. R. 7090)

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. (MINN. R. 7090)

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. (MINN. R. 7090)

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 16. (MINN. R. 7090)

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). (MINN. R. 7090)

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). (MINN. R. 7090)

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. (MINN. R. 7090)

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. (MINN. R. 7090)

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL, AND WASTE CONTROL, BMPS AND PERMANENT STORMWATER TREATMENT SYSTEMS. (MINN. R. 7090)

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. (MINN. R. 7090)

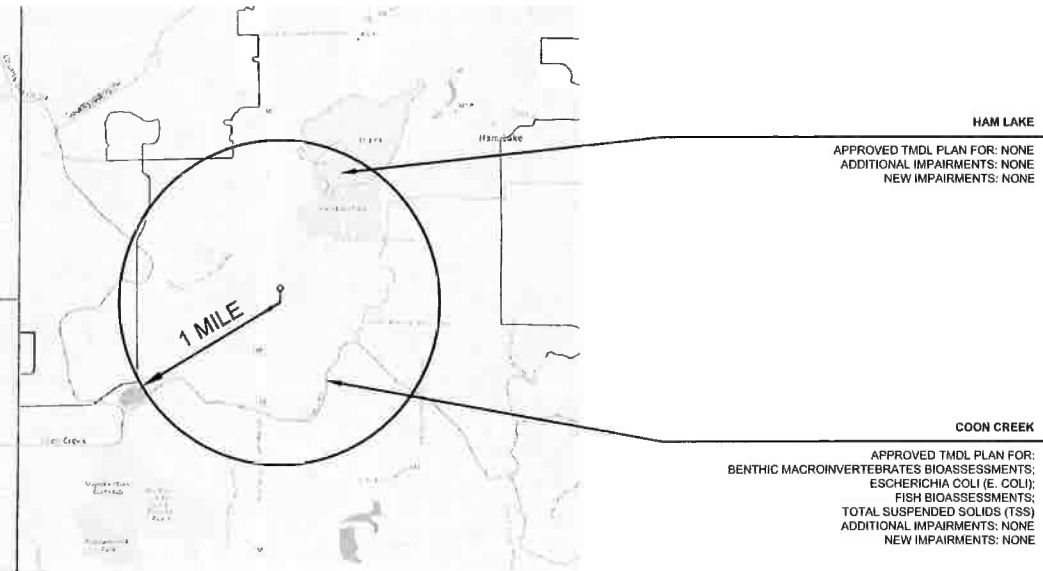
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. (MINN. STAT. 115.01, SUBP. 22)

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). (MINN. R. 7090)

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0166, SUBP. 1A-B) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
- UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. (MINN. R. 7050.0166, SUBP. 1A-B)

MAP OF SURFACE WATERS



FLOWE  
ENGINEERING, INC.

6778 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701

DRAWN BY: MCA  
CHECK BY: QMA  
JOB NO.: 24-2181  
DATE: 06-24-25

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN 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.  
QASEM A. ABUGHAZLEH  
DATE: 10/02/2025  
LIC. NO. 57-66

DERCON CONSTRUCTION  
COMMERCIAL BUILDING  
STORM WATER POLLUTION PREVENTION PROGRAM  
PREPARED FOR: CLASSIC CONSTRUCTION

SHEET  
C4.2



## Excerpts from Article 9 of the Ham Lake City Code

...

**9-220 Mercantile Districts** The land uses described in Article 9-220 are intended to be applicable to developments which utilize subsurface sewage treatment systems (SSTS), and to developments which use approved combined sewage treatment systems. All building permits and Certificates of Occupancy in the Mercantile Districts shall require the review and approval of the City Council, after review and recommendation by the Planning Commission, excepting building permits and/or certificates of occupancy being issued for an alteration to an existing structure under circumstances in which the land use will be unchanged, and in which the alteration will not materially affect parking requirements, stormwater runoff, traffic, sewage treatment needs or aesthetics.

### **9-220.1 Standards Common to All Mercantile Districts**

The following standards shall apply to all of the mercantile districts as listed in Article 9-220.

- a) **Paving** All parking lots, drives and surfaces upon which the general public and employees shall have access shall be paved according to specifications to be established by the city's engineer;
- b) **Drainage** Surface water drainage and ponding needs shall be implemented in the manner directed by the city's engineer;
- c) **Landscaping** Landscaping shall be implemented in the manner provided in Article 11-1800;
- d) **Setbacks for Paved Areas** There shall be a ten-foot setback between any lot line and the back of curb of any parking lot or driveway, and a six-foot setback between the back of curb of any parking lot and any building;
- e) **Buffering** When any mercantile land use is located adjacent to a residential area, it shall be screened by opaque fencing, vegetation, or both;
- f) **Refuse Containers** Refuse containers shall be stored in locations which are completely screened from outside view; hazardous materials shall be stored and disposed of in the manner provided by law;
- g) **Parking Lots and Lighting** Off-street parking shall be provided for the general public and employees. The *Zoning Officer* shall maintain a schedule of parking requirements, to be ratified from time to time by resolution of the City Council, to serve as the general guideline for the establishment of parking requirements, subject to modification by the City Council where merited. Security lighting shall be permitted, and may be required on review of site plans, but shall be directed away from adjacent properties. No light or



combination of lights that cast light upon a Residential Land Use shall exceed 4-foot candle meter reading as measured at the residential property line. All measurements shall be made after dark at the property line or edge of roadway.

- h) **Off-Street Loading** All deliveries and bulk pickups of merchandise, inventory and supplies shall be made to loading facilities preferably located in the rear of the building, which loading facilities shall be sufficient to enable the prompt and safe transfer of goods.
- i) **Signage** All signage shall conform to the provisions of Article 11-300.
- j) **Special Considerations** Notwithstanding the limitations as to building styles, construction types and exterior treatments, the City Council, after Planning Commission review, may depart from strict adherence to the standards found in Article 9-220, where special conditions merit such departure, and where certain standards are met. Such special conditions and standards may include, without limitation, the following items.
  - i) The departure is not being requested for purely economic reasons;
  - ii) The nature of the business is such that it requires a specific type of building construction in order to improve the business function, such as requirements for sunlight, specialty equipment, interior lighting or the like;
  - iii) The business is a permitted or conditional use in the zoning district;
  - iv) The applicant proposes the usage of special aesthetic treatments which provide a superior exterior view, such as landscaping, vegetation screening, berming, or the like;
  - v) The property contains unusual topography, mature vegetation or other features which can be preserved or enhanced to produce an overall superior appearance;
  - vi) The property contains unusual accessibility problems to or from adjacent roadways;
  - vii) The applicant offers to implement more stringent design limitations in certain site plan features than would normally be required, in exchange for being



permitted less stringent design limitations in other site plan features.

- k) **Outside Storage** Outside storage and activities for areas zoned CD-3, CD-4, Industrial Park (I-P) and Light Industrial (I-1) shall be as specifically detailed in the Code Sections dealing with those land uses (Articles 9-220.4 through 9-220.7). For areas zoned CD-1 and CD-2, the following provisions shall apply to outside storage, excepting Fireworks sales and storage, which are governed by the provisions of Article 9-330.6. **Unless specifically permitted by this Article 220.1(k), no Outside Storage shall be allowed in any area zoned CD-1 or CD-2.**

1) **Definitions**

- aa) **Outside Storage** – personal property (not fixtures) that are located within the Approved Property Lines of any parcel bearing a CD zoning classification, but which are found outside of an enclosed, roofed building (including temporary structures). Outside Storage does not include Refuse Containers, customer vehicles, employee vehicles parked while the employee is on duty, delivery vehicles while in the process of delivery or pickup, construction materials or vehicles being used in an active construction project on the parcel, legal signs or banners, or legal temporary structures. Except where specifically excepted, Outside Storage does include inventory of the business occupying the parcel.
- bb) **Inventory** - goods, except Vehicle Inventory, that are offered for sale in the ordinary course of business of any business occupying the parcel. For auto repair shops, inventory shall also be deemed to mean passenger vehicles or pickup trucks awaiting repair services.
- cc) **Vehicle Inventory** – Automobiles, Trucks, Trailers, Manufactured Homes, Recreational Vehicles, Campers, Camper Tops, Truck Toppers, Boats or other wheeled conveyances that are offered for retail sale at a legal business location whose primary business is the retail sale of one or more of the above items. Rental equipment that may be offered for sale is not Vehicle Inventory. Vehicle Inventory that bears obvious signs that the vehicle is not presently capable of being legally operated or conveyed on a public road is not Vehicle Inventory, including, but not limited to vehicles lacking wheels or inflated tires, operable drive train components, broken windows or lights, required current vehicle registration, missing body parts, such as fenders, doors, hood lids, trunk lids, bumpers, lights or trim.



- dd) **Aesthetically Screened Outside Storage** - Inventory or Vehicle Inventory behind an opaque barrier constructed of masonry or brick, attached to and matching or complementary to the main building, and of sufficient height and design so as to give the appearance that the barrier is a part of the main building. No object shall be stored inside of such a barrier if the object protrudes above the height of the barrier. Any gates through the barrier shall be opaque and of aesthetic design.
- ee) **Limited Outdoor Displays** - Temporary displays of merchandise which are normally sold or displayed from within an enclosed retail store location, but which are temporarily placed not more than ten feet from an outside wall of the main retail sales building during business hours, and then returned to inside storage during non-business hours."
- ff) **Improvement Stores** – Businesses that have as their primary source of revenue the retail sale of plants, seeds, landscaping supplies, produce, or yard statuary.
- gg) **24-Hour Convenience Stores** – Businesses that sell gasoline at retail, and, from the same store location, also sell groceries, auto supplies, sundries, over-the-counter medications and personal products, sundries and other items for human consumption, and which remain open for business at all times of every day.
- hh) **Approved Property Lines** – Are the outside perimeter of the real estate parcel or parcels which were shown on the site plan used for the initial municipal approval of a certificate of occupancy or conditional use permit for a particular operation.
- ii) **Pool Stores** – retail stores that engage in the retail sales of above ground or below ground recreational swimming pools that contain electric filtration devices providing water circulation and filtration in the pool, and under conditions where an inventory of above ground or in ground swimming pools is maintained, connected by water and electricity to a source originating in a permanent retail building located on the same parcel. A Pool Store shall not be considered a retail store for the purposes of determining permitted uses under Article 9-220.2 (b) or 9-220.3(b).
- jj) **Screened Outside Storage** – is Inventory or Vehicle Inventory behind an opaque barrier constructed of wood, metal, plastic, masonry, brick or earthen berm, or which is behind an opaque barrier composed of existing buildings or other structures on the property, or which is behind a semi-opaque barrier of vegetation that substantially conceals the storage from outside view.



## **2) Permitted Outside Storage**

- aa)** Vehicle Inventory is permitted Outside Storage on any CD-1 or CD-2 parcel in connection with a business that is legally permitted to sell Vehicle Inventory. If specifically permitted by the conditions of any Conditional Use Permit or Temporary Conditional Use Permit for any such parcel, vehicles that do not meet the definition of Vehicle Inventory may also be permitted Outside Storage.
- bb)** Aesthetically Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel in connection with the new construction of a main commercial building on the parcel.
- cc)** Limited Outdoor Displays are permitted Outside Storage in both the CD-1 and CD-2 districts. If the business is a 24-Hour Convenience Store, the Limited Outdoor Display need not be moved indoors, but the business shall at all times maintain a clear pedestrian path on sidewalks that is at least 36 inches in width.
- dd)** Inventory is permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales but must be separately identified on the initial site plan submitted with the initial request for certificate of occupancy or conditional use permit, and must be stored only in conformance with that site plan. Bins or containers housing the Inventory shall also be permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales as shall be other items necessarily incident to the storage, maintenance or protection of the Inventory.
- ee)** No Outside Storage shall be permitted for any business unless the storage is within the Approved Property Lines.
- ff)** Pool Stores may display above ground or below ground swimming pools as Permitted Outside Storage only on property under conditional use permit, subject to conditions to be established by the City Council, which must include, at a minimum, the following:
  - 1)** Pool water must be maintained in a sanitary condition;
  - 2)** Below ground pools must be surrounded by code-compliant fencing;
  - 3)** Above ground pools must be constructed in a code-compliant method relative to either fencing or sufficient elevation to prevent accidental entry into the pool;



- 4) Adequate security fencing around the storage display area must be installed to discourage after-hours entry into the pool storage area;
  - 5) Reasonable screening from outside view shall be installed;
  - 6) All sources of water and electricity shall be connected to the pools in a code-compliant manner;
  - 7) Only pools that are intended for use with circulating filters shall be permitted outside; no "kiddy pools", wading pools or inflatable pools shall be permitted to be displayed outside.
  - 8) Winter storage of outside pools shall be done in a manner that covers the pool surface and prevents the accidental entry into the pool;
- gg) Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel involving pre-existing main buildings or structures that:
- 1) Historically utilized outside storage in connection with business operating on the property, and which uses were never abandoned;
  - 2) Do not involve replacement or major remodeling of the existing structures, but utilizes the existing structures for the business to be operated;

Approval of Screened Outside Storage is discretionary with the City Council.

- hh) **Revocation** All permits and certificates of occupancy issued in the mercantile districts are subject to revocation under the provisions of Article 9-240.

...



## Excerpts from Article 11 of the Ham Lake City Code

...

### 11-200 FENCES AND HEDGES

#### 11-210 Definitions

For the purposes of this Code, the following terms shall have the meanings herein stated:

- A. **Fence.** Any structure which is 36 inches or more in height, and a length of 6 feet or more, which is composed on non-living materials which cover the entire area bounded by said height and length criteria;
- B. **Hedge.** Any grouping of vegetation which creates a visual barrier of a substantially opaque nature for a length of 6 feet or more and for a height of from ground level to 36 inches above ground level;
- C. **Front Yard.** The area between the public street right-of-way line and the minimum required building setback line, as measured along any side of a lot. Lakeshore properties shall be considered on both lakeside and roadside to be front yards.
- D. **Side Yard.** The area between the front yard and back yard of any lot;
- E. **Back Yard.** The area lying to the rear of the rear building line of the principal structure on any lot;
- F. **Principal Structure.** In the case of property used wholly or partially for residential purposes, the principal structure shall be the structure housing any dwelling unit. In all other cases, the principal structure shall be the structure located closest to any adjacent street, or, in the case of more than one building equidistant from such street, the building containing the greater square footage shall be deemed the principal structure.

#### 11-220 Height

Fences and hedges shall not exceed the following heights unless a variance from this ordinance is granted by the City Council.

##### 11-220.1 Varied Height Requirements

The above fence height requirements may be varied by resolution of the City Council, where the following conditions are met:

- a) The fence will not present any public safety problems;
- b) The height requested will not deprive adjoining properties of air, light, or ventilation, sight lines or create aesthetic problems.



Zoning Classification	Front Yard	Side yard	Back Yard
R-1, R-2, RS-1, RS-2, ML-PUD, PUD	4 feet	6 feet	6 feet
R-A, C-A	4 feet	6 feet	6 feet
CD-1-2-3 & 4, B-1, B-2	• 6-12 feet	• 6-12 feet	• 6-12 feet
I-1, I-2	• 6-12 feet	• 6-12 feet	• 6- 12 feet

- Height marked with an asterisk may be increased by two feet to accommodate a barbed wire security arm top.

**11-230 Permit Required.** No person, firm, or corporation shall hereafter construct or erect or cause to be constructed or erected within any Commercial or Industrial Zoning District any fence which is intended to be a permanent structure on the premises, without first securing a building permit.

**11-240 Construction and Maintenance of Fences Generally.** Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Fences shall be constructed so that their more attractive side faces neighboring property. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any such fence which is, or has become dangerous to the public safety, health or welfare, is a public nuisance and the Ham Lake Building Inspector shall commence proper proceedings for the abatement thereof. Link fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top except in Industrial and Commercial Districts. Electric and barbed wire fences shall be permitted only on agriculturally zoned property (R-A), and shall be permitted only when necessary to further so bona fide agricultural purpose.

...

#### **11-260 Commercial and Industrial Fences.**

Fences in all Commercial and Industrial Zoning shall not be less than 6 (six) feet and not exceed twelve (12) feet in height and may be increased to accommodate a barbed wire security arm top except that:

- (1) Special Purpose Fences. Fences for special purposes and fences differing in construction, height or length may be permitted in any district in the City of Ham Lake with approval by the Planning and Zoning Commission and City Council. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended.



- (2) Metal panel and chain link fencing are not appropriate in Commercial Development Tier 1 (CD-1) zoning. Fencing is not appropriate in front yard area facing Highway 65.

...

#### **11-1800 LANDSCAPING IN COMMERCIAL ZONED AREAS**

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

**11-1810 Landscape Plan Required** No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

**11-1820 Installation Required** No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

**11-1830 Time for Submission** The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

#### **11-1840 Contents and Specifications**

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

- A. Perimeter of all buildings, signs or other structures;
- B. Parking lots and walkways, identifying pavement material;
- C. Areas of decorative rock, identifying type of rock;
- D. Areas of lawn;
- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.



## **11-1850 MINIMUM LANDSCAPING REQUIREMENTS**

**11-1851 Paved Surfaces** All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

**11-1852 Ground Cover** On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

**11-1853 Tree Plantings** Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- B. The use of conifers shall be encouraged and preferred.
- C. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

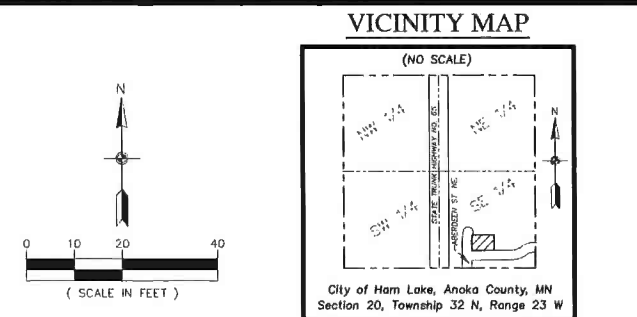
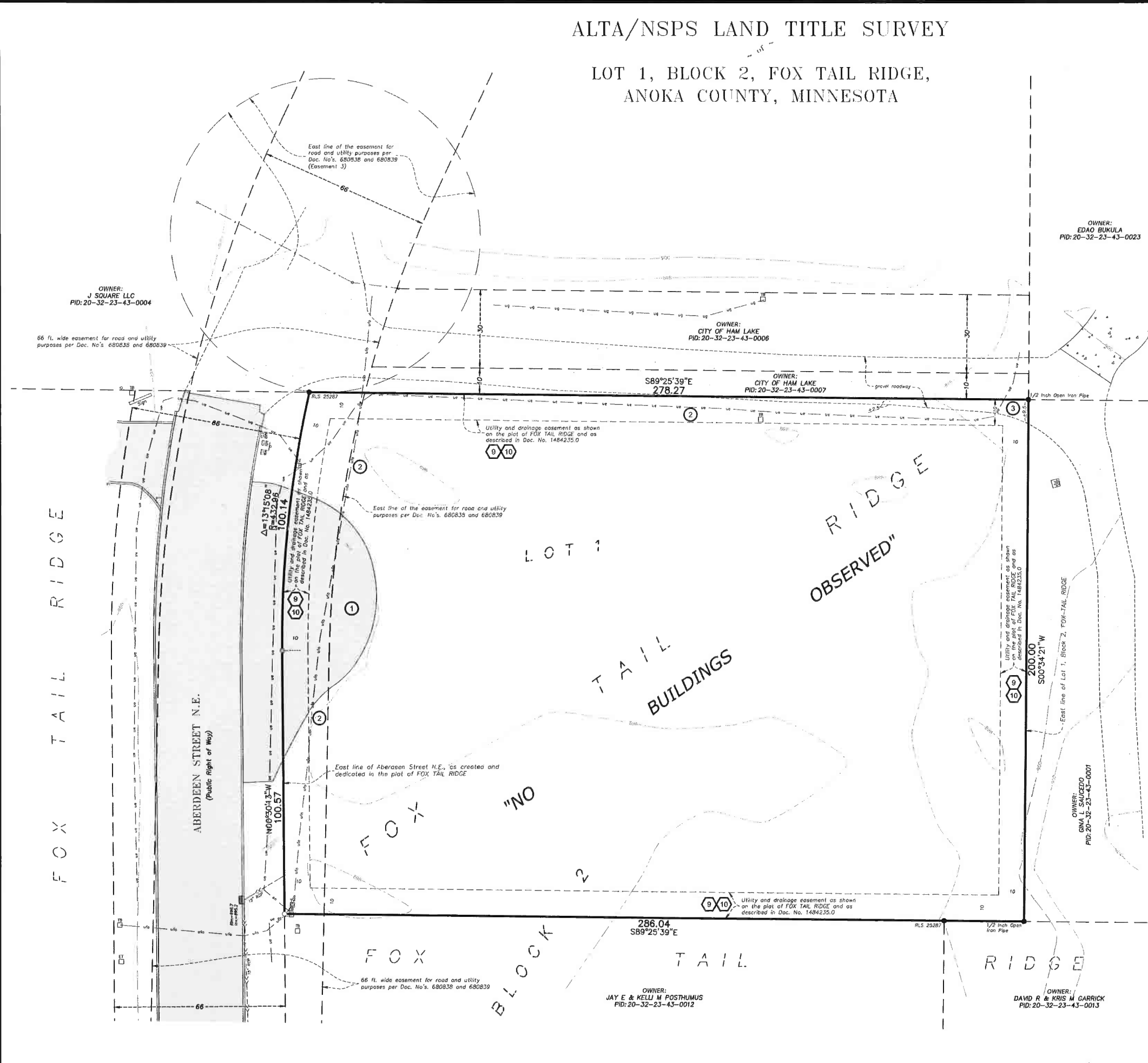
## **11-1860 Case by Case Evaluation**

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial



relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.





**PROPERTY DESCRIPTION:** (Per Schedule A of Title Commitment No. 240745508-1, Revision Number 1, with a commitment date of July 12, 2024 at 08:00 AM, prepared by Prestige Commercial Title as issuing agent for Commonwealth Land Title Insurance Company)

Lot 1, Block 2, FOX TAIL RIDGE, Anoka County, Minnesota.  
(abstract property)

- GENERAL NOTES:**
- 1) Bearings shown hereon are based on the East line of Lot 1, Block 2, FOX TAIL RIDGE, which is assumed to bear S00°34'21"W.
  - 2) Monuments have been found or set at all major corners of the boundary as indicated on this survey.
  - 3) Surveyed property address, per title commitment -- XXX Aberdeen Street NE, Ham Lake, MN 55304.
  - 4) Per FEMA Flood Insurance Rate Map Number 27003C0326E with an effective date of 12/16/15, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
  - 5) Surveyed property contains ±57,203 sq. ft. (±1.31 acres).
  - 6) BENCHMARK: Anoka County Benchmark No. 2030 - Elevation 914.26 ft. (NAVD 88).
  - 7) No current zoning classification, setback requirements, height and floor space restrictions, or parking requirements specific to the surveyed property and set forth in a zoning report or letter was provided to the surveyor by the client or client's designated representative.
  - 8) No building were observed on the surveyed property.
  - 9) No parking spaces were observed on the surveyed property.
  - 10) Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No's. 24282426 and 24282441, both dated 10/14/24 or were taken from utility plans provided by the City of Ham Lake. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
  - 11) There was no observable evidence of earth moving work, building construction or building additions within recent months.
  - 12) We are not aware of any plottable offsite (i.e., appurtenant) easements or servitudes for this site.
  - 13) Per Schedule B, Part II Exceptions of the above listed Title Commitment:

- Items 1-3, 5-8, 11 - Not survey related and/or not plottable.
- Item 4 - Easements, or claims of easements, not shown by the public records. (Not known or provided.)
- Item 9 - Covenants, conditions, restrictions, obligations, and easements contained in the Declaration of Covenants, Restrictions, and Conditions, dated 01/31/00, filed 02/04/00, as Document No. 1484235.0, and any amendments/supplements thereto. (Easements for the installation and maintenance of utilities and drainage are reserved as shown on the record plat of Fox Tail Ridge. Said easement is shown hereon.)
- Item 10 - All Easements, including those for utility and drainage purposes, if any, as shown on the recorded plat of Fox Tail Ridge. (as shown hereon.)

- STATEMENT OF POSSIBLE ENCROACHMENTS:**
- 1) Bituminous turnaround along the West line of the surveyed property line, as shown hereon.
  - 2) Underground fiber optic and electric lines running along the West line of the surveyed property, as shown.
  - 3) Gravel roadway/driveway along the north line and northeast corner of the surveyed property, as shown.

**CERTIFICATION:**

To: Dercon Construction Services, Inc., Prestige Commercial Title as issuing agent for Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 13, 16, 18, and 19 (\$1,000,000) of Table A thereof. The field work was completed on October 17, 2024.

Date of Plat or Map: November 15, 2024

Signed: Carlson McCain, Inc.  
By: **DRAFT**  
Thomas R. Balluff, L.S.  
Minnesota License No. 40361  
tballuff@carlsonmccain.com

LEGEND			
⊙	- Denotes Set PK Nail	---	- Denotes Underground Gas
●	- Denotes Found Iron Monument	---	- Denotes Underground Fiber Optic
○	- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361	---	- Denotes Storm Sewer
⊙	- Denotes Light Pole	---	- Denotes Existing Fence as noted
⊙	- Denotes Catch Basin	---	- Denotes Gravel Surface
⊙	- Denotes Mail Box	---	- Denotes Concrete Surface
⊙	- Denotes Telephone Box	---	- Denotes Bituminous Surface
⊙	- Denotes Electric Transformer	---	- Denotes Existing 2 Ft. Contour
⊙	- Denotes Electric Box	---	- Denotes Existing 10 Ft. Contour
⊙	- Denotes Television Box		
---	- Denotes Underground Electric		

**CARLSON MCCAIN**  
ENGINEERING  
SURVEYING  
ENVIRONMENTAL

3800 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55448  
TEL 763.488.7900 / FAX 763.488.7959 / CARLSONMCCAIN.COM

**ALTA/NSPS LAND TITLE SURVEY**

**LOT 1, BLOCK 2, FOX TAIL RIDGE**  
Ham Lake, Minnesota

**DERCON CONSTRUCTION SERVICES, INC.**  
727 - 170th Lane NW  
Andover, MN 55304

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	11/14/24
FILE NO:	2841

**REVIEW COPY**

1 of 1





## **NOTICE OF PERMIT APPLICATION STATUS**

**Project:** Dercon

**Date:** August 26, 2025

**Applicant:** Dercon Construction Services  
Attn: Dean Marquette  
727 170th Ln NW  
Andover, MN 55304

**Permit Application#:** P-25-022

**Purpose:** construction of a new commercial building and associated stormwater treatment features

**Location:** North of 14941 Aberdeen Street, Ham lake

At their meeting on August 25, 2025, the Board of Managers of the Coon Creek Watershed District **approved with conditions** the above referenced project with 2 conditions and 4 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled. Please respond to each of these items in writing when resubmitting application materials to the District.

### **Conditions:**

1. Submittal of a performance escrow in the amount of \$2,630.00.
2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District. – *in progress, review comments to follow.*

After issuance, the permit will include the following stipulations that need to be fulfilled before permit closeout:

### **Stipulations:**

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Application Review Report dated 8/20/2025, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of post construction infiltration tests on Infiltration Basin P1 and P3 by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location,



schedule and quantities prior to construction.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,

A handwritten signature in black ink that reads "Erin Margl". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Erin Margl  
Watershed Development Coordinator

cc: File P-25-022  
Eileen Weigel, Stantec  
Dave Krugler, City of Ham Lake  
Jennifer Bohr, City of Ham Lake



**CITY OF HAM LAKE  
PLANNING COMMISSION REQUEST APPLICATION  
INSPECTION REPORT**

MTG DATE: October 13, 2025

INSPECTION ISSUED TO: Brian Pogalz

APPLICANT/CONTACT: Nate Byom, Kwik Trip Dev. Mgr.

TELEPHONE NUMBER: 608-792-7780

BUSINESS/PLAT NAME: Kwik Trip, Inc.

ADDRESS/LOCATION OF INSPECTION: NW Corner of Hwy 65 NE & 143<sup>rd</sup> Ave NE

APPLICATION FOR: Commercial Site Plan

RECOMMENDATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

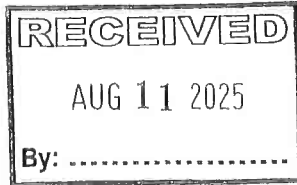
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\_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING COMMISSIONER SIGNATURE: \_\_\_\_\_





## CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

### PLANNING REQUEST

Date of Application 08/05/2025

Rec'd 8/11/25

Date of Receipt

8-11-2025

Receipt #

103368

Amount \$

750.00

#### Meeting Appearance Dates:

Planning Commission

City Council

#### Please check request(s):

☐

Metes & Bounds Conveyance

☐

Sketch Plan

☐

Preliminary Plat Approval\*

☐

Final Plat Approval

☐

Rezoning\*

☐

Multiple Dog License\*

☒

Commercial Building Permit

☐

Certificate of Occupancy

☐

Home Occupation Permit

☐

Conditional Use Permit (New)\*

☐

Conditional Use Permit (Renewal)

☒

Other Site plan

**\*NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Kwik Trip, Inc.

Address/Location of property: NW quadrant of State Hwy 65 and 143rd Ave.

Legal Description of property: Parcel 1 of Elwell Commercial Park Plat

PIN #

Current Zoning Commercial

Proposed Zoning

CD-1

Notes: Site plan submittal for Planning commission and Council approval

Applicant's Name: Nate Byom

Business Name: Kwik Trip, Inc

Address 1626 Oak Street

City La Crosse

State WI

Zip Code 54602

Phone 608-791-7448

Cell Phone 608-792-7780

Fax

Email address

**You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.**

SIGNATURE

Nathan Byom

Digitally signed by Nathan Byom  
DN: cn=Nathan Byom, o=City of Ham Lake, ou=City of Ham Lake, email=Nathan.Byom@cityofhamlake.com, c=US  
Date: 2023.08.08 09:24:53 -0500

DATE 08/08/2025

**- FOR STAFF USE ONLY -**

ACTION BY: Planning Commission

PROPERTY TAXES CURRENT YES NO

City Council

Any Active/Deferred Assessments YES NO



**CITY OF HAM LAKE  
ACKNOWLEDGMENT OF RESPONSIBILITY  
TO REIMBURSE EXPENSES**

The undersigned, Hunt Trip, Inc - Nate Byon, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Planning and Zoning

Type of Application

acknowledges that the sum of \$ 27,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this request, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature

Nate Byon

Dated 10/6/2025

The following statement must be signed if the applicant is not the property owner:

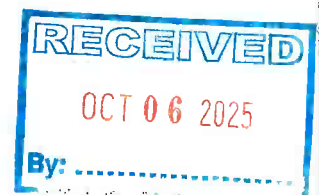
X Matt Tharaldson, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

✓ Property Owner Signature

Matt Tharaldson

Dated 10-3-25





**CITY OF HAM LAKE  
ACKNOWLEDGMENT OF RESPONSIBILITY  
TO REIMBURSE EXPENSES**

The undersigned, Mark Trip, Inc. - Mike Byom, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Planning & Zoning  
Type of Application

acknowledges that the sum of \$27,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature

Mark Byom

Dated

10/6/2025

The following statement must be signed if the applicant is not the property owner:

PAUL BOERBOOM, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

I am aware of the application being submitted by the applicant and approve the request.

Property Owner Signature

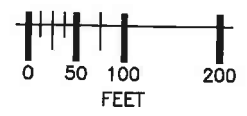
Paul Boerboom

Dated

10-3-25









**CD-1**

ELWELL  
COMMERCIAL  
PARK

14350

**CD-2**

14334

132

**CD-1**

STATE TRUNK HIGH

1208

14254

1256

1302

1324

14260

14216

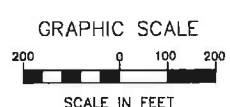
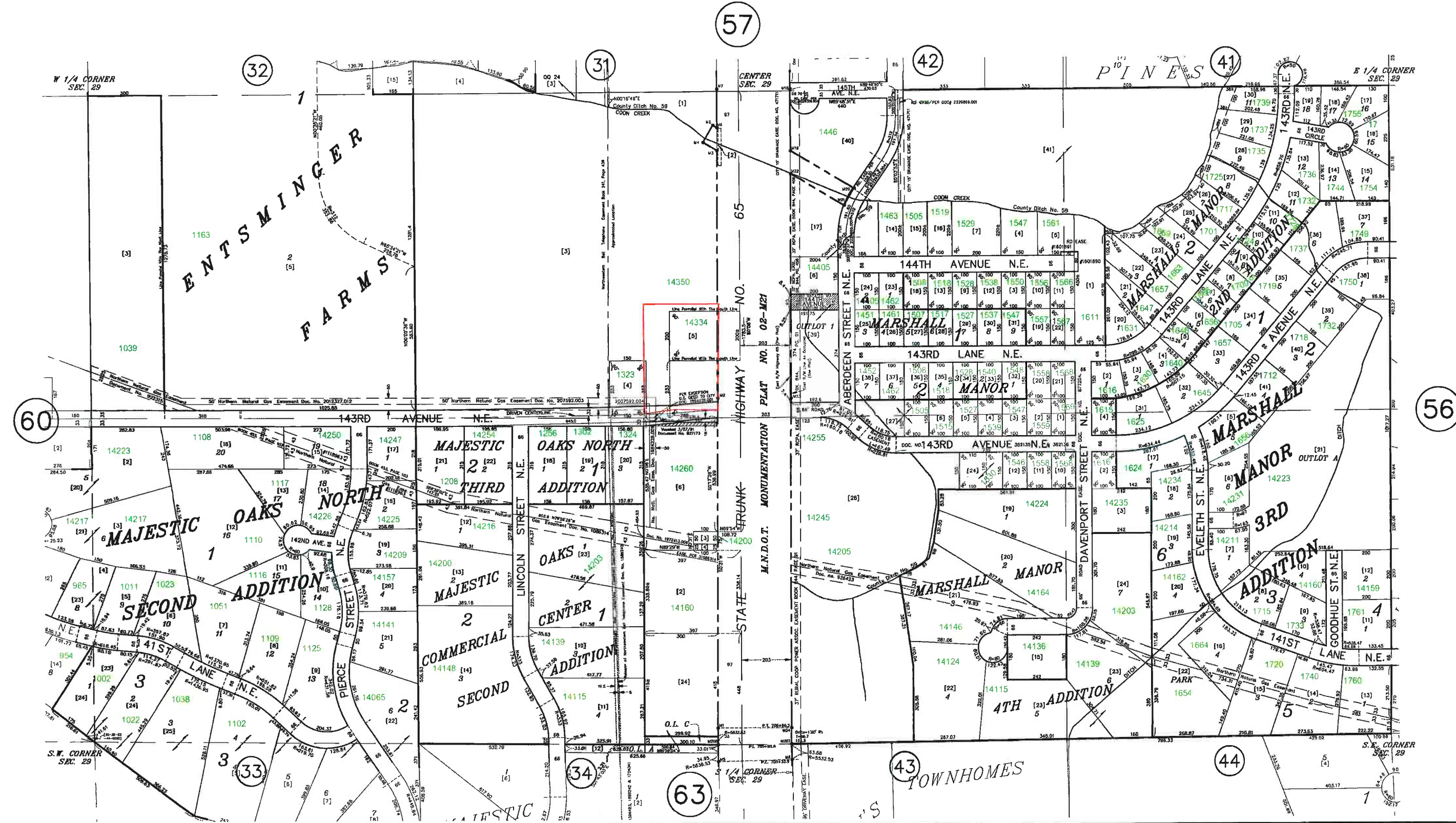
OLN ST.

0 50 100 200  
FEET



# S 1/2 SECTION 29, T. 32, R. 23

## CITY OF HAM LAKE



ANOKA COUNTY  
SURVEYOR'S OFFICE  
ROOM 224  
2100 3RD AVENUE  
ANOKA, MN 55303  
(763) 324-3200

QUARTER QUARTER INDEX			
22	21	12	11
23	24	13	14
32	31	42	41
33	34	43	44

NORTH HALF OF SECTION

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Number	Specific Parcel
XX	XX	XX	XX	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: [1]  
EXAMPLE OF PIN NUMBER: 29-32-23-43-0022

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THE AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.





## Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

[www.kwiktrip.com](http://www.kwiktrip.com)

August 8<sup>th</sup>, 2025

City of Ham Lake  
Attn: Mark Jones – Building and Zoning Official  
15544 Central Avenue NE  
Ham Lake, MN 55304

### RE: Kwik Trip 1790 Ham Lake

To whom it may concern:

This letter is intended to accompany the submittal for our Planning request application to the City of Ham Lake for site plan review and approval. Please accept this letter as our request for review and all required approvals.

Kwik Trip, Inc. is proposing the construction of a convenience store with a detached dumpster enclosure, and 10-dispenser auto fueling canopy. Included in the submittal is the Cover Letter, Civil plans, Stormwater Management report, Building/ Canopy Elevations, and Sign plan.

#### Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (three ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

#### **OUR MISSION**

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





### Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, monument and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

### Investment in the City

This project will be a multi-million dollar investment in the City of Ham Lake. Not only in the physical improvements and development of a vacant parcel, but also an investment of approximately 30 to 40 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$600,000 annually.

### Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Ham Lake may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,



Nate Byom  
Development Manager  
Store Engineering

---


608-791-7448



## Memorandum

Date: October 9, 2025

To: Planning Commissioners

From: David A. Krugler, City Engineer 

Subject: Kwik Trip Store #1790

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### Introduction:

The proposed 9,195 square-foot Kwik Trip building is located on the 3.67-acre Lot 1, Block 1, of the future Elwell Commercial Park plat. The proposed parcel is currently zoned Commercial Development Tier 1 (CD-1) and Commercial Development Tier 2. The parcel will be zoned CD-1 upon filing of the Elwell Commercial Park plat. A 200-scale aerial photo, a 200-scale zoning map and a 400-scale half section map are attached.

### Discussion:

The Title Sheet, Existing Conditions Survey, Elwell Commercial Park Preliminary Plat, Demo Plan, Site Keynote Plan, Site Circulation Plan, Site Dimension Plan, Grade Plan, Storm Sewer Plan, Storm Sewer Notes & Details, Utility Plan, Utility Notes, Site Plan Details, Erosion Control Plan, Landscape Plan and Photometric Lighting Plan received October 8<sup>th</sup> address prior review comments.

The attached Landscape Plan shows trees surrounding the proposed building. Per Article 11-1853(B) of the City Code, decorative trees shall be planted along the right-of-way lines of adjacent public roadways. Article 11-1860 allows for case-by-case evaluation of landscape requirements for commercial land approval and "...strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". A determination needs to be made as to whether the proposed landscaping is adequate adjacent to the public roadway or if additional screening should be required.

The Kwik Trip site divides storm sewer discharge between two systems: a portion of the stormwater which contains typical vehicle and roof contaminants is conveyed to the regional pond within the Elwell Commercial Park plat, while the remainder is treated on-site and discharged to the MnDOT Trunk Highway 65 right-of-way in compliance with the Minnesota Pollution Control Agency's prohibition on infiltration at fuel station sites. The project was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their July 28<sup>th</sup> meeting. The Notice of Application Status is attached. A CCWD permit is required before grading operations can commence. A Minnesota Pollution Control Agency National Pollutant Discharge Elimination System Construction Stormwater Permit is also



required before grading operations can commence because the disturbed area is over one-acre. There is a Northern Natural Gas (NNG) easement located at the southwest corner of the parcel. A NNG representative must be present on-site during any work that disturbs area adjacent to their pipeline. This requirement is noted on the construction plans for the contractor's awareness. The City's Municipal State Aid 143<sup>rd</sup> Avenue Reconstruction project from Truck Highway 65 (TH 65) to Lincoln Street is scheduled to begin in spring 2025. The developer is proposing an illuminated sign adjacent to the TH 65 right-of-way, for which a sign permit will be required.

**Recommendation:**

It is recommended that the Kwik Trip commercial site plan be recommended for approval, including the determination if the proposed screening is adequate.



**Meeting Date: October 13, 2025**

**CITY OF HAM LAKE**  
**STAFF REPORT**

**To: Members of the Planning Commission**

**From: Mark Jones, Building and Zoning Official**

**Subject: Commercial Site Plan Approval for Kwik Trip on the corner of 143rd Avenue NE and Highway 65 NE**

**Introduction/Discussion:**

The City has received an application for commercial site plan approval from Kwik Trip, Inc. Kwik Trip, Inc. is proposing the construction of a convenience store on Lot 1, Block 1 of Elwell Commercial Park. Kwik Trip, Inc. has not yet purchased the lot, nor has the plat of Elwell Commercial Park been recorded with Anoka County. It has been Kwik Trip, Inc.'s practice not to purchase land until site plan approval has been granted

Kwik Trip, Inc. is proposing to construct a convenience store with 10 fueling dispensers under a canopy. They are requesting hours of operation of 24 hours for all uses. The type of products that will be sold will be like those of existing stores throughout the Midwest: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, and propane. Outside merchandising of products is being requested next to the store for three ice chests and one propane cage and underneath the proposed main canopy. There will be daily deliveries of products to the store. Kwik Trip, Inc. is proposing the creation of 30-40 new permanent jobs for this location.

The architectural elements of the building will consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents which meet City Code requirements. Kwik Trip, Inc. is proposing extensive landscaping for the site. The landscape plan meets the requirements of Article 11-1800. Monument and wall signage is proposed. A permit application will need to be submitted for signage

**Recommendation:**

I recommend approval of the commercial site plan for the construction of a Kwik Trip convenience store with fueling dispensers on proposed Lot 1, Block 1 of Elwell Commercial Park with the following conditions:



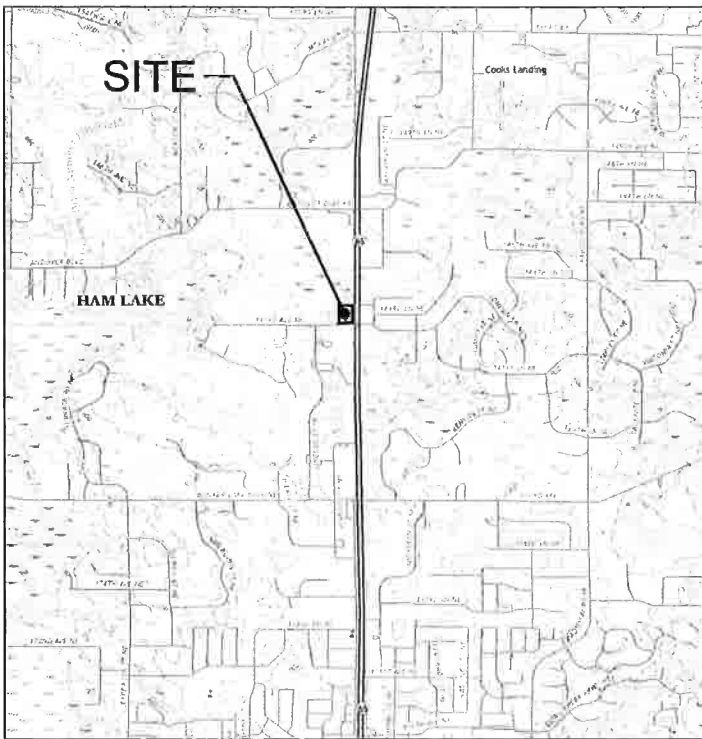
- 1) The plat of Elwell Commercial Park must be recorded with Anoka County and Kwik Trip, Inc. must provide proof of ownership of Lot 1, Block1 before a building permit is issued.
- 2) The septic design passes plan review.
- 3) Obtaining a Coon Creek Watershed District permit and National Pollutant Discharge Elimination System (NPDES) permit before groundwork can begin.
- 4) All exterior lighting must meet City Code.
- 5) Meeting all State, County and City Code requirements.



# KWIK TRIP STORE #1790

## PERMIT SET

CITY OF HAM LAKE  
ANOKA COUNTY, MINNESOTA



SITE LOCATION MAP



AERIAL LOCATION MAP

### DRAWING INDEX

C001	TITLE SHEET
C010	EXISTING CONDITIONS SURVEY
C011	PRELIMINARY PLAT
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

**Kwik  
TRIP**

**Kwik  
STAR**

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

**CARLSON  
ENGINEERING**  
2490 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55445  
TEL: 763-455-7800 • FAX: 763-455-7555  
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.  
Signature: *D. Wilke*  
Date: 01/31/25 License #: 53182

COVER SHEET

CONVENIENCE STORE #1790

MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

**OWNER**  
KWIK TRIP, INC  
NATE BYOM  
1626 OAK STREET  
LA CROSSE, WI 54602  
PHONE: 608-791-7448  
EMAIL: nbyom@kwiktrip.com

**CIVIL ENGINEER**  
CARLSON MCCAIN, INC.  
DANIEL WILKE  
15650 36TH AVENUE N, #110  
PLYMOUTH, MN 55446  
PHONE: 952-346-3864  
EMAIL: dwilke@carlsonmccain.com

**SITE DESIGNER**  
CARLSON MCCAIN, LLC.  
DANIEL WILKE  
15650 36TH AVENUE N, #110  
PLYMOUTH, MN 55446  
PHONE: 952-346-3864  
EMAIL: dwilke@carlsonmccain.com

**SURVEYOR**  
E.G. RUD & SONS, INC.  
JASON E. RUD  
6776 LAKE DR NE, #110  
LINO LAKES, MN 55014  
PHONE: 651-361-8200

#	DATE	DESCRIPTION
1	06/30/25	Per City Comments
2	07/08/25	Per City Comments
3	08/03/25	Per City Comments
4	08/19/25	San. & WM Edits
5	10/06/25	Per City Comments
6	10/08/25	Per City Comments

DRAWN BY: DJW  
SCALE: GRAPHIC  
PROJ. NO.: 11291-00  
DATE: 2025-01-31  
SHEET: C001



# ELWELL COMMERCIAL PARK

CITY OF HAM LAKE  
COUNTY OF ANOKA  
SEC. 29, T32N, R23W

KNOW ALL PERSONS BY THESE PRESENTS: That Lincoln Street Commercial, LLC, A North Dakota limited liability company, fee owner of the following described property:

Parcel 1:

All that part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, lying south of Coon Creek, according to the United States Government Survey thereof, Anoka County, Minnesota,

EXCEPT:

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distance 288 feet West from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said South line a distance of 233 feet to actual point of beginning of the tract of land to be hereby described; thence continue North along last course a distance of 200 feet; thence East and parallel with the South line of said Northeast Quarter of the Southwest Quarter to the East line of said Northeast Quarter of the Southwest Quarter, thence South along said East line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the South line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning except that part thereof taken for State Trunk Highway No. 65.

AND EXCEPT, That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distant 386 feet west from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence West along said South line a distance of 150 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150 feet; thence South at right angles to last course a distance of 233 feet to the point of commencement. Subject to an easement for road purposes over the South 33 feet thereof. Subject to an easement for telephone purposes over the West 10 feet thereof, According to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota, together with any part or portion of any street or alley lying adjacent thereto heretofore vacated or to be vacated.

AND

Parcel 2:

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter distant 386 feet west from the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence West along said South line a distance of 150 feet; thence North at right angles to said South line a distance of 233 feet; thence East at right angles to last course a distance of 150 feet, thence South at right angles to last course a distance of 233 feet to the point of commencement. Subject to an easement for road purposes over the South 33 feet thereof. Subject to an easement for telephone purposes over the West 10 feet, thereof.

AND

Parcel 3:

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 32, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Southwest Quarter a distance of 288 feet west from the southeast corner of said Northeast Quarter of the Southwest Quarter; thence North at right angles to said south line a distance of 233 feet to the actual point of beginning of the tract of land to be hereby described; thence continue north along last course a distance of 200 feet; thence east parallel with the south line of said Northeast Quarter of the Southwest Quarter to the east line of said Northeast Quarter of the Southwest Quarter; thence south along said east line a distance of 200 feet, more or less, to its intersection with a line drawn parallel with the south line of said Northeast Quarter of the Southwest Quarter from the actual point of beginning; thence west along said parallel line to the actual point of beginning.

Except that part thereof taken for State Trunk Highway No. 65.

Has caused the same to be surveyed and platted as ELWELL COMMERCIAL PARK and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Lincoln Street Commercial, LLC, A North Dakota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Jason E. Rud.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF HAM LAKE, MINNESOTA

This plat of ELWELL COMMERCIAL PARK was approved and accepted by the City Council of the City of Ham Lake, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ham Lake, Minnesota

By \_\_\_\_\_ Mayor

By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
David M. Zieglmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Property Tax Administrator

By \_\_\_\_\_, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ELWELL COMMERCIAL PARK was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly recorded as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy



LAST SAVED BY: CBASSETT on Thursday, May 29, 2025 at 2:57 27 PM  
LOCATION: S:\RUD\CAD\23PROJ\230064PP\FINAL PLAT  
FILENAME: 230064PP FINAL PLAT.DWG  
FILESIZE: 2.07MB

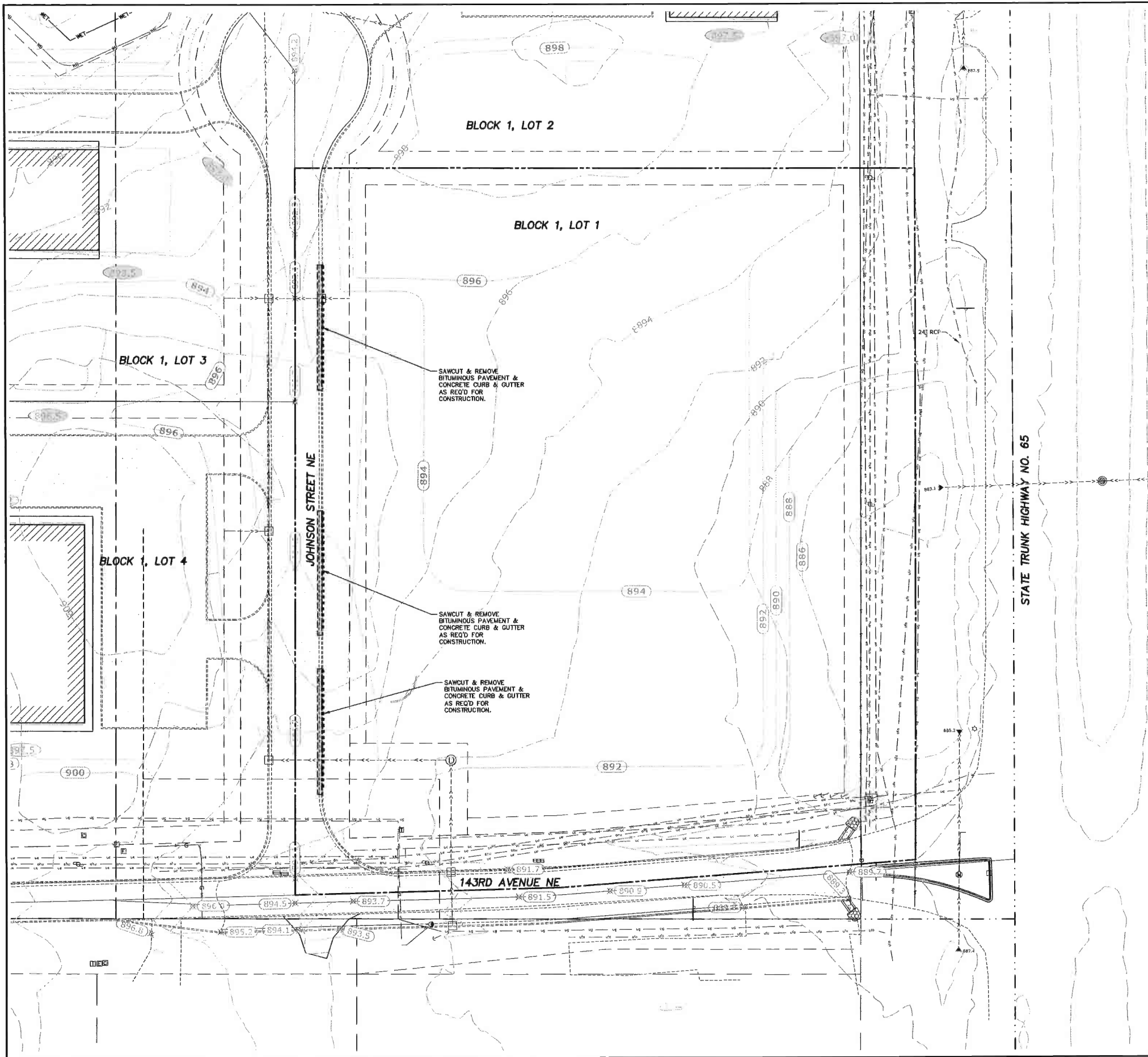
## A north arrow pointing upwards, labeled "NORTH" in bold capital letters. Below the arrow is a graphic scale bar with markings at 100, 0, 50, 100, 200, and 400. The scale bar is divided into alternating black and white segments. Below the scale bar, the text "( SCALE IN FEET )" is written in parentheses. At the bottom, the text "1 INCH = 100 FEET" is written.



**E.G. RUD & SONS, INC.**  
Professional Land Surveyors





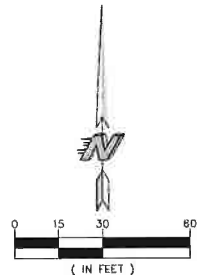


**PLAN LEGEND**

EXISTING	REMOVAL
CURB	AS NOTED
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND CABLE	
UNDERGROUND ELECTRIC	
OVERHEAD UTILITY	
FLARED END SECTION	
TELEPHONE BOX	
MISCELLANEOUS MANHOLE	
LIGHT POLE	
SIGN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
GUY WIRE	
GAS METER	
ELECTRIC METER/PEDESTAL	
SANITARY MANHOLE	
AC UNIT	
GUY POLE	
BOLLARD	
CABLE PEDESTAL	
CLEANOUT	
CURB STOP	
ELECTRIC MANHOLE	
FIBER OPTIC BOX	
GAS VALVE	
HAND HOLE	
MAILBOX	
MONITORING WELL	
PIEZOMETER	
POST INDICATOR VALVE	
TELEPHONE MANHOLE	
UTILITY BOX	
WATER SHUT OFF	

**REMOVAL PLAN NOTES**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



**BENCHMARK**  
1. MnDot Geodetic GSD Station No. 563  
(MnDot Name 0208 N)  
Elevation 896.297 ft. (NAVD83)



#	DATE	DESCRIPTION
1	06/30/25	Per City Comments
2	07/08/25	Per City Comments
3	09/03/25	Per City Comments
4	09/19/25	San. & WM Edits
5	10/06/25	Per City Comments
6	10/08/25	Per City Comments
DRAWN BY		DJW
SCALE		GRAPHIC
PROJ. NO.		11291-00
DATE		2025-01-31
SHEET		C020



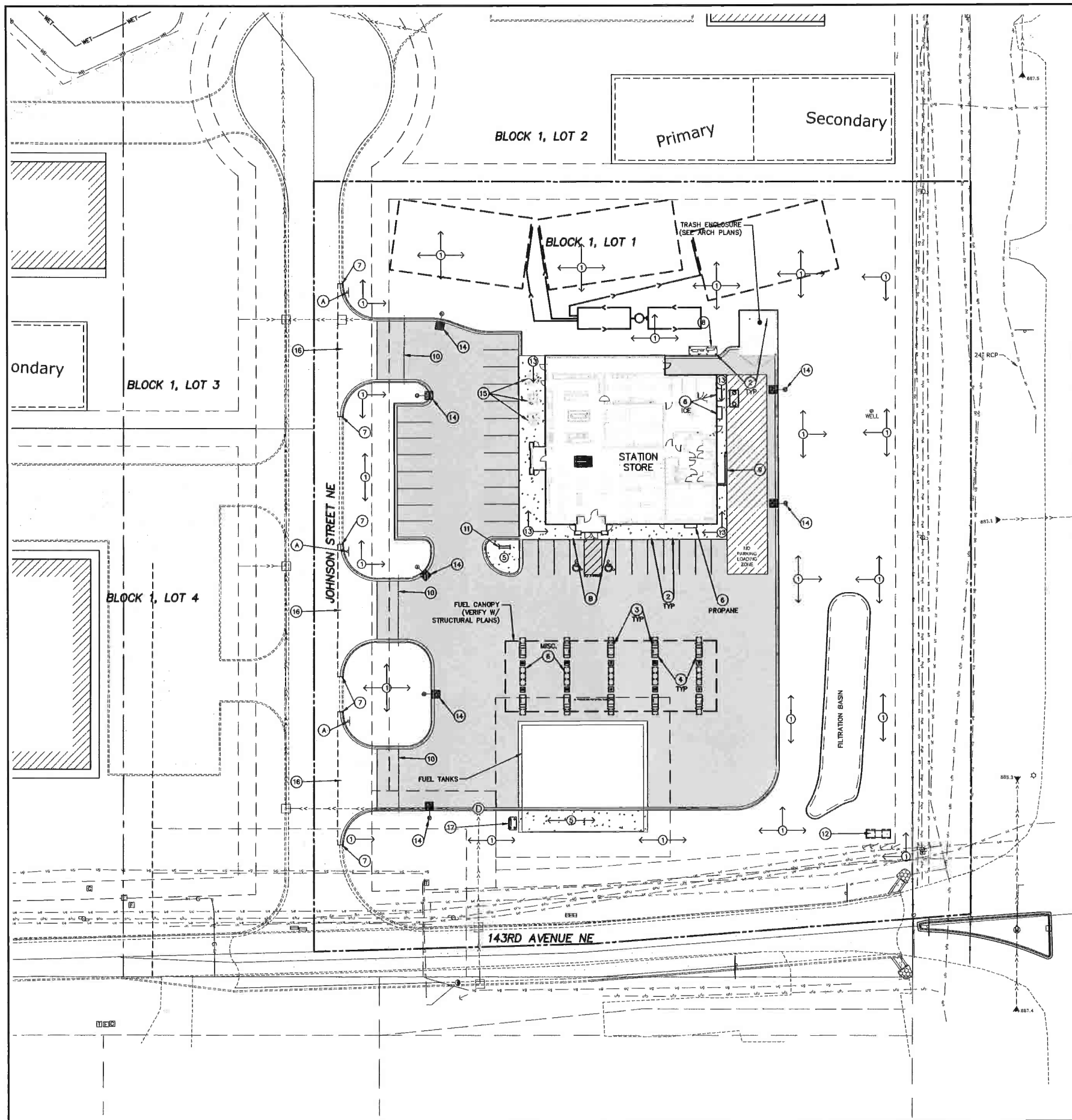
KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
PH. (608) 781-8988  
FAX (608) 781-8960



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.  
Name: Daniel J. Wilke, P.E.  
Signature: *[Signature]*  
Date: 01/31/25 License #: 53182

DEMO PLAN  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA





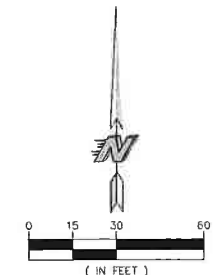
PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND CABLE	
UNDERGROUND ELECTRIC	
OVERHEAD UTILITY	
FLARED END SECTION	
TELEPHONE BOX	
MISCELLANEOUS MANHOLE	
LIGHT POLE	
SIGN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
GUY WIRE	
GAS METER	
ELECTRIC METER/PEDESTAL	
SANITARY MANHOLE	
AC UNIT	
GUY POLE	
CABLE PEDESTAL	
CLEANOUT	
CURB STOP	
ELECTRIC MANHOLE	
FIBER OPTIC BOX	
GAS VALVE	
HAND HOLE	
MAILBOX	
MONITORING WELL	
PIEZOMETER	
POST INDICATOR VALVE	
TELEPHONE MANHOLE	
UTILITY BOX	
WATER SHUT OFF	

#### PLAN KEYNOTES

- LANDSCAPE AREA. SEE SHEET L1.
- 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/C500.
- 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/C500.
- CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
- 4" CONCRETE WALK.
- OUTDOOR MERCHANDISING.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- TRANSFORMER LOCATION.
- TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
- PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
- BIKE RACK PER OWNER.
- PYLON SIGN.
- 6" INTEGRAL CONCRETE WALK/CURB.
- SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/C500.
- PICNIC TABLE PER OWNER.
- CONCRETE VALLEY GUTTER PER DETAIL 13/C500.
- FUEL TANKS VENT STAND PER OWNER.

#### SIGN SCHEDULE (PER MUTCD)

- STOP SIGN: R1-1 (30"x30")
- HANDICAP PVC CONDUIT SLEEVE PER OWNER. SEE DETAIL 9/C500.



**BENCHMARK**  
1. NAD83 Geodetic CSO Station No. 563  
(MnDot Name 0208 H)  
Elevation 890.287 ft. (NAD83)



# Kwik Trip

# Kwik Star

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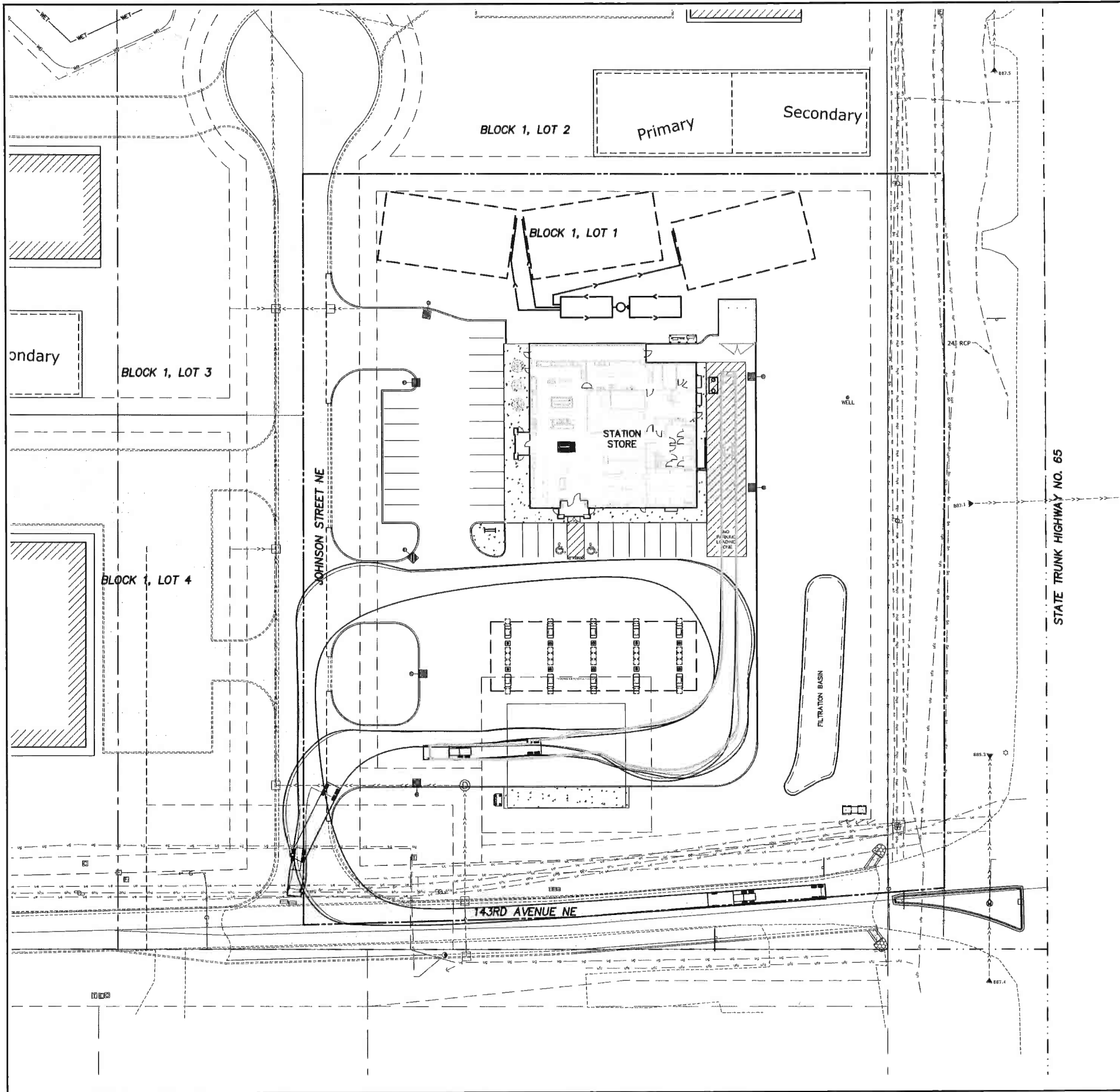
**CARLSON ENGINEERING**  
3600 PHILANTHROPY DRIVE, SUITE 100, BLAINE, MN 55449  
TEL 763-489-7900 • FAX 763-489-7559  
CARLSON-ENGINEERING.COM

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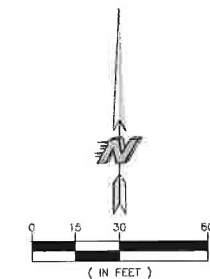
**SITE KEYNOTE PLAN**  
**CONVENIENCE STORE #1790**  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
1	06/30/25	Per City Comments
2	07/08/25	Per City Comments
3	09/03/25	Per City Comments
4	09/19/25	San. & WM Edits
5	10/06/25	Per City Comments
6	10/08/25	Per City Comments
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SCALE: GRAPHIC		
PROJ. NO.: 11281-00		
DATE: 2025-01-31		
SHEET: C100		





PLAN LEGEND		
	EXISTING	PROPOSED
CURB	---	---
BITUMINOUS	---	---
CONCRETE PAVEMENT	---	---
CONCRETE WALK	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND CABLE	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD UTILITY	---	---
FLARED END SECTION	---	---
TELEPHONE BOX	---	---
MISCELLANEOUS MANHOLE	---	---
LIGHT POLE	---	---
SIGN	---	---
WATER VALVE	---	---
HYDRANT	---	---
UTILITY POLE	---	---
GUY WIRE	---	---
GAS METER	---	---
ELECTRIC METER/PEDESTAL	---	---
SANITARY MANHOLE	---	---
AC UNIT	---	---
GUY POLE	---	---
BOLLARD	---	---
CABLE PEDESTAL	---	---
CLEANOUT	---	---
CURB STOP	---	---
ELECTRIC MANHOLE	---	---
FIBER OPTIC BOX	---	---
GAS VALVE	---	---
HAND HOLE	---	---
MAILBOX	---	---
MONITORING WELL	---	---
PIEZOMETER	---	---
POST INDICATOR VALVE	---	---
TELEPHONE MANHOLE	---	---
UTILITY BOX	---	---
WATER SHUT OFF	---	---



**BENCHMARK**  
 1. Mndot Geodetic GSD Station No. 563  
 (Mndot Name 0208 N)  
 Elevation 890.297 ft. (NAVD88)



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 Signature: *Dan Wilke*  
 Date: 01/31/25 License #: 53182

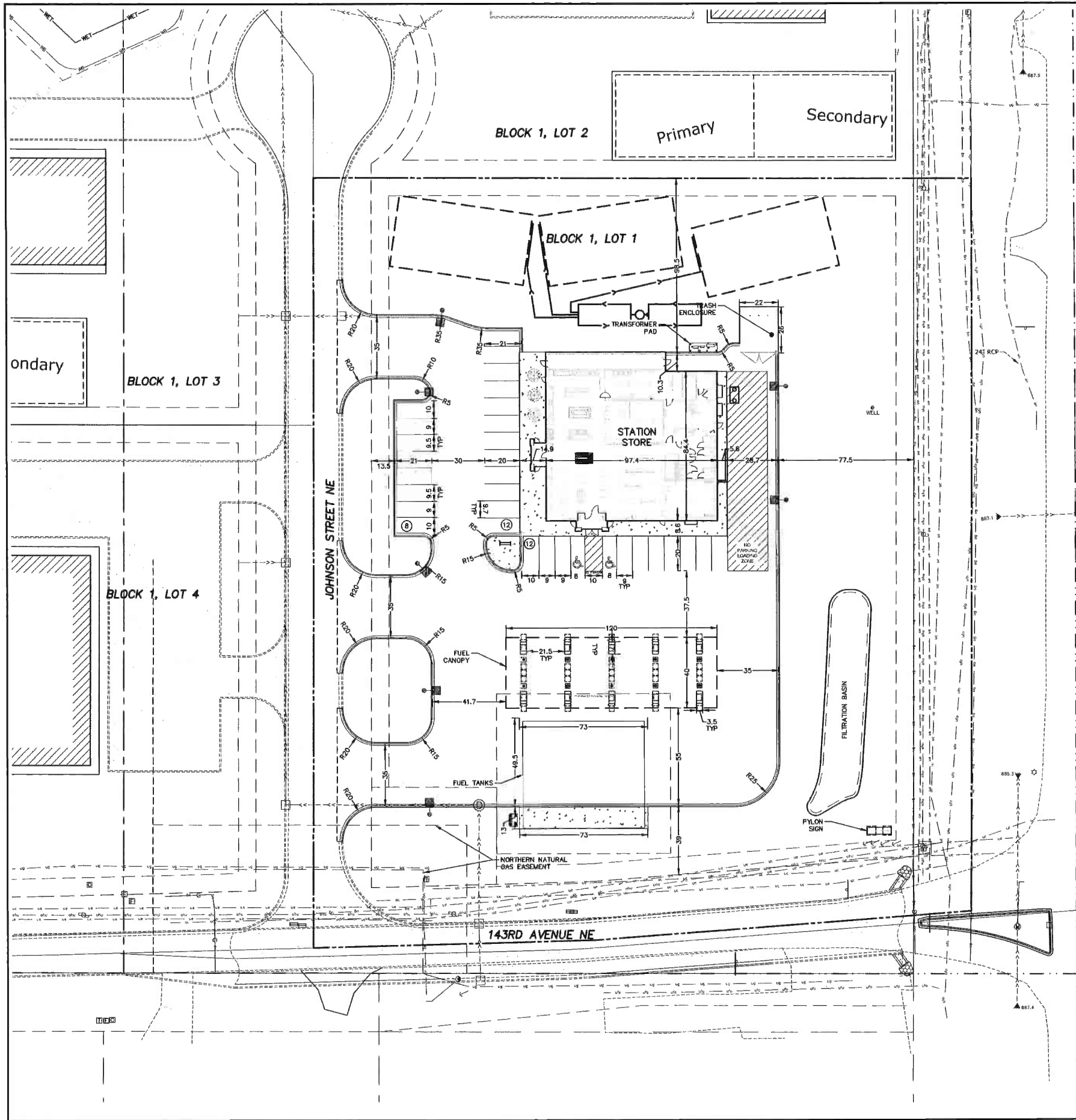
SITE CIRCULATION PLAN

CONVENIENCE STORE #1790

MN HIGHWAY 65 & 143RD AVENUE NE  
 HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
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DRAWN BY		DJW
SCALE		GRAPHIC
PROJ. NO.		11281-00
DATE		2025-01-31
SHEET		C180

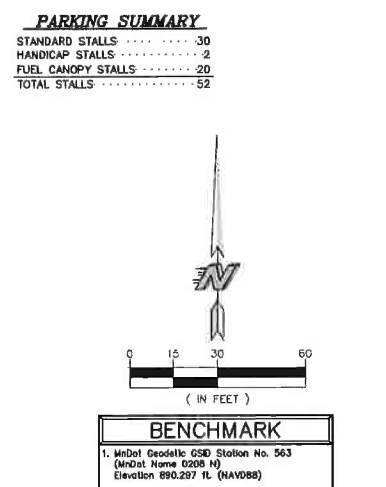




PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND CABLE	
UNDERGROUND ELECTRIC	
OVERHEAD UTILITY	
FLARED END SECTION	
TELEPHONE BOX	
MISCELLANEOUS MANHOLE	
LIGHT POLE	
SIGN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
GUY WIRE	
GAS METER	
ELECTRIC METER/PEDESTAL	
SANITARY MANHOLE	
AC UNIT	
GUY POLE	
BOLLARD	
CABLE PEDESTAL	
CLEANOUT	
CURB STOP	
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GAS VALVE	
HAND HOLE	
MAILBOX	
MONITORING WELL	
PIEZOMETER	
POST INDICATOR VALVE	
TELEPHONE MANHOLE	
UTILITY BOX	
WATER SHUT OFF	

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONCRETE CURB AND GUTTER SHALL BE R612 UNLESS OTHERWISE NOTED.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
  - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:  
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.  
ALL OTHERS-10' O.C.  
SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.  
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.  
\*ALL OTHERS-40' O.C.  
\*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.  
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.  
CONCRETE SEALER SHALL BE TK-26UV.

SITE DATA	
ZONING:	CD-1
PARCEL AREA:	121,522 SF
HARD SURFACE AREA:	
STATION STORE:	9,195 SF 8%
PAVEMENT:	49,513 SF 40%
TOTAL:	58,708 SF 48%
PERVIOUS SURFACE AREA:	62,814 SF 52%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
FUEL CANOPY:	15.5 FT
LEGAL DESCRIPTION:	PARCEL 1, ELMELL COMMERCIAL PARK PLAT



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Know what's below.  
Call before you dig.

**Kwik Trip**

**Kwik Star**

KWIK TRIP, Inc.  
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PH. (608) 781-8988  
FAX (608) 781-8960

**CARLSON ENGINEERING**  
3890 PLEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55441  
TEL 763.465.7600 F 763.465.7553  
CARLSON-ENGINEERING.COM

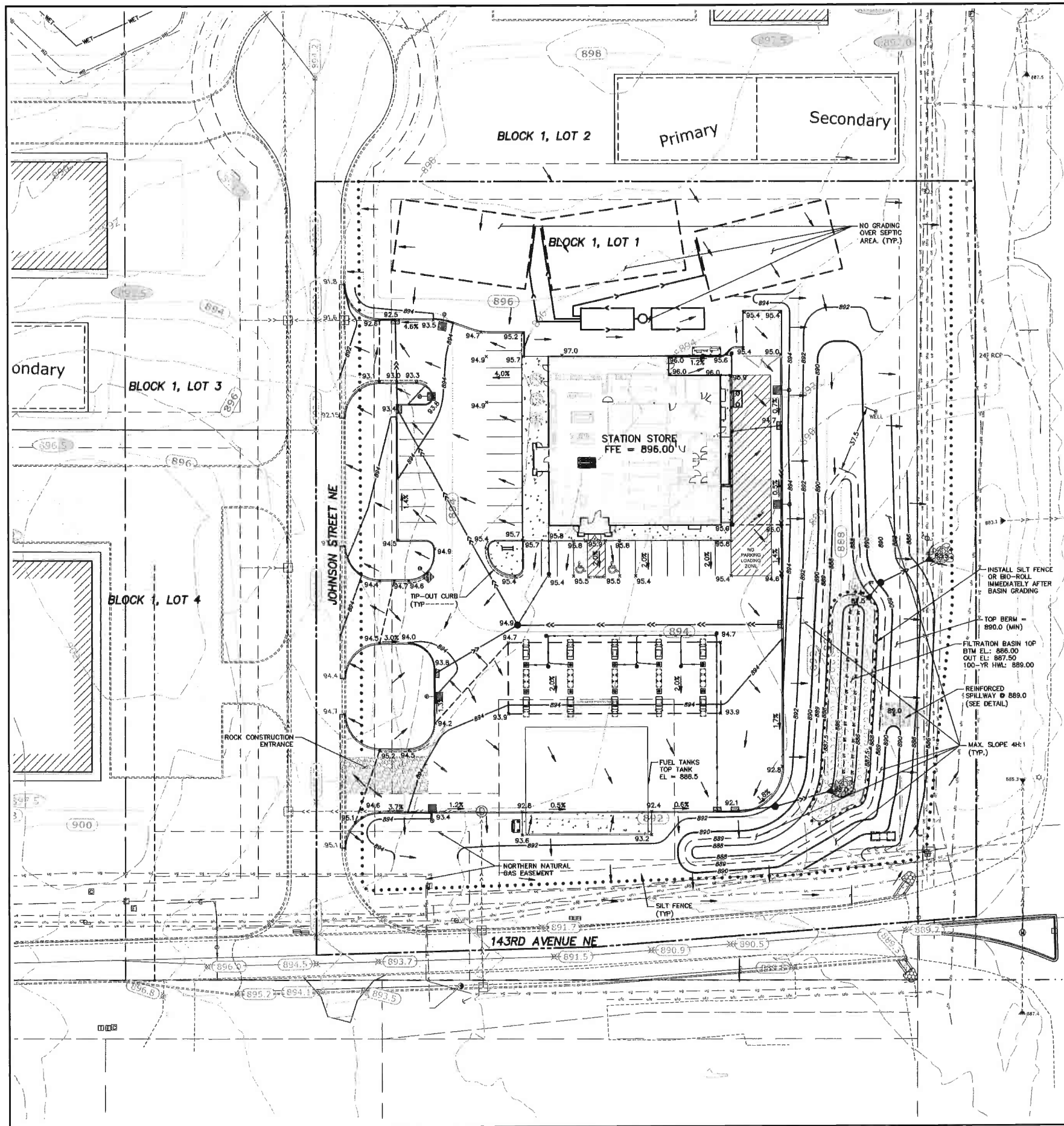
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Name: Daniel J. Wilke, P.E.  
Signature:   
Date: 01/31/25 License #: 53182

**SITE DIMENSION PLAN**  
**CONVENIENCE STORE #1790**  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

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SCALE: GRAPHIC  
PROJ. NO.: 11281-00  
DATE: 2025-01-31  
SHEET: C181





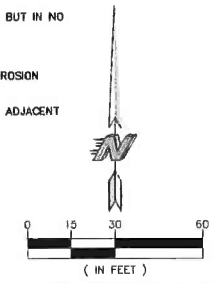
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EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND CABLE	
UNDERGROUND ELECTRIC	
OVERHEAD UTILITY	
FLARED END SECTION	
TELEPHONE BOX	
MISCELLANEOUS MANHOLE	
LIGHT POLE	
SIGN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
GUY WIRE	
GAS METER	
ELECTRIC METER/PEDESTAL	
SANITARY MANHOLE	
AC UNIT	
GUY POLE	
BOLLARD	
CABLE PEDESTAL	
CLEANOUT	
CURB STOP	
ELECTRIC MANHOLE	
FIBER OPTIC BOX	
GAS VALVE	
HAND HOLE	
MAILBOX	
MONITORING WELL	
PIEZOMETER	
POST INDICATOR VALVE	
TELEPHONE MANHOLE	
UTILITY BOX	
WATER SHUT OFF	
10' CONTOUR	
2' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO OUTER LINE)	
SILT FENCE	

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
- THE LATEST EDITION OF THE CITY OF HAM LAKE STANDARD DETAILS AND SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.
- MAXIMUM SLOPE SHALL BE 4H:1V.
- ALL SLOPES 3:1 OR STEEPER SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
- NORTHERN NATURAL GAS MUST BE ONSITE WHEN WORKING ADJACENT TO EASEMENT.



BENCHMARK
1. Mndot Geodetic GSD Station No. 563 (Mndot Home 0208 N) Elevation 890.287 ft. (NAVD88)



**Kwik  
TRIP**

**Kwik  
Star**

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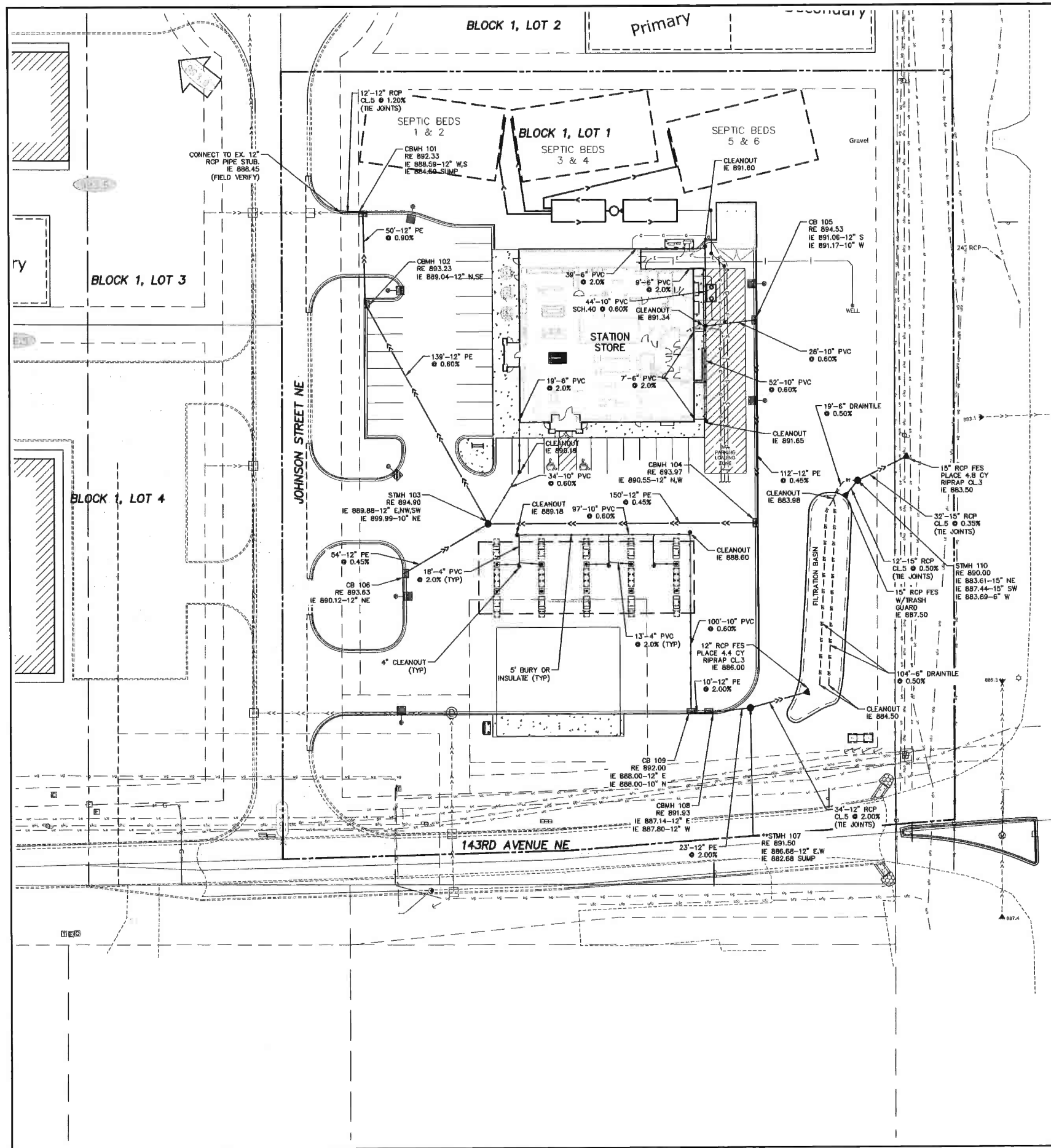


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Name: Daniel J. Wilke, P.E.  
Signature: *D. Wilke*  
Date: 01/31/25 License #: 53182

GRADE PLAN  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

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PROJ. NO.		11291-00
DATE		2025-01-31
SHEET		C200

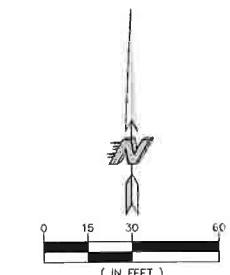




PLAN LEGEND		
EXISTING		PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND CABLE		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITY		
FLARED END SECTION		
TELEPHONE BOX		
MISCELLANEOUS MANHOLE		
LIGHT POLE		
SIGN		
WATER VALVE		
HYDRANT		
UTILITY POLE		
GUY WIRE		
GAS METER		
ELECTRIC METER/PEDESTAL		
SANITARY MANHOLE		
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MAILBOX		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		

STORM SEWER SCHEDULE		
STRUCTURE	SIZE	NEENAH CASTING or EQUAL
STMH-110	48" DIA.	R-1733
CB-109	24"x 36"	R-3067-V
CBMH-108	48" DIA.	R-3067-VB
**STMH-107	48" DIA.	R-1733
CB-106	24"x 36"	R-3067-VB
CB-105	24"x 36"	R-3067-VB
CBMH-104	48" DIA.	R-3067-V
STMH-103	48" DIA.	R-1733
CBMH-102	48" DIA.	R-3067-V
CBMH-101	48" DIA.	R-3067-VB

\* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.  
\*\* INSTALL CONTECH CS-4 HYDRODYNAMIC SEPARATOR OR APPROVED EQUAL.



BENCHMARK	
1. MnDOT Geodetic CSO Station No. 563 (MnDOT Name 0208 N) Elevation 890.287 ft. (NAVD86)	



# Kwik Trip

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3609 PLEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55444  
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CARLSON-ENGINEERING.COM

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Signature: *Dan Wilke*  
Date: 01/31/25 License #: 53182

**STORM SEWER PLAN**  
**CONVENIENCE STORE #1790**  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

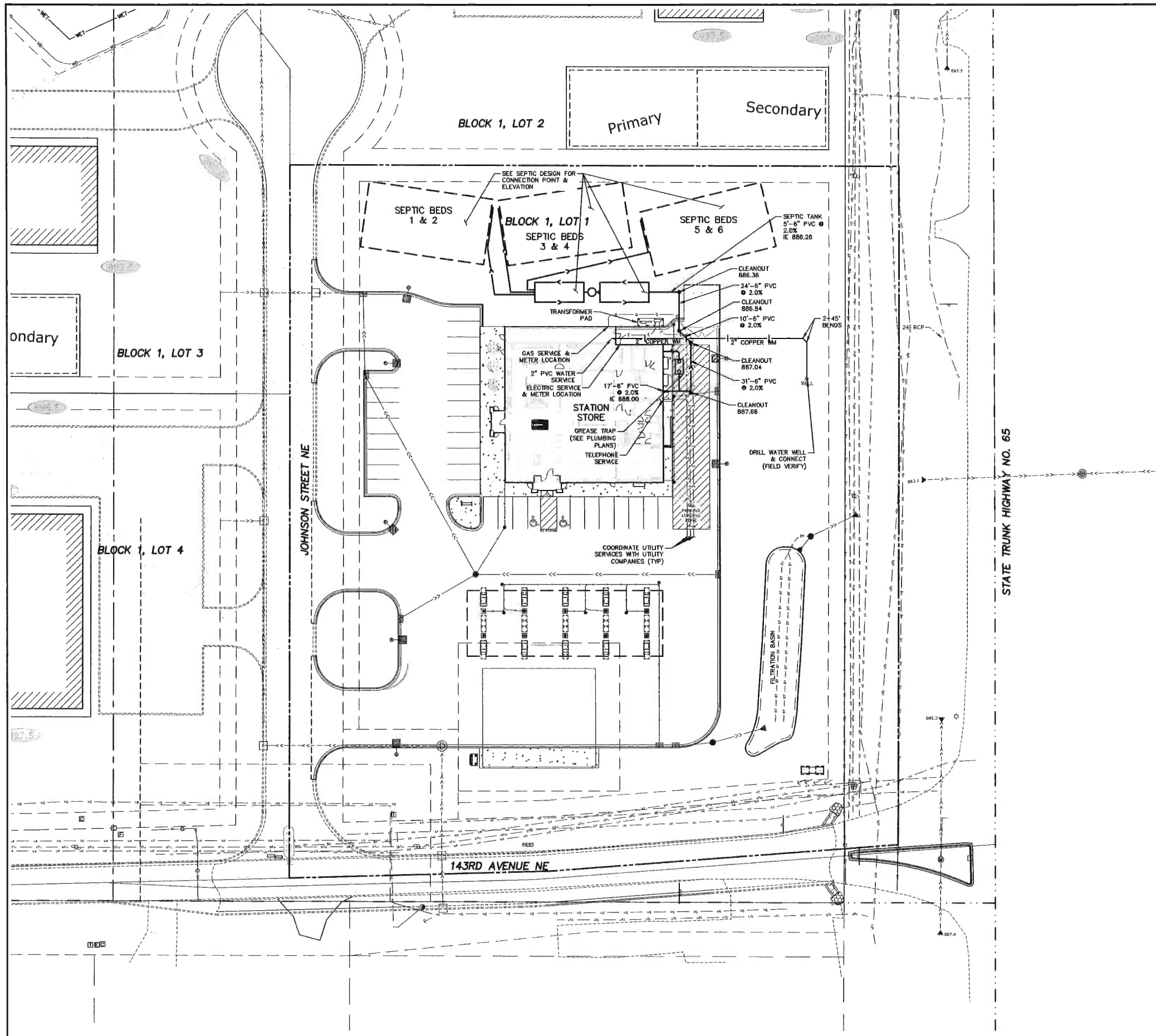
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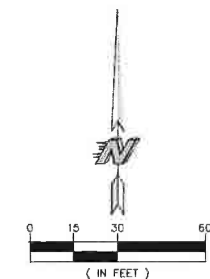








PLAN LEGEND		
	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
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GAS VALVE		
HAND HOLE		
MAILBOX		
MONITORING WELL		
PIEZOMETER		
POST INDICATOR VALVE		
TELEPHONE MANHOLE		
UTILITY BOX		
WATER SHUT OFF		



**BENCHMARK**  
 1. Mndot Geodetic GSD Station No. 563  
 (Mndot Name 0208 N)  
 Elevation 893.297 ft. (NAVD88)



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Name: Daniel J. Wilke, P.E.  
 Signature: *[Signature]*  
 Date: 01/31/25 License #: 53182

UTILITY PLAN  
 CONVENIENCE STORE #1790  
 MN HIGHWAY 65 & 143RD AVENUE NE  
 HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
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6	10/08/25	Per City Comments
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DATE 2025-01-31		
SHEET C400		



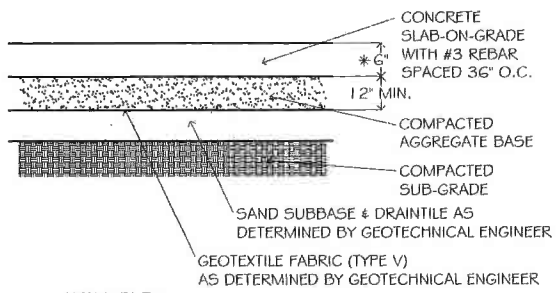
4.2. Insulate brine lines at section and endosed on the pipe. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 8 inches above the top of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HighLoad 40 Polystyrene insulation. Individual insulation board dimensions typically measure 4' wide by 6' long by 2" thick.

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DATE	2025-01-
SHEET	C40

## UTILITY NOTES

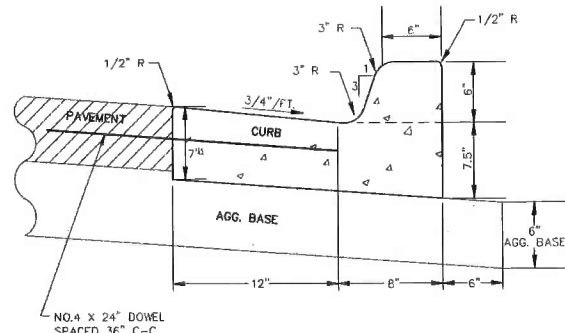




HEAVY DUTY  
INCREASE TO 8" THICK W/ #4 REBAR SPACED  
36" O.C. AS NOTED ON PLANS  
(I.E. OVER TANKS & AT ENTRANCES)

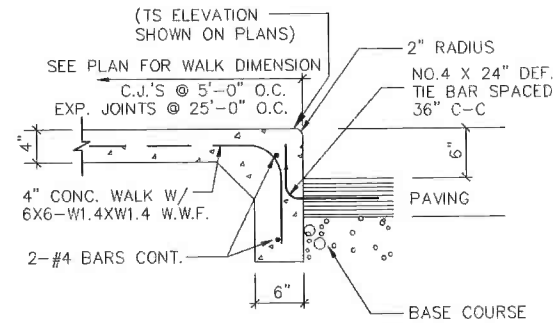
NOTE:  
PAVEMENT SECTION TO BE VERIFIED W/  
GEOTECHNICAL REPORT.

1 | 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)  
C500 NO SCALE

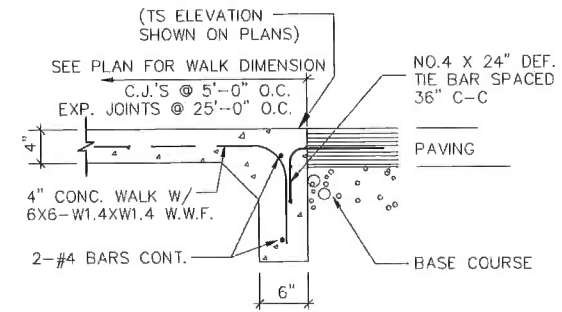


\* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

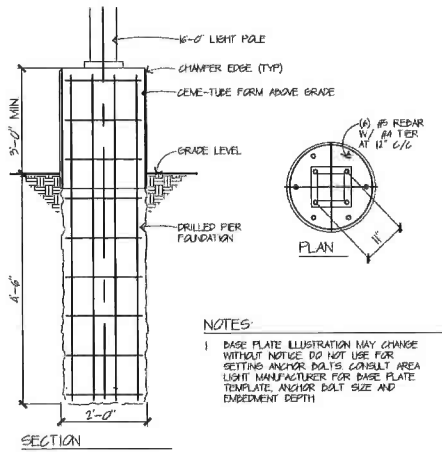
2 | B-612 CONCRETE CURB & GUTTER  
C500 NO SCALE



3 | SIDEWALK/ CURB DETAIL  
C500 NO SCALE



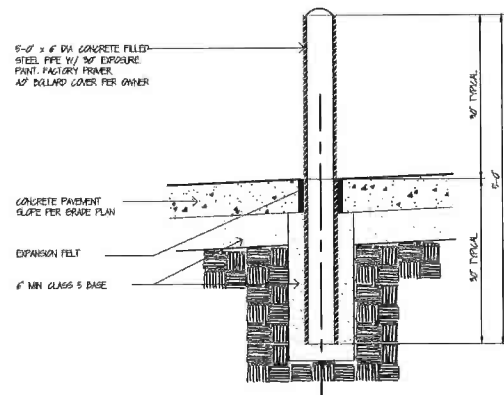
4 | SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)  
C500 NO SCALE



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

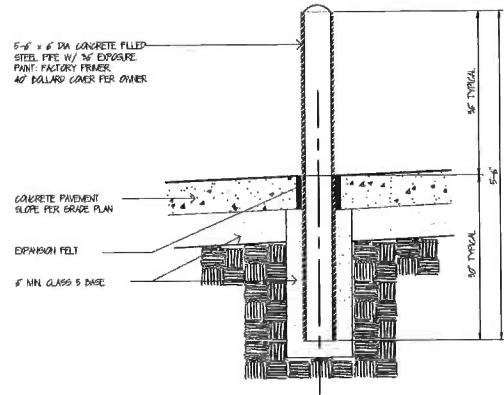
5 | ROUND AREALIGHT FOUNDATION  
C500 NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE  
BOLLARD LOCATION AND DETAIL.

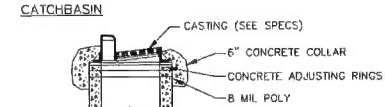
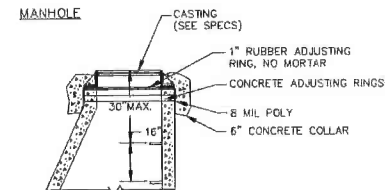


6 | 6" PIPE BOLLARD - 5'  
C500 NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE  
BOLLARD LOCATION AND DETAIL.

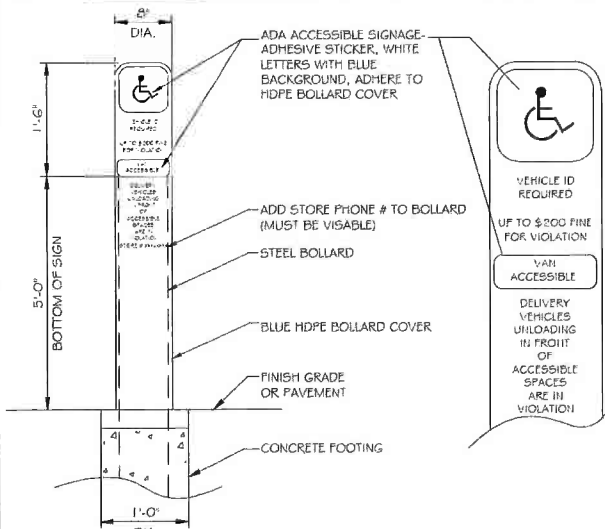


7 | 6" PIPE BOLLARD - 5'-6"  
C500 NO SCALE

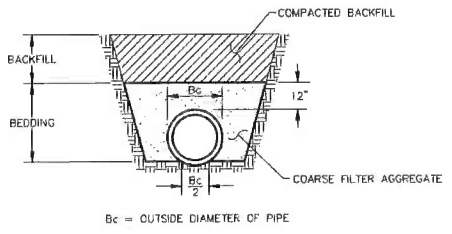


NOTES:  
1. USE MINIMUM OF 2-0.2" ADJUSTING RINGS, MAXIMUM OF  
5-0.2" ADJUSTING RINGS, ALL SET IN MORTAR.  
2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W.  
STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE  
SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR  
GREATER THAN 15".  
3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

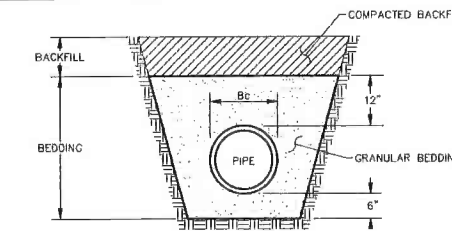
8 | ADJUSTING RINGS & STEPS  
C500 NO SCALE



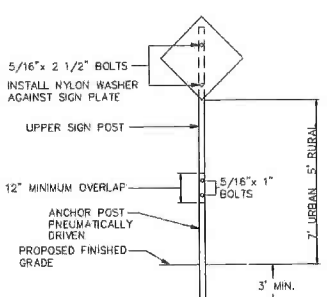
9 | ADA BOLLARD SIGNAGE  
C500 NO SCALE



10 | DIP & RCP PIPE BEDDING  
C500 NO SCALE

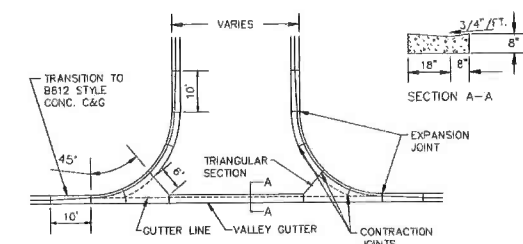


11 | PVC PIPE BEDDING  
C500 NO SCALE



NOTES:  
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH  
CITY SPECIFICATIONS.  
2. SIGN PANELS-REFLECTIVE SHEETING, VIB DIAMOND GRADE.  
3. BOLTS SHALL BE TAMPER PROOF.  
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3  
LB./L.F. AND 7' LONG  
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED  
BREAK-AWAY DEVICE.  
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | TRAFFIC SIGN INSTALLATION  
C500 NO SCALE



13 | CONCRETE VALLEY GUTTER  
C500 NO SCALE

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

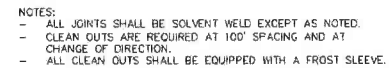
Name: Daniel J. Wilke, P.E.  
Signature: [Signature]  
Date: 01/31/25 License #: 53182

DETAILS  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

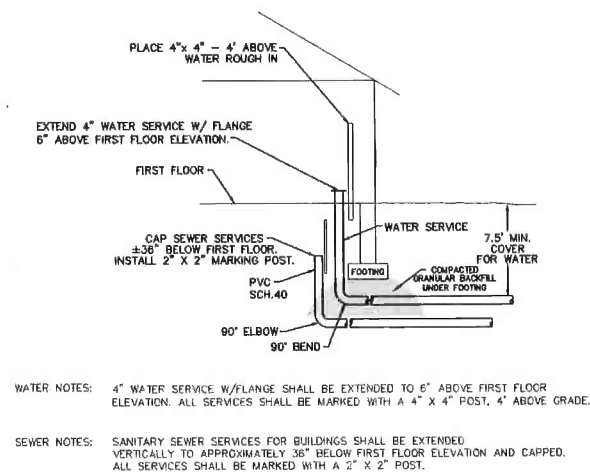
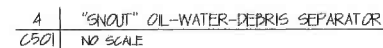
#	DATE	DESCRIPTION
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2	07/09/25	Per City Comments
3	08/03/25	Per City Comments
4	08/19/25	San. & WM Edits
5	10/06/25	Per City Comments
6	10/06/25	Per City Comments

DRAWN BY: DJW  
SCALE: GRAPHIC  
PROJ. NO.: 11291-00  
DATE: 2025-01-31  
SHEET: C500

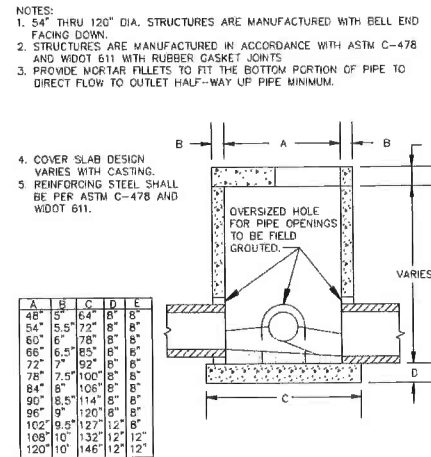




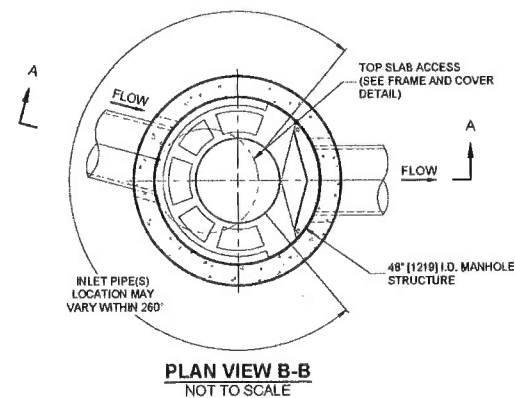
1	SERVICE CLEAN OUT
050	NO SCALE



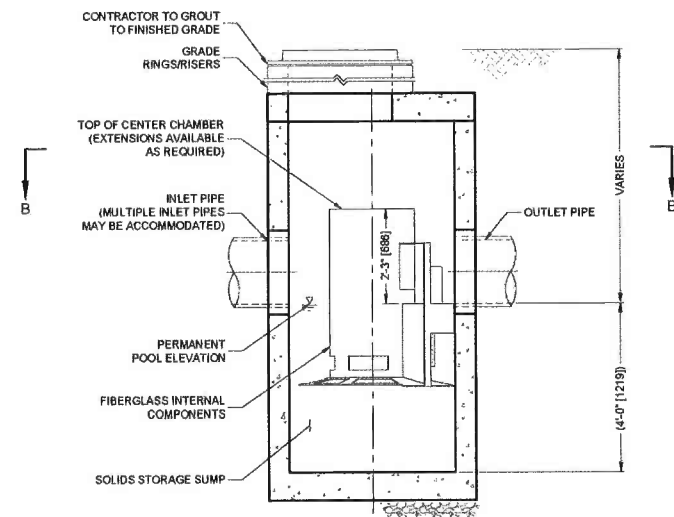
2	SANITARY & WATER SERVICE INSTALLATION
C501	NO SCALE



STANDARD STORM SEWER  
CATCH BASIN/MANHOLE  
& MANHOLE  
NO SCALE



**PLAN VIEW B-**  
NOT TO SCALE



**ELEVATION A-A**  
**NOT TO SCALE**

# CASCADE

## separator™

## CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

### CONFIGURATION DESCRIPTION

GRATED INLET WITH INLET PIPE OR PIPES

CURB INLET ONLY (NO INLET PIPE)

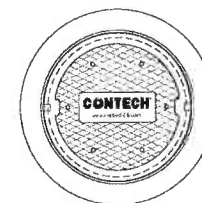
CURB INLET WITH INLET PIPE OR PIPES

CURB INLET WITH INLET PIPE OR PIPES

### SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

NOTES/SPECIAL REQUIREMENTS



**FRAME AND COVER**  
(DIAMETER VARIES)  
NOT TO SCALE

## GENERAL NOTES

- GENERAL NOTES:
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.conteches.com](http://www.conteches.com)
  3. ALL SEPARATION JOINTS SHALL BE CAST IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20D LOAD RATING, ASSUMING EARTH COVER OF 8' - 2" (810), AND GROUNDWATER TABLE AT, OR BELOW, INVERT. CONTRACTOR TO OBTAIN NECESSARY RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
  5. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
  6. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
  7. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm.]

## INSTALLATION NOTES

- INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY THE OWNER OF THE RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
[www.contechES.com](http://www.contechES.com)  
9025 Centre Pointe Cr., Suite 400, West Chester, OH 45380  
800-338-1127 513-645-7000 513-645-7923 FAX

CS-4  
CASCADE SEPARATOR  
STANDARD DETAIL

# KWIK TRIP

**Kwik  
Star**

**KWIK TRIP, Inc.**  
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1626 OAK STREET  
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FAX (608) 781-8960



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.

Name: Daniel J. Wilke, P.E.  
Signature: *Dan Wilke*  
Date: 01/31/25 License #: 53182

DETAILS

---

CONVENIENCE STORE #1790

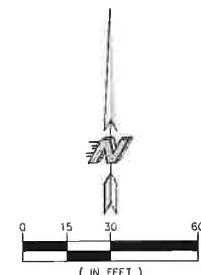
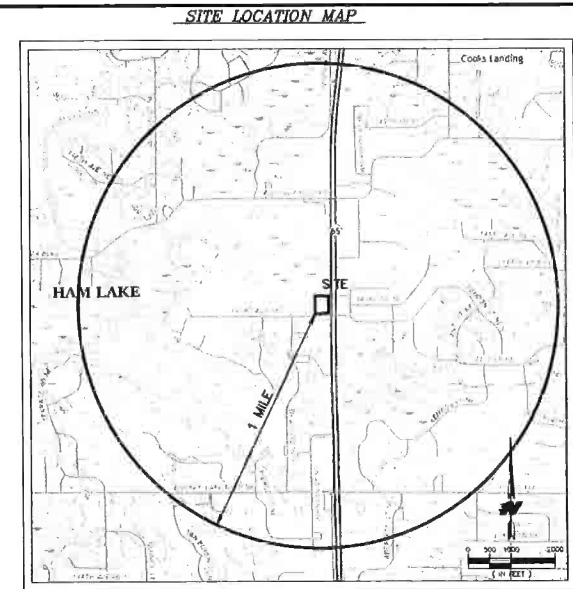
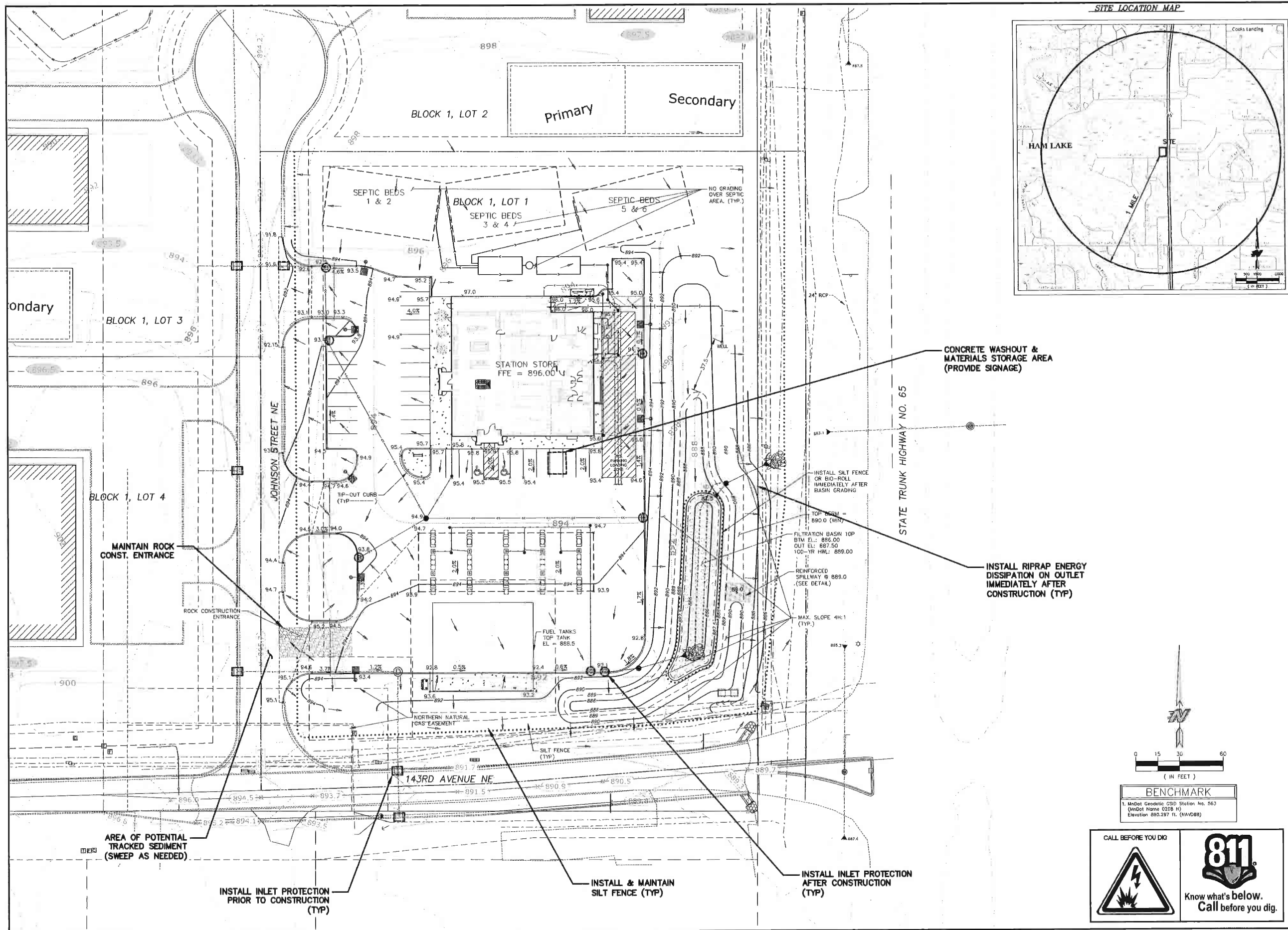
MIN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

## DETAILS

#	DATE	DESCRIPTION
3	06/30/25	Per City Comments
4	07/08/25	Per City Comments
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6	09/19/26	San. & WM Edits
7	10/06/25	Per City Comments
8	10/06/25	Per City Comments

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SCALE	GRAPHIC
PROJ. NO.	11291-00
DATE	2025-01-31
SHEET	C501





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Name: Daniel J. Wilke, P.E.  
Signature: *Daniel J. Wilke*  
Date: 01/31/25 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1790

MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
1	08/30/25	Per City Comments
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6	10/08/25	Per City Comments
DRAWN BY		DJW
SCALE		GRAPHIC
PROJ. NO.		11281-00
DATE		2025-01-31
SHEET		C600



GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: CONVENIENCE STORE #1790  
PROJECT LOCATION: HAM LAKE, ANOKA COUNTY, MINNESOTA  
PROJECT OWNER: KWIK TRIP, INC.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: NATE BYOM - KWIK TRIP INC.

TRAINING DOCUMENTATION: CONSTRUCTION SITE MANAGEMENT (5/31/25 EXPIRATION) - UNIVERSITY OF MN

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF MN HIGHWAY 65 AND 143RD/ AVENUE NE IN HAM LAKE, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY COMMERCIAL PROPERTY, ON THE WEST BY JOHNSON STREET NE, ON THE SOUTH BY 143RD/ AVENUE NE, AND ON THE EAST BY MN HIGHWAY 65. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND.

THE PROPOSED SITE BOUNDARY CONSISTS OF 2.790 ACRES, A DRAINAGE BOUNDARY OF 2.900 ACRES WILL BE CONSIDERED FOR THIS ANALYSIS, WHICH INCLUDES RUN-ON FROM THE PROPERTY NORTH OF THE SITE. THE EXISTING DRAINAGE BOUNDARY CURRENTLY CONTAINS NO IMPERVIOUS SURFACES.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TOWARDS THE EAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 20% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 884 IN THE CENTER OF THE EASTERN EDGE OF THE SITE, UP TO ABOUT 898 ALONG THE NORTHERN PROPERTY LINE. STORMWATER FROM THE SITE GENERALLY FLOWS EAST TO A CULVERT THAT DRAINS EAST UNDER MN HIGHWAY 65 FLOWS, OR TOWARD THE NORTHWEST TO THE TRUNK SEWER SYSTEM ON JOHNSON STREET NE.

PROPOSED SITE CONDITIONS

KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 2.9 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE DRAINAGE BOUNDARY WILL CONTAIN APPROXIMATELY 1.351 ACRES OF IMPERVIOUS SURFACE.

STORMWATER FROM THE AREA SOUTH OF THE NORTH SIDE OF THE FUELING CANOPY WILL BE COLLECTED IN STORM SEWER AND WILL BE DIRECTED TO A FILTRATION BASIN. THE BASIN WILL OUTLET TO THE CULVERT THAT IS LOCATED IMMEDIATELY EAST OF THE FILTRATION BASIN. THE CULVERT DRAINS EAST UNDER MN HIGHWAY 65. ALL OTHER DEVELOPED PORTIONS OF THE SITE WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE TRUNK SEWER SYSTEM ON JOHNSON STREET NE, LOCATED WEST OF THE SITE, AND THEN TO THE REGIONAL POND, WHICH IS LOCATED NORTH OF THE CUL-DE-SAC JUST NORTH OF THE SITE.

SOIL INFORMATION

IN OCTOBER OF 2024, BRAUN INTERTEC DRILLED EIGHT SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF POORLY GRADED SAND AND SILTY SAND MATERIALS. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "B".

GROUNDWATER WAS FOUND TO BE PRESENT IN ALL OF THE BORINGS, AND WAS GENERALLY AT AN ELEVATION OF 880 TO 884. AN INFILTRATION RATE OF 0.45 IN/HR WAS USED FOR THE INFILTRATION BASIN, WHICH IS CONSISTENT FOR SILTY SANDS.

WETLAND CONSIDERATIONS

ACCORDING TO THE USEWS WETLANDS MAPPER, THERE IS ONE WETLAND LOCATED IN THE SE CORNER OF THE SITE. LOSS OF THIS WETLAND WAS MITIGATED AND APPROVED FOR THE ORIGINAL DEVELOPMENT.

STORMWATER RECEIVING WATERS

STORMWATER FROM THE MAJORITY OF THE DEVELOPED PORTION OF THE SITE, INCLUDING ALL FUELING AREAS, WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE EXISTING STORMWATER POND FOREBAY. ALL REMAINING AREAS NOT COLLECTED BY STORM SEWER WILL FLOW TO THE EXISTING POND VIA OVERLAND FLOW. THE POND OULETS TO A REGIONAL POND LOCATED EAST OF THE SITE ACROSS AKRON AVENUE.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

COON CREEK IS LOCATED APPROXIMATELY 0.1 MILES NORTH OF THE SITE AND IS AN IMPAIRED WATER. BMPs INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

THE CITY OF HAM LAKE REQUIRES SITES TO PROVIDE A WATER QUALITY VOLUME OF 1.1-INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. ACCORDING TO SECTION 3.3.4.4 OF THE COON CREEK WATERSHED DISTRICT RULES (CCWOR), WATER QUALITY FOR THE SITE MAY BE PROVIDED IN AGGREGATE FOR THE ENTIRE SITE. THE PROPOSED SITE WILL INCREASE IMPERVIOUS SURFACE BY APPROXIMATELY 1.351 ACRES. AS SUCH, THE REQUIRED WATER QUALITY VOLUME IS 0.124 ACRE-FEET. FILTRATION BASIN TO PROVIDES A WATER QUALITY VOLUME OF 0.072 ACRE-FEET. THE WATER QUALITY VOLUME FOR A FILTRATION BASIN MUST BE REDUCED BY 50% ACCORDING TO APPENDIX C OF THE CCWOR. THEREFORE, THE FILTRATION BASIN WATER QUALITY VOLUME IS REDUCED FROM 0.072 ACRE-FEET, TO 0.036 ACRE-FEET. THE REMAINING WATER QUALITY VOLUME WILL BE ATTAINED THROUGH THE REGIONAL POND THAT WILL RECEIVE RUNOFF FROM THE REMAINING PORTIONS OF THE SITE. ACCORDING TO THE ELWELL COMMERCIAL PARK STORMWATER DRAINAGE REPORT, DATED 4/29/25, THE REGIONAL POND IS DESIGNED TO PROVIDE A WATER QUALITY VOLUME FOR 1.5-INCHES OF THE 0.707 ACRES OF IMPERVIOUS RUNOFF FOR THE SITE, WHICH INCLUDES THE 0.009 ACRES OF IMPERVIOUS THAT FLOW DIRECTLY TO JOHNSON STREET NE. THEREFORE, THE SITE WATER QUALITY VOLUME FROM THE REGIONAL POND IS 0.088 ACRE-FEET. THIS RESULTS IN A TOTAL WATER QUALITY VOLUME FOR THE SITE OF 0.124 ACRE-Ft, WHICH MEETS THE REQUIREMENT.

WATER QUALITY MUST BE PROVIDED IN AGGREGATE DUE TO SITE CONDITIONS NOT ALLOWING FOR AN EXPANSION OF THE FILTRATION BASIN. DRIVELANES CANNOT BE SHRUNK DUE TO THE NEED FOR DELIVERY TRUCKS TO ACCESS THE EAST SIDE OF THE BUILDING. SHRINKING THE DRIVELANES ANY MORE THAN THEY ALREADY ARE WOULD MAKE THIS IMPOSSIBLE. THE FILTRATION AREA CANNOT BE INCREASED DUE TO GRADE CONSTRAINTS. WIDENING THE POND RESULTS IN A WIDENED BERM, WHICH THEN CANNOT FIT WITHIN THE PROPERTY BOUNDARY. ADDITIONAL FILTRATION CAN NOT BE ADDED IN THE SOUTH DUE TO GRADE CONSTRAINTS AND ADDITIONAL FILTRATION CANNOT BE PROVIDED NORTH OF THE EXISTING BASIN DUE TO THE NEED FOR A LOCATION FOR THE WATER WELL THAT WILL SERVE THE STATION STORE.

THE CCWOR REQUIRE A MIDS MODEL TO BE PERFORMED ON THE SITE TO SHOW THAT THE AVERAGE POST DEVELOPMENT TSS REMOVAL IS AT LEAST 80% FOR EACH DISCHARGE POINT. BECAUSE THE REGIONAL POND IS HANDLING WATER QUALITY FOR THE DISCHARGE TO THE WEST, THAT AREA WASN'T ANALYZED. THEREFORE, ONLY THE EAST DISCHARGE POINT WAS ANALYZED. THE MIDS ANALYSIS SHOWED THAT THE AVERAGE POST DEVELOPMENT TSS REMOVAL FOR THE EAST DISCHARGE IS 85%, MEETING AND EXCEEDING THE REQUIREMENT.

PRETREATMENT FOR THE STORMWATER TREATMENT FACILITIES WILL BE PROVIDED BY SUMP MANHOLES EQUIPPED WITH SNOUT OIL/WATER/DEBRIS SEPARATORS OR HYDRODYNAMIC SEPARATORS.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- SILT FENCE  
SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
- ROCK CONSTRUCTION ENTRANCE  
ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
- CATCH BASINS  
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

- PHASED GRADING  
TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
- TRACKED SEDIMENT  
ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON

DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT.

- STOCKPILES  
STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
- TOPSOIL  
UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
- RESTORATION  
ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 14 DAYS.
- SLOPES  
IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
- DRAINAGE DITCHES  
THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
- PIPE OULETS  
PIPE OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
- CATCH BASINS  
ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
- DUST  
CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
- DEWATERING  
DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPs SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
- CONSTRUCTION MATERIALS AND DEBRIS  
CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
- CHEMICALS  
CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
- SPILLS AND CONTAMINATION  
IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
- CONCRETE WASHOUT AREA  
PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

- ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
- SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
- WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES

UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS. THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

- THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
- RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
- RECORD RAINFALL AMOUNT SINCE MOST RECENT INSPECTION.
- INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
- INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
  - INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
  - INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
  - INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
  - INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
- INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
- INSPECT STABILIZED AREAS FOR EROSION.
- RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
- RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
- RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

- ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
- SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
- CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
- IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT REMOVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
- PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,375
INLET PROTECTION	EA.	13
TURF ESTABLISHMENT	AC.	1.0

**Kwik  
TRIP**

**Kwik  
STAR**

KWIK TRIP, Inc.

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



3880 PHEASANT RIDGE DRIVE NE, SUITE 100 BLAINE, MN 55441  
TEL 763.469.7200 • FAX 763.469.7258  
CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.  
Signature: *Dan Wilke*  
Date: 01/31/25 License #: 53102

EROSION CONTROL NOTES  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
3	06/30/25	Per City Comments
4	07/08/25	Per City Comments
5	08/03/25	Per City Comments
6	09/19/25	San. & WM Edits
7	10/08/25	Per City Comments
8	10/08/25	Per City Comments

DRAWN BY: DJW  
SCALE: GRAPHIC  
PROJ. NO.: 11291-00  
DATE: 2025-01-31  
SHEET: C601

SWPPP DESIGN CERTIFICATION

I, Dan Wilke, hereby certify that I am a registered designer SWPPP, Erosion and Stormwater Management Certification Program.  
My certification expires May 2026.

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed installer SWPPP, Erosion and Stormwater Management Certification Program.  
Signature: \_\_\_\_\_  
Date: 01/31/25

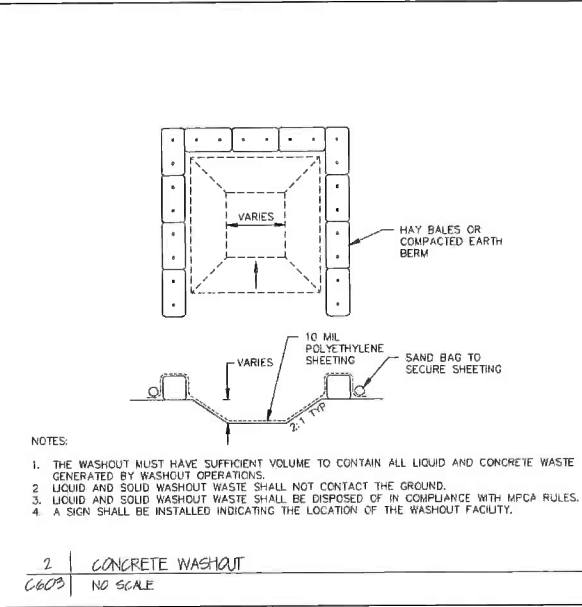
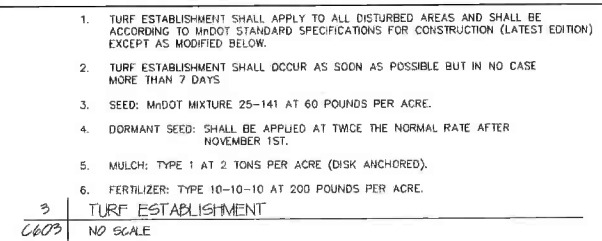
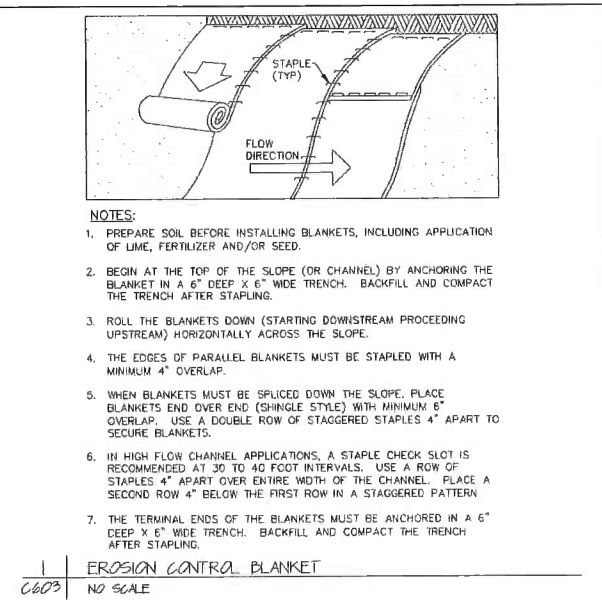
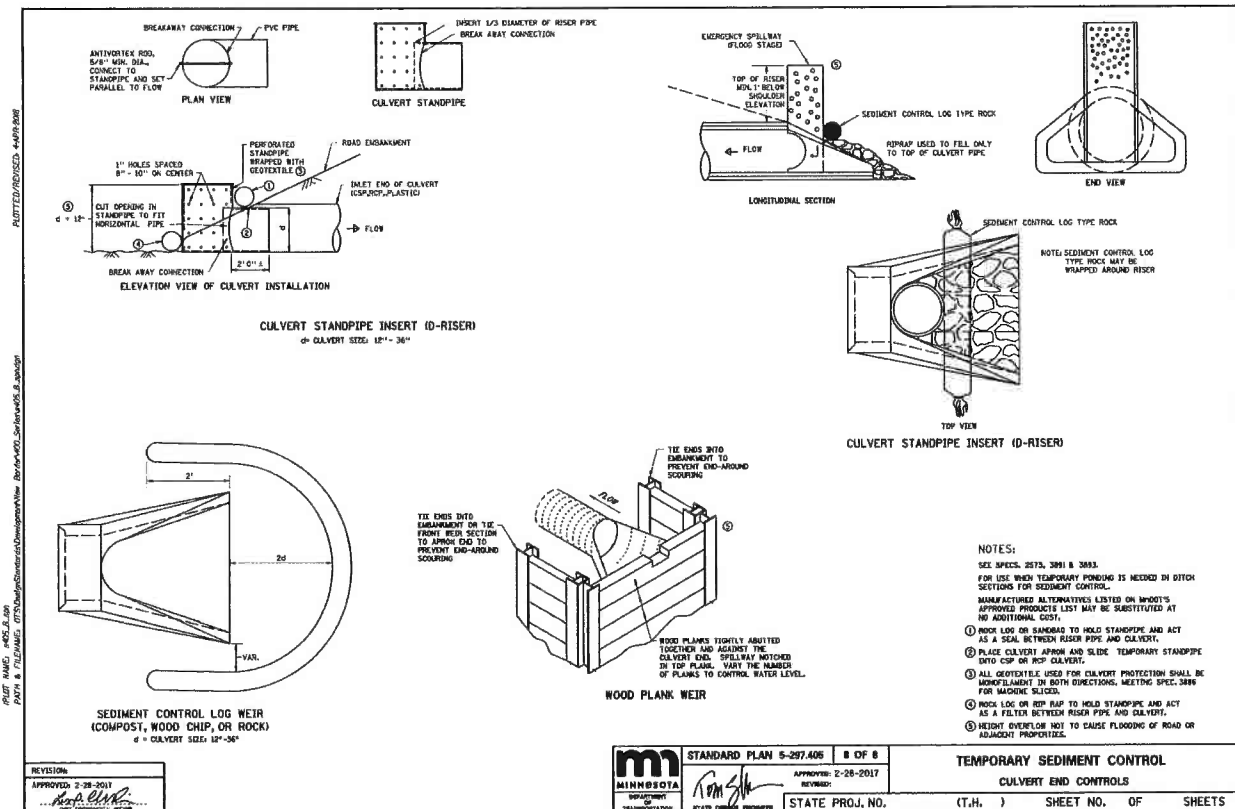
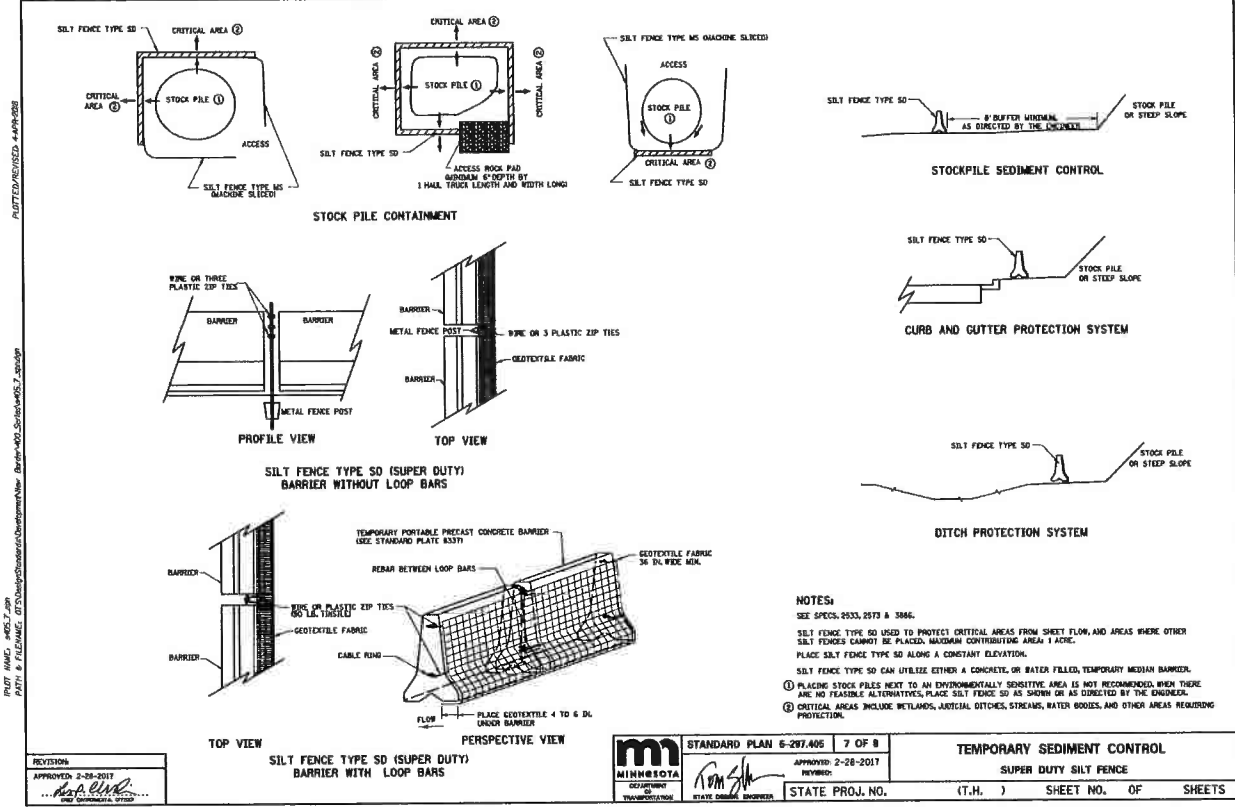
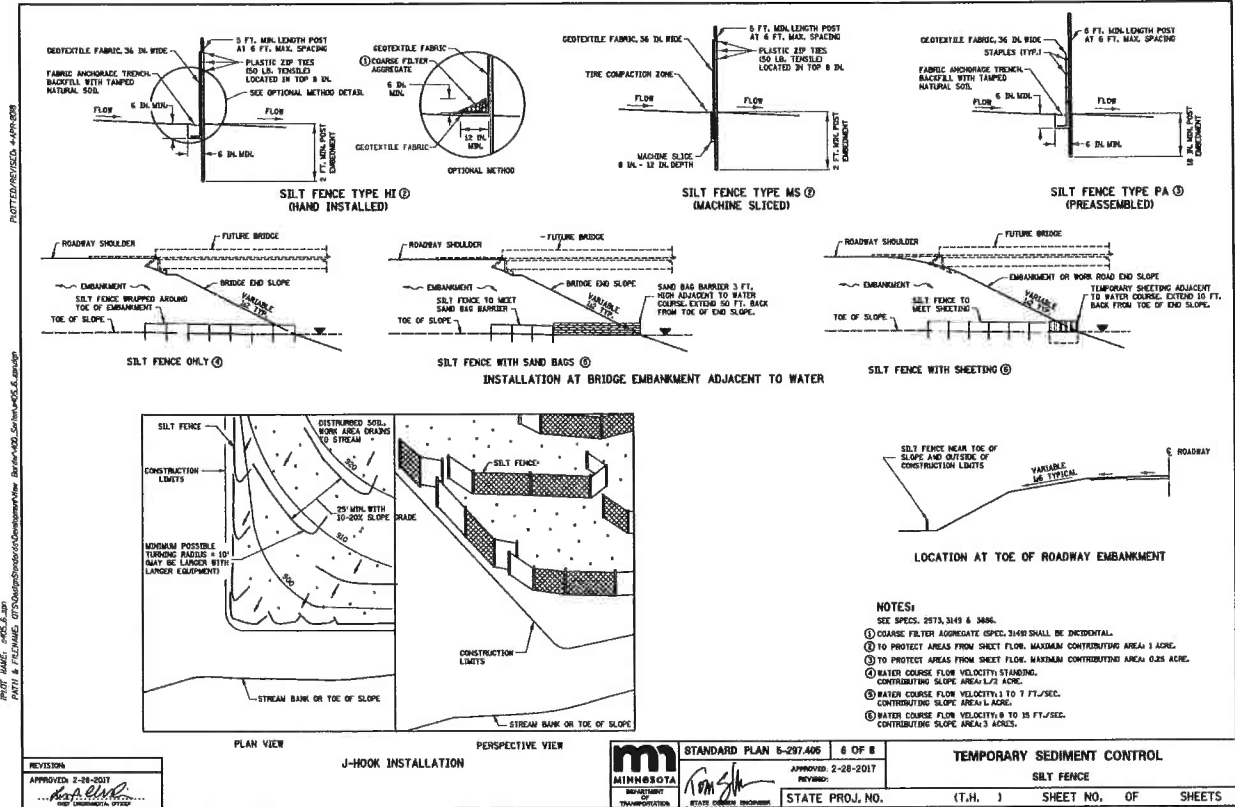
SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed inspector SWPPP, Erosion and Stormwater Management Certification Program.  
Signature: \_\_\_\_\_  
Date: 01/31/25









**Kwik Trip**

**Kwik Star**

KWIK TRIP, Inc.  
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1920 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55441  
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CARLSON-ENGINEERING.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.

Name: Daniel J. Wilke, P.E.  
Signature: *D. Wilke*  
Date: 01/31/25 License #: 53182

**EROSION CONTROL DETAILS**

**CONVENIENCE STORE #1790**

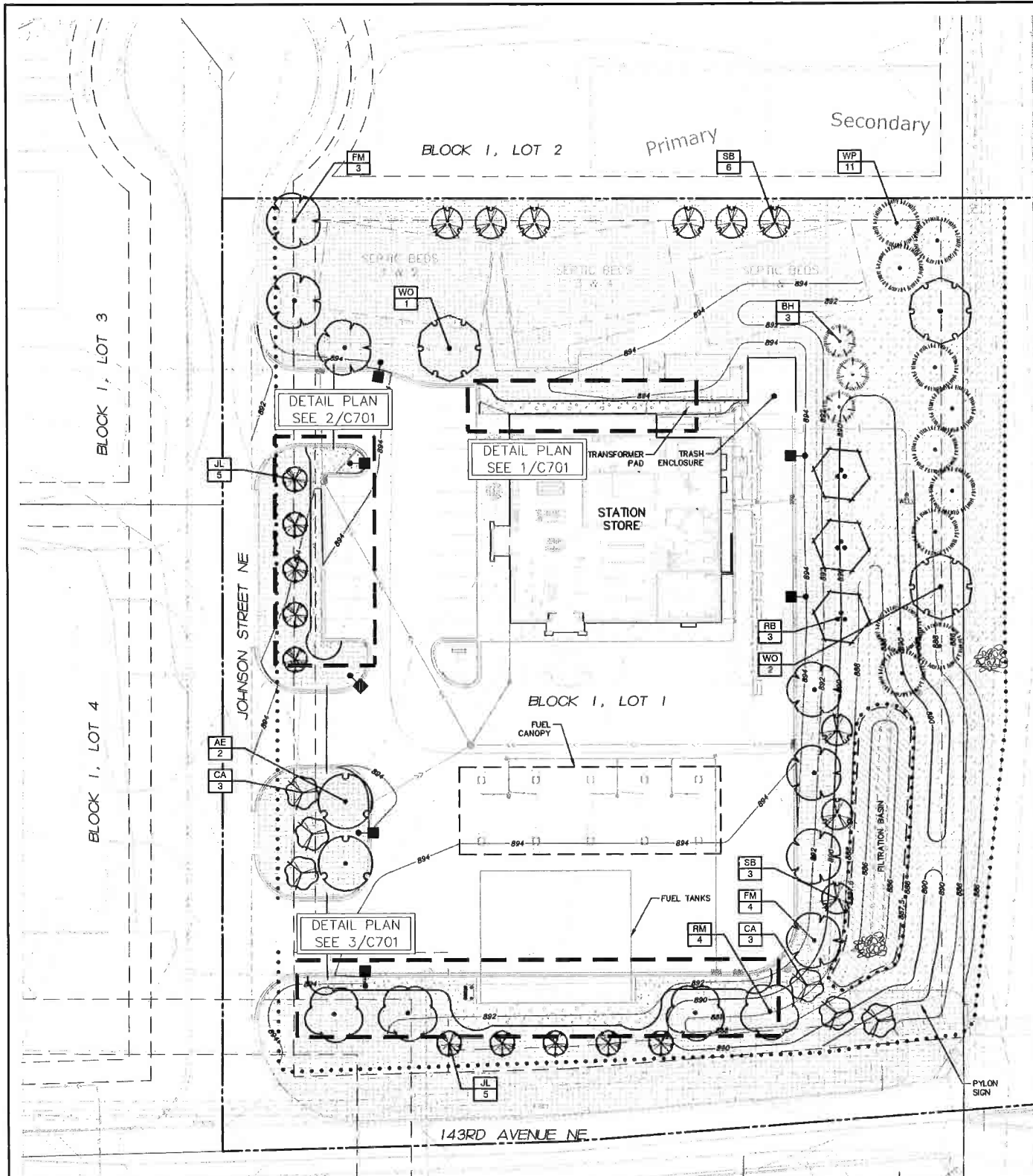
**MN HIGHWAY 65 & 143RD AVENUE NE**

**HAM LAKE, MINNESOTA**

#	DATE	DESCRIPTION
3	06/30/25	Per City Comments
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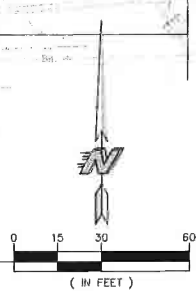
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SCALE: GRAPHIC  
PROJ. NO.: 11291-00  
DATE: 2025-01-31  
SHEET: C603





**WARNING!!**  
NORTHERN NATURAL GAS  
NEW RESIDENTS MUST  
Before Excavation, Contact:  
NORTHERN NATURAL GAS  
(877) 654-0646

1 OVERALL LANDSCAPE PLAN  
C700



### LANDSCAPE PLAN NOTES

1. **EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW, IN MINNESOTA, CALL Gopher State One-Call at 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  2. LANDSCAPE SPECIFICATIONS.
  3. PLAN DRAWINGS.
  4. PLANT MATERIAL SCHEDULES.
  5. CITY STANDARD SPECIFICATIONS AND DETAILS.
  6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

### LANDSCAPE SPECIFICATIONS

1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR INFILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
7. **SOODING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SOODING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL, WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED OVER INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. **IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER, IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDING AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDING AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED. REFER TO MNDOT SEEDING MANUAL FOR ADDITIONAL INFORMATION ON PLANTING, ESTABLISHING AND MAINTAINING NATIVE SEED MIXES.
17. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

# Kwik Trip

# Kwik Star

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

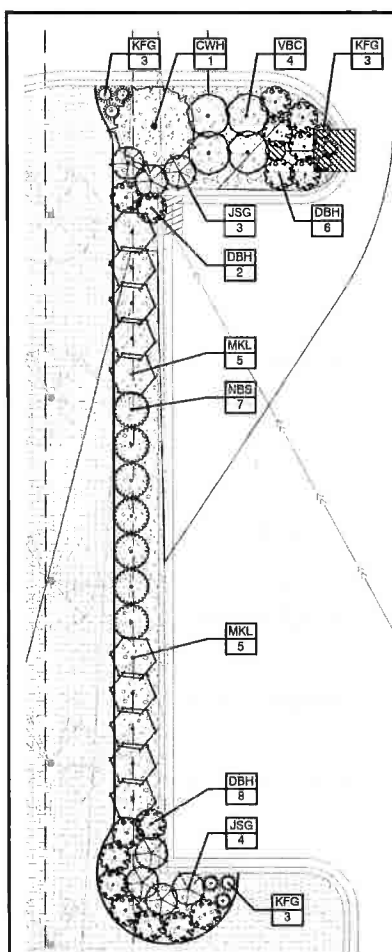
**CARLSON ENGINEERING**  
1690 PHILASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449  
TEL 763.485.7900 F 763.485.7559  
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
Name: Ryan J. Rutledge, RLA  
Signature: [Signature]  
Date: 01/31/25 License #: 56346

LANDSCAPE PLAN  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
1	06/16/25	Per City Comments
2	06/30/25	Per City Comments
3	07/08/25	Per City Comments
4	09/03/25	Per City Comments
5	09/19/25	San. & WM Edits
6	10/06/25	Per City Comments
DRAWN BY		RJR
SCALE		GRAPHIC
PROJ. NO.		11291-00
DATE		2025-01-31
SHEET		C700





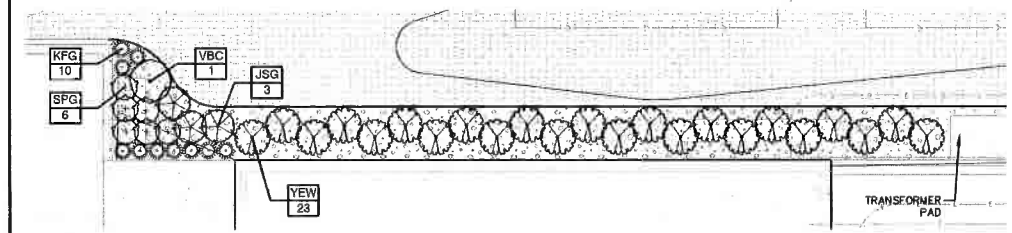
LANDSCAPE QUANTITIES  
±500 LF POLY EDGING - BLACK

PLANT SCHEDULE

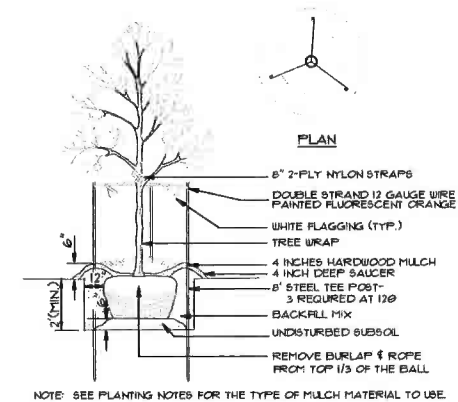
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	4	Acer rubrum 'Northwood'	Northwood Red Maple	2" Cal.	B&B
	FM	7	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	RB	3	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8" Ht.	B&B
	WO	3	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	AE	2	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BH	3	Picea glauca densata	Black Hills Spruce	6" Ht.	B&B
	WP	11	Pinus strobus	White Pine	6" Ht.	B&B
ORNAMENTAL TREES						
	SB	9	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7" Ht.	B&B
	CA	6	Malus x 'Prairifire'	Prairifire Crabapple	1.5' Cal.	B&B
	JL	10	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	BCB	13	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	#5 Cont.	
	SSC	19	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	22	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	33	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	3	Hamamelis virginiana NATIVE	Common Witch Hazel	#5 Cont.	
	NBS	7	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.	
	SPG	6	Spiraea x bumalda 'Goldflame' Gold Foliage, Red Flowers	Goldflame Spiraea	#5 Cont.	
	MKL	10	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5 Cont.	
	VBC	13	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	37	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	YEW	23	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.	
GRASSES						
	KFG	59	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#3 Cont.	
GROUND COVERS						
	ROCK	3,528 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	47,295 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	25,257 sf	Type I - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	
	TI	3,365 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	

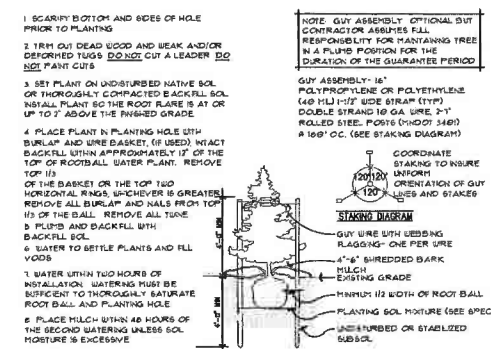
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C701



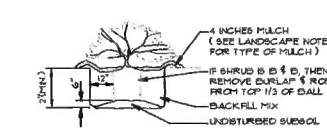
2 LANDSCAPE PLAN ENLARGEMENT  
C701



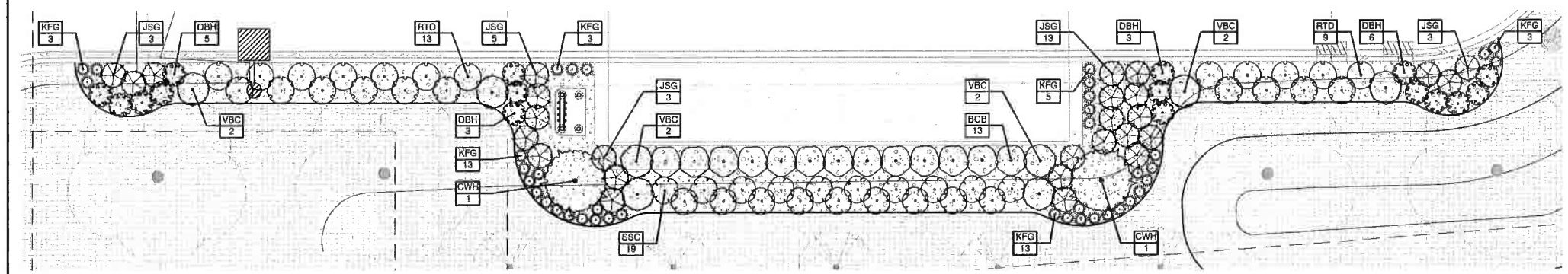
A DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



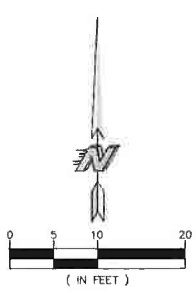
B CONIFEROUS TREE PLANTING DETAIL  
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL  
NOT TO SCALE



3 LANDSCAPE PLAN ENLARGEMENT  
C701



**Kwik  
TRIP**

**Kwik  
STAR**

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3890 PHEASANT RIDGE DRIVE NE, SUITE 300, DUBLINE, OH 43017  
TEL 740.465.7500 • FAX 740.465.7519  
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
Name: Ryan J. Ruttger, RLA  
Signature:   
Date: 01/31/25 License #: 56346

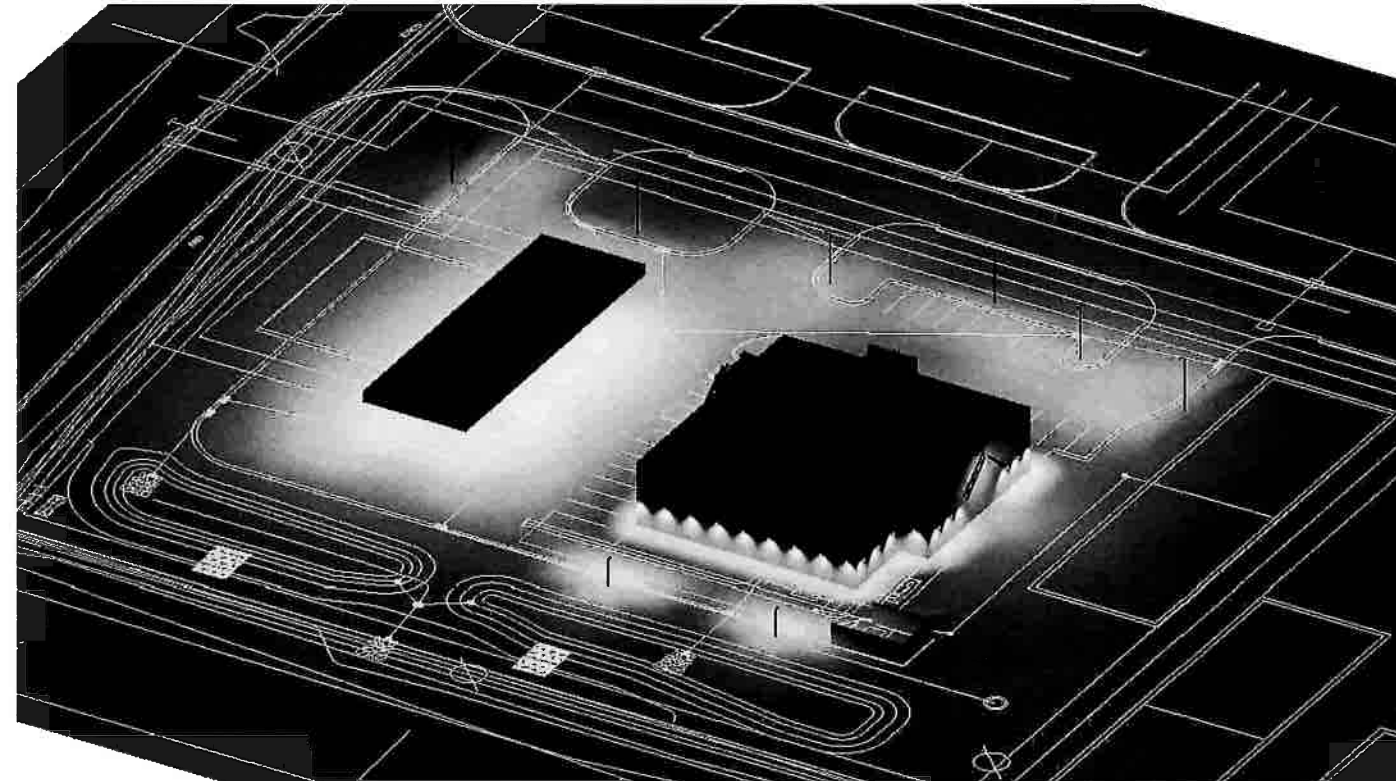
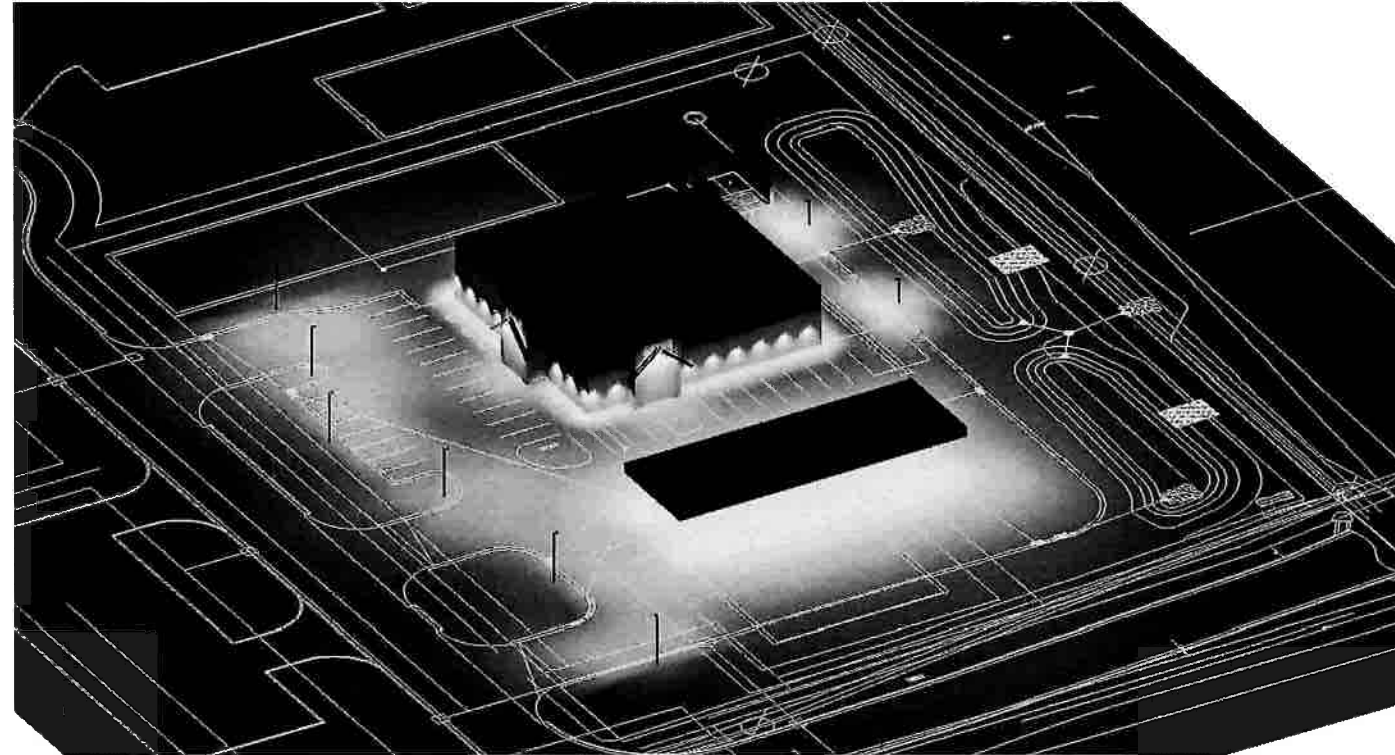
LANDSCAPE PLAN  
CONVENIENCE STORE #1790  
MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION
1	08/18/25	Per City Comments
2	06/30/25	Per City Comments
3	07/08/25	Per City Comments
4	09/03/25	Per City Comments
5	09/19/25	San. & VM Edits
6	10/06/25	Per City Comments
DRAWN BY: RJR		
SCALE: GRAPHIC		
PROJ. NO.: 11291-00		
DATE: 2025-01-31		
SHEET: C701		









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

all

Alan Czarnecki Reg. No. 14540  
Date 01-13-25

2024-0195.47

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**CP2E**

## GRADE

275 West Wisconsin Avenue, S  
Milwaukee, WI 53202

414 / 259 1500

414 / 259 0037 fax

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# KWIK TRIP

**Kwik  
Star**

**KWIK TRIP, Inc.**  
P.O. BOX 2107  
1626 OAK STREET  
LA CROSSE, WI 54602-2107  
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, NH 05449  
TEL 763.489-7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

PHOTOMETRIC

RENDERING PLANS  
CONVENIENCE STORE #1790

MN HIGHWAY 65 & 143RD AVENUE NE  
HAM LAKE, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY _____	BAB / DLC _____
SCALE _____	AS SHOWN _____
PROJ. NO.	11291-00
DATE _____	2024-07-16
SHEET _____	C801



## Excerpts from Article 11 of the Ham Lake City Code

...

### **11-1800 LANDSCAPING IN COMMERCIALLY ZONED AREAS**

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

**11-1810 Landscape Plan Required** No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

**11-1820 Installation Required** No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

**11-1830 Time for Submission** The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

### **11-1840 Contents and Specifications**

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

- A. Perimeter of all buildings, signs or other structures;
- B. Parking lots and walkways, identifying pavement material;
- C. Areas of decorative rock, identifying type of rock;
- D. Areas of lawn;
- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.



## **11-1850 MINIMUM LANDSCAPING REQUIREMENTS**

**11-1851 Paved Surfaces** All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

**11-1852 Ground Cover** On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

**11-1853 Tree Plantings** Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- B. The use of conifers shall be encouraged and preferred.
- C. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

## **11-1860 Case by Case Evaluation**

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial



relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.



## NOTICE OF PERMIT APPLICATION STATUS

**Project:** Kwik Trip 1790 - Ham Lake

**Date:** July 29, 2025

**Applicant:** Kwik Trip, Inc.  
Attn: Nathan Byom  
1626 Oak Street  
LaCrosse, WI 54602

**Permit Application#:** P-25-019

**Purpose:** construction of a convenience store and associated stormwater treatment features

**Location:** Kwik Trip 1790 - Ham Lake, Parcel 3 - Elwell Commercial Park, Ham Lake

At their meeting on 07/28/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 3 conditions and 4 stipulations. **This is NOT a permit.**

Prior to permit issuance, the following conditions must be fulfilled. Please respond to each of these items in writing when resubmitting application materials to the District.

### Conditions:

1. Submittal of a performance escrow in the amount of \$3,395.00.
2. Provide MnDOT approval for discharge into ditch.
3. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

After issuance, the permit will include the following stipulations that need to be fulfilled before permit closeout:

### Stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of the Application Review Report dated 7/23/2025, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of a post construction infiltration test on the Filtration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If



a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,

A handwritten signature in black ink that reads "Erin Margl". The script is cursive and fluid, with the first name "Erin" and last name "Margl" clearly distinguishable.

Erin Margl  
Watershed Development Coordinator

cc: File P-25-019  
Eileen Weigel, Stantec  
Dave Krugler, City of Ham Lake  
Jennifer Bohr, City of Ham Lake