Agenda

Hugo Planning Commission
Thursday, December 11, 2025
Hugo City Hall
7:00 PM

A. ROLL CALL: Andress, Derr, Fahey, Granger, Klein, Kleissler, Petty

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES

1. October 23, 2025

D. PUBLIC HEARING

1. **Kwik Trip, Inc. –** Requesting approval of a Comprehensive Plan Amendment, Zoning Amendment, Conditional Use Permit, Preliminary Plat, and Site Plan for a gas station and convenience store with attached carwash on property located north of 159th Street North and east of Forest Boulevard North.

E. NEW BUSINESS

1. **KLG Holding, LLC.** – Requesting site plan approval for a 9,088 square-foot commercial building located at 13845 Forest Boulevard North to be known as "The Dance Unit."

F. OLD BUSINESS

G. ADJOURNMENT

Minutes for the Planning Commission Meeting of Thursday, October 23, 2025

Acting Chair Derr called the meeting to order at 7:00 pm.

PRESENT: Derr, Fahey, Granger, Klein, Kleissler, Petty

ABSENT: Andress

STAFF: Rachel Juba, Community Development Director
Max Gort, Associate Planner

Pledge of Allegiance.

Oath of Office

Jordan Fahey took the Oath of Office and was sworn in as a new Planning Commissioner.

Approval of Minutes for the Planning Commission Meeting of September 25, 2025

Commissioner Klein made a motion, seconded by Commissioner Petty, to approve the minutes for the Planning Commission meeting of September 25, 2025.

AYE: Derr, Granger, Klein, Petty
NAY: None.
ABSTAIN: Fahey, Kleissler

Motion carried.

Public Hearing: Minor Subdivision – Jody Avenue North

Associate Planner Gort presented background on the proposed Minor Subdivision for property on Jody Avenue North. The property owner, Heidi Harvieux, requested to split the 30.06-acre property into two parcels at 20.06 and 10.00 acres in size. The property is zoned and guided in the Comprehensive Plan as Agricultural (AG). Properties in the AG zoning district have a minimum lot size of 10 acres. Staff is of the opinion that the proposal meets the necessary criteria of approval, and recommended approval of the Minor Subdivision subject to the conditions listed in the resolution.

Chair Kleissler opened the Public Hearing at 7:04 PM

No one spoke.

Chair Kleissler closed the Public Hearing at 7:06 PM

DRAFT

Commissioner Klein reviewed some items from the packet and listed some items needed before a home could be built on the newly created parcels. Klein said he's in favor of approving the minor subdivision.

Commissioner Klein made a motion, seconded by Commissioner Petty, to recommend approval of the minor subdivision to the City Council.

All ayes.
Motion carried.

The request will be reviewed by the City Council at their November 3, 2025 meeting.

New Business

Juba remined the Planning Commission of the rescheduled Citywide Bus Tour on Saturday, October 25, 2025.

Old Business

None.

Adjournment

Commissioner Klein made a motion, seconded by Commissioner Petty, to adjourn at 7:10 PM.

All ayes.
Motion carried.

Respectfully Submitted,
Max Gort, Associate Planner

Agenda Number: D.1

CITY OF HUGO

PLANNING AND ZONING
APPLICATION STAFF REPORT

TO: Hugo Planning Commission

FROM: Max Gort, Associate Planner

SUBJECT: **Kwik Trip, Inc. –** Comprehensive plan amendment, zoning amendment, preliminary plat, conditional use permit, and site plan for a gas station and convenience store with attached carwash on two parcels located north of 159th Street North and east of Forest Boulevard North.

DATE: December 8, 2025, for the Planning Commission meeting of December 11, 2025.

ZONING: General Business (C-2) and Planned Unit Development (PUD)

COMPREHENSIVE PLAN: Commercial (COM) and Low Density Residential (LD)

120-DAY REVIEW DEADLINE: February 3, 2026

1. DESCRIPTION OF REQUEST:

The applicant is requesting site plan and associated approvals that would allow for the construction of a gas station and convenience store with attached carwash. There are two parcels of interest, the easterly of which (Parcel 1) is zoned and guided for single-family residential use, and the westerly of which (Parcel 2) is zoned and guided for commercial use. The parcels are located northeast of the roundabout intersection with 159th Street North and Forest Boulevard North (Highway 61). The comprehensive plan amendment request is to change the land use designation for Parcel 1 in the 2040 Land Use Plan from Low Density Residential (LD) to Commercial (COM). The zoning amendment request is to change the zoning of Parcel 1 from Planned Unit Development (PUD) to General Business (C-2). The preliminary plat request is to adjust the property line shared by the two parcels. The conditional use permit request is to allow for the attached carwash, and to allow the convenience store to operate 24 hours. The overall site plan includes a 9,126 square foot convenience store, 1,931 square foot one-bay attached car was, and fuel canopy with ten fuel dispensers. The entirety of the Kwik Trip development would be located on Parcel 2, with Parcel 1 reserved for future commercial development. The applicant is showing a "ghost" plan on Parcel 1, but no approvals for development on Parcel 1 are being requested at this time.

2. CONTEXT:

A. Surrounding Land Use and Zoning

The properties to the east and southeast are zoned Planned Unit Development (PUD) and are parts of the Shores of Oneka Lake development which includes single family homes and apartments. The properties to the south along Forest Boulevard are zoned General Business (C-2) and are occupied by industrial-type businesses. The properties to the west are zoned Single-Family Detached Residential (R-3) and are occupied by single-family homes in the Creekview Preserve development. The property to the north is also zoned R-3, is currently vacant, and is guided for low density residential development..

B. Existing Site Characteristics

The properties are currently vacant, having been graded with the Shores of Oneka Lake development. There is a berm along the north property line that was created with the grading of the development, and there is some terrain sloping downwards toward the east. There are no trees or wetlands on the site.

3. ANALYSIS:

A. Level of City Discretion in Decision-Making

The City has discretion in approving or denying a comprehensive plan amendment on whether or not the proposed project has impacts on regional systems including transportation, wastewater and regional parks. The City has a higher level of discretion with a comprehensive plan because the burden of proof is on the applicant to show that they meet the standards.

The City has discretion in approving or denying zoning amendment applications, based on whether or not the proposed project meets the standards outlined in the Comprehensive Plan and Zoning Ordinance requirements. If the City finds that all the applicable standards are met, the zoning amendment application must be approved. However, if the City finds that any of the applicable standards are not met, the application may be denied.

The City has limited discretion in approving or denying a subdivision application. The City's discretion is limited to whether or not the proposed subdivision meets the standards outlined in the Comprehensive Land Use Regulations. If it meets these standards, the City must approve the subdivision.

The City's discretion in approving or denying a conditional use permit is limited to whether or not the proposed application meets the standards outlined in the City's Comprehensive Land Use Regulations. If it meets these standards, the City must approve the conditional use permit.

The City's discretion in approving or denying a site plan is limited to whether or not the proposed project complies with the Comprehensive Plan and Zoning Ordinance requirements. If it meets these standards, the City must then approve the site plan.

B. Consistency with Ordinance Standards

The applications comply with the ordinance standards as follows:

Comprehensive Plan Amendment

The applicant is requesting a comprehensive plan amendment to change the land use of Parcel 1 from Low Density Residential (LD) to Commercial (COM), matching the current land use designation of Parcel 2.

In review of the request, staff used the following criteria:

1. *Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including but not limited to whether new information has become available since the Comprehensive Plan was adopted that supports re-examination of the plan, or that existing or proposed development offer new opportunities or constraints that were not previously considered by the Plan.*

   The property is currently guided as Low Density Residential (LD) in the 2040 Land Use Plan. The property is directly adjacent to Parcel 2 which is guided Commercial (COM), and across 159th Street North from property that is guided Low Density Residential (LD).

   With the creation of the Shores of Oneka Lake development, 159th Street was brought through this area and separated two sections of land that were guided LD. Amending the designation of the separated parcel (Parcel 1) to match its adjoining parcel (Parcel 2) would allow for continuity throughout the site and create a better transition of land uses by separating commercial uses to one side of the street and low density residential uses on the other side of the street.

2. *Is the requested amendment needed to allow reasonable use of the site?*

   The proposed amendment to Commercial (COM) is compatible with the existing commercial land use designation on the adjoining parcel, and allows for a separation between land guided COM and LD by having them on opposite sides of the street. The proposed amendment would allow for a more reasonable use of the site by creating more continuity of compatible land uses.

3. *The relationship of the proposed amendment to the supply and demand for particular land uses within the city and the immediate vicinity of the site.*

   The site is at the northeast corner of the intersection of Forest Boulevard (Highway 61) and 159th Street North. The 2040 Land Use plan outlines the development characteristics of the COM land use designation, which includes being located at the intersections of arterials and major collectors, and requires a location with effective buffering and careful transition to uses of less intensity. The site exhibits

characteristics that would create greater demand for land guided for commercial development.

4. *A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.*

   Allowing Parcel 1 to be guided COM will create continuity with the adjoining Parcel 2 and allow for the road to create a quality buffer to the Low Density Residential uses to the east.

5. *The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including but not limited to:*

   a. *Transportation Plan;*

      Based on trip generation calculations for the existing and proposed land use, the change in land use will not adversely impact the transportation system.

   b. *Sanitary sewer flows and water supply;*

      The applicant is proposing a land use change from Low Density Residential to Commercial. Staff has reviewed sewer flows generated and have determined there is an increase in sewer flows generated from the proposed land use change. The increase is nominal, and the City's sanitary sewer system can accommodate the additional flow. The change is land use does not have a system impact. This change will require a comprehensive plan amendment, however early indications are that due to the minor nature of the proposed change, and these amendments would be reviewed by MCES staff administratively.

   c. *Parks and Open Space;*

      This development is in Neighborhood Park Service Area 10 which includes Oneka Lake Park, Bernin Park, and the Oneka Lake Boat Launch. The surrounding properties are a mix of commercial and low density residential. The proposed amendment would change the designation of the property from LD to COM, which does not increase the need for a park in the area. The proposed amendment does not have an impact on the Regional Parks System.

   d. *Capital Improvement Program (CIP).*

      There are no public streets in the proposed project. In addition, the applicant would be responsible for the full cost of the infrastructure improvements needed to serve the property. No impacts will be made to the CIP with this project. The trunk fees will be paid with the project.

6. *Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts upon the City of Hugo.*

   The development would generate sufficient utility hookup funds and property taxes to cover the demand on City services.

There is a requirement for adjacent jurisdiction review for comprehensive plan amendments. Staff has discussed the comprehensive plan amendment with the City's Sector Representative from the Met Council. Since the property is less than 40 acres, does not change the growth forecasts or TAZ allocations, and it more than one quarter mile from an adjacent jurisdiction (besides Washington County), and the City is its own LGU for stormwater, the adjacent jurisdictional review can be waived.

Staff did provide the plans to MnDOT for review and comment. Staff received comments from MnDOT and the project will be required to comply with the letter.

It is in staff's opinion that the proposed land use change meets the criteria necessary to approve the comprehensive plan amendment.

Zoning Amendment

The applicant is requesting to rezone the property from Planned Unit Development (PUD) to General Business (C-2).

Staff has analyzed this rezoning based on the four criteria in the City ordinance under Section 90-40, Zoning Amendments:

1. *The requested amendment is in compliance with the city's comprehensive plan*

   If the comprehensive plan amendment is approved, the zoning will be in compliance with the comprehensive plan.

2. *The proposed zoning classification is appropriate for the property given the topographic, environmental and cultural limitations of the site.*

   The buildings and site area arranged to accommodate the proposed use in regards to parking, access, and building placement. The proposed zoning classification is appropriate for the property because there are no topographic, environmental, or cultural limitations of the site.

3. *Existing public infrastructure is adequate to handle the development that can reasonably be foreseen on the site*

   The property is adjacent to and is accessible from 159th Street, which is designated as a Minor Collector in the 2040 Comprehensive Plan. The property can be adequately served with the accesses proposed. The property is served by city sewer and water.

4. *The proposed zoning classification will not have unreasonable negative impacts on neighboring properties*

   The property is immediately adjacent to commercially-zoned property, and across 159th Street from residentially-zoned property. The proposed zoning classification will buffer noncompatible uses with the street between them, thus minimizing the impact on neighboring properties. The access is proposed on 159th Street which is classified as a Minor Collector road in the 2040 Comprehensive Plan. 159th Street is designed to accommodate and has the capacity for additional traffic.

   The proposed zoning will not have unreasonable negative impacts on the neighboring properties.

5. *The floodplain designation on the official zoning map shall not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the floodplain.*

   No floodplain areas are proposed to be impacted with the project.

It is in staff's opinion that all of the necessary requirements for approval of a zoning amendment are met.

Conditional Use Permit

The developer is requesting a carwash use to be allowed on the property, and for the gas station and convenience store to operate 24 hours per day, both of which uses are allowed in the C-2 zoning district with approval of a conditional use permit.

The Planning Commission must review the application for a conditional use permit with the standards provided in Section 90-37 of the City Code. Staff used these standards to review the application and found that the request meets all applicable standards as follows:

1. *The proposed use is permissible by law.*

The proposed uses are allowed by conditional use permit.

2. *The proposed use is keeping with the spirit and intent of the ordinance.*

The proposed uses are allowed in the C-2 zoning district with a CUP, and will keep with the spirit and intent of the ordinance. The carwash and 24-hour operation are conditional uses since they have the potential to generate a greater impact on any adjacent noncompatible uses. 159th Street creates an adequate buffer between the proposed commercial site and the residential properties to the east. Highway 61 will create an adequate buffer for properties to the west. The site incorporates landscaping to create a visual buffer from neighboring properties on all sides.

The carwash is located on the west side of the property towards the highway of Forest Boulevard, directing the noise it generates further away from adjacent residential properties.

Additionally, there will be landscaping between the carwash and highway creating a visual buffer from view of the highway. The CUP request for the carwash meets the spirit and intent of the ordinance.

Section 90-219 of City Code outlines specific requirements and performance standards for convenience stores and gas stations, including that the hours of operation shall be limited to 6:00 AM to 11:00 PM, unless amended as part of a conditional use permit. The applicant is requesting for the hours of operation to be 24 hours. The convenience store and gas station will receive the majority of their business traffic from the Highway 61, and the site is designed to keep traffic contained to the gas station and convenience store parking lot and away from the nearby neighborhood. The CUP request for 24-hour operation meets the spirit and intent of the ordinance.

3. *The proposed use is compatible with the City's Comprehensive Plan and the character of the surrounding area.*

The proposed use requires a comprehensive plan amendment to have a land use of Commercial (COM) on Parcel 1. The property is located within and area that is adjacent to a commercial businesses, apartments, and single-family homes, all of which are appropriately separated from each other by streets and transitional uses. The uses will be contained to the site with the buffer of 159th Street, and generally will not have an impact on the character of the surrounding area.

If the comprehensive plan amendment is approved it will be compatible with the comprehensive plan and character of the area.

4. *The proposed use has adequate drainage, water supply, electrical, gas, and sewage treatment facilities.*

The proposed use as adequate drainage, water supply, and utilized to the site.

5. *The proposed use has adequate road access.*

The property has access to 159th Street.

6. Technical Evaluation of Floodplain.

The developer is not proposing to impact any floodplain.

7. The proposed use should not increase the potential for flood damage.

The proposed use would not obstruct the floodplain or increase the potential for flooding.

8. *The proposed use will not damage or reduce the benefits the public receives from public waters.*

The proposed use would not damage or reduce the benefits from any public waters.

9. *The use of watercraft on public waters.*

The proposed use would not involve the use of watercraft on public waters.

10. *All structures shall be screened from view of public waters.*

The proposed use would not be visible from public waters.

11. *Wetland impacts.*

The proposed use does not impact wetlands.

12. All state and local permits shall be acquired for the conditional use.

The developer would be responsible for obtaining all state and local permits.

13. Adequate screening and buffering from non-compatible uses and public rights-of-way.

The proposed use is compatible with the adjacent developments. Landscaping will be installed with the development.

It's in staff's opinion that the developer has met the criteria to approve the CUP requests.

Performance Standards

Sec. 90-213 of City Code outlines performance standards for carwashes, which includes:

(a) It is unlawful for any person to construct or operate a commercial carwash in the city, except in conformance with this chapter

Carwashes are allowed in the C-2 zoning district with approval of a conditional use permit. If the CUP is approved, the carwash will be in compliance with this chapter of the zoning code.

(b) Carwashes must be served by a public sanitary sewer system.

The carwash will be served by City sewer and water.

(c) Parking, or stacking space, must be provided to accommodate the number of vehicles that may be washed in a 15-minute period. A minimum of 180 feet of stacking lane shall be provided separate from all parking areas.

The site plan provides approximately 200 feet of vehicle stacking space separate from parking and loading areas, satisfying the requirement.

(d) Operation of the carwash shall not disrupt or degrade the quality of service provided by the municipal water system to other users or for fire flow.

The carwash will not disrupt the municipal water system for other users or fire flow.

Sec. 90-219 of City Code outlines performance standards for convenience stores and gas stations with prepared food and/or motor fuel sales, grocery, food operations, and/or convenience motor fuel with no vehicle service or repair. These performance standards include:

(1) Convenience/deli food is of the take-out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity, use and merchandise shall not exceed 15 percent of the gross floor area.

The site plan generally meets these requirements, except that the interior floor plan shows a small countertop seating area with six seats. Staff is comfortable with this seating area, since its overall footprint is minimal and the only food that can be consumed there is individually packaged and take-out type, meaning that dine-in services resembling a restaurant will not be involved.

(2) The storage, preparation and service of food items are subject to specific written sanitary requirements based upon the applicable state and county regulations.

The applicant is responsible for obtaining any necessary permits from the state and county health departments.

(3) The proximate area and location of space devoted to nonautomotive merchandise sale shall be specified in the application and in the conditional use permit.

The interior of the convenience store is primarily dedicated to the sale of nonautomotive merchandise. Staff will work with the applicant to determine approximate areas and location of automotive merchandise.

(4) The off-street loading space and building access for delivery of goods shall be separate from customer parking and entrances shall not cause conflicts with customer vehicles and pedestrian movements.

There is a separate loading zone on the north side of the building that will not cause conflicts with customer vehicles and pedestrian movements.

(5) The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless amended by the council as part of the conditional use permit.

The applicant is proposing hours of operation to be 24 hours, which is requested as part of the conditional use permit. The application meets this standard with approval of the hours of operation in the CUP.

(6) Motor fuel facilities shall be installed in accordance with state and city standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
There are 20 parking spaces located within the fuel area, with adequate space between them to allow for the movement of traffic. The underground storage tanks are located north of the fuel

canopy in a location that will not interfere with general vehicle movements on the site. All fuel pumps are proposed to be installed on pump islands.

(7) A protective canopy located over pump islands may be an accessory structure on the property and may be located 20 feet or more from the front lot line, provided adequate visibility both on and off site is maintained.

The site plan shows a canopy located over the pump islands. The architecture of this canopy was revised based on staff comments to match the architecture of the building, utilizing brick on the columns and a pitched roof with asphalt shingles. The placement of the canopy meets the setback requirement.

(8) All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30 footcandles.

The applicant will need to demonstrate that this condition is met with an updated photometric plan and cut sheets for lighting fixtures. In the previous photometric plan, pump island lighting did not exceed 30 footcandles at any point.

(9) Litter control. The operation shall be responsible for litter control from the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

The applicant has not indicated the location of trash receptacles for litter control on the site plan. Staff will work with the applicant to ensure that trash receptacles are provided at convenient locations, and staff will ensure that litter control is occurring on site after the commencement of operation.

It is in staff's opinion that the application meets all performance standards for the carwash, convenience store, and gas station.

Site Plan

The site plan is for the gas station and convenience store with an attached one-bay carwash.

The access to the site is proposed from 159th Street.

Building Setbacks

The C-2 zoning district requires a 30-foot front, side, and rear yard setbacks. The site plan complies with the setback requirements.

Building Height

The C-2 zoning district has a maximum building height of 35 feet. The applicant is proposing the height of the convenience store to be 24 feet, the carwash to be 14 feet, and the fuel canopy to be 15.5 feet. These meet the building height requirements.

Building Coverage and Lot Coverage

The C-2 zoning district limits maximum lot area to be covered by a building to 35% and maximum lot area to be covered by impervious surface to 85%. The applicant is proposing a building coverage of 15% and a total impervious surface area coverage of 70%. The site plan complies with the coverage requirements.

Streets and Access

There are two access points located on 159th Street. The easterly access point is a full access with the driveway leading toward the fuel pumps and front entrance of the convenience store. The westerly access point is a right-in, right-out only access located behind the median of 159th Street. This second access location was recommended by staff to reduce the congestion of traffic attempting to turn left into the site with two full accesses close to each other. These access points are in sufficient locations.
The westerly access point is intended to only allow for vehicles exiting the property to turn right onto 159th Street. The geometrics of the access point currently allow for a vehicle to turn into the site at this access point. The applicant will be required to update the plans to only allow for right turns out of this access point, and staff will continue to work with the applicant and review the geometrics of the proposed access.

MnDOT has reviewed the access configuration and is comfortable with the additional traffic that will be utilizing the roundabout at Highway 61.
A cross-access easement for future commercial development on Parcel 1 will need to be dedicated.

Parking

According to the Section 90-253 PARKING of the City Code, based on the use and the size of the building the total number of parking spaces required is 45. The applicant is proposing 58 parking spaces on the east, south, and west side of the convenience store building, which satisfies the parking requirement. Additionally, the applicant has indicated that 20 spaces will be available within the fueling area.

The vehicle circulation within the parking lot works well.

Landscaping

Section 90-181 of the Zoning Ordinance provides landscaping requirements for developments. The site plan includes tree and shrub locations and species.

In order to meet the landscape requirements, 15 overstory deciduous trees, 8 coniferous trees, 8 ornamental trees, and 50 shrubs are required to be installed. The applicant is proposing to meet the tree planting requirements exactly, and would exceed the shrub planting requirement with 153 shrubs.

Staff will continue to work with the applicant on potential revisions to the landscape plan.

The developer is proposing the ground cover to be seeded with grass and the property will be irrigated.

Lighting

The ordinance requires lighting to consist of cut-off fixtures. Light cast on adjacent property and roads is not to exceed ½ foot candle measured at the property line or 1-foot candle measured at the street's centerline. In an earlier plan set submission, the applicant included a photometric plan that met these requirements. An updated photometric plan was not included in the most recent submission. The applicant will need to update the photometric plan to be consistent with the final site layout and ensure that the light cast requirement is met.

The applicant has not provided cut sheets for the light fixtures, which need to be shielded and downcast. The applicant has previously provided a rendering of how the lighting may look across the property, which demonstrates that it will generally be contained to the site.

Fencing and Screening

The applicant is not proposing any fencing at this time. If fencing is proposed in the future, the location and type shall be reviewed and approved by staff.

The applicant is proposing some exterior ground-mounted mechanical equipment and a trash enclosure, both of which shall be screened by architectural materials compatible with the building and by landscaping.

Building Architecture

In 2011, the City Council adopted the Commercial and Industrial Design Guidelines and the developer has provided building elevations and a building rendering for review.

The majority of the building will be constructed with red brick, along with tan stucco used for accents, particularly within gables of the roof line. These materials are all encouraged by the design guidelines, and the architecture does not include any prohibited materials.

The original design included a pitched roof on the convenience store made of a green metal material, and a flat roof above the fuel canopy, both of which are discouraged by the design guidelines. Based on the recommendation of staff, the applicant revised the plans to show the convenience store and fuel canopy to both have a pitched roof with asphalt shingles, and portions of the columns in the fuel canopy to be lined with brick have more consistency with the building architecture. These revisions were a good step to bring the architecture into compliance with the design guidelines.

It is in staff's opinion that the applicant has made a good effort to create a plan that meets the spirit and intent of the Commercial and Industrial Design Guidelines. The final design shall be reviewed and approved by staff prior to the issuance of the building permit.

Signage

The applicant is proposing signage through a monument sign located near the highway of Forest Boulevard, along with wall signage on three of the four sides of the building and on the fuel canopy. The monument sign can have a maximum size of 40 square feet per face, and shall be a maximum height of ten feet measured at the grade of the ground. Wall signs can occupy a maximum of 10 percent of the wall area and one wall sign is allowed per side of the building. The canopy signage shall be considered wall signs and regulated as such.

Prior to the installation of any sign, a sign permit shall be approved by the City.

Drainage/Grading

The entire site is proposed to be graded. The site is proposed to be raised to balance the existing material, but it creates some driveways and sidewalks with a slope that may be steeper than expected. Based on comments from the City Engineer, staff will continue to work with the applicant on a grading plan that is more conducive for movement between the site and the road.

Stormwater management for the site is being met through the use of previously constructed stormwater management facilities with the Shores of Oneka Lake development. The existing facilities will be adequate for the site.

Stormwater reuse is not proposed to be utilized for this site as stormwater storage is handled offsite.

Utilities

Utilities were previously provided to the site to accommodate development of this parcel. Existing 8" sanitary sewer, 8" watermain as well as a 21" storm sewer along 159th Street are being utilized to serve the property.

Wetlands

The project does not include any wetland impacts.

Park Dedication

Park dedication is not required with commercial development.

Preliminary Plat

The preliminary plat includes two lots, both of which are existing currently. The preliminary plat would adjust the shared property line between the two parcels to accommodate the development plans. The applicant will be dedicating easements on the plat for the required utilities and future trail.

4. CONCLUSION:

The applicant has done a good job with the overall site plan and the general design of the building. Staff will continue to work with the applicant on the required revisions to the plans.

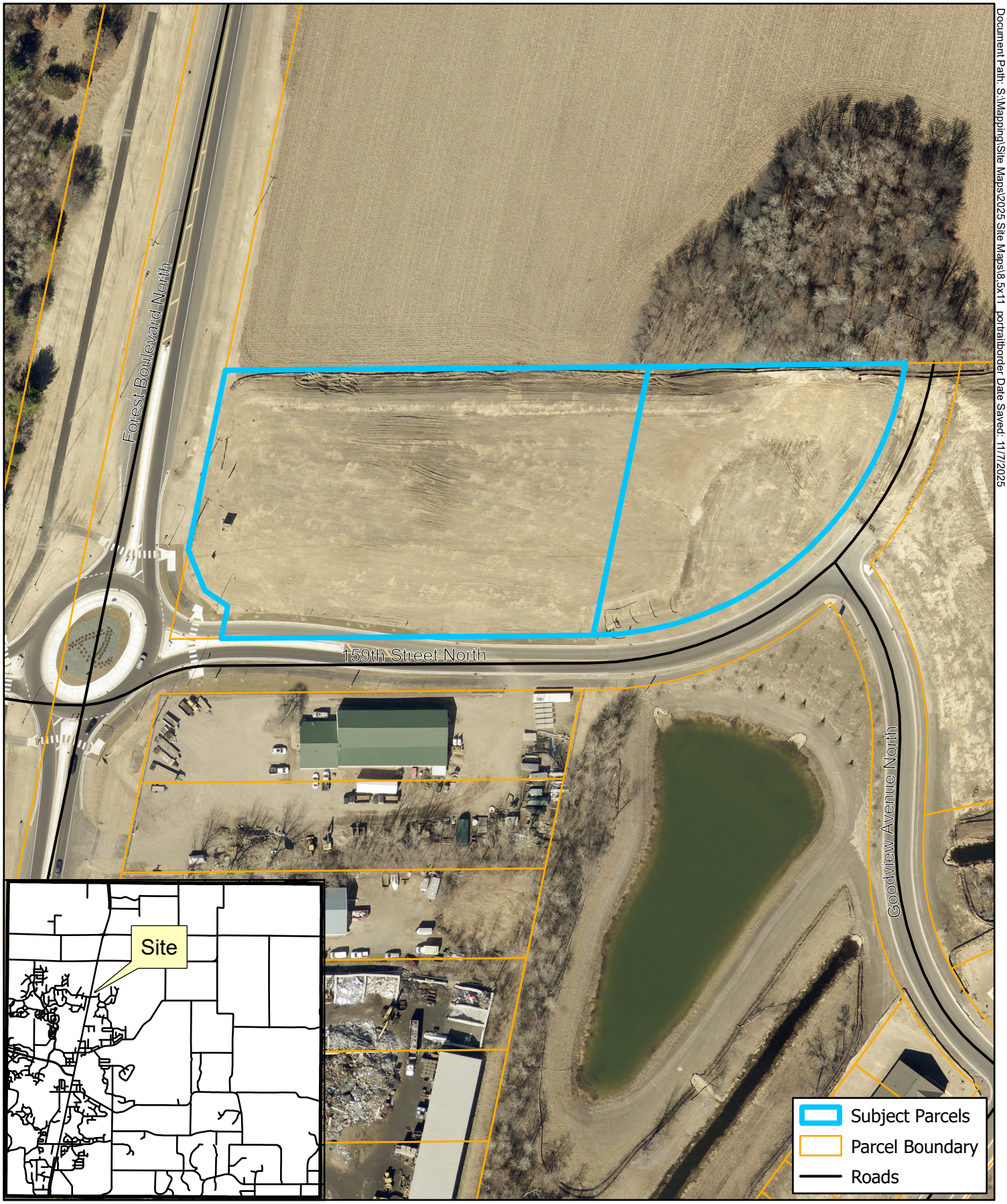
Staff finds that the proposal meets all the requirements necessary for the City to approve the applications as outlined in the City Code, if the conditions are met in the attached resolution.

5. STAFF RECOMMENDATION:

Staff recommends approval of the applications subject to the conditions listed in the attached resolution.

ATTACHMENTS:

1. Location Map
2. Existing Land Use Map
3. Existing Zoning Map
4. Resolutions
5. Ordinance for rezoning
6. Engineers Memo Dated December 8, 2025
7. Applicant’s Narrative
8. Preliminary Plat
9. Site Plan Submittal Package
10. Building Elevations



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CITY OF HUGO EST. 1906

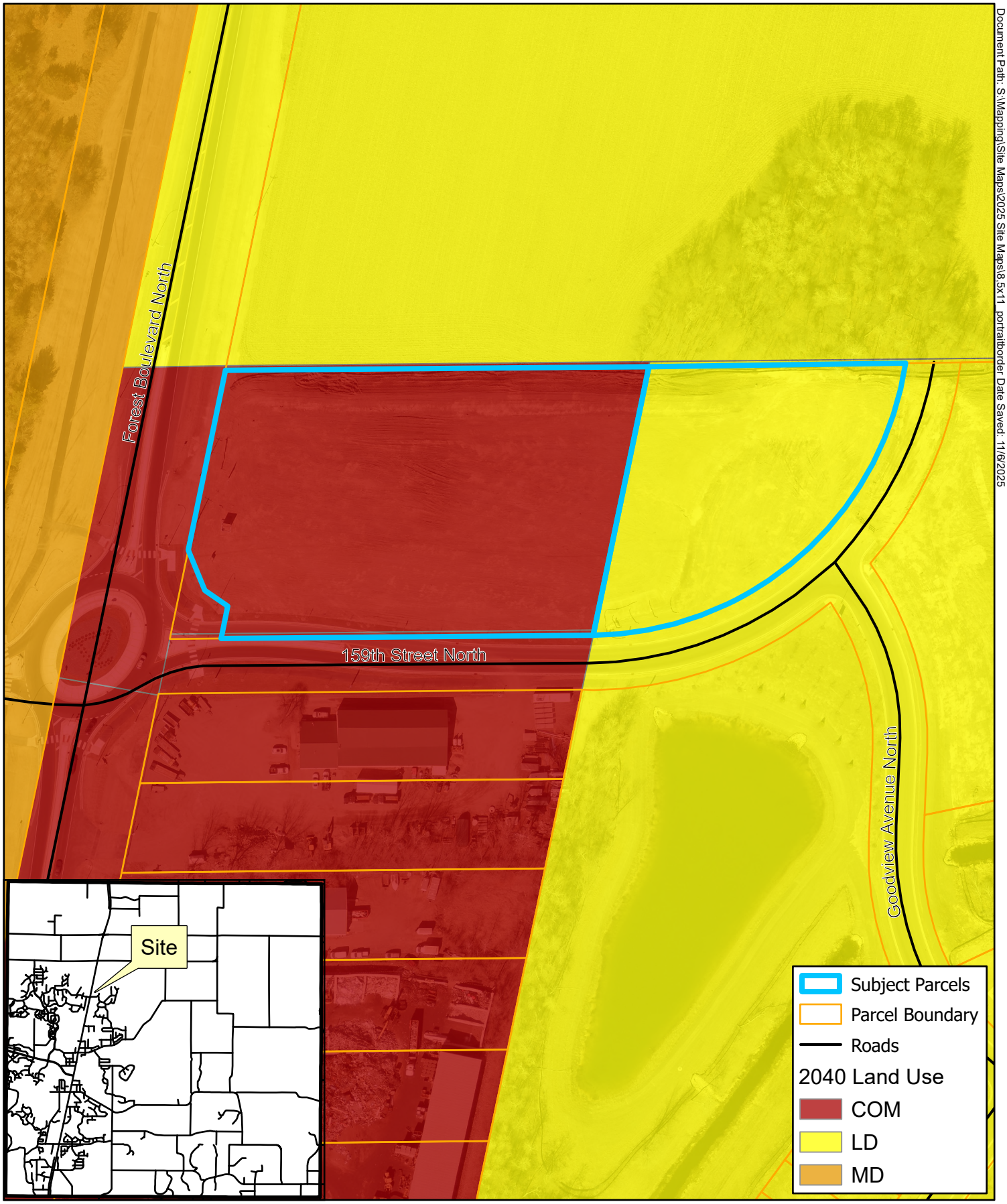
Kwik Trip Site
159th St N

Location Map
Hugo, Minnesota

N

0 125 250 Feet

1 in = 200 feet



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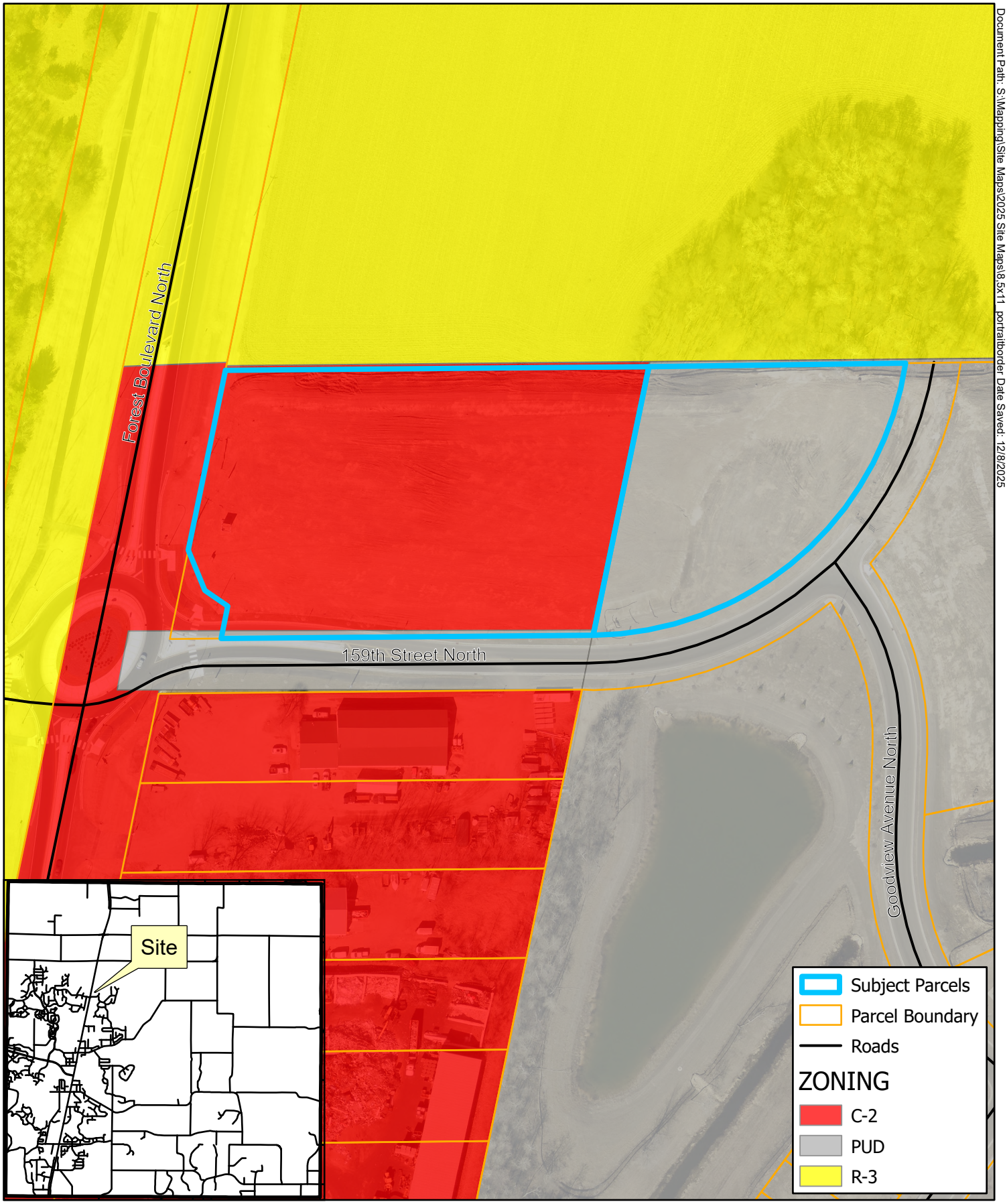

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CITY OF HUGO EST. 1906

Kwik Trip Site
159th St N
Location Map
Hugo, Minnesota

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RESOLUTION 2025-__

APPROVING A COMPRHENSIVE PLAN AMENDMENT CHANGING MAP 3-1, 2040 LAND USE PLAN

WHEREAS, Kwik Trip, Inc. has proposed a comprehensive plan amendment to change the land use from Low Density Residential (LD) to Commercial (COM) on property legally described as;

OUTLOT B, The Shores of Oneka Lake, Washington County, Minnesota.

WHEREAS, the City of Hugo Planning Commission, at a public hearing on December 11, 2025, reviewed the proposed map amendment and recommended approval of the application to the Metropolitan Council for the Comprehensive Plan Amendment.

WHEREAS, on December 15, 2025, the City Council reviewed the Planning Commission's recommendations, and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUGO, MINNESOTA, that it should and hereby does approve a Comprehensive Plan Amendment changing the land use on Map 3.1, 2040 Land Use Map.

ADOPTED by the City Council this 15th day of December, 2025.

_____
Tom Weidt, Mayor

ATTEST:

_____
Michele Lindau, City Clerk

RESOLUTION 2025-__

APPROVING FINDINGS OF FACT FOR REZONING KWIK TRIP, INC. FOR PROPERTY LOCATED NORTH OF 159TH STREET NORTH AND EAST OF FOREST BOULEVARD NORTH

WHEREAS, Kwik Trip, Inc. has requested reclassification of the zoning from Planned Unit Development (PUD) to General Business (C-2). The property is legally described as follows:

OUTLOT B, The Shores of Oneka Lake, Washington County, Minnesota.

WHEREAS, the Planning Commission has reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council has adopted an ordinance rezoning the affected parcel from PUD to C-2;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUGO, MINNESOTA, that it should and hereby does support the request by Kwik Trip, Inc. have requested reclassification of the zoning from Planned Unit Development (PUD) to General Business (C-2), based on the following findings:

1. If the comprehensive plan amendment is approved, the zoning will be in compliance with the comprehensive plan.

2. The buildings and site are arranged to accommodate the proposed use in regards to parking, access, and building placement. The proposed zoning classification is appropriate for the property because there are no topographic, environmental, or cultural limitations of the site.

3. The property is adjacent to and is accessible from 159th Street, which is designated as a Minor Collector in the 2040 Comprehensive Plan. The property can be adequately served with the accesses proposed. The property is served by city sewer and water.

4. The property is immediately adjacent to commercially-zoned property, and across 159th Street from residentially-zoned property. The proposed zoning classification will buffer noncompatible uses with the street between them, thus minimizing the impact on neighboring properties. The access is proposed on 159th Street which is classified as a Minor Collector road in the 2040 Comprehensive Plan. 159th Street is designed to accommodate and has the capacity for additional traffic. The proposed zoning will not have unreasonable negative impacts on the neighboring properties.

5. No floodplain areas are proposed to be impacted with the project.

ADOPTED by the City Council this 15th day of December, 2025.

_____
Tom Weidt, Mayor

ATTEST:

_____
Michele Lindau, City Clerk

RESOLUTION 2025-__

APPROVING A PRELIMINARY AND FINAL PLAT, SITE PLAN AND CONDITIONAL USE PERMIT FOR KWIK TRIP, INC. FOR A GAS STATION AND CONVENINCE STORE WITH ATTACHED CAR WASH ON THE PROPERTY LOCATED NORTH OF 159TH STREET NORTH AND EAST OF FOREST BOULEVARD NORTH

WHEREAS, Kwik Trip, Inc. has requested approval of a site plan and conditional use permit for a gas station and convenience store with attached car wash on the property legally described as:

See Attached

WHEREAS, the Planning Commission has reviewed said preliminary plat, site plan, and conditional use permits at a duly called a public hearing on December 11, 2025, and recommends approval subject to the conditions listed in this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUGO, MINNESOTA, that it should and hereby does approve the preliminary plat, site plan, and conditional use permit for Kwik Trip, Inc. with the following findings and conditions:

1. Approval is contingent upon City Council approval of a comprehensive plan amendment and rezoning.

2. All items on the Engineer's memo and "red-line" detailed engineering comments that have been sent directly to the developer's engineer dated December __, 2025 shall be met.

3. The development shall be consistent with the plans submitted on December __, 2025 and as amended by this resolution.

4. Prior to the installation of any signs, the developer shall obtain a sign permit.

5. The developer is responsible for obtaining all local, State, and Federal permits.

Prior to subdivision and the issuance of a building permits:

6. All SAC and WAC (connection and trunk) fees per the fee schedule shall be paid.

7. Stormwater trunk fee per the fee schedule shall be paid.

8. The applicant shall provide an updated grading plan based on staff's comments. Staff will continue to work with the applicant on a grading plan that generally lowers the site and makes it more consistent with the elevation of neighboring properties.

9. The applicant shall provide cut-sheets for the pole and wall mounted light fixtures and they will need to be reviewed and approved by staff. Shields shall be added to the lights to reduce glare.

10.

11. Cross access agreements shall be reviewed and approved by staff for all common elements.

Prior to issuance of a Final Certificate of Occupancy:

12. All improvements for the plan shall be installed and constructed.

13. All required landscaping shall be fully installed.

14. Drainage and utility easements shall be dedicated to the City over the stormwater management facilities and wetlands

15. All roof top and ground mechanical equipment must be screened from view of adjacent properties. Staff shall review and approve the locations. All ground-level mechanical units shall be low profile and located to the side or rear of the building and shall be screened from view of adjacent properties. Staff shall perform an inspection when equipment is installed to ensure compliance with City code.

ADOPTED by the City Council this 15th day of December, 2025.

_____
Tom Weidt, Mayor

ATTEST:

_____
Michele Lindau, City Clerk

ORDINANCE 2025-__
CITY OF HUGO

AN ORDINANCE WITHIN THE CITY OF HUGO, MINNESOTA AMENDING CHAPTER 90 (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LANDS LOCATED NORTH OF 159TH STREET NORTH AND EAST OF FOREST BOULEVARD NORTH

THE CITY OF HUGO ORDAINS:

Section 1. Amendment of the City Code. Chapter 90 of the City Code of the City of Hugo, Minnesota, is hereby amended by changing the classification on the City of Hugo Zoning Map to General Business (C-2) with respect to the property legally described as follows:

OUTLOT B, The Shores of Oneka Lake, Washington County, Minnesota.

Section 2. Effective Date. This amendment shall take effect upon its passage.

ADOPTED BY THE HUGO CITY COUNCIL ON DECEMBER 15, 2025

_____
Tom Weidt, Mayor

ATTEST:

_____
Michele Lindau, City Clerk

December 8, 2025

Ms. Rachel Juba
Community Development Director
City of Hugo
14669 Fitzgerald Avenue North
Hugo, MN 55038

Re: Final Site Plan Review, Preliminary and Final Plat Review
Kwik Trip
WSB Project No. 13857-000

Dear Ms. Juba:

We have reviewed the final site plan submittal for the above-referenced project and in particular, the following plans related to this request:

- Revised Preliminary Plans and Plat dated 12/04/2025, by Carlson Engineering
- Stormwater Management Memo dated August 8, 2025, by Carlson Engineering
- Traffic Impact Analysis dated August 2025, by Kimley Horn

Based on the review of the revised plan documents, we offer the following comments related to this application:

Site Grading

1. The applicant will need to apply for an MPCA NPDES permit due to the size of area disturbed. The City will need to receive a copy of this permit in advance of any work taking place.
2. Staff has provided comments related to the grading plan and modifications will be required prior to plans being approved for construction.

Stormwater Management

3. As part of the Shores of Oneka Lake development, the planned stormwater management for this site was accommodated in the original design. We have confirmed the assumptions for the site at the time of initial design are in accordance with current plans. Water quality and rate control requirements are met through the existing stormwater ponds within the Shores of Oneka Lake development which are used for water reuse.
4. Drainage from the site will tie into the storm sewer stub within 159th Street that discharges to the Shores of Oneka stormwater pond.
5. Detailed redline comments have been provided to the applicants engineer related to storm sewer design and emergency overflow elevations.
6. No wetlands are present on the site.
7. Andy projects adjacent to MNDOT ROW will require a MNDOT drainage permit.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Transportation/ROW

8. The plan proposal is for two access points along 159th Street. Staff have worked with the applicant on access location. Revisions have been made that have resulted in the current plan. The main full access point is located as far east of the roundabout at TH 61 and 159th Street. The other drive is shown as a right in/right right/out. This will require a minor extension of the 159th Street center median to prevent left-turning movement attempts. The applicant could also make this drive a right out only and modify the plan slightly. Both options are acceptable to staff.
9. The traffic impact analysis has been reviewed by WSB and MNDOT and the applicant has incorporated comments into the plan. It should be noted that the roundabout is expected to continue to operate at an acceptable level of service. As area traffic continues to grow over the next twenty years, the operational level of service for the northbound leg will decrease as expected.
10. A cross-access agreement for the easterly entrance will need to be prepared, reviewed, and approved by the City to accommodate future access for the parcel directly to the east of the proposed Kwik Trip.

Sanitary Sewer Service

11. An existing 8" PVC sanitary sewer service to the property was installed as part of the Shores of Oneka Lake development and will be extended to provide service to the proposed building.

Water Service

12. An existing 8" DIP watermain service to the property was installed as part of the Shores of Oneka Lake development and will be extended to provide service to the proposed building.
13. A fire hydrant is required to be added to provide adequate fire protection as requested by the fire chief.

Thank you for the opportunity to provide comments on this project. Detailed, red-lined plan comments have been provided to the applicant's engineer. These comments will need to be addressed prior to approval of the construction plans. If you have any questions, please do not hesitate to contact me at 612-360-1278.

Sincerely,

WSB & Associates, Inc.

Mark A. Erichson

Mark Erichson, PE
City Engineer

cc: Scott Anderson, Public Works Director (email only)
Liz Finnegan, Senior Engineering Technician (email only)
Max Gort, Associate Planner (email only)

KWIK TRIP INC.

Store Engineering

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

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

www.kwiktrip.com

October 3rd, 2025

City of Hugo
Attn: Rachel Juba – Community Development Director
14669 Fitzgerald Avenue North
Hugo, MN 55038

RE: Kwik Trip 1922 Hugo

To whom it may concern:

This letter is intended to accompany the submittal for our Planning request application to the City of Hugo for site plan, CUP, rezoning, comp plan amendment, and plat 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 attached one-bay carwash, 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, shingled roof per Hugo code, 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.

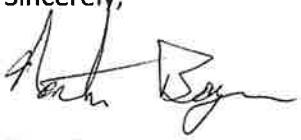
Investment in the City

This project will be a multi-million dollar investment in the City of Hugo. 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 Hugo 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
nbyom@kwiktrip.com
608-791-7448

KWIK TRIP 1922

KNOW ALL PERSONS BY THESE PRESENTS: That Kwik Trip, Inc., a Wisconsin corporation, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot B, THE SHORES OF ONEKA LAKE, Washington County, Minnesota

AND

That part of the Northeast Quarter (NE 1/4) of Section Seventeen (17), in Township Thirty–one (31) North, of Range Twenty–one (21) West, Washington County, Minnesota, described as follows to–wit:

Commencing at the intersection of the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section Seventeen (17); thence Northerly along said Easterly right of way line One Thousand Seven Hundred Twenty–seven and Four tenths (1727.4) feet to point of beginning of the parcel to be described; thence continuing along said right of way line, Three Hundred (300) feet; thence on a deflection angle of 77 degrees 45 minutes to the right, Four Hundred Sixty–four and Ninety–two Hundredths (464.92) feet; thence on a deflection angle of 102 degrees 15 minutes to the right, Three Hundred (300) feet; thence on a deflection angle of 77 degrees 45 minutes to the right, Four Hundred Sixty–four and Ninety–two Hundredths (464.92) feet to the point of beginning.

EXCEPT:

That part of the Northeast Quarter of Section 17, in Township 31 North of Range 21 West, Washington County, Minnesota, described as follows to–wit:

Commencing at the intersection of the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence Northerly along said Easterly right of way line 1727.40 feet to the point of beginning of the parcel to be described; thence continuing along said right of way line, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet; thence on a deflection angle of 102 degrees 15 minutes to the right, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet to the point of beginning. Which lies southwesterly, southerly, and westerly of the following described line and its southerly extension: Commencing at the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence North 11 degrees 50 minutes 49 seconds East, assumed bearing, along said Easterly right of way line, 1727.40 feet; thence continuing North 11 degrees 50 minutes 49 seconds East, along said Easterly right of way line 99.43 feet to the point of beginning of said line to be described; thence South 22 degrees 21 minutes 07 seconds East, 47.91 feet; thence South 55 degrees 33 minutes 00 seconds East, 30.41 feet; thence South 11 degrees 50 minutes 49 seconds West, 36.18 feet and said line there terminating, Washington County, Minnesota

Has caused the same to be surveyed and platted as KWIK TRIP 1922 and does hereby dedicate to the public for public use the public ways, as shown on this plat, and also dedicate the easements created by this plat for drainage and utility purposes only.

In witness whereof said Kwik Trip, Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

KWIK TRIP, INC.

_____

By: _____ as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by _____

as _____ of Kwik Trip, Inc., a Wisconsin corporation, on behalf of the corporation.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I, Thomas R. Balluff, 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_____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff, Licensed Land Surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF HUGO, MINNESOTA

This plat was approved by the City Council of the City of Hugo, Minnesota, on this _____ day of _____, 20_____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

By: _____
Washington County Surveyor

By: _____

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 20____ on the real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer entered this _____ day of _____, 20____.

By: _____
Washington County Auditor/Treasurer

By: _____
Deputy

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20_____, at _____ o'clock ___.M. and was duly recorded in Washington County Records.

By: _____
Washington County Recorder

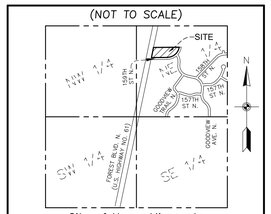
By: _____
Deputy

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

KWIK TRIP 1922

VICINITY MAP

(NOT TO SCALE)



City of Hugo, Minnesota
Section 17, Township 31N, Range 21W

CREEKVIEW PRESERVE 2ND ADDITION

WASHINGTON COUNTY RIGHT OF WAY PLAT NO. 181 – HARDWOOD CREEK TRAIL

FOREST BOULEVARD NORTH (U.S. HIGHWAY NO. 61)

Width Varies

77°45'0"

N89°35'49"E
464.92
457.8

Drainage and Utility Easement

N89°19'20"E
281.93

North line of Outlot B, THE SHORES OF ONEKA LAKE

Drainage and Utility Easement

10 | 7.10 | 10 | 10

60

RANGE 21

THE SHORES OF ONEKA LAKE

1 B L O C K 1

2

GOODVIEW AVE N. (F.K.A. 158TH STREET N.)

ONEKA FIELDS

N E 1/4

TOWNSHIP 31

O U T L O T B

300.00

N11°50'49"E
200.57

300.00

N00°07'53"W

285.59

80

Easterly right of way line of Minnesota State Trunk Highway No. 61 as shown on WASHINGTON COUNTY RIGHT OF WAY PLAT NO. 181 – HARDWOOD CREEK TRAIL

S22°21'07"E
47.91

S55°33'00"E
30.41

99.43
N11°50'49"E

Δ=09°31'55"
R=729.67
121.39

N82°02'38"W
95.38

Δ=07°12'39"
R=620.00
78.03

N89°15'17"W
118.07

Δ=08°25'26"
R=320.00
47.05

494.07
R=350.00
Δ=80°52'46"

Δ=26°16'54"
R=320.00
146.78

EXCEPTION

36.18
S11°50'49"W

159TH STREET NORTH

408.64
S89°35'49"W
464.92

Point of Beginning

77°45'0"

60

159TH ST. N.

159TH STREET NORTH

GOODVIEW AVE. N.

N11°50'49"E
1727.40

Width Varies

SECTION 17

THE SHORES OF ONEKA LAKE

West Quarter corner of Section 17, Township 31, Range 21

S89°32'46"W
2718.13

Intersection of the easterly right of way line of Minnesota State Trunk Highway No. 61 and the East–West Quarter line of Section 17, Township 31, Range 21

East–West Quarter line of Section 17, Township 31, Range 21

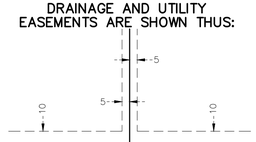
East Quarter corner of Section 17, Township 31, Range 21

2554.47
S89°32'46"W

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

Orientation of this bearing system is based on the North line of Outlot B, THE SHORES OF ONEKA LAKE, which is assumed to have a bearing of North 89 degrees 19 minutes 20 seconds East

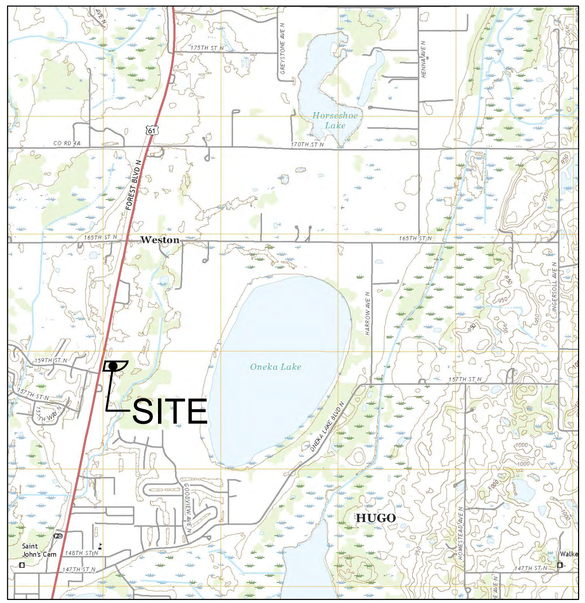
- ◉ Denotes found Washington County Cast Iron Section Corner Monument
- ● Denotes found iron monument marked with license number 40361
- ○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- ◎ Denotes Set PK Nail

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

KWIK TRIP STORE #1922

BID SET - Submittal Rev1

CITY OF HUGO
WASHINGTON 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
C502	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
C702	LANDSCAPE PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

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

CIVIL ENGINEER
CARLSON ENGINEERING, LLC.
AARON BRISKI
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7940
EMAIL: abriski@carlson-engineering.com

SITE DESIGNER
CARLSON ENGINEERING, LLC.
AARON BRISKI
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7940
EMAIL: abriski@carlson-engineering.com

SURVEYOR
CARLSON ENGINEERING, LLC.
THOMAS BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com

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
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
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: Aaron D. Briski, P.E.
Signature:
Date: 08/08/25 License #: 57811

COVER SHEET

CONVENIENCE STORE #1922
WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C001

PROPERTY DESCRIPTION: *(Per Schedule A of Title Commitment File No. 1666563, with a commitment date of December 11, 2024 at 8:00 a.m., prepared by First American Title Insurance Company)*

Parcel 1:

Outlot B, THE SHORES OF ONEKA LAKE, Washington County, Minnesota.

Parcel 2:

That part of the Northeast Quarter (NE 1/4) of Section Seventeen (17), in Township Thirty-one (31) North, of Range Twenty-one (21) West, Washington County, Minnesota, described as follows to-wit:

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That part of the Northeast Quarter of Section 17, in Township 31 North of Range 21 West, Washington County, Minnesota, described as follows to-wit:

Commencing at the intersection of the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence Northerly along said Easterly right of way line 1727.40 feet to the point of beginning of the parcel to be described; thence continuing along said right of way line, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet; thence on a deflection angle of 102 degrees 15 minutes to the right, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet to the point of beginning. Which lies southwesterly, southerly, and westerly of the following described line and its southerly extension:
Commencing at the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence North 11 degrees 50 minutes 49 seconds East, assumed bearing, along said Easterly right of way line, 1727.40 feet; thence continuing North 11 degrees 50 minutes 49 seconds East, along said Easterly right of way line 99.43 feet to the point of beginning of said line to be described; thence South 22 degrees 21 minutes 07 seconds East, 47.91 feet; thence South 55 degrees 33 minutes 00 seconds East, 30.41 feet; thence South 11 degrees 50 minutes 49 seconds West, 36.18 feet and said line there terminating, Washington County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *The field work for this survey was completed on January 17, 2025.*

2) *Bearings shown hereon are based on the North line of Outlot B, THE SHORES OF ONEKA LAKE, which is assumed to bear N89°19'20"E.*

3) *Surveyed property contains ±200,238 sq. ft. (±4.60 acres).*

4) *Above ground utilities have been field located as shown. 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).*

5) *Temporary Drainage and Utility Easement per Document No. 4401798 to terminate upon the date of the City Council's resolution approving a subdivision or plat upon the described land.*

0 25 50 100

(IN FEET)

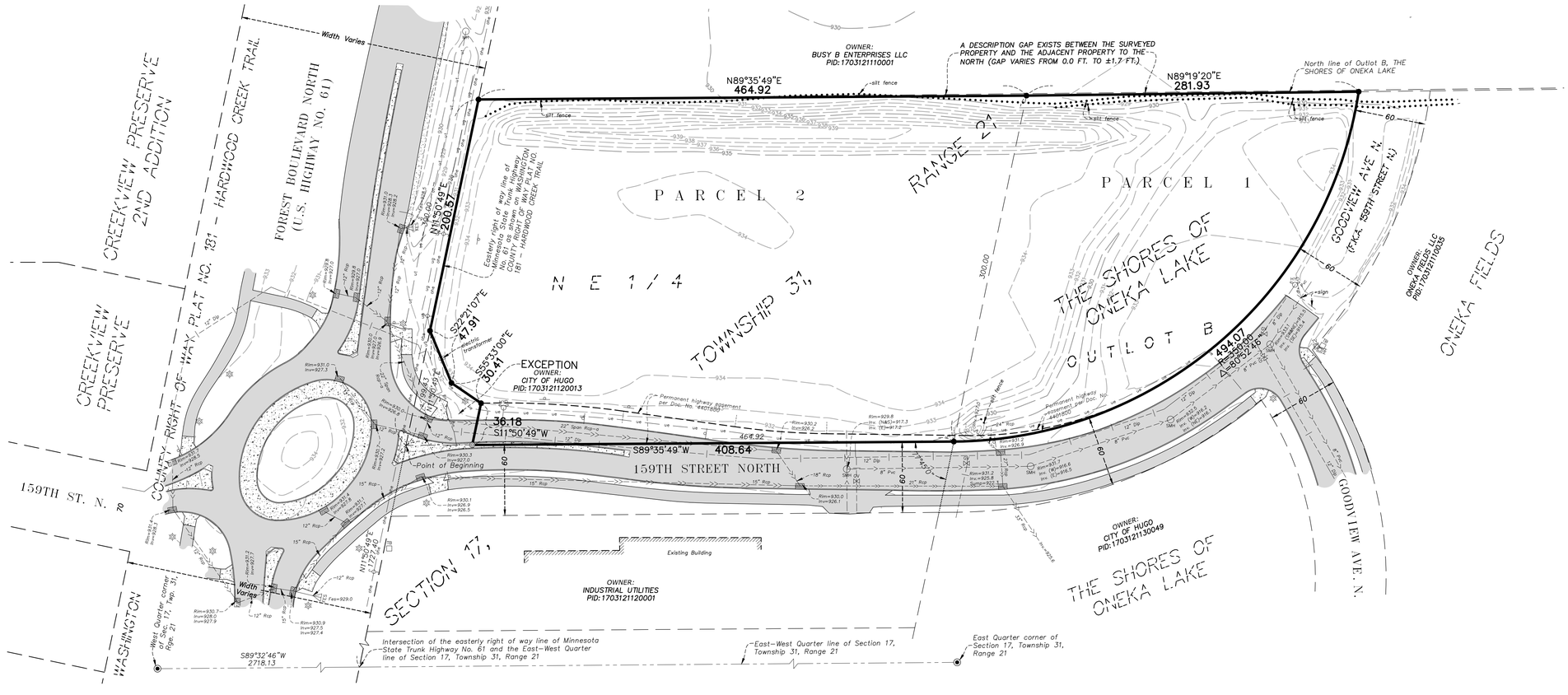
BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 41919 (Name: 430M): Elevation = 933.90 ft. (NAVD 88)

2. Minnesota Department of Transportation Geodetic GSID Station No. 33703 (Name: PEARSON MND1) – Elev.= 934.71 ft. (NAVD 88)

LEGEND

- Denotes Washington County Cast Iron Section Monument
- Denotes Found Iron Monument, as noted marked with RLS 40361
- Denotes Set PK Nail
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Telephone Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Television Box
- Denotes Hand Hole
- Denotes Underground Telephone
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Overhead Utility Line(s)
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Thomas R. Balluff

Signature:

Date: 08/08/25 License #: 40361

EXISTING CONDITIONS SURVEY

CONVENIENCE STORE #1922 WITH 1-BAY DETACHED CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	NPC/NJS
SCALE	GRAPHIC
PROJ. NO.	11312
DATE	2025-08-08
SHEET	C010

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 1666563, with a commitment date of December 11, 2024 at 8:00 a.m., prepared by First American Title Insurance Company)

Parcel 1:

Outlot B, THE SHORES OF ONEKA LAKE, Washington County, Minnesota.

Parcel 2:

That part of the Northeast Quarter (NE 1/4) of Section Seventeen (17), in Township Thirty–one (31) North, of Range Twenty–one (21) West, Washington County, Minnesota, described as follows to–wit:

Commencing at the intersection of the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section Seventeen (17); thence Northerly along said Easterly right of way line One Thousand Seven Hundred Twenty–seven and Four tenths (1727.4) feet to Point of Beginning of the parcel to be described; thence continuing along said right of way line, Three Hundred (300) feet; thence on a deflection angle of 77 degrees 45 minutes to the right, Four Hundred Sixty–four and Ninety–two Hundredths (464.92) feet; thence on a deflection angle of 102 degrees 15 minutes to the right, Three Hundred (300) feet; thence on a deflection angle of 77 degrees 45 minutes to the right, Four Hundred Sixty–four and Ninety–two Hundredths (464.92) feet to the point of beginning.

EXCEPT:

That part of the Northeast Quarter of Section 17, in Township 31 North of Range 21 West, Washington County, Minnesota, described as follows to–wit:

Commencing at the intersection of the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence Northerly along said Easterly right of way line 1727.40 feet to the point of beginning of the parcel to be described; thence continuing along said right of way line, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet; thence on a deflection angle of 102 degrees 15 minutes to the right, 300 feet; thence on a deflection angle of 77 degrees 45 minutes to the right, 464.92 feet to the point of beginning. Which lies southwesterly, southerly, and westerly of the following described line and its southerly extension:
Commencing at the Easterly right of way line of Minnesota State Trunk Highway No. 61, and the East and West quarter line of said Section 17; thence North 11 degrees 50 minutes 49 seconds East, assumed bearing, along said Easterly right of way line, 1727.40 feet; thence continuing North 11 degrees 50 minutes 49 seconds East, along said Easterly right of way line 99.43 feet to the point of beginning of said line to be described; thence South 22 degrees 21 minutes 07 seconds East, 47.91 feet; thence South 55 degrees 33 minutes 00 seconds East, 30.41 feet; thence South 11 degrees 50 minutes 49 seconds West, 36.18 feet and said line there terminating, Washington County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of Outlot B, THE SHORES OF ONEKA LAKE, which is assumed to bear N89°19'20"E.

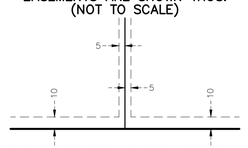
LEGEND

- ◉ – Denotes Washington County Cast Iron Section Monument
- ● – Denotes Found Iron Monument, marked with RLS 40361
- ◎ – Denotes Set PK Nail

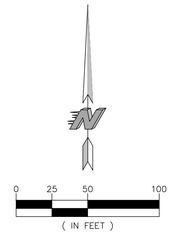
SITE DATA

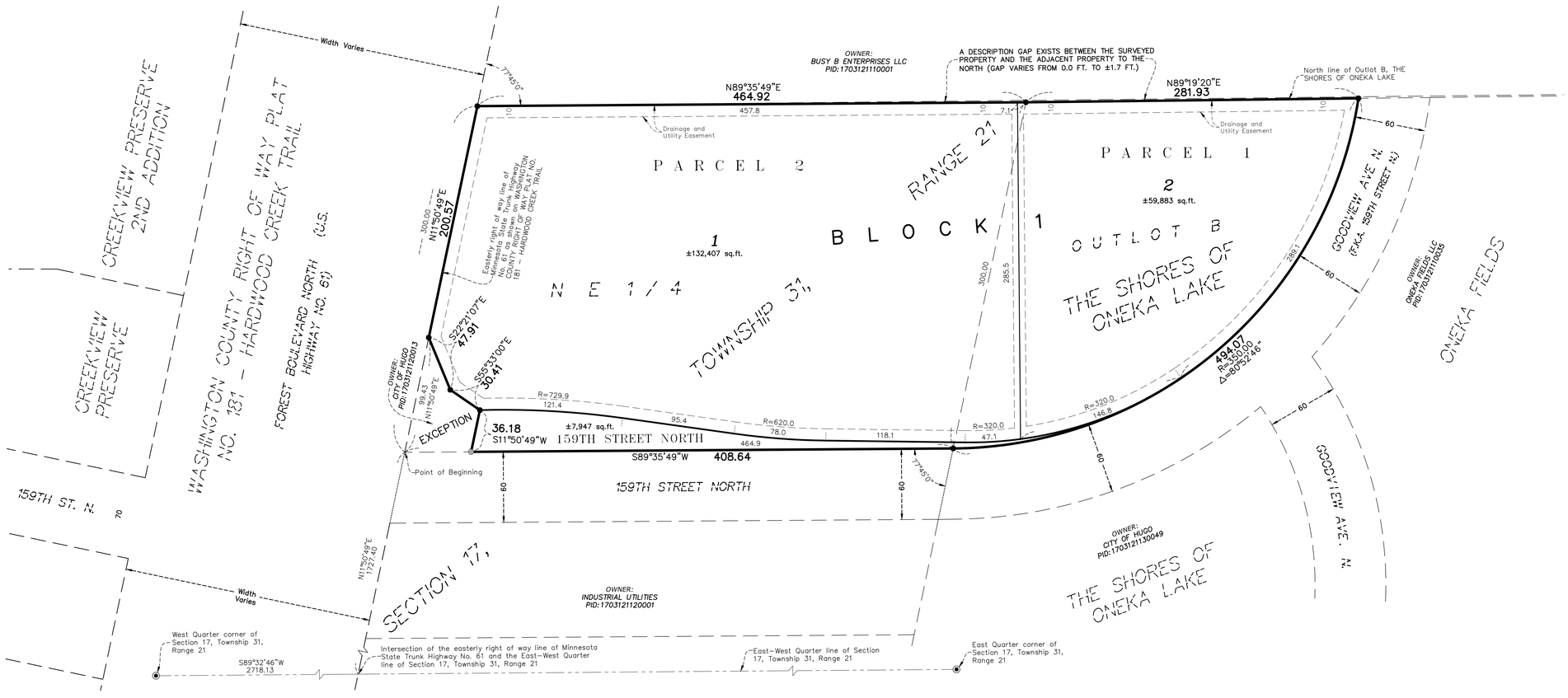
TOTAL SITE AREA	±4.60 AC.
TOTAL ROW AREA	±0.18 AC.
LOT 1, BLOCK 1 AREA	±3.04 AC.
LOT 2, BLOCK 1 AREA	±1.38 AC.
EXISTING & PROPOSED ZONING	C–2 & PUD
UTILITIES	AVAILABLE

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.





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Name: Thomas R. Balluff

Signature:

Date: 08/08/25 License #: 40361

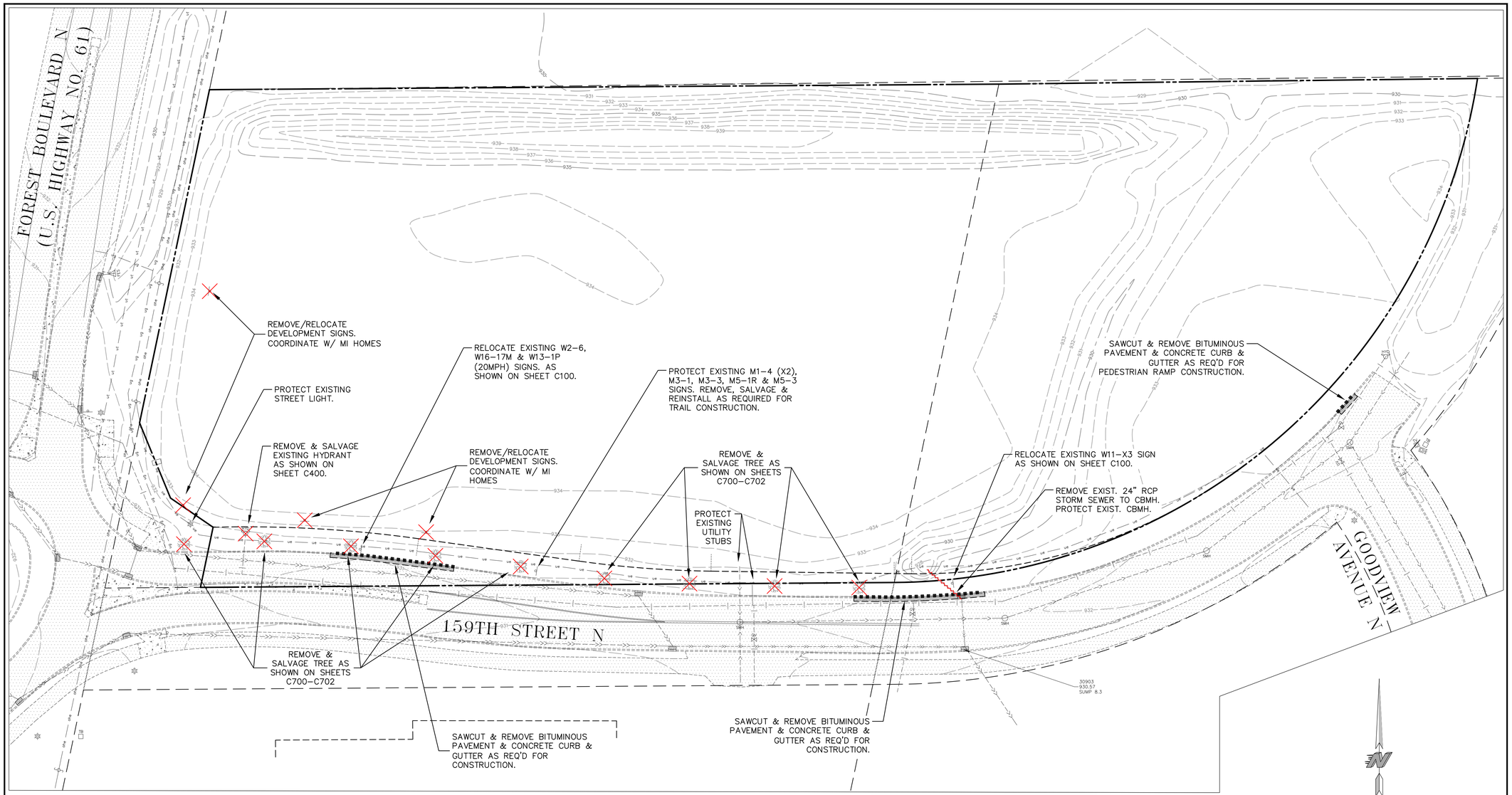
PRELIMINARY PLAT

CONVENIENCE STORE #1922
WITH 1-BAY DETACHED CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	NPC/NJS
SCALE	GRAPHIC
PROJ. NO.	11312
DATE	2025-08-08
SHEET	C011



PLAN LEGEND

	EXISTING	REMOVAL
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	AS NOTED
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	
UNDERGROUND FIBER OPTIC	ufo	
UNDERGROUND ELECTRIC	ue	
FENCE	x	
MISCELLANEOUS MANHOLE	SW MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HHE	
FLARED END SECTION	FES	

REMOVAL PLAN NOTES

1. 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.
2. 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.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. 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.

0 15 30 60
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 41919 (Name: 430M): Elevation = 933.90 ft. (NAVD 88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 33703 (Name: PEARSON MNDT) – Elev.= 934.71 ft. (NAVD 88)

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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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

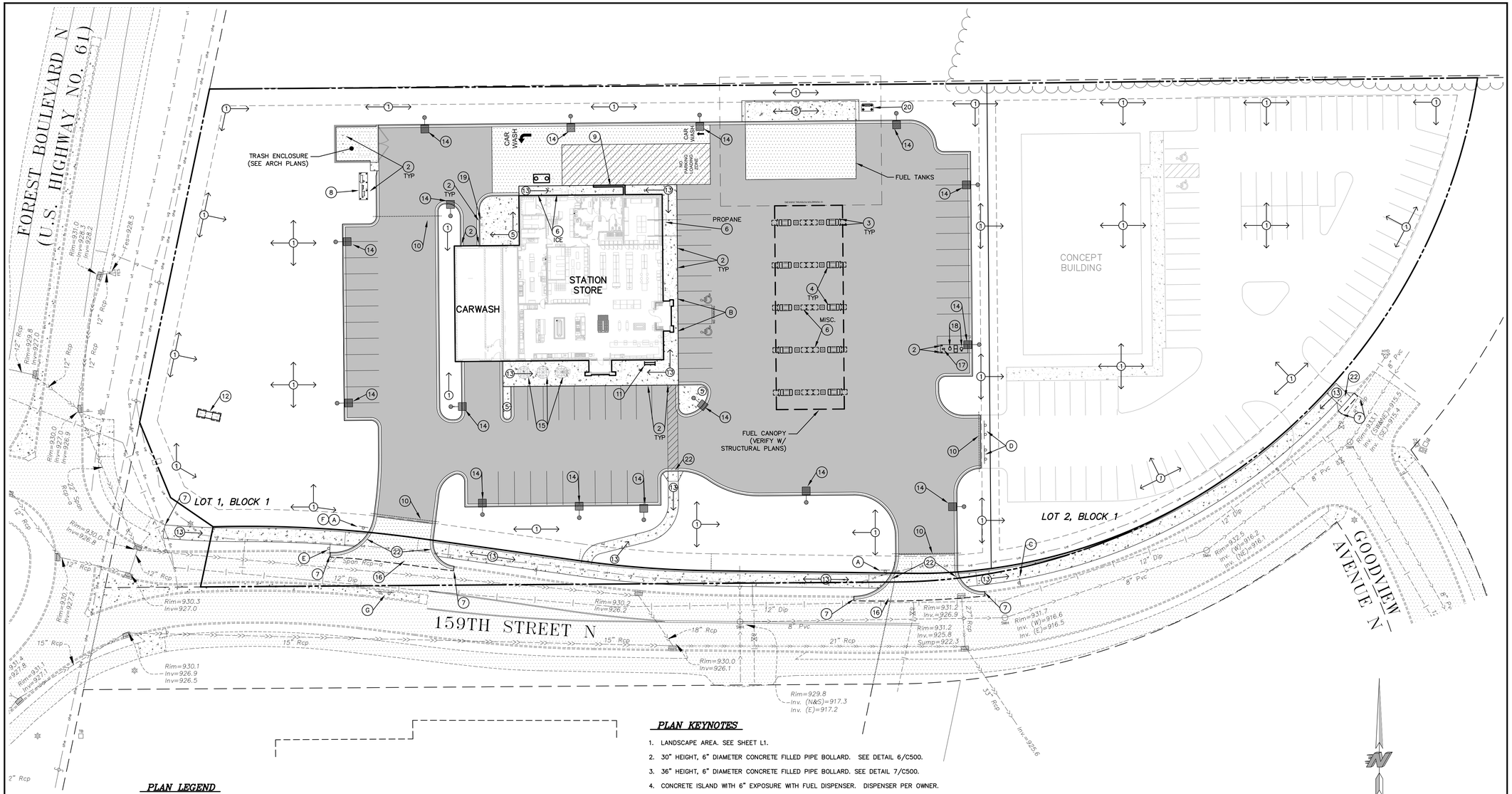
DEMO PLAN

CONVENIENCE STORE #1922
WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C020



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		HEAVY DUTY 7,082 SF LIGHT DUTY 53,967 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBER OPTIC	ufo ufo	
UNDERGROUND ELECTRIC	ue ue	
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/C500.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/C500.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. 6" INTEGRAL CONCRETE WALK/CURB.
14. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/C500.
15. PICNIC TABLE PER OWNER.
16. CONCRETE VALLEY GUTTER PER DETAIL 3/C501.
17. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
18. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
19. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
20. FUEL TANKS VENT STAND PER OWNER.
21. 6" CONCRETE CURB ISLAND.
22. PEDESTRIAN RAMP.

SIGN SCHEDULE (PER MMUTCD)

- (A) STOP SIGN: R1-1 (30"x30")
- (B) HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 9/C500.
- (C) TRUCKS ENTERING SIGN: W11-X3 (RELOCATE EXISTING SIGN)
- (D) TYPE III BARRICADES (2 SIGNS)
- (E) ROUNDABOUT SIGNS: W2-6, W16-17M & W13-1P(20MPH) (RELOCATE EXISTING SIGNS)
- (F) NO LEFT TURN SIGN: R3-2 (24"x24")
- (G) ONE WAY SIGN: R6-1R (36"x12") (INSTALL SIGN IN EXISTING CONCRETE MEDIAN)

0 15 30 60
(IN FEET)

BENCHMARK

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Name: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

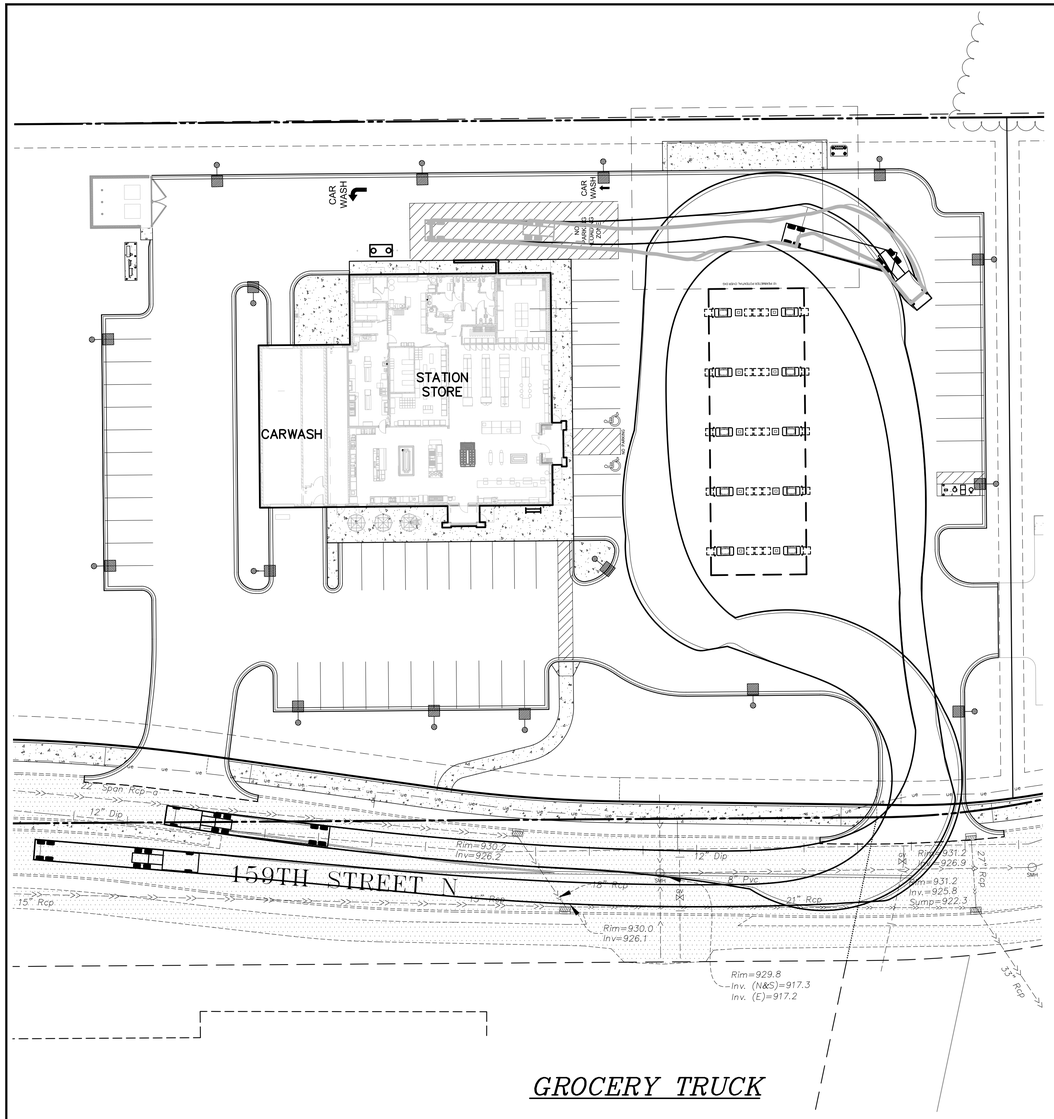
SITE KEYNOTE PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

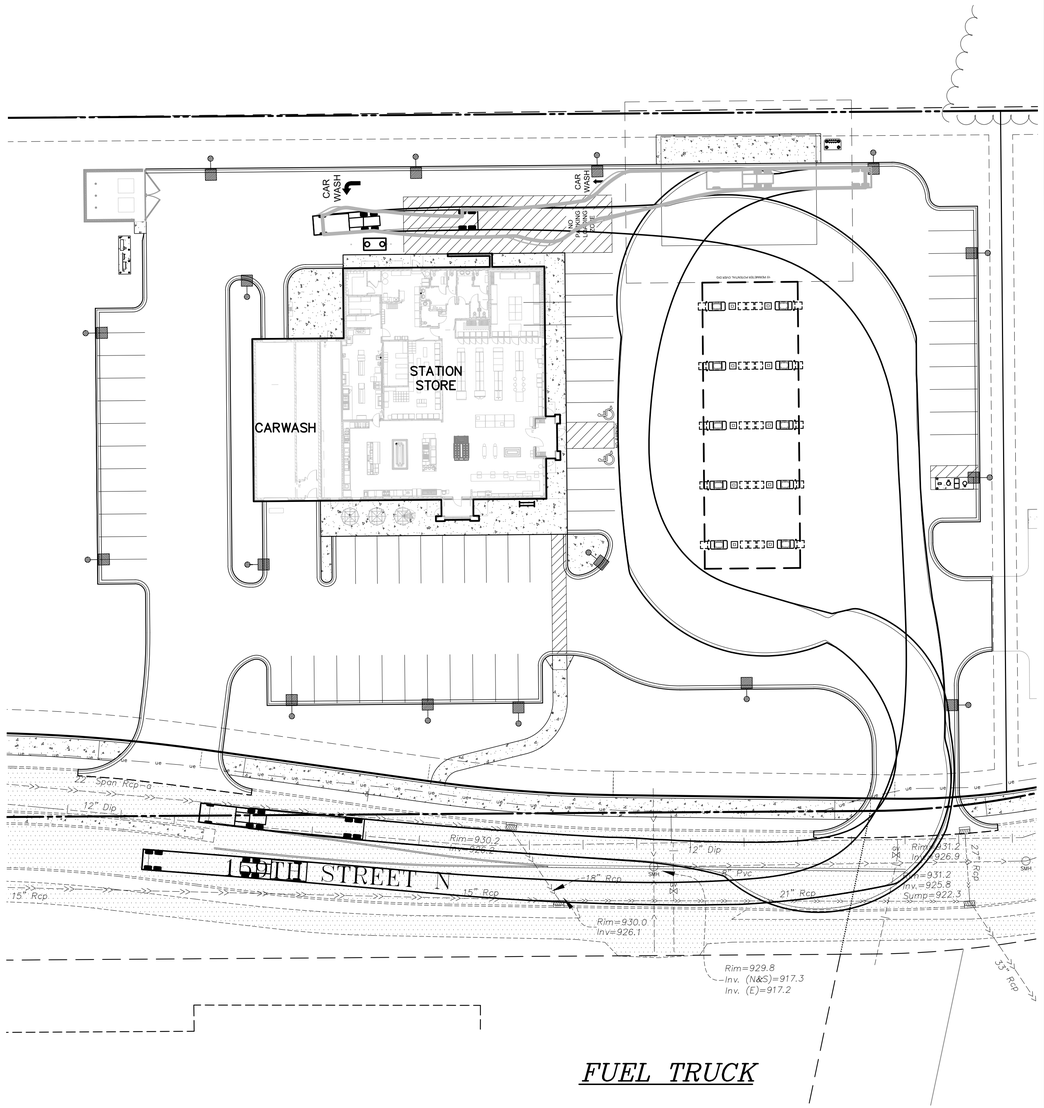
U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C100



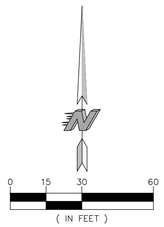
GROCERY TRUCK



FUEL TRUCK

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	
UNDERGROUND FIBER OPTIC	ufo	
UNDERGROUND ELECTRIC	ue	
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	



BENCHMARK

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Signature: Aaron Briski
Date: 08/08/25 License #: 57811

SITE CIRCULATION PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

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HUGO, MINNESOTA

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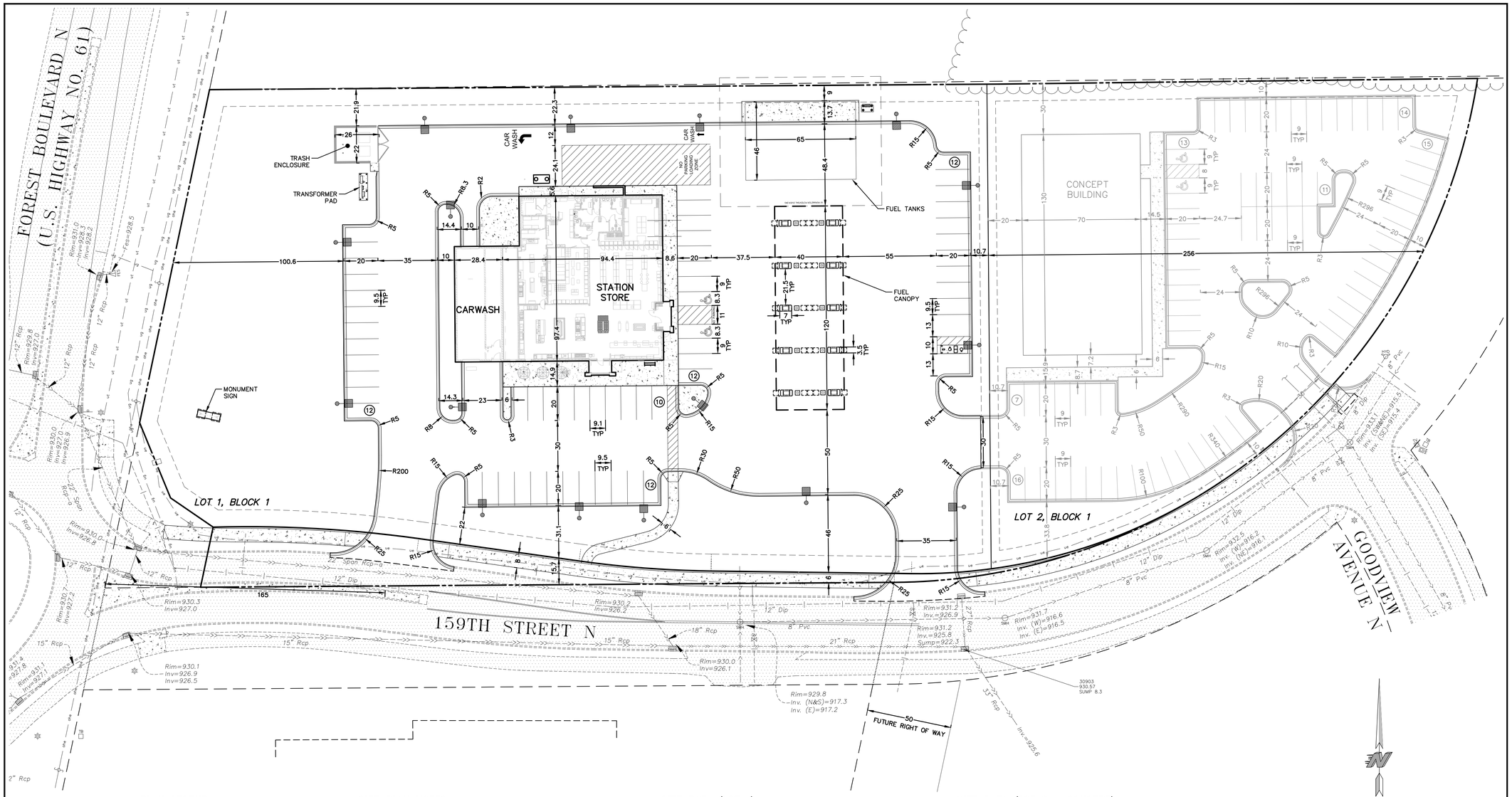
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C180



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBER OPTIC	ufo	ufo
UNDERGROUND ELECTRIC	ue	ue
FENCE	x	x
MISCELLANEOUS MANHOLE	SP MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. 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.
4. 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 ¼ 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.

DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.

CONCRETE SEALER SHALL BE TK–26UV.

SITE DATA (LOT 1)

ZONING:	C–2 & PUD
PARCEL AREA:	132,408 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 7%
CARWASH:	1,931 SF 1%
PAVEMENT	70,890 SF 54%
TOTAL:	81,947 SF 62%
PERVIOUS SURFACE AREA:	50,461 SF 38%
BUILDING HEIGHTS	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPY:	15.5 FT

PARKING SUMMARY (LOT 1)

STANDARD STALLS	56
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	78

SITE DATA (LOT 2 – CONCEPT)

ZONING:	C–2 & PUD
PARCEL AREA:	59,883 SF
HARD SURFACE AREA:	
CONCEPT BUILDING:	9,100 SF 15%
PAVEMENT:	33,006 SF 55%
TOTAL:	42,106 SF 70%
PERVIOUS SURFACE AREA:	17,777 SF 30%
BUILDING HEIGHT	
CONCEPT BUILDING	TBD

PARKING SUMMARY (LOT 2 – CONCEPT)

STANDARD STALLS	74
HANDICAP STALLS	2
TOTAL STALLS	76

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2. Minnesota Department of Transportation Geodetic GSID Station No. 33703 (Name: PEARSON MNDT) – Elev.= 934.71 ft. (NAVD 88)

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

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
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
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: Aaron D. Briski, P.E.
Signature:
Date: 08/08/25 License #: 57811

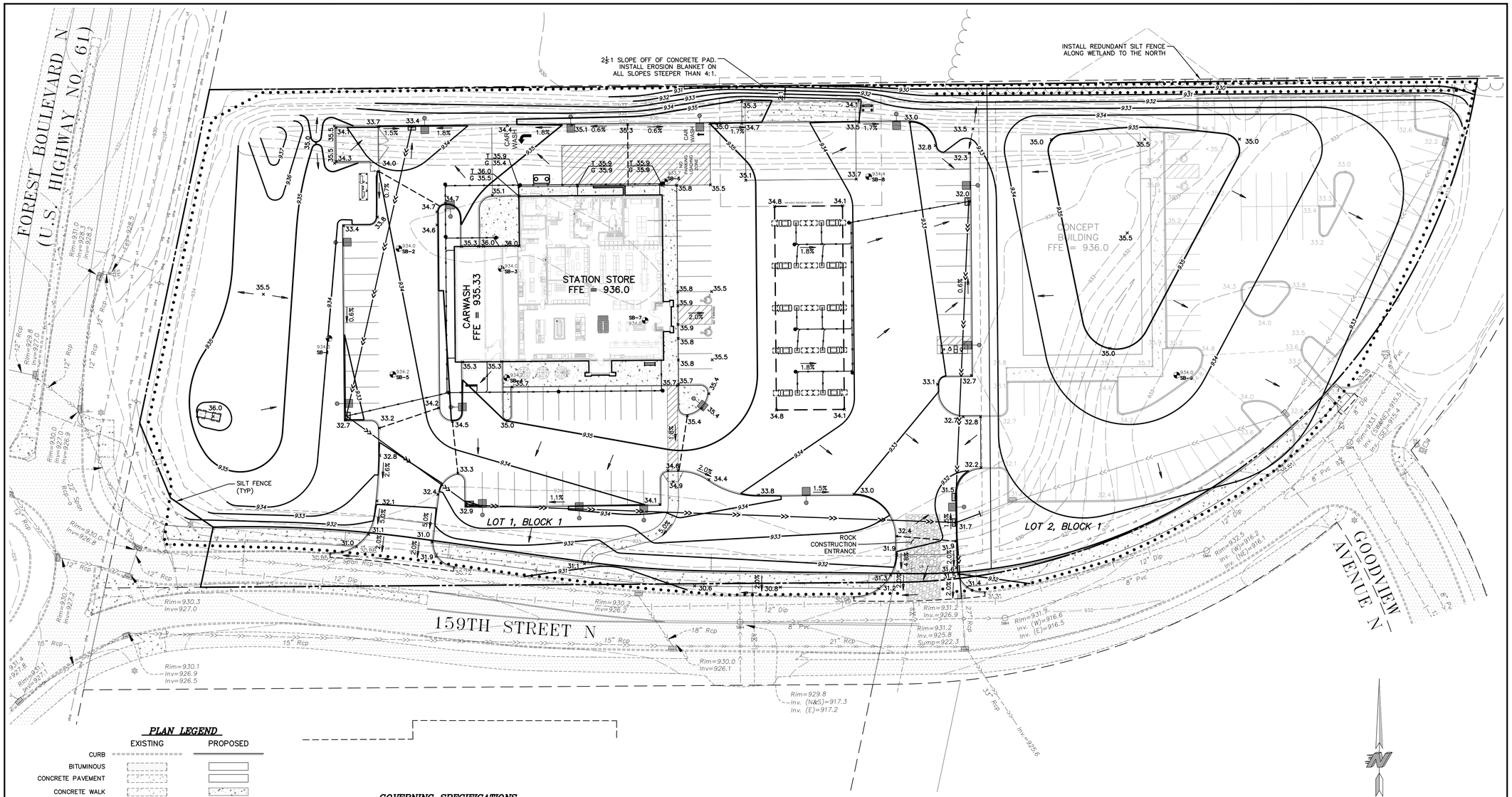
PRELIMINARY SITE DIMENSION PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C181



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	>>
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBER OPTIC	ufo ufo	
UNDERGROUND ELECTRIC	ue ue	
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0 x	00.0 x
SILT FENCE		
TREE PROTECTION FENCE		
SOIL BORING	SB-1	

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF HUGO STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE, TREE PROTECTION FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. 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.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 41919 (Name: 430M): Elevation = 933.90 ft. (NAVD 88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 33703 (Name: PEARSON MNDT) – Elev.= 934.71 ft. (NAVD 88)

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Name: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

GRADE PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

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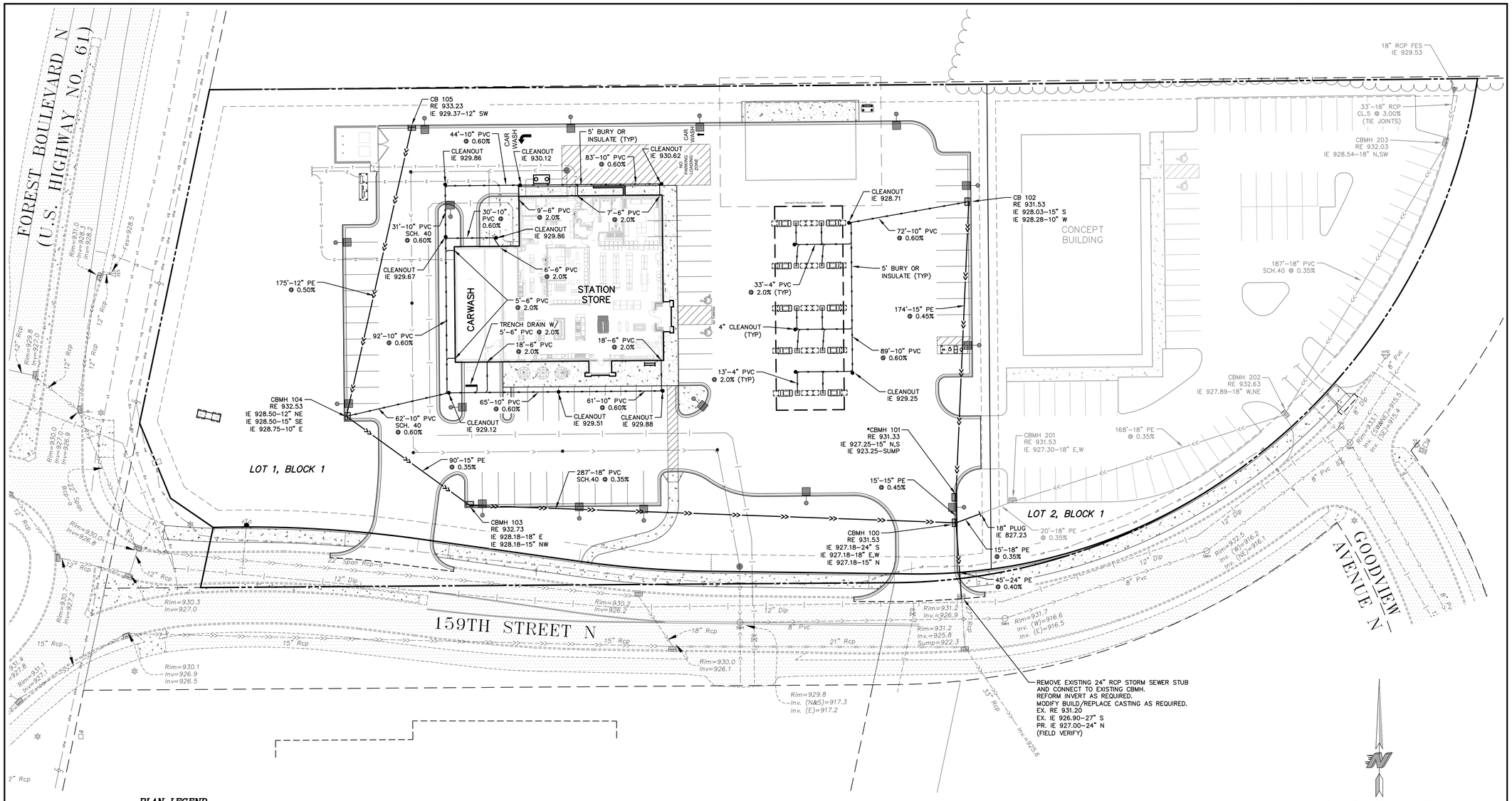
SHEET	C200



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G
UNDERGROUND FIBER OPTIC	ufo ufo	T T
UNDERGROUND ELECTRIC	ue ue	E E
FENCE	x x	
MISCELLANEOUS MANHOLE	SP MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

STORM SEWER SCHEDULE

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
CB–105	24"x 36"	R–3067–VB
CBMH–104	60" DIA.	R–3067–VB
CBMH–103	48" DIA.	R–3067–V
CBMH–102	24"x 36"	R–3067–VB
*CBMH–101	48" DIA.	R–3067–VB
CBMH–100	60" DIA.	R–3067–V

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

0 15 30 60
(IN FEET)

BENCHMARK

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STORM SEWER PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

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SHEET	C300

STORM DRAINAGE:

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

2. Install catchbasin castings with specified rim elevation as shown.

3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.

4. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.

5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.

6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.

7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.

8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.

9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.

10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.

11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.

12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1109 and UPC part 1109.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.

13. Draintile: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all draintile 3-inches to 6-inches in diameter. **Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.**

14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB#2, CB#4 and CB #5. Casting shall include the "NO DUMPING, DRAINS TO RIVER." environmental notice.

15. Use Zurn Z886 trench drain model 8606N with black acid resistant epoxy coated ductile grate – Class C for proposed trench drain.

16. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.

17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.

18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.

19. Install anti-seepage diaphragms at the locations indicated on the plan in accordance with MNDOT Standard Specification 2501 and MNDOT Standard Plate No. 3146C.

20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.

21. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.

22. Line ponds with 2' thick impervious clay liner per detail.

23. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.

24. Televise all existing lines prior to connection.

25. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.

26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

HDPE REQUIREMENTS:

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

2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.

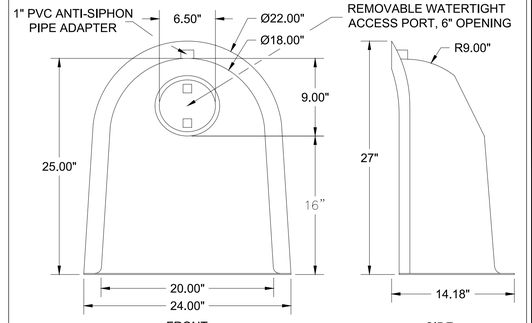
3. All fittings must comply with ASTM Standard D3212.

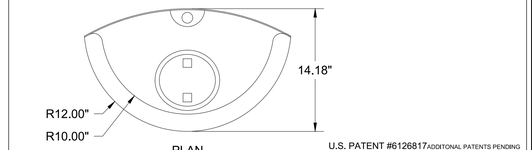
4. Water-tight joints must be used at all connections (including structures) in conformance with ASTM F2510.

5. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-A-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.

6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.

7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.





U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT
48"-60" DIAM.
STRUCTURES

RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER	18R

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STORM SEWER NOTES & DETAILS

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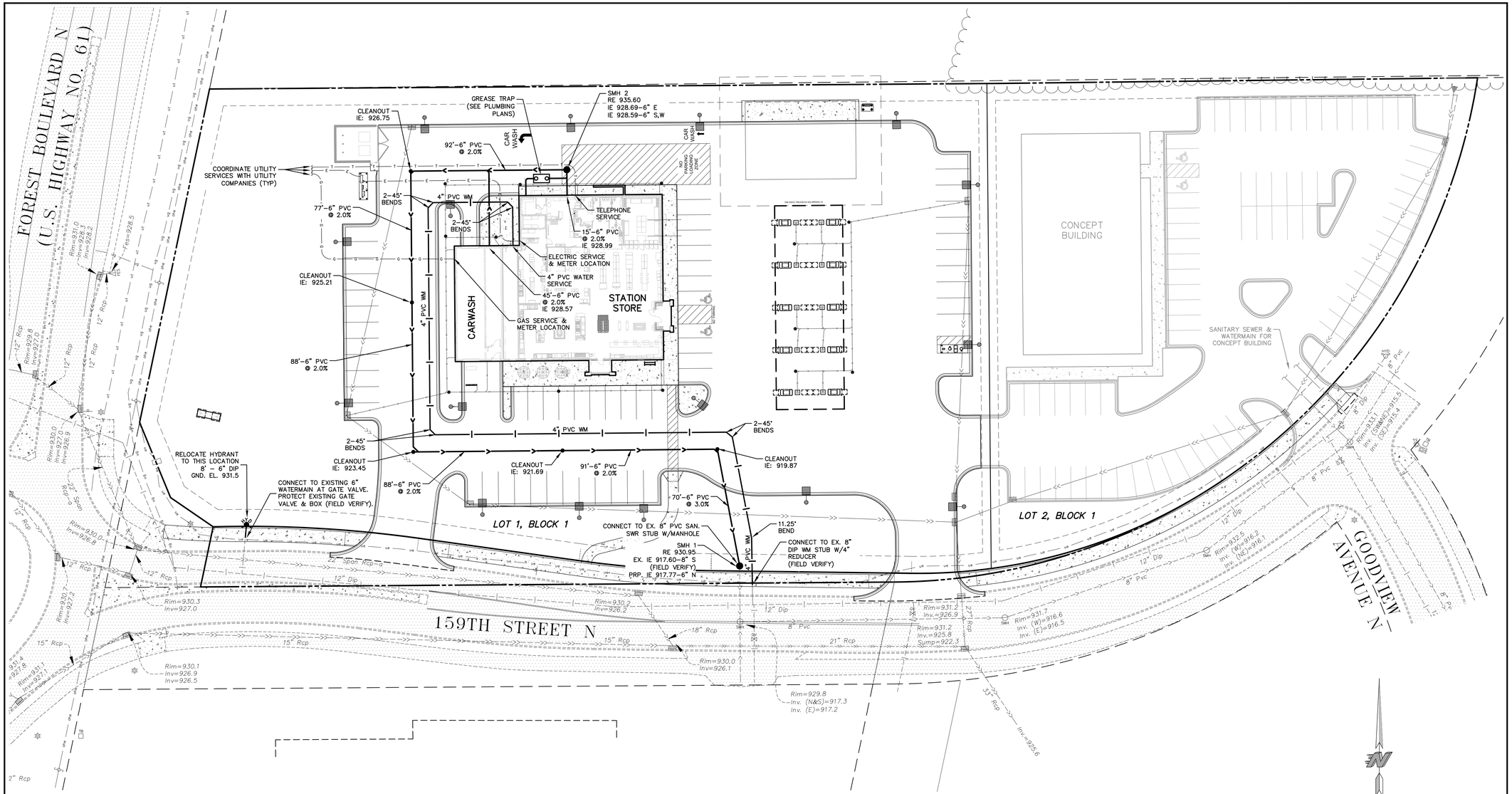

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CURB		
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FLARED END SECTION		

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UTILITY PLAN

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SHEET	C400

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **Carlson Engineering, LLC. dated 2/11/25.** The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Staging or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to construction, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the tie connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Plumbing Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent location service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
38. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
39. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
40. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
41. Obtain permits from the City for work in the public right-of-way.
42. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
43. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
44. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
45. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
46. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2013, or the latest revised edition.
47. These plans, prepared by Carlson Engineering, LLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Carlson Engineering's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
48. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
49. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycon 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
50. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
51. See architectural for building waterproofing and foundation drainage.
52. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
53. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
54. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
55. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, and deflection tests on all HDPE pipe.
56. Removing Markings: Markings that are no longer applicable for roadway conditions or restrictions and that might cause confusion for the road user shall be removed or obliterated to be unidentifiable as a marking as soon as practical. Pavement marking obliteration shall remove the non-applicable pavement marking material, and the obliteration material shall match the pavement surface texturing. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration.
57. Completely remove marking from locations shown on the plan in accordance with MnDOT Standard Specification Section 2102. Use one or a combination of oil blasting, water blasting, and grinding. Provide a dust control system and remove accumulated sand or other materials. Collect, haul, and dispose of dust or residue from removals.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the flange for water meter setting. Install PVC water service pipe under or within any building, structure, or part thereof.
2. CITY REQUIRES A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY WATER SHUTDOWN.
3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible in the sewer opinion of the installer, the water service pipe may be installed in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water line within 10-feet of the crossing.
4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactory manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry: The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health: The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0.)
9. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants. The exterior of ductile iron pipe shall be coated with a layer of orc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-Bio Enhanced Polyethylene Encasement or approved equal.
10. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
11. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
12. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
13. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Sloyaut" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
14. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Orlseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
15. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
16. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycorn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
20. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.11.
21. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
22. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5). Proper pipe slope cannot be maintained on both of the offset branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent-cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/ep-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.sisealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycorn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
11. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
12. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
13. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
14. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
15. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
16. Televise all existing lines prior to connection.

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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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

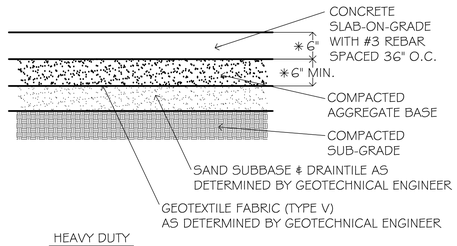
UTILITY NOTES

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

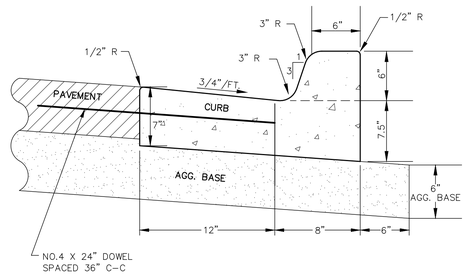
DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C401



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

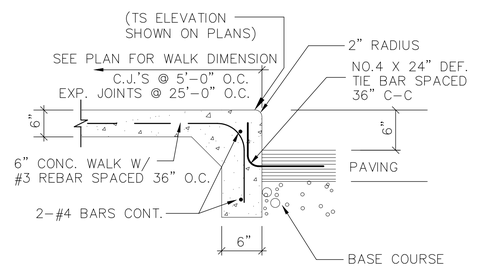
NOTE:
PAVEMENT SECTION TO BE VERIFIED W/ GEOTECHNICAL REPORT.

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

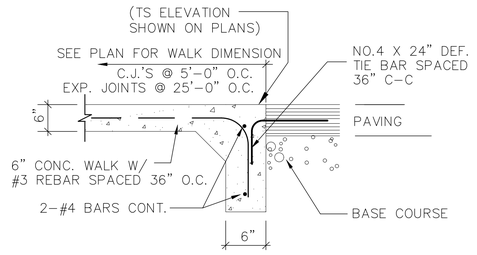


* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

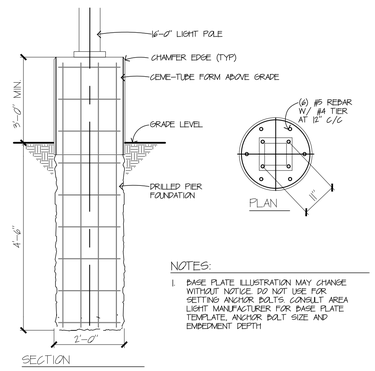
2 | C500 — B-612 CONCRETE CURB & GUTTER
NO SCALE



3 | C500 — SIDEWALK/ CURB DETAIL
NO SCALE



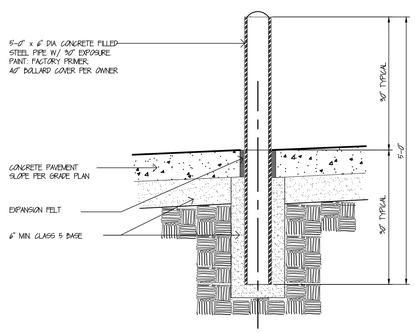
4 | C500 — SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)
NO SCALE



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

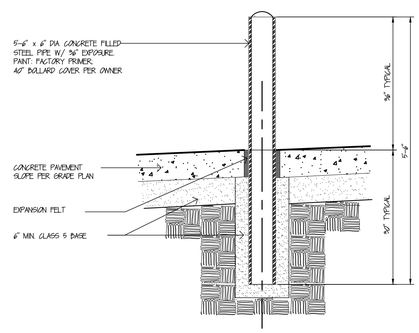
5 | C500 — ROUND AREALIGHT FOUNDATION
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

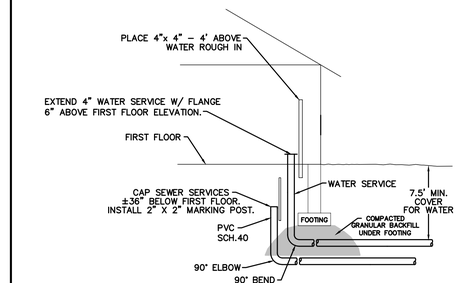


6 | C500 — 6" PIPE BOLLARD - 5'
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



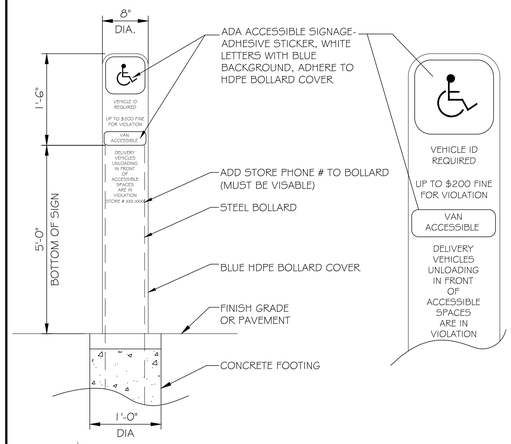
7 | C500 — 6" PIPE BOLLARD - 5'-6"
NO SCALE



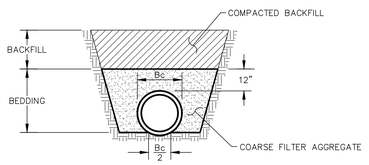
WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

8 | C500 — SANITARY & WATER SERVICE INSTALLATION
NO SCALE

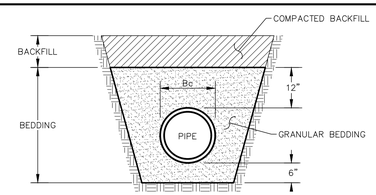


9 | C500 — ADA BOLLARD SIGNAGE
NO SCALE

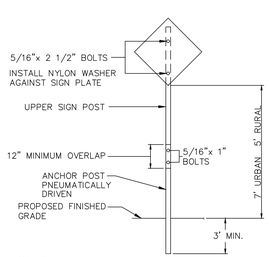


Bc = OUTSIDE DIAMETER OF PIPE

10 | C500 — DIP & RCP PIPE BEDDING
NO SCALE

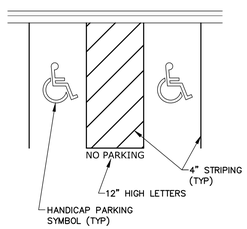


11 | C500 — PVC PIPE BEDDING
NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP 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 | C500 — TRAFFIC SIGN INSTALLATION
NO SCALE



13 | C500 — HANDICAP PARKING SPACE STRIPING
NO SCALE

KWIK TRIP

KWIK STAR

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Signature:
Date: 08/08/25 License #: 57811

DETAILS

CONVENIENCE STORE #1922
WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
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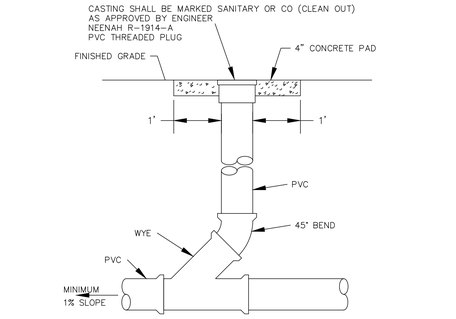
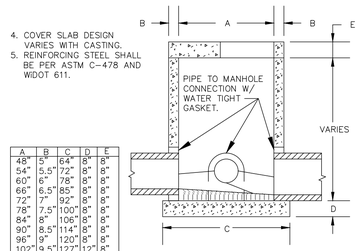
DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C500



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

1 | SERVICE CLEAN OUT
C501 | NO SCALE

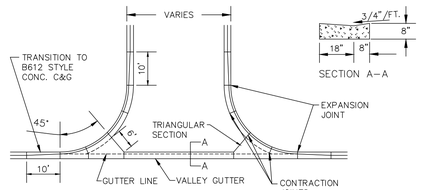
NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WDOT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.
4. COVER SLAB DESIGN VARIES WITH CASTING.
5. REINFORCING STEEL SHALL BE PER ASTM C-478 AND WIDOT 611.



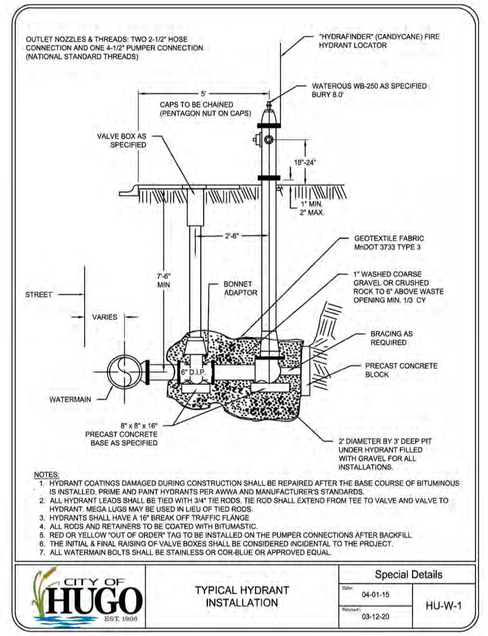
A	B	C	D	E
48"	5"	64"	8"	8"
54"	5.5"	72"	8"	8"
60"	6"	78"	8"	8"
66"	6.5"	85"	8"	8"
72"	7"	92"	8"	8"
78"	7.5"	100"	8"	8"
84"	8"	106"	8"	8"
90"	8.5"	114"	8"	8"
96"	9"	120"	8"	8"
102"	9.5"	127"	12"	8"
108"	10"	132"	12"	12"
120"	10"	146"	12"	12"

STANDARD STORM SEWER CATCH BASIN/MANHOLE & MANHOLE

2 | C501 | NO SCALE

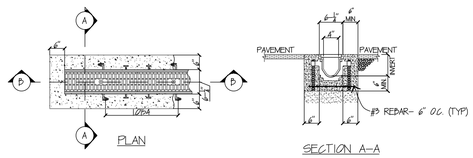


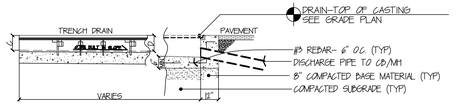
3 | CONCRETE VALLEY GUTTER
C501 | NO SCALE



NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIED RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. RED OR YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTIONS AFTER BACKFILL.
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. ALL WATERMAIN BOLTS SHALL BE STAINLESS OR COR-BLUE OR APPROVED EQUAL.

CITY OF HUGO EST. 1904	TYPICAL HYDRANT INSTALLATION	Special Details	
		Date: 04-01-15	HU-W-1
		Revised: 03-12-20	

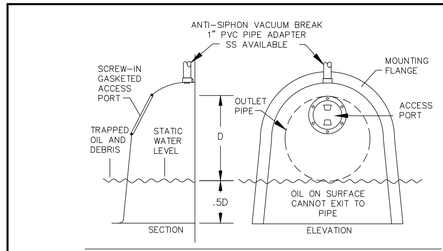


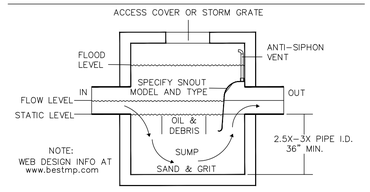


SECTION B-B

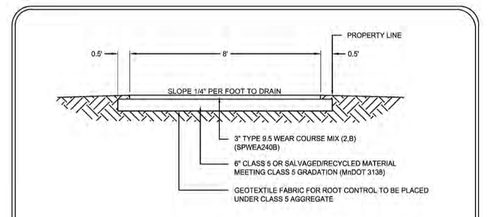
TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 8600N

4 | Z 886 TRENCH DRAIN DETAIL
C501 | NO SCALE

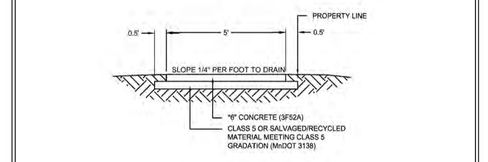




5 | "SNOUT" OIL-WATER-DEBRIS SEPARATOR
C501 | NO SCALE



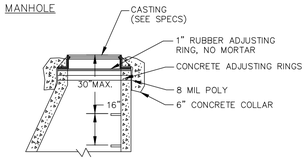
BIKE PATH TYPICAL SECTION



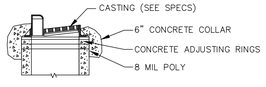
SIDEWALK TYPICAL SECTION

CITY OF HUGO EST. 1904	BIKE PATH AND SIDEWALK TYPICAL SECTIONS	Special Details	
		Date: 04-01-15	HU-STR-17
		Revised: 03-12-20	

MANHOLE

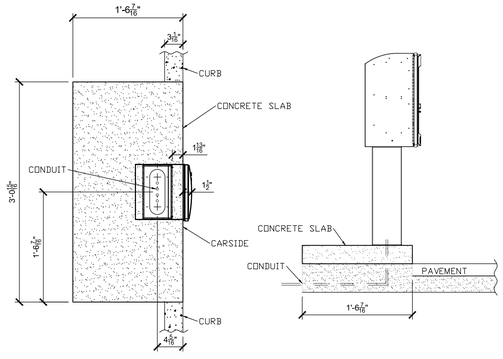


CATCHBASIN



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"

6 | ADJUSTING RINGS & STEPS
C501 | NO SCALE



7 | CARWASH PAY STATION
C501 | NO SCALE

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Signature: Aaron Briski
Date: 08/08/25 License #: 57811

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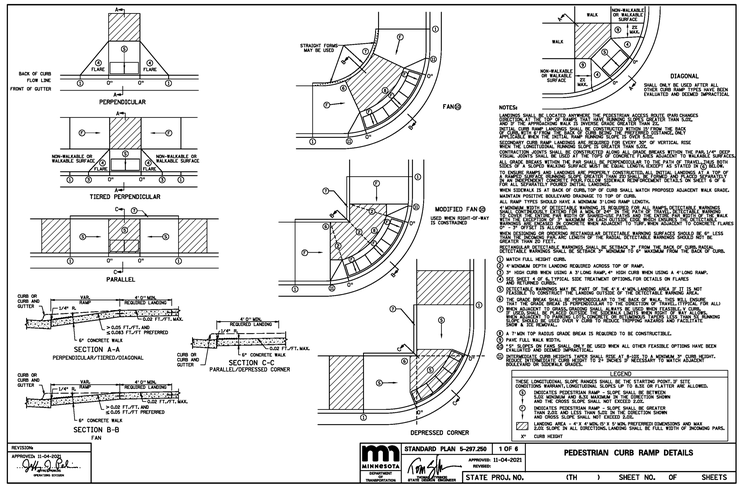
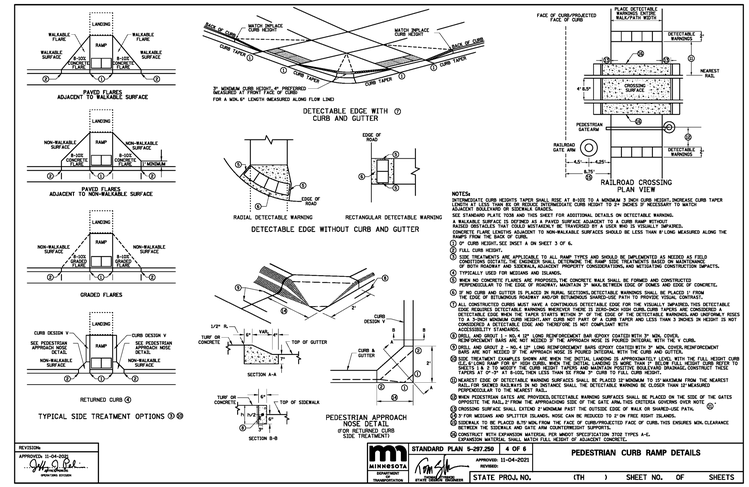
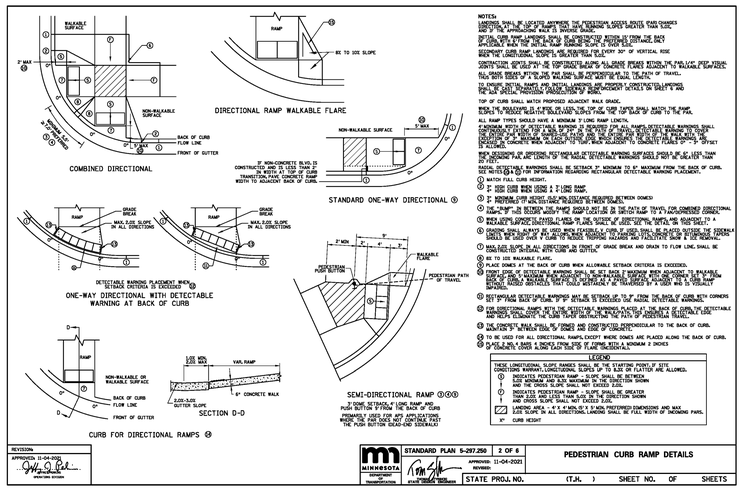
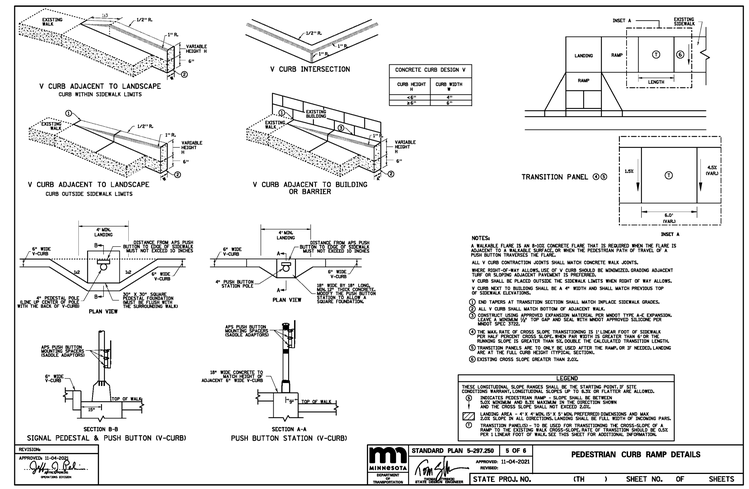
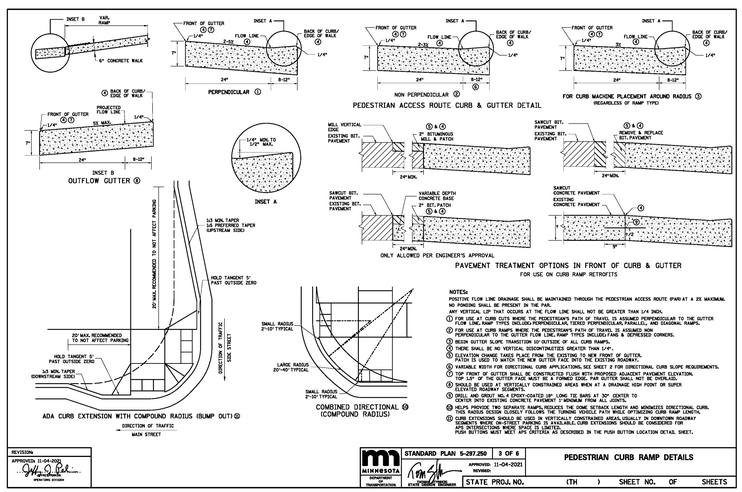
SHEET	C501

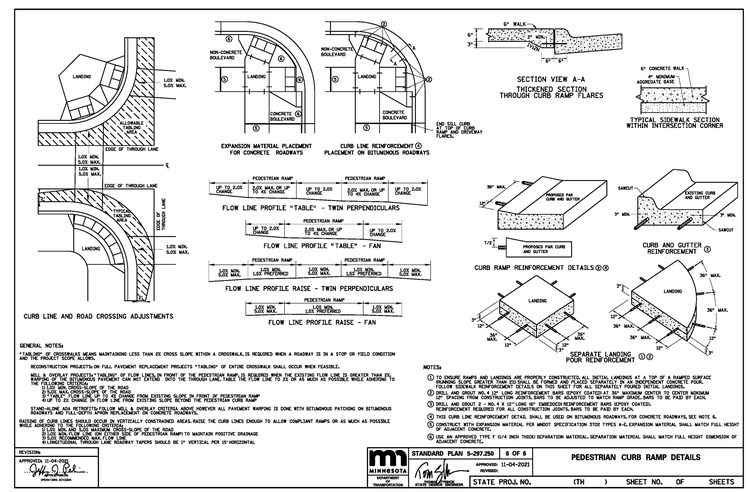












KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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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: Aaron D. Briski, P.E.

Signature:

Date: 08/08/25 License #: 57811

DETAILS

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C502

INSTALL BIO-ROLL FOR INLET PROTECTION OF FES PRIOR TO CONSTRUCTION. (TYP)

INSTALL EROSION CONTROL BLANKET ON SLOPES STEEPER THAN 4:1 IMMEDIATELY AFTER CONSTRUCTION. (TYP)

2½:1 SLOPE OFF OF CONCRETE PAD. INSTALL EROSION BLANKET ON ALL SLOPES STEEPER THAN 4:1.

INSTALL REDUNDANT SILT FENCE ALONG WETLAND TO THE NORTH

INSTALL & MAINTAIN REDUNDANT SILT FENCE ALONG WETLAND

INSTALL & MAINTAIN SILT FENCE (TYP)

CONCRETE WASHOUT & MATERIALS STORAGE AREA (PROVIDE SIGNAGE)

INSTALL INLET PROTECTION AFTER CONSTRUCTION (TYP)

SILT FENCE (TYP)

MAINTAIN ROCK CONST. ENTRANCE

AREA OF POTENTIAL TRACKED SEDIMENT (SWEEP AS NEEDED)

INSTALL INLET PROTECTION PRIOR TO CONSTRUCTION (TYP)

FOREST BOULEVARD N (U.S. HIGHWAY NO. 61)

159TH STREET N

GOODVIEW AVENUE N

STATION STORE FFE = 936.0

CARWASH FFE = 935.33

CONCEPT BUILDING FFE = 936.0

LOT 1, BLOCK 1

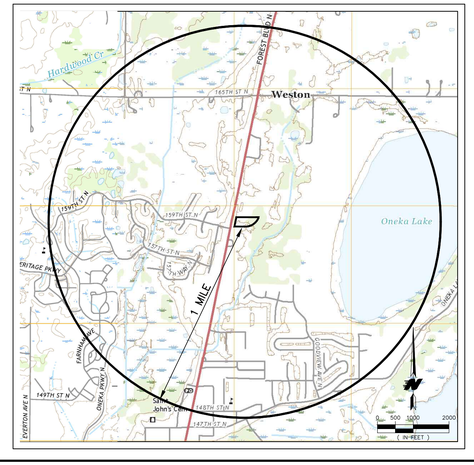
LOT 2, BLOCK 1

ROCK CONSTRUCTION ENTRANCE

CAR WASH

PAYMENT PARKING LOADING

SITE LOCATION MAP



0 15 30 60
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSID Station No. 41919 (Name: 430M): Elevation = 933.90 ft. (NAVD 88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 33703 (Name: PEARSON MNDT) – Elev.= 934.71 ft. (NAVD 88)

CALL BEFORE YOU DIG

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

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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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

EROSION CONTROL PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
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 1922 WITH 1-BAY CARWASH
PROJECT LOCATION: HUGO, WASHINGTON 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: _____

TRAINING DOCUMENTATION: _____

EXISTING SITE CONDITIONS
THE SITE IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF FOREST BOULEVARD N (US HIGHWAY 61) AND 159TH STREET N IN HUGO, WASHINGTON COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY UNDEVELOPED FARMLAND, ON THE SOUTH AND EAST BY 159TH STREET N, AND ON THE WEST BY FOREST BOULEVARD N (US HIGHWAY 61). THE SITE WAS ROUGHLY GRADED FOR A COMMERCIAL PAD WITH THE SHORES OF ONEKA LAKE RESIDENTIAL HOSING DEVELOPMENT PROJECT.

THE PROPOSED SITE BOUNDARY CONSISTS OF 4.597 ACRES. THERE IS 0.072 ACRES OF EXISTING IMPERVIOUS SURFACE WITHIN THE SITE BOUNDARY.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY WITH A TEMPORARY DRAINAGE SWALE RUNNING NORTH TO SOUTH THROUGH THE CENTER OF THE SITE. THERE IS A WINDROW OF DIRT ALONG THE NORTHERN PROPERTY LINE (ASSUMED TO BE THE EXCAVATED MATERIAL FROM THE TEMPORARY SWALE). SLOPES ONSITE GENERALLY RANGING FROM 0.5% TO 2% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 938 AT THE TOP OF THE WINDROW ALONG OF THE NORTHERN EDGE OF THE SITE, DOWN TO ABOUT 928 AT THE SOUTH END OF THE TEMPORARY DRAINAGE SWALE. STORMWATER FROM THE SITE FLOWS TO THE EXISTING STORM SEWER AT 159TH STREET N AND FLOWS TO THE EXISTING STORMWATER POND AT SOUTH OF THE INTERSECTION OF 159TH STREET N AND GOODVIEW AVENUE N. ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE EXISTING DITCH LOCATED SOUTH OF THE AFOREMENTIONED POND.

PROPOSED SITE CONDITIONS
KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH A SINGLE BAY CARWASH AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 4.5 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE SITE WILL CONTAIN APPROXIMATELY 1.871 ACRES OF NEW IMPERVIOUS SURFACE.

STORMWATER FROM THE SITE WILL BE COLLECTED IN STORM SEWER AND ROUTED TO THE EXISTING STORM SEWER LOCATED IN 159TH STREET N. A SUMP CATCH BASIN MANHOLE WILL BE EQUIPPED WITH A SNOUT OIL/DEBRIS STOP WILL BE INSTALLED IN THE LAST STRUCTURE IN THE LINE THAT RECEIVES RUNOFF FROM THE FUELING AREAS (CBMH 101). THERE ARE NO ADDITIONAL STORM SEWER TREATMENT PRACTICES PROPOSED FOR THE SITE.

SOIL INFORMATION
IN FEBRUARY OF 2025, BRAUN INTERTEC COMPLETED NINE SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF SILTY SAND. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "C".

GROUNDWATER WAS FOUND TO BE PRESENT IN ALL OF THE BORINGS, AND WAS GENERALLY AT AN ELEVATION BETWEEN 921 TO 925.

WETLAND CONSIDERATIONS
THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS
ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE EXISTING DITCH LOCATED WITHIN THE SHORES OF ONEKA LAKE HOUSING DEVELOPMENT.

SPECIAL/IMPAIRED WATER CONSIDERATIONS
THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF THE SITE. NO ADDITIONAL CONSIDERATIONS ARE REQUIRED.

STORMWATER MANAGEMENT PLAN
THE STORMWATER MANAGEMENT PLAN FOR THE SHORES OF ONEKA LAKE WAS DESIGNED WITH AN ASSUMED COMMERCIAL DEVELOPMENT LOCATED WITHIN THIS PROPOSED SITE. THE ASSUMED IMPERVIOUS AREA FROM THE ORIGINAL DESIGN IS 153,000 S.F. (3.512 AC.). ALL OF THIS RUNOFF WAS ACCOUNTED FOR IN THE POND 100 CATCHMENT AREA OF THE STORMWATER MODEL. THE PROPOSED CONVENIENCE STORE AND THE CONCEPT COMMERCIAL SITE ADJACENT TO THE EAST WILL HAVE A TOTAL IMPERVIOUS SURFACE OF APPROXIMATELY 124,000 S.F. ALMOST 20% LESS THAN WHAT WAS ACCOUNTED FOR IN THE OVERALL DESIGN. THE SITE WILL BE GRADED CONSISTENT WITH THE ORIGINAL ASSUMED DRAINAGE AREA AND WILL COLLECT AND ROUTE THE STORMWATER TO POND 100, CONSTRUCTED WITH THE SHORES OF ONEKA LAKE. THIS PROPOSED SITE IS CONSISTENT WITH THE ASSUMPTIONS MADE WITH THE ORIGINAL STORMWATER MANAGEMENT PLAN AND WILL NOT CAUSE ANY ADVERSE EFFECTS TO POND 100.

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.

1. 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.

2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.

3. 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, WIMCO 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.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION. THE DISTURBED AREA SHALL NOT BE MORE THAN CAN BE EFFECTIVLY MAINTAINED.

2. 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. SWEEPER MUST BE AVAILABLE ON-SITE WITHIN 3 HOURS NOTICE FROM THE CITY.

3. 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. PERIMETER PROTECTION MUST BE IN PLACE AT THE DOWNGRADIENT SIDE AT THE BASE OF THE STOCKPILE PRIOR TO INITIATING STOCKPILING.

4. TOPSOIL
   UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.

5. EROSION CONTROL & RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 14 DAYS. CONSIDER USING NATURAL-NETTED PRODUCTS INSTEAD OF PLASTIC NETTED. STABILIZATION SHALL COMMENCE AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, IF THE PERMITTEE(S) KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 DAYS.

6. 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.

7. 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.

8. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

9. 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, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

10. 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.

11. 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. IF NUISANCE CONDITIONS RESULT, CEASE DEWATERING IMMEDIATELY AND PERFORM CORRECTIVE ACTIONS. THE OUTLET SHALL BE PHOTOGRAPHED BEFORE THE START OF DEWATERING AND ONCE EVERY 24 HOURS WHILE THE DEWATERING IS OCCURRING.

12. 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.

13. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.

14. 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.

15. 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.

1. 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.

2. 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.

3. 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. INSPECTION REPORTS SHALL BE SENT TO THE CITY INSPECTOR FOLLOWING EVERY INSPECTION EVENT. 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.

1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.

3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.

4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.

5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.

   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.

6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.

7. INSPECT STABILIZED AREAS FOR EROSION.

8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.

9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.

10. 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.

1. 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.

2. 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.

3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ 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.

4. 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.

5. 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 RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.

6. 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. WHEN SUBMITTING THE NOT, THE PERMITTEE(S) MUST SUBMIT GROUND OR AERIAL PHOTOGRAPHS SHOWING PERMIT TERMINATION REQUIREMENTS HAVE BEEN MET. PHOTOGRAPHS MUST INCLUDE THE DATE THE PHOTOGRAPH WAS TAKEN.

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.	2,250
INLET PROTECTION	EA.	15
TURF ESTABLISHMENT	AC.	4.5
EROSION BLANKET	S.Y.	200

SWPPP DESIGN CERTIFICATION

I, Aaron Briski, hereby certify that I have completed desiger SWPP- Erosion and Stormwater Management Certification Program
My certification expires May 2027

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program

signed _____
expiration _____

SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program

signed _____
expiration _____

KWIK TRIP

KWIK STAR

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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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TEL 763.489.7900 | FAX 763.489.7959
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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

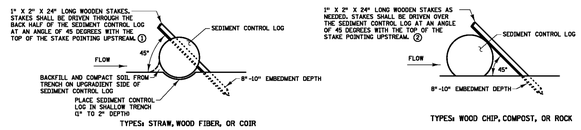
EROSION CONTROL NOTES

CONVENIENCE STORE #1922
WITH 1-BAY CARWASH

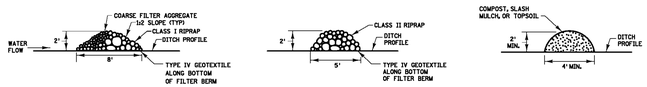
U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

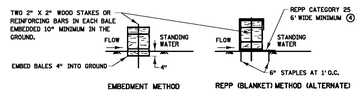
DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C601



SEDIMENT CONTROL LOGS



FILTER BERMS



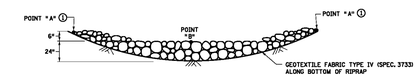
BALE BARRIERS 5

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.

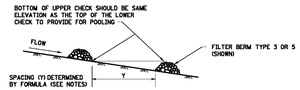
SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.

1. SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1'FOR DITCH CHECKS OR 2'FOR OTHER APPLICATIONS.
2. PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
3. TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 6" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
4. INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

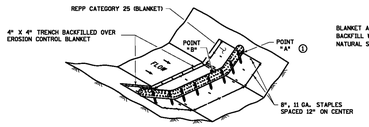
REVISIONS			
APPROVED: JANUARY 8, 2020			
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER			
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	2 OF 8	TEMPORARY SEDIMENT CONTROL
TRENT M. SKOK STATE DESIGN ENGINEER	APPROVED: 1-8-2020 REVISED:		FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
STATE PROJ. NO.	(T.H.)	SHEET NO. OF	SHEETS

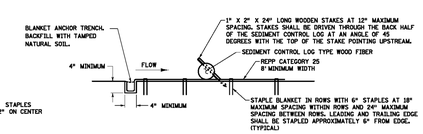


ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) 3
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE 2

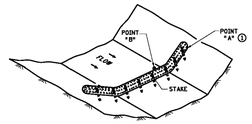


DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES





SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM 4



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST 3
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.

SEE SPECS. 2573, 3601, 3733, 3985, 3886 & 3885.

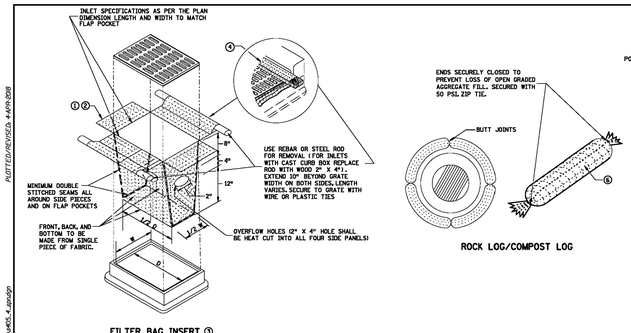
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.

APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:

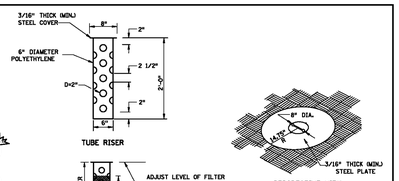
APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{\% CHANNEL SLOPE}}$ X 100

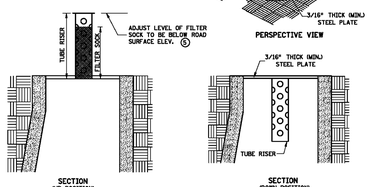
1. POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
2. ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
3. DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
4. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
5. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

REVISIONS			
APPROVED: JANUARY 8, 2020			
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER			
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	3 OF 8	TEMPORARY SEDIMENT CONTROL
TRENT M. SKOK STATE DESIGN ENGINEER	APPROVED: 1-8-2020 REVISED:		DITCH CHECK
STATE PROJ. NO.	(T.H.)	SHEET NO. OF	SHEETS

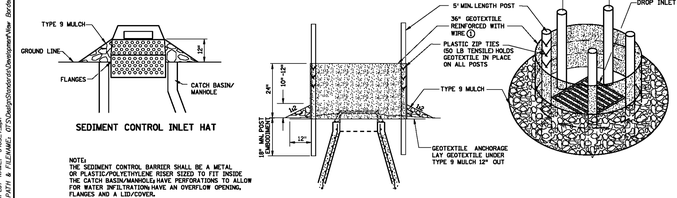


FILTER BAG INSERT 3
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)





POP-UP HEAD

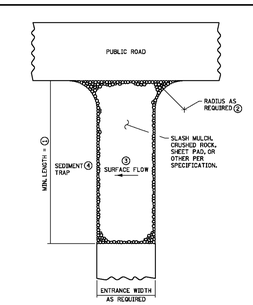


NOTES:
SEE SPECS. 2573, 3137, & 3886.

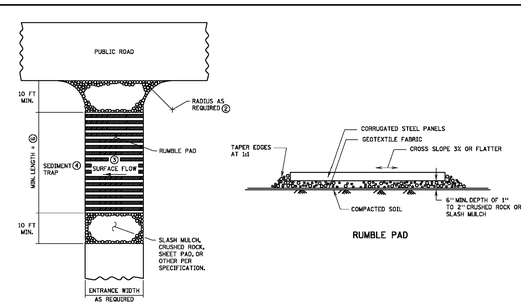
DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.

1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. INSTALLATION NOTES:
   DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
5. SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
6. GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

REVISIONS			
APPROVED: 2-28-2017			
CHIEF ENVIRONMENTAL OFFICER			
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	4 OF 8	TEMPORARY SEDIMENT CONTROL
TRENT M. SKOK STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:		STORM DRAIN INLET PROTECTION
STATE PROJ. NO.	(T.H.)	SHEET NO. OF	SHEETS

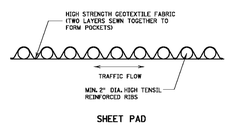


SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT 5 7

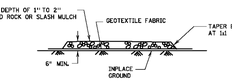


RUMBLE PAD CONSTRUCTION EXIT 5 7

RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:
SEE SPECS. 2573 & 3882.

1. MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS			
APPROVED: 2-28-2017			
CHIEF ENVIRONMENTAL OFFICER			
MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL
TRENT M. SKOK STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:		STABILIZED CONSTRUCTION EXIT
STATE PROJ. NO.	(T.H.)	SHEET NO. OF	SHEETS

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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: Aaron D. Briski, P.E.
Signature:
Date: 08/08/25 License #: 57811

EROSION CONTROL DETAILS

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
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DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C602

PLOTTED/REVISED: 24-JAN-2020
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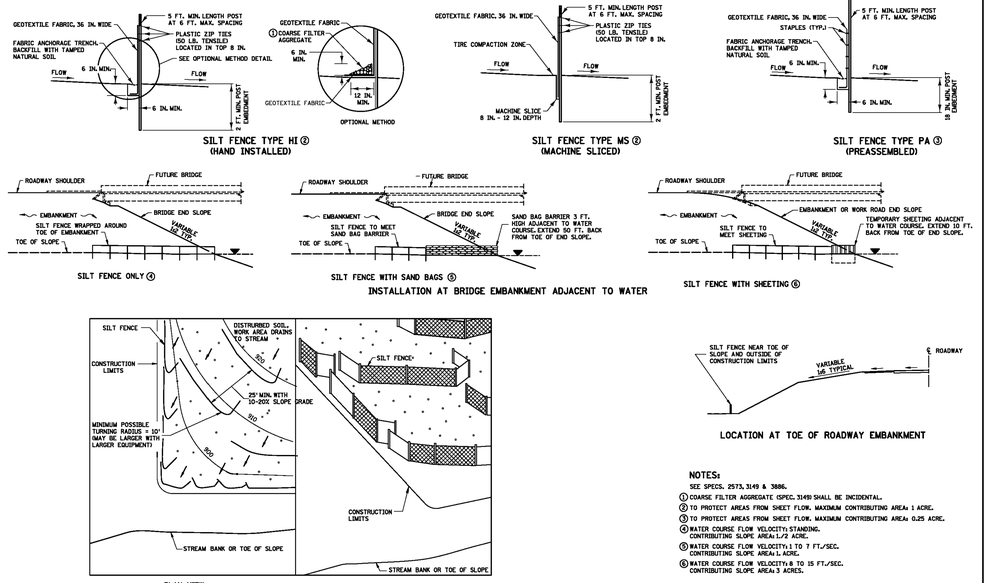


NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.

② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.

③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.

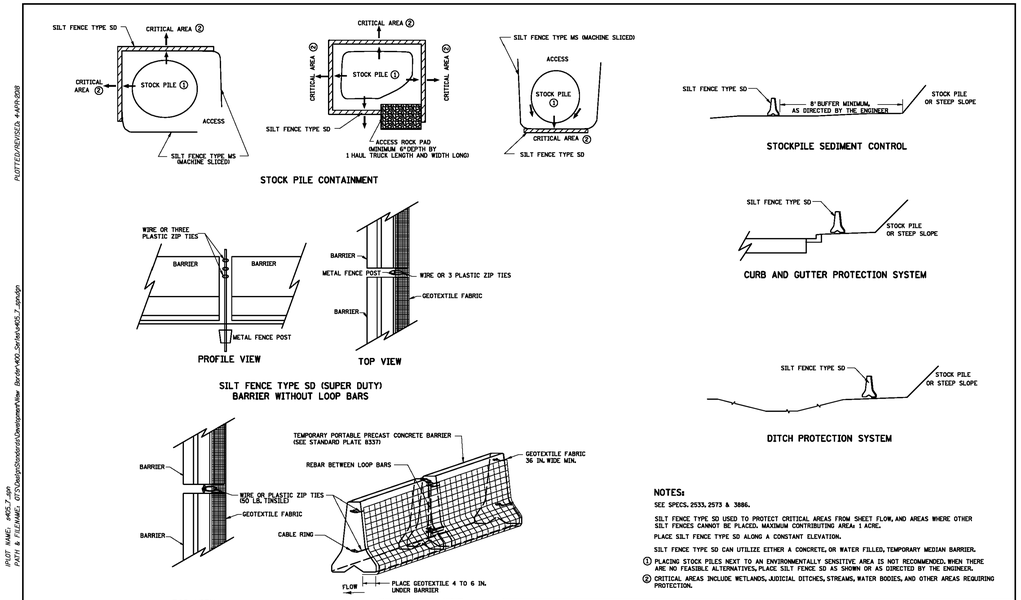
④ WATER COURSE FLOW VELOCITY: STANDING. CONTRIBUTING SLOPE AREA: 1/2 ACRE.

⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1 ACRE.

⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA: 3 ACRES.

REVISION:	
APPROVED: 2-28-2017	

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	6 OF 8
STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	TEMPORARY SEDIMENT CONTROL SILT FENCE
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

SEE SPECS. 2533, 2573 & 3886.

SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA: 1 ACRE.

PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

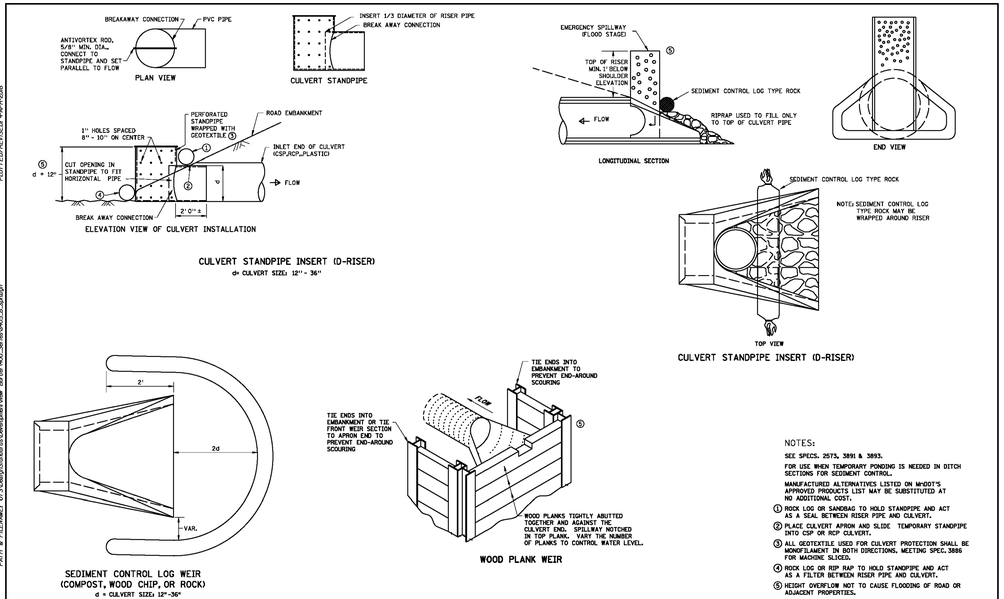
SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.

② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION:	
APPROVED: 2-28-2017	

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	7 OF 8
STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	TEMPORARY SEDIMENT CONTROL SUPER DUTY SILT FENCE
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MNDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.

② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.

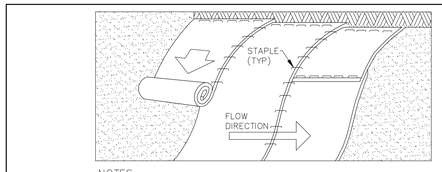
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEETING SPEC. 3886 FOR MACHINE SLICED.

④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.

⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

REVISION:	
APPROVED: 2-28-2017	

MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.405	8 OF 8
STATE DESIGN ENGINEER	APPROVED: 2-28-2017 REVISED:	TEMPORARY SEDIMENT CONTROL CULVERT END CONTROLS
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



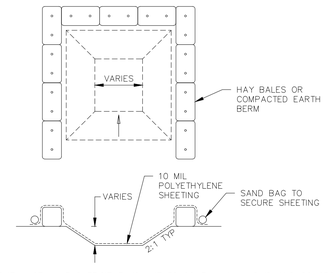
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3 | C603 — EROSION CONTROL BLANKET — NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

3 | C603 — TURF ESTABLISHMENT — NO SCALE



NOTES:

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

2 | C603 — CONCRETE WASHOUT — 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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 08/08/25 License #: 57811

EROSION CONTROL DETAILS

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
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DRAWN BY	ADB
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C603

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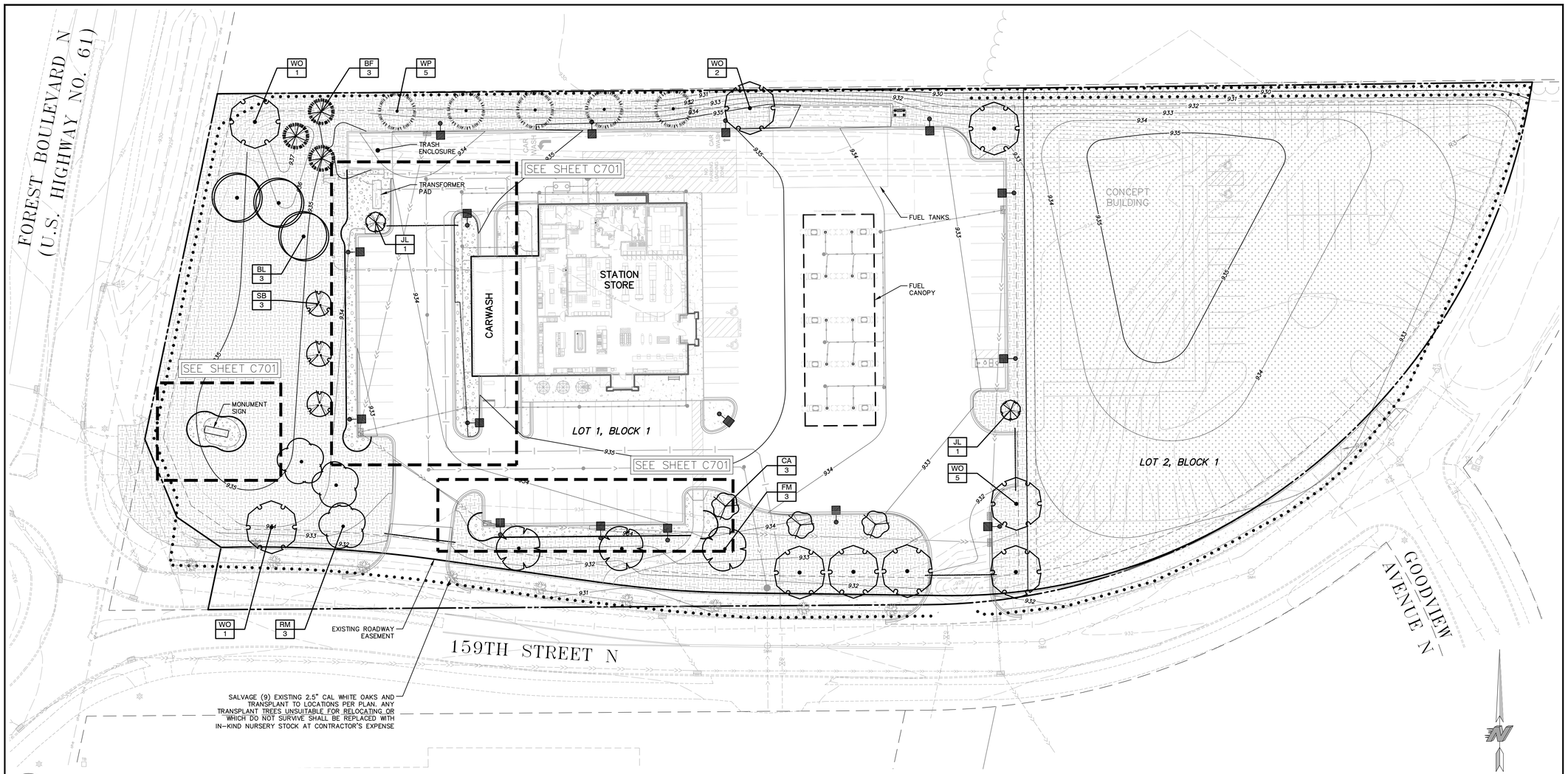

1 C700 OVERALL LANDSCAPE PLAN

CITY OF HUGO LANDSCAPE REQUIREMENTS

1. ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA OR ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
   REQUIRED = 15 OVERSTORY TREES (11,057 SF BUILDING / 2000 = 6, OR 1,482 LF SITE PERIMETER / 100 = 15)
   PROVIDED = 18 OVERSTORY TREES
2. ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
   REQUIRED = 8 CONIFEROUS TREES (11,057 SF BUILDING / 2000 = 6, OR 1,482 LF SITE PERIMETER / 200 = 8)
   PROVIDED = 8 CONIFEROUS TREES
3. ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
   REQUIRED = 8 ORNAMENTAL TREES (11,057 SF BUILDING / 2000 = 6, OR 1,482 LF SITE PERIMETER / 200 = 8)
   PROVIDED = 8 ORNAMENTAL TREES
4. ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
   REQUIRED = 50 UNDERSTORY SHRUBS (11,057 SF BUILDING / 300 = 37, OR 1,482 LF SITE PERIMETER / 30 = 50)
   PROVIDED = 142 UNDERSTORY SHRUBS
5. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

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.

CALL BEFORE YOU DIG

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

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/08/25 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1922
WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
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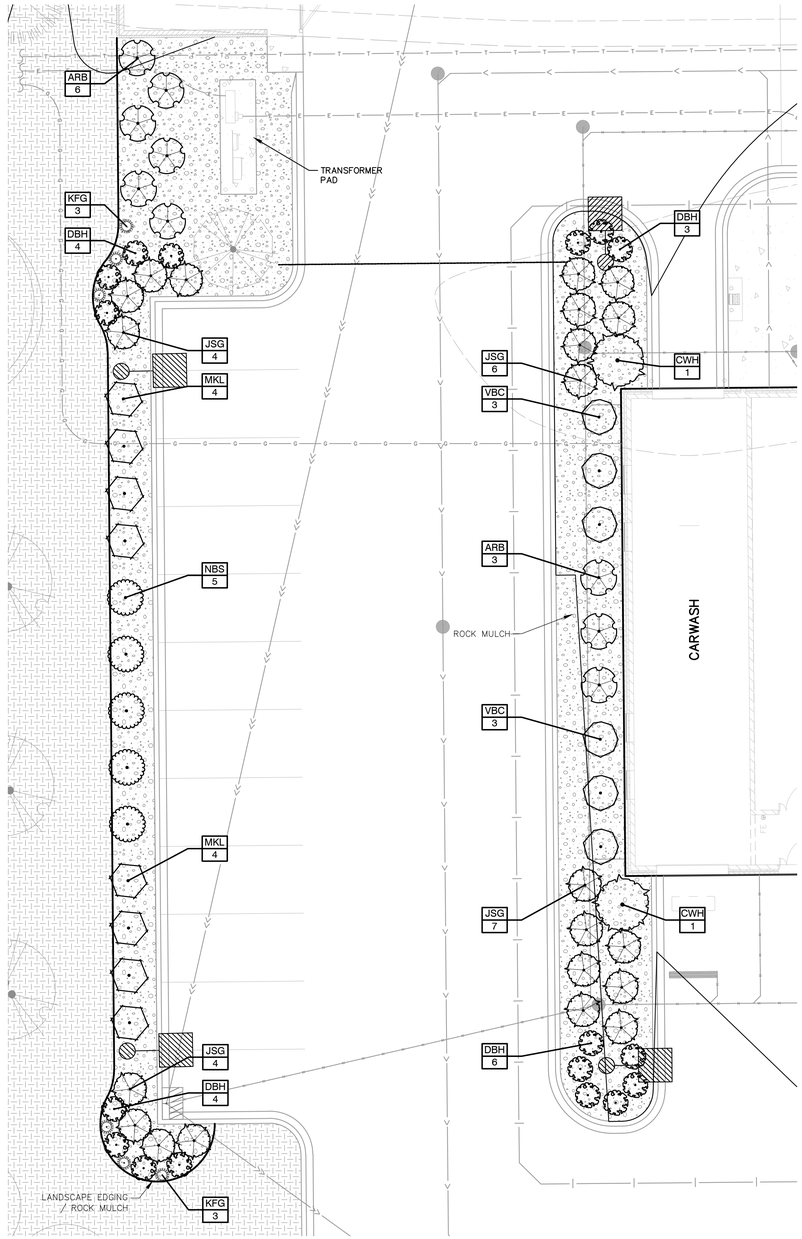
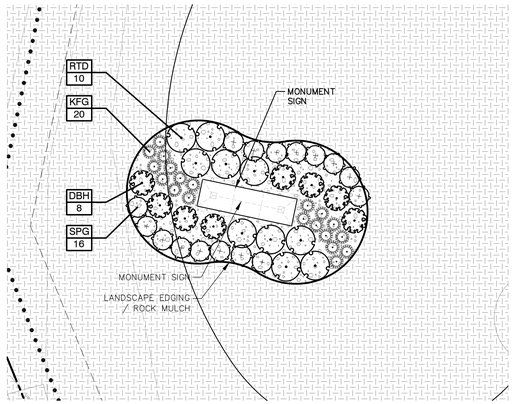
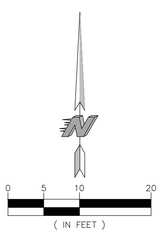
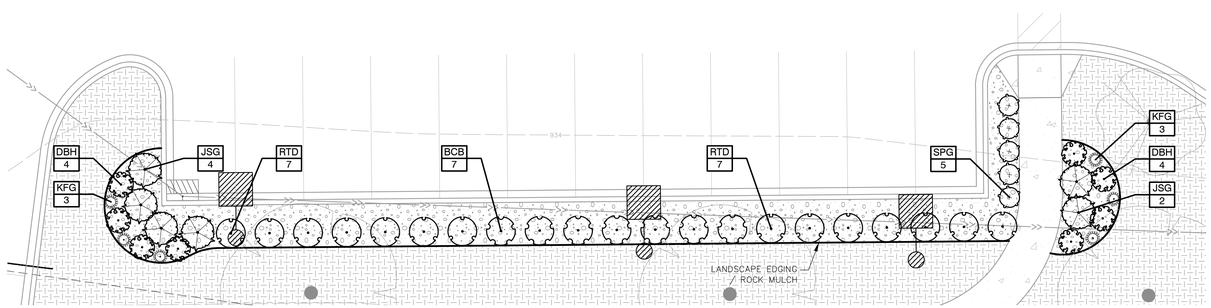


1 C701 LANDSCAPE PLAN ENLARGEMENT

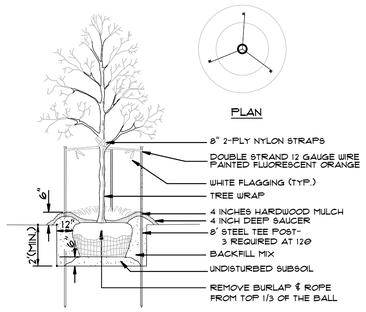


3 C701 MONUMENT SIGN PLANTINGS





2 C701 LANDSCAPE PLAN ENLARGEMENT



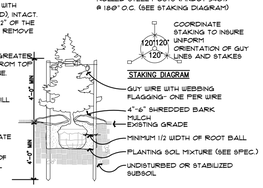
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

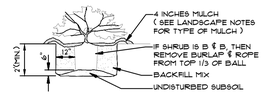
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2'-1" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

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Name: Ryan J. Ruttger, RLA
Signature:
Date: 08/08/25 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	3	Acer rubrum `Northwood`	Northwood Red Maple	2.5" Cal.	B&B
	FM	3	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B
	WO	9	Quercus bicolor Transplant Existing Boulevard Tree	Swamp White Oak	2.5" Cal.	B&B
	BL	3	Tilia americana `Boulevard`	Boulevard Linden	2.5" Cal.	B&B
CONIFEROUS TREES						
	BF	3	Abies balsamea	Balsam Fir	6` Ht.	B&B
	WP	5	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Prairifire`	Prairifire Crabapple	1.5" Cal.	B&B
	JL	2	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS						
	BCB	7	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	RTD	24	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	33	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	2	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	NBS	5	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	#5 Cont.	
	SPG	21	Spiraea x bumalda `Goldflame`	Goldflame Spirea	#5 Cont.	
	MKL	8	Syringa patula `Miss Kim`	Miss Kim Lilac	#5 Cont.	
	VBC	6	Viburnum trilobum `Bailey Compact`	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	27	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	ARB	9	Thuja occidentalis `BailJohn`	Technito Arborvitae	6` Ht.	B&B
GRASSES						
	KFG	32	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
GROUND COVERS						
	ROCK	4,509 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	50,345 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	61,144 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	

LANDSCAPE QUANTITIES

±450 LF POLY EDGING – BLACK

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-ROLLS, 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 RAPID STABILIZATION METHOD 3.

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 SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SODDING, ETC.

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 SODDED OR SEEDED. 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 FILTRATION 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 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 – STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MCIA CERTIFIED WEED FREE GRAIN STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SODDING 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 AROUND 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. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

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. 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.

17. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR 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
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
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: 08/08/25 License #: 56346

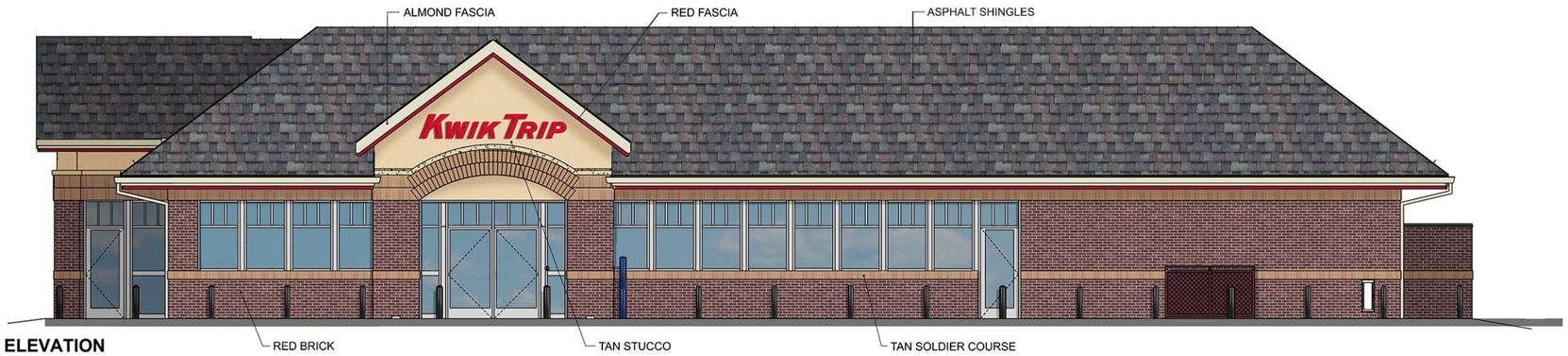
LANDSCAPE PLAN

CONVENIENCE STORE #1922 WITH 1-BAY CARWASH

U.S. HIGHWAY 61 & 159TH STREET N
HUGO, MINNESOTA

#	DATE	DESCRIPTION
1	10/07/25	Add Trail Per City Comment
2	10/13/25	Bid Set
3	12/04/25	Revise Entrance Per City

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11312-00
DATE	2025-08-08
SHEET	C702



1 **FRONT ELEVATION**

2 **RIGHT ELEVATION**

3 **REAR ELEVATION**

4 **LEFT ELEVATION**

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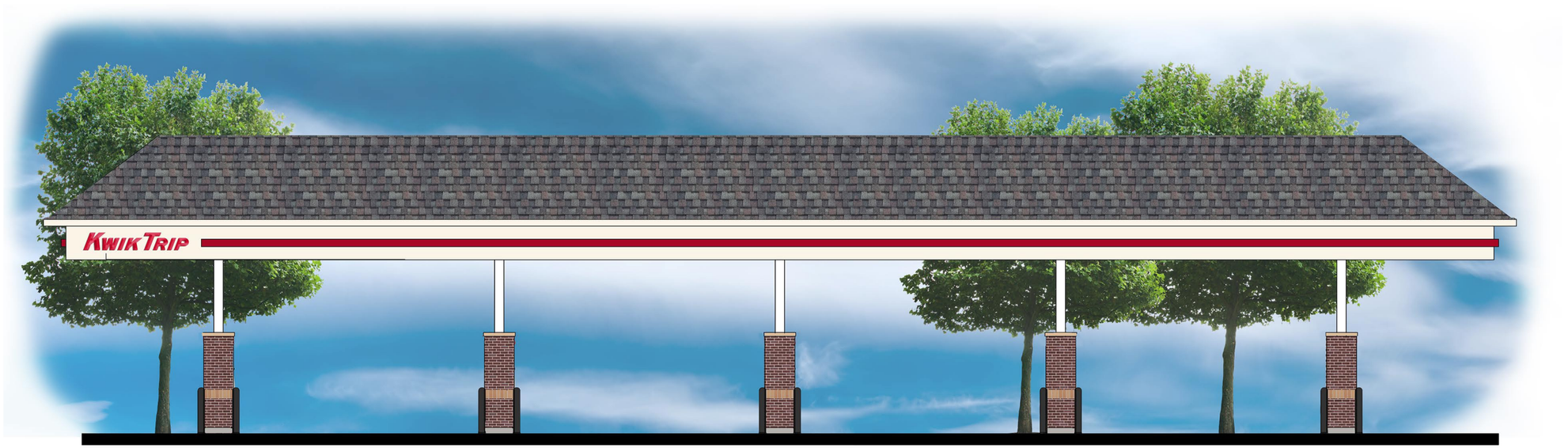

1 **FRONT ELEVATION**

2 **SIDE ELEVATION**

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10 MPD

Agenda Number E.1

CITY OF HUGO COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING APPLICATION STAFF REPORT

TO: Hugo Planning Commission

FROM: Max Gort, Associate Planner

SUBJECT: **KLG Holding, LLC.** Site Plan for a dance studio located at 13845 Forest Boulevard North

DATE: December 8, 2025 for the Planning Commission Meeting of December 11, 2025

ZONING: General Business (C-2)

LAND USE: Commercial (COM)

REVIEW DEADLINE: January 23, 2026

1. DESCRIPTION OF REQUEST:

The applicant is requesting approval of a site plan for a 9,088 square foot commercial building on the property located at 13845 Forest Boulevard North.

2. BACKGROUND:

In October, 2020, the applicant first opened a dance studio in the Victor Gardens South Village building at 14643 Mercantile Drive, known as The Dance Unit. Since then, the businesses has grown larger than the space allowed and has proposed to develop a commercial building for use as a larger dance studio. The studio currently holds dance classes for kids and adults.

In 2019 the Planning Commission previously reviewed and approved a site plan and CUP for a daycare on the property. The applicant withdrew the request and the project has not been constructed.

There are two parcels of interest on at this site. The applicant will need to combine the two parcels into one parcel prior to construction.

3. LEVEL OF CITY DISCRETION IN DECISION-MAKING:

The City's discretion in approving or denying a site plan is limited to whether or not the proposed project complies with the Comprehensive Plan and Zoning Ordinance requirements. If it meets these standards, the City must then approve the site plan.

4. CONTEXT:

A. Surrounding Land Use and Zoning

The property is currently zoned General Business (C-2) and guided for Commercial (COM) in the 2040 Land Use Plan. The surrounding properties the north and south are also zoned and guided for commercial use, with the property to the north being occupied by an automotive repair shop. The property to the west, across the highway of Forest Boulevard, is zoned and guided for industrial use, and is currently an outlot in the Bald Eagle Industrial Park. The property to the east is zoned and guided for medium density residential development, and is occupied by a single family home.

B. Natural Characteristics of Site

There are two parcels, totaling 2.12 acres. The property has some gently rolling terrain but is overall flat, and there are existing woods throughout much of the site. There are no known wetlands on site.

5. SITE PLAN APPROVAL REQUIREMENTS

Building Setbacks

Sec. 90-104(e) outlines minimum requirements for the C-2 zoning district, and requires that buildings have a minimum setback of 30 feet from the front, side, and rear yard property lines. The proposed building meets these setback requirements.

Building Height

Sec. 90-104(e) requires a maximum building height of 35 feet int eh C-2 zoning district. The proposed building has a height of approximately 19 feet, satisfying this requirement.

Building and Impervious Surface Coverage

The C-2 zoning district allows for up to 35% of the lot area to be covered by buildings and 80 % of the lot area to be covered by impervious surface. The site plan proposes approximately 10% building coverage and 43% impervious surface coverage, satisfying these requirements.

Parking

Sec. 90-235 outlines minimum required parking for specific uses. Based on the requirement for retail sales and service business to provide one parking space per 250 square feet of gross floor area, the 9,088 square foot building requires 37 parking spaces. The applicant is proposing to construct 59 parking spaces, satisfying this requirement. The applicant provided an estimate on the amount of vehicles parking on site at particular times of the day, and staff is comfortable with the provided parking accommodating the estimated parking demand.

Landscaping

Section 90-181 of the Zoning Ordinance provides landscaping requirements for developments. The site plan includes tree and shrub locations and species.

Based on the perimeter of the site, the landscape ordinance requires 13 overstory deciduous shade trees, 7 coniferous trees, 7 ornamental trees, and 43 shrubs. The applicant is proposing 13 deciduous trees, 6 coniferous trees, 6 ornamental trees, and 87 shrubs including perennials and topiary. While this does not meet the planting requirements for coniferous and ornamental trees, the number of shrubs greatly exceeds the ordinance requirement. The ordinance allows for substitutions to be made for minimum landscape requirements, including an equivalent of up to 50% of required ornamental trees may be substituted with at least 20 shrubs per tree. The landscape plan has enough shrubs to substitute two ornamental trees. Staff will continue to work with the applicant on a landscape plan that meets all ordinance requirements.

The site is planned to be seeded with a combination of turf grasses and native prairie grasses. The areas planted with prairie grasses are required to be managed and maintained. The applicant has not provided a vegetation management plan at this time. Staff will continue to work with the applicant on a plan that will establish how these planting will be maintained.

Lighting

The ordinance requires lighting to consist of cut-off fixtures. Light cast on adjacent property and roads is not to exceed ½ foot candle measured at the property line or 1 foot candle measured at the street's centerline. The applicant's photometric plan meets these requirements. The applicant has also provided cut sheets of proposed lighting fixtures, demonstrating that they will be shielded and downcast to contain exterior lighting to the property.

Fencing/Screening

The applicant is not proposing any fencing at this time. If fencing is proposed in the future, the location and type shall be reviewed and approved by staff.

The applicant is proposing roof-mounted mechanical equipment, and shall demonstrate that the parapet height is sufficient to adequately screen the equipment from view. There is also a trash enclosure proposed at the rear of the building. The applicant shall provide an elevation of the

trash enclosure and demonstrate that waste containers are adequately screened from view with materials compatible with the architecture of the building.

Building Architecture

In 2011, the City Council adopted the Commercial and Industrial Design Guidelines, and the applicant has provided building elevations, building renderings, and a material sample board for review.

The intent of the Commercial and Industrial Design Guidelines is to improve the overall quality of development, encourage unified development, and ensure compatibility of development with surrounding land uses. The guidelines require four-sided design, building materials that are attractive, durable, and high-quality, and compatible colors that tie building elements together.

The layout of the building is a four sided rectangle with a bump-out in the front of the building making up the entryway. The majority of the building is proposed to be constructed with painted stucco, with block and metal panels providing accents. The stucco will mostly be tan with a darker shade making up vertical column elements to break up the façade. The block is dark gray in color and comprises the bottom areas of the front façade of the building, and wraps around the front corners of the building.

The metal panels come in a few different colors and provide accents in several areas of the building. A silver metal panel will be placed on vertical elements of the entryway and a horizontal element along the walls near the top. A dark metal band forms horizontal elements across the top of the windows and across the perimeter of the parapet, creating a defined building cap. An iridescent metal panel that changes color at different angles is proposed above the entryway and above the front windows.

The applicant has not provided an elevation of the trash enclosure that is proposed at the rear of the building. The applicant shall demonstrate that the trash enclosure will effectively screen waste containers from the view of adjacent properties with building materials that are architecturally compatible with the building. This is a condition of approval in the resolution.

It is in staff's opinion that the applicant has made an effort towards meeting the intent of the Commercial and Industrial Design Guidelines, but some revisions should still be made to bring the plan into compliance. The elevations, renderings, and material sample board the applicant has provided are not consistent with each other, making it more difficult to have a clear understanding of how the building will actually look. Staff has requested that the applicant provide an updated colored elevation that reflects the colors shown on the material sample board, and has labels that are consistent with the intended design. Staff will continue to work with the applicant on revisions to the architectural plan, which is a condition of approval in the resolution.

Signage

The applicant is proposing signage through a monument sign located near the highway of Forest Boulevard, and a wall sign above the building entrance. The monument sign can have a maximum size of 40 square feet per face, and shall be a maximum height of ten feet measured at the grade of the ground. Wall signs can occupy a maximum of 10 percent of the wall area and one wall sign is allowed per side of the building.

Prior to the installation of any sign, a sign permit shall be approved by the City.

Drainage/Grading

The applicant is proposing to grade the entire site. The applicant will need to apply for a grading permit prior to the commencement of work.

Stormwater management for the site is proposed with the construction of an onsite pond. The applicant's stormwater management plan meets the City's rate control and volume control standards. The applicant will need to receive approval of a stormwater permit from the City.

Utilities

The site is able to be served by an existing 10-inch sanitary sewer that extends through the property. The site plan is oriented in a way that avoids needing to relocate this sewer. Water is accessible via an existing stub from the 6-inch watermain in the right-of-way in Forest Boulevard.

Streets and Access

The site currently receives access from a gravel access point onto Forest Boulevard, which will need to be removed. The site will instead receive access from the existing access point at the neighboring property to the north, which is currently occupied by TGK Automotive. There is a cross-access easement on the TGK property for the access to this property. The applicant will need to coordinate with TGK throughout the construction process, and provide evidence to the City that this communication is occurring. MnDOT reviewed the proposed site plan considering additional traffic that would be utilizing the access point, and is not requiring any additional improvements to Forest Boulevard.

The property will also need to provide access to the property to the south. The site plan shows a future private drive to be constructed for that future access. A cross-access easement will need be dedicated for the future access to the property to the south.

Wetlands

The project does not include any wetland impacts.

Park Dedication

The proposed use does not require park dedication.

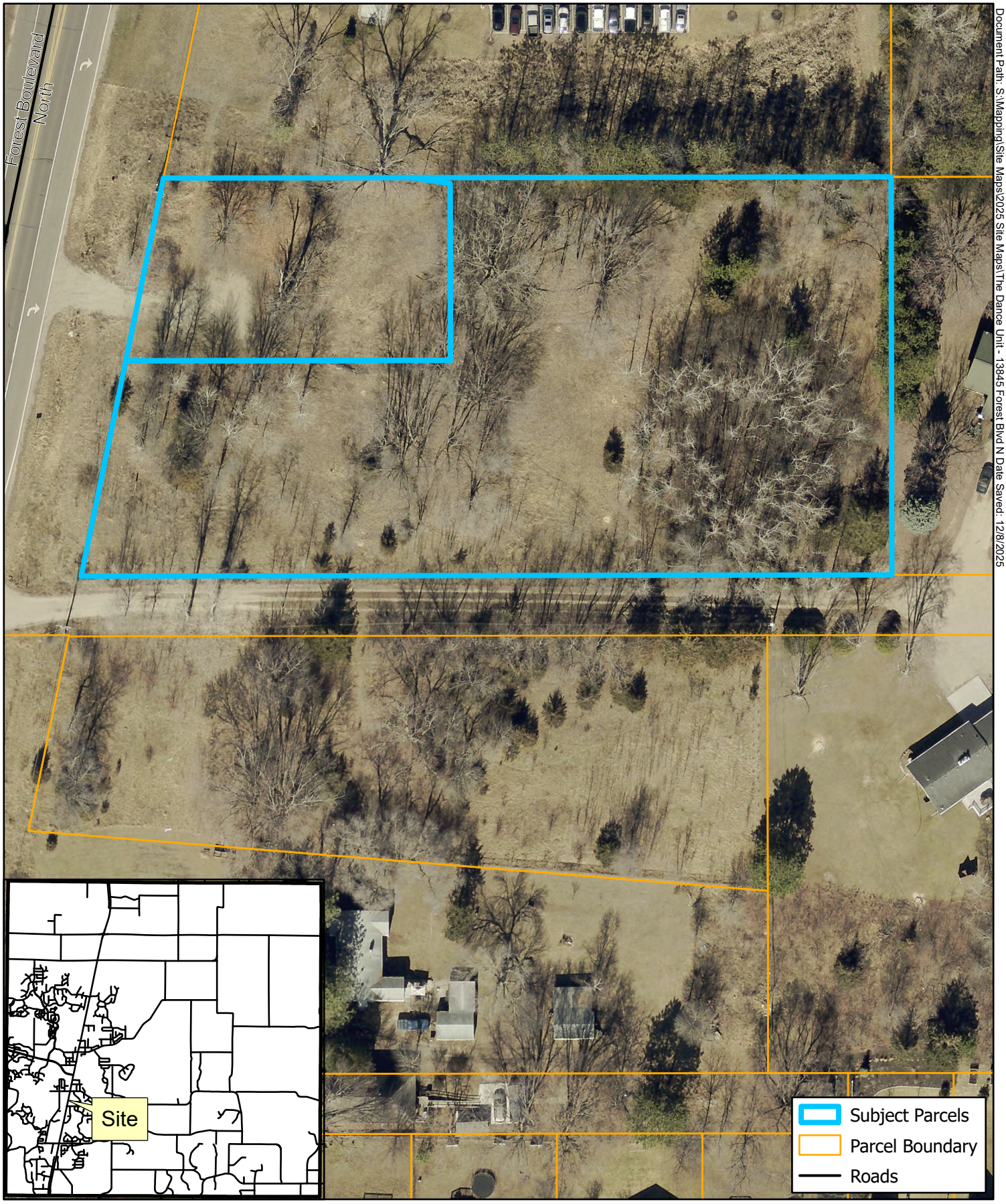
8. CONCLUSION/RECOMMENDATION:

It is in staff's opinion that the application meets the criteria to approve a site plan, provided that the applicant continue to work with staff on revisions that will bring the project into compliance with ordinance requirements and design guidelines.

Staff recommends approval of the site plan subject to conditions in the resolution.

ATTACHMENTS:

1. Site Map
2. Resolution
3. City Engineer's memo dated December 8, 2025
4. Site Plan
5. Architectural Plans
6. Civil Plans
7. Landscape Plan
8. MnDOT comment letter dated August 8, 2025



Document Path: S:\Mapping\Site Maps\2025 Site Maps\The Dance Unit - 13845 Forest Blvd N Date Saved: 12/8/2025

CITY OF HUGO EST. 1906

13845 Forest Blvd N

Location Map
Hugo, Minnesota

N

0 60 120 Feet

1 in = 100 feet

RESOLUTION 2025-__

APPROVING A SITE PLAN FOR KLG HOLDING, LLC. FOR CONSTRUCTION OF A COMMERCIAL BUILDING ON PROPERTY LOCATED AT 13845 FOREST BOULEVARD NORTH

WHEREAS, KLG Holding, LLC. has requested approval of a site plan for a commercial building on the property legally described as:

See Attached

WHEREAS, the Planning Commission has reviewed said preliminary plat, site plan, and conditional use permits at a duly called a public hearing on December 11, 2025, and recommends approval subject to the conditions listed in this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUGO, MINNESOTA, that it should and hereby does approve the site plan for KLG Holding, LLC. with the following findings and conditions:

1. All items on the Engineer's memo and "red-line" detailed engineering comments that have been sent directly to the developer's engineer dated December 8, 2025 shall be met.

2. The development shall be consistent with the plans submitted on December 5, 2025 and as amended by this resolution.

3. Prior to the installation of any signs, the developer shall obtain a sign permit.

4. The developer shall coordinate with the property to the north on the shared access, both during construction and once operation has commenced. The developer shall demonstrate to the City that this communication is taking place.

5. The developer is responsible for obtaining all local, State, and Federal permits.

Prior to the issuance of a building permit:

6. All SAC and WAC (connection and trunk) fees per the fee schedule shall be paid.

7. Stormwater trunk fee per the fee schedule shall be paid.

8. The applicant must provide an updated architectural plan based on staff's comments. Staff will continue to work with the applicant on an architectural plan that generally meets the intent of the Commercial and Industrial Design Guidelines, is labelled and colored correctly, and provides an elevation of the trash enclosure that meets ordinance requirements.

9. The applicant must provide an updated landscape plan that meets ordinance requirements, and describes how vegetation on site will be managed and maintained.

10. Cross access agreements shall be reviewed and approved by staff for all common elements.

Prior to issuance of a Final Certificate of Occupancy:

11. All improvements for the plan shall be installed and constructed.

12. All required landscaping shall be fully installed.

13. Drainage and utility easements shall be dedicated to the City over the stormwater management facilities.

14. All roof top and ground mechanical equipment must be screened from view of adjacent properties. Staff shall review and approve the locations. The parapet of the building shall be such that the view of roof-top mechanical equipment is adequately screened. Staff shall perform an inspection when equipment is installed to ensure compliance with City code.

ADOPTED by the City Council this 15th day of December, 2025.

_____
Tom Weidt, Mayor

ATTEST:

_____
Michele Lindau, City Clerk

December 8, 2025

Ms. Rachel Juba
City Planner
City of Hugo
14669 Fitzgerald Avenue North
Hugo, MN 55038

Re: Final Site Plan Review
The Dance Unit
WSB Project No. 031496-000

Dear Ms. Juba:

We have reviewed the final site plan submittal for the above-referenced project and in particular, the following plans related to this request:

- Site Plan Construction Plans (received October 7, 2025) by Plowe Engineering, Inc.
- Stormwater Drainage Report dated July 22, 2025, by Plowe Engineering, Inc.
- Geotechnical Exploration Report dated October 17, 2025, by Haugo Geotechnical Services

Based on the review of the revised preliminary plan documents, we offer the following comments related to this application:

Site Grading

1. The applicant will need to apply for an MPCA NPDES permit due to the size of area disturbed. The City will need to receive a copy of this permit in advance of any work taking place.

Stormwater Management

2. Applicant is proposing to meet water quality requirements through a proposed stormwater pond onsite, however per RCWD Rule C.6.d.2 if infiltration is feasible onsite, onsite volume control through either infiltration or water reuse must be used to provide the required water quality volume. If it not feasible for infiltration to provide all of the required water quality volume and alternative BMPs are proposed to provide water quality volume, it must be documented why that is the case.
3. Rate control and freeboard requirements are shown to be met with the current design but should be confirmed once comments on water quality and modeling have been addressed.
4. Drainage and utility easement should be shown over the proposed stormwater management basin HWL and access pathways to the basin.
5. A maintenance agreement will be required for the stormwater management facilities.
6. Water reuse on this site is not intended, nor practical given the site characteristics.
7. Detailed redline comments have been provided to the applicants engineer related to the stormwater plan and modeling.
8. The applicant will need to apply for a MnDOT drainage permit to ensure that current drainage rates to MnDOT right-of-way will not increase. The city will need to receive a copy of this permit in advance of any work taking place.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Transportation/ROW

9. Access Location: The plan proposes the removal of an existing gravel access to Highway 61 in front of the property and the utilization of the existing access in front of and through the existing adjacent parking area of TGK Automotive to the north with the final site plan. The applicant will need to apply for a MnDOT Miscellaneous Work Permit for the removal of the gravel access in Highway 61 right-of-way. The City will need to receive a copy of this permit in advance of any work taking place. MNDOT did not require any additional improvements to TH 61.

10. Right-of-Way: The site plan includes 17-ft of right-of-way to be dedicated along the west edge of the site in accordance with the Highway 61 visioning study.

11. A cross-access agreement will be required to be prepared for City review and approval to allow access to the property to the south. A location of this future access is shown on the plans.

Sanitary Sewer Service

12. Sewer Improvements: An existing 10" sanitary sewer extends through the property. The improvements are oriented in a way that avoids needing to relocate this sewer pepe. A sanitary sewer service will be extended from the sanitary infrastructure located on the north side of the property with a 6" service extended into the site.

Water Service

13. Watermain Improvements: Water service is available by connecting to an existing water service stub from the watermain located along the east side of Highway 61.

14. The applicant will need to apply for a MnDOT Miscellaneous Work Permit for the connection to the water service/main in Highway 61 right-of-way. The City will need to receive a copy of this permit in advance of any work taking place.

Thank you for the opportunity to provide comments on this project. Additional detailed, red-lined comments have been provided to the applicant's engineer. These comments will need to be addressed prior to approval of the construction plans. If you have any questions, please do not hesitate to contact me at 612-360-1278.

Sincerely,

WSB & Associates, Inc.

Mark A. Erichson

Mark Erichson, PE
City Engineer

cc: Scott Anderson, Public Works Director (email only)
Liz Finnegan, Senior Engineering Technician (email only)
Max Gort, Associate Planner (email only)

THE DANCE UNIT
13845 FOREST BLVD. NORTH
HUGO, MN 55038

PROJECT NOTES

GENERAL NOTES:

- ITEMS LISTED BELOW ARE APPLICABLE TO ALL CONTRACTORS, SUBCONTRACTORS, VENDORS, SUPPLIERS AND MATERIAL HANDLERS.
- THE CONTRACT DOCUMENTS INCLUDE WORKING DRAWINGS, ADDENDA, MODIFICATIONS AND THE CONDITIONS OF THE CONSTRUCTION CONTRACT.
- THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSION TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR AIA DOCUMENT A105 SHALL BE MADE PART OF THESE DOCUMENTS BY REFERENCE.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS.
- RUST ARCHITECTS, P.A. RELIES UPON THE PROFESSIONALISM AND ACCURACY OF WORK DESIGNED BY OTHER SUBCONTRACTORS AND RELIES THAT THE SYSTEMS DESIGNED BY OTHERS WILL PERFORM AS REQUIRED AND PER INDUSTRY STANDARD.

CONTRACT DOCUMENT NOTES:

- THIS SET OF DOCUMENTS IS NOT ALL INCLUSIVE AND IS MEANT TO SHOW THE INTENT OF THE SCOPE OF WORK, THE CONTRACTOR SHALL BID ALL WORK INVOLVED WITH A NORMALLY ANTICIPATE SCOPE OF WORK.
- ALL SHEETS LISTED IN THE DRAWING INDEX COMPRISE THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE WORK DEFINED IN THESE CONSTRUCTION DOCUMENTS INCLUDING DISTRIBUTING DRAWINGS TO SUB-CONTRACTORS FOR BIDDING PURPOSES. IT IS NOT RECOMMENDED THAT INDIVIDUAL SHEETS BE GIVEN TO SUB-CONTRACTORS FOR BIDDING OR CONSTRUCTION. THE ENTIRE SET OF DRAWINGS, NOT ANY INDIVIDUAL SHEETS DEFINE THE WORK REQUIRED UNDER THE GENERAL CONTRACT.
- IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALL SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS OR OTHER INFORMATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL NOT PROCEED WITH WORK AFFECTED UNTIL CLARIFICATION OR RESOLUTION HAS BEEN MADE.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.
- "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN INDIVIDUAL DRAWINGS CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION EXCEPT AS NOTED.
- VERTICAL DIMENSIONS INDICATED ARE FROM TOP OF FLOOR SLAB/TOPPING EXCEPT WHERE NOTED TO BE ABOVE FINISHED FLOOR (A.F.F.).
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED +/-.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SYMBOLS AND ABBREVIATIONS USED OR THEIR EXACT MEANING THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- THERE SHALL BE NO SUBSTITUTION DURING BIDDING OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "EQUAL" IS USED ARCHITECT AND OWNER SHALL DETERMINE EQUALITY BASED UPON INFORMATION AND COSTS SUBMITTED BY CONTRACTOR.

CONSTRUCTION NOTES:

- ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR PAYING FOR AND OBTAINING ALL THEIR OWN PERMITS AS MAY BE REQUIRED BY GOVERNING AUTHORITIES.
- ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL THEIR OWN PERMITS AS MAY BE REQUIRED BY GOVERNING AUTHORITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED.
- CONTRACTOR TO COORDINATE CONSTRUCTION NEEDS FOR PHONE, POWER, DATA, LIGHTING, ETC. WITH OWNER PRIOR TO NEGOTIATING PROJECT COST.
- CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW A REASONABLE AMOUNT OF TIME TO SELECT AND APPROPRIATE SUBSTITUTE.
- ONLY NEW ITEMS OF RECENT MANUFACTURER, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FORM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
- ALL FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS OR DISCOLORATION. JOINTINGS SHALL BE TIGHT FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL NOT HAVE EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICES AND THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THEM ACCORDING TO THESE CONDITIONS. THE DRAWINGS ONLY SHOW SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR, THEY DO NOT ILLUSTRATE EVERY SUCH CONDITION AND DETAIL.
- USE OF MOISTURE RESISTANT TREATED WOOD BLOCKING IN CONSTRUCTION SHALL USE THE FOLLOWING GUIDELINES: CARBON STEEL, ALUMINUM AND ELECTROPLATED GALVANIZED STEEL FASTENERS AND CONNECTORS SHOULD NOT BE USED IN CONTACT WITH TREATED WOOD. HOT DIPPED GALVANIZED FASTENERS COMPLYING WITH ASTM A153 AND CONNECTORS COMPLYING WITH ASTM A653, CLASS G185, GENERALLY ARE ACCEPTABLE. TYPE 304 OR TYPE 316 STAINLESS STEEL FASTENERS AND CONNECTORS ARE RECOMMENDED FOR MAXIMUM CORROSION RESISTANCE. FASTENERS WITH PROPRIETARY ANTI-CORROSION COATING MAY BE ACCEPTABLE FOR USE WITH TREATED WOOD. ALUMINUM FASTENERS, FLASHINGS AND ACCESSORY PRODUCTS SHOULD NOT BE USED IN DIRECT CONTACT WITH ANY TREATED WOOD. ACQ-TREATED WOOD IS NOT COMPATIBLE WITH ALUMINUM. UNCOATED METAL AND PAINTED METAL FLASHING AND ACCESSORIES, EXCEPT FOR 300 SERIES STAINLESS STEEL SHOULD NOT BE USED IN DIRECT CONTACT WITH TREATED WOOD. METAL PRODUCTS, EXCEPT STAINLESS STEEL MAY BE USED IF SEPARATED FROM TREATED WOOD BY A SPACER OR BARRIER SUCH AS SINGLE-PLY MEMBRANE OR SELF-ADHERED POLYMER-MODIFIED BITUMEN MEMBRANE MATERIAL. THE USE OF NON TREATED, CONSTRUCTION GRADE WOOD IS SUITABLE FOR USE AS BLOCKING OR NAILERS, PROVIDED REASONABLE MEASURES ARE TAKEN TO ENSURE THE NON-TREATED WOOD REMAINS REASONABLY DRY WHEN IN SERVICE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH EACH SUB-CONTRACTOR AND IT SHALL BE UP TO THE SUB-CONTRACTOR TO SELECT SUITABLE METHODS FOR INSTALLING BLOCKING MEETING THE STANDARDS REFERENCED ABOVE.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FOR SECURING QUALITY AND PROGRESS OR WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- CONTRACTORS, SUB-CONTRACTORS OR SUPPLIERS SHALL NOT PROCEED WITH ANY WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE WRITTEN AUTHORIZATION FROM CONTRACTOR OR OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
- THE CONTRACTOR IS TO COORDINATE AND SCHEDULE PUNCH LIST TO TAKE PLACE A MINIMUM OF 5 WORKING DAYS BEFORE SCHEDULED OCCUPANCY DATE. PROVIDE NOTIFICATION TO ARCHITECT AND OWNER WHEN PUNCH LIST ITEMS HAVE BEEN COMPLETED OR WHICH ITEMS REMAIN AND WHY. COORDINATE REQUIRED WORK WITH OWNER AND PROTECT AND/OR MOVE ANY OWNER ITEMS AND FURNITURE IF NEEDED. PUNCH LIST ITEMS MUST BE COMPLETED WITHIN 30 CALENDAR DAYS OF PUNCH LIST DATE.
- A "CERTIFICATE OF OCCUPANCY" SHALL BE OBTAINED PRIOR TO MOVE IN DATE AND PRESENTED TO OWNER AT TIME OF PUNCH LIST WALK THROUGH.

CODE INFORMATION

1. APPLICABLE CODES
- 2020 Minnesota Building Code w/ MN Rules Chapter 1305
- 2020 Minnesota Accessibility Code
- 2020 Minnesota State Fire Code
- 2020 Minnesota Mechanical and Fuel Gas Code
- 2020 Minnesota Energy Code
- 2020 Minnesota Plumbing Code
- 2023 Minnesota Electrical Code

2. BUILDING OCCUPANCY & CLASSIFICATION
- BUILDING OCCUPANCY & CLASSIFICATION
  - A. EXISTING BUILDING (GARAGE & OFFICE AREA) = ART GALLERY (A-3)
  - B. ACCESSORY OCCUPANCIES (508.2)
  - C. NON-SEPARATED OCCUPANCIES (508.4)

3. ALLOWABLE AREA
- NO CHANGE TO EXISTING = EXISTING BUILDING TO REMAIN

4. CONSTRUCTION TYPE
- TYPE 'II-B' (SPRINKLED)

5. SEPARATE & DEFERRED PERMITS
- EXTERIOR SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT
- FIRE SPRINKLER TO BE SUBMITTED AS A DEFERRED PERMIT

6. FIRE-RESISTANCE & RATED CONSTRUCTION

A. BUILDING ELEMENTS (TABLES 601 & 602)

ELEMENT	RATING (II-B)
STRUCTURAL FRAME INCL. COLUMNS, GIRDERS, TRUSS	0 HOUR
EXTERIOR BEARING WALLS	0 HOUR
INTERIOR BEARING WALLS	0 HOUR
EXTERIOR NON-BEARING WALLS	0 HOUR (10 < X < 30)
INTERIOR NON-BEARING WALLS	0 HOUR
FLOOR CONSTRUCTION (SUPPORTING BEAMS & JOISTS)	0 HOUR
ROOF CONSTRUCTION (SUPPORTING BEAMS & JOISTS)	0 HOUR

C. EXTERIOR WALL OPENINGS (705.8)
- NO CHANGE - EXISTING TO REMAIN

C. FIRE WALLS (706)
- NONE REQUIRED

D. FIRE BARRIERS (707)
- SEPARATION OF OCCUPANCIES (TABLE 508.4)
- INCIDENTAL USE AREAS (TABLE 509)

E. FIRE PARTITIONS (708)
- CORRIDOR WALLS (TABLE 1020.1) NO RATING REQ'D (SPRINKLERED)

7. EXITING & EGRESS REQUIREMENTS (SPRINKLED)

A. EGRESS WIDTH REQUIRED 73 OCCUPANTS X .2" = 14.6"
- NUMBER OF EXITS REQUIRED: (2) EXITS
- TOTAL EGRESS PROVIDED: (3) EXITS = 180"

B. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
- 250' MAXIMUM WITH SPRINKLER SYSTEM (A-3 OCCUPANCY)

C. EXIT WIDTH
- EXIT DOORS (1010.1) = 32" MIN. CLEAR / 48" MAX.
- CORRIDORS (TABLE 1020.2) = 44"
- EXIT PASSAGEWAYS (1024.2) = 36"

D. DOORS
- SWING (1010.1.2) - SIDE-HINGED SWINGING TYPE
- THRESHOLDS (1010.1.7) - 1/2" MAX. HT. (1:2 BEVELED EDGE IF 1/4" OR HIGHER FLOOR CHANGE)
- CONSECUTIVE DOORS (1010.1.8) - 48" + DOOR WIDTH APART
- DOOR OPERATIONS (1010.1.9) - ALL SWINGING DOOR HARDWARE SHALL BE LEVER TYPE AND BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
- BOLT LOCKS (1010.1.9.4) - MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED
- PANIC & FIRE EXIT HARDWARE (1010.1.10) - NOT REQUIRED AT EXIT / EXIT ACCESS DOORS

8. OCCUPANT LOAD

REFER TO LIFE SAFETY PLAN AND EGRESS CALCULATIONS ON SHEET A103

9. INTERIOR FINISH REQUIREMENTS

A. MINIMUM WALL AND CEILING FINISH REQUIREMENTS (TABLE 803.13)

BUILDING COMPONENT	FINISH CLASS
EXIT PASSAGEWAYS	GROUP A-3 = CLASS B
CORRIDORS	GROUP A-3 = CLASS B
ROOMS AND ENCLOSED SPACES	GROUP A-3 = CLASS C

10. ACCESSIBILITY

A. ACCESSIBILITY PER 2020 MINNESOTA ACCESSIBILITY CODE
- BUILDING IS ACCESSIBLE

11. OTHER

A. FIREBLOCKING & DRAFT STOPS (708)
- NOT REQUIRED PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBULE ROOF/CEILING SPACES (708.4.6)

B. VENTILATION (1203)
- ATTICS (1202.2) - REQUIRED (EXISTING TO REMAIN)
- FLOORS (1203.3) - NOT REQUIRED

C. ATTIC ACCESS (1208.2)
- 20"x30" OPENING REQUIRED (EXISTING TO REMAIN)

D. ROOF ACCESS (1208.3)
- NOT REQUIRED

C. SAFETY GLAZING (2406)
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS SPECIFIED PER 2406.4

12. FIRE STOPPING

PROVIDE FIRE-RATED FIRE STOP SEALANT AND MATERIALS AS TESTED PER ASTM E814 FILLING ALL HOLES IN RATED PARTITIONS AND HOLES AROUND ALL MECHANICAL, PLUMBING, AND ELECTRICAL PENETRANTS. PENETRATIONS AROUND ALL FLOORS SHALL ALSO BE SEALED WITH FIRE-RATED FIRE STOPPING. SEE CODE PLANS FOR LOCATION OF FIRE-RATED PARTITIONS. FIRE RATED WALLS SHALL BE SEALED WITH FIRESTOPPING AS SPECIFIED FOR THAT PURPOSE AT TOP OF WALLS.

PROJECT DIRECTORY

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HUGO, MN 55038

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CONTACT/OWNER
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EMAIL: KYLE.GROSS33@GMAIL.COM

ARCHITECT OF RECORD:

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EMAIL: BRUST@RUSTARCHITECTS.COM

ERIC JELSMA
PROJECT MANAGER
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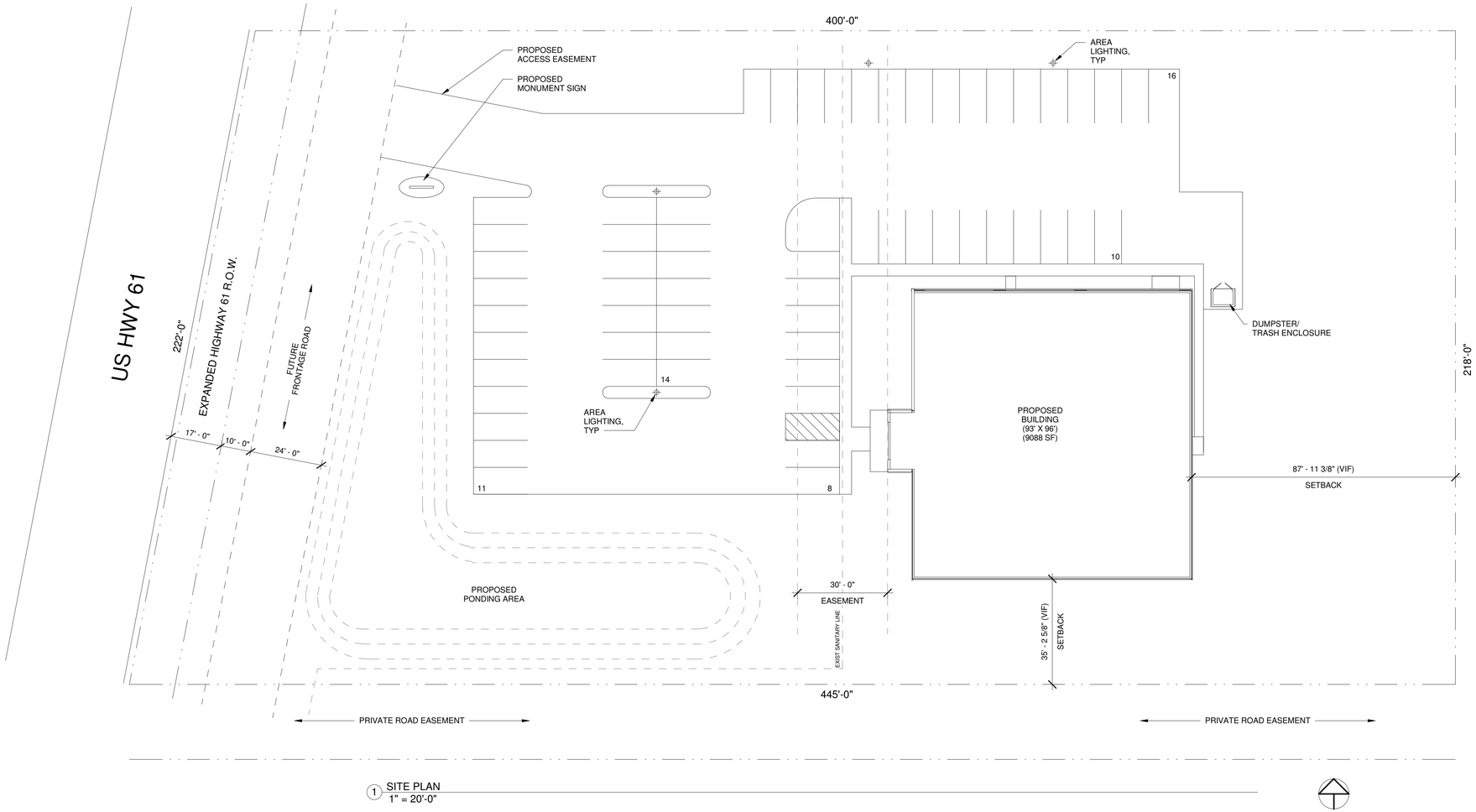
EMAIL: EJELSMA@RUSTARCHITECTS.COM

DRAWING SCHEDULE

Sheet Number	Sheet Name
A001	TITLE SHEET
A100	SITE PLAN
A101	FOUNDATION PLAN
A102	FLOOR PLAN
A200	REFLECTED CEILING PLAN
A300	EXTERIOR ELEVATIONS
A400	ROOF PLAN
A401	BUILDING SECTIONS
A500	TOILET ELEVATIONS & DETAILS

Hugo
Aim Cred
145th St N
Centerville Rd
East Lake
HD SOD, Inc
142nd St N
141st St N
Fenway Ave N
Fenway Ave N
Fenway Ave



1 SITE PLAN
1" = 20'-0"

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Date: 11/26/25
License No: 13626

No.	Date	Revision Description

THE DANCE UNIT
13845 FOREST BLVD. NORTH
HUGO,MN 55038

SITE PLAN

DRAWN BY: EGJ
DESIGNED BY: WER
PROJECT NUMBER: RA25003

A100

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1 FOUNDATION PLAN
1/8" = 1'-0"

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Date: 11/26/25
License No: 13626

No.	Date	Revision Description

north

THE DANCE UNIT
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HUGO,MN 55038

FOUNDATION PLAN

DRAWN BY: EGJ
DESIGNED BY: WER
PROJECT NUMBER: RA25003

A101

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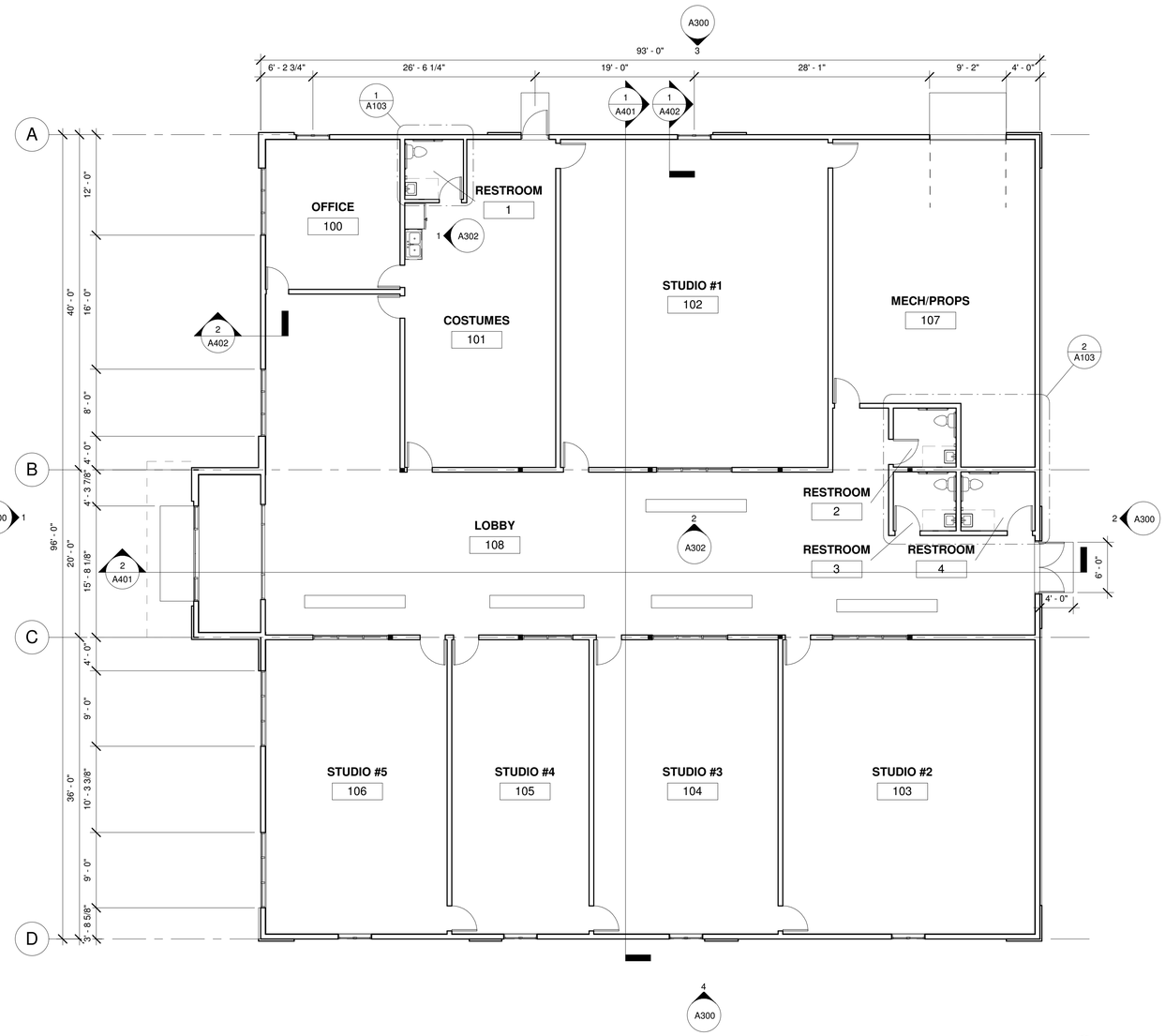

1 FLOOR PLAN
1/8" = 1'-0"

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THE DANCE UNIT

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FLOOR PLAN

DRAWN BY: EGJ
DESIGNED BY: WER
PROJECT NUMBER: RA25003

A102

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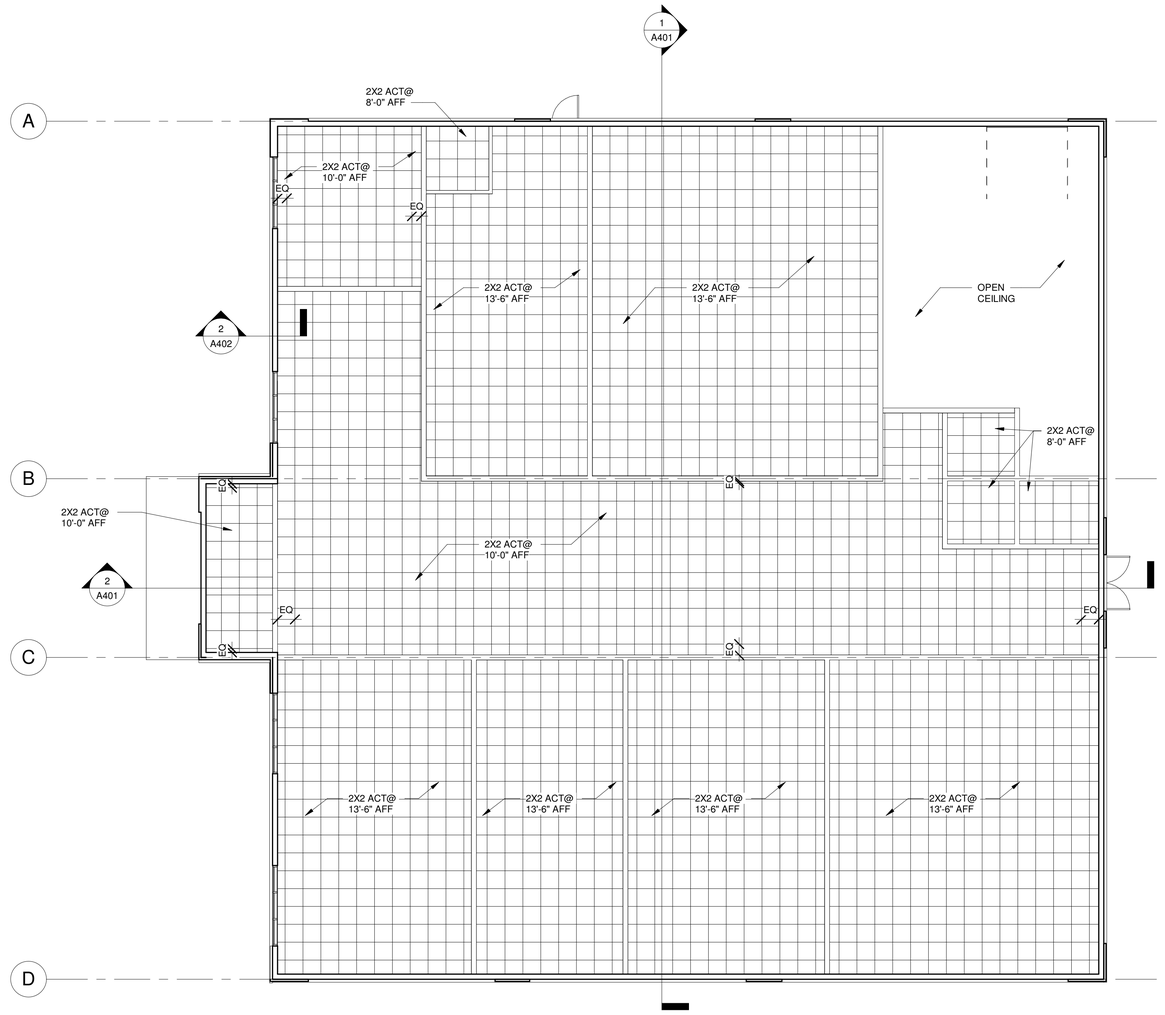

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

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No.	Date	Revision Description

north

THE DANCE UNIT
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REFLECTED CEILING PLAN

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PROJECT NUMBER: RA25003

A200

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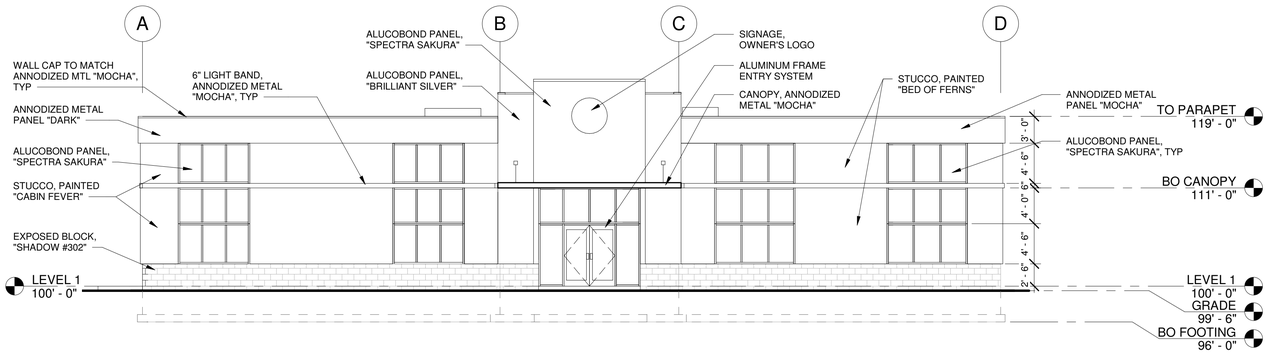
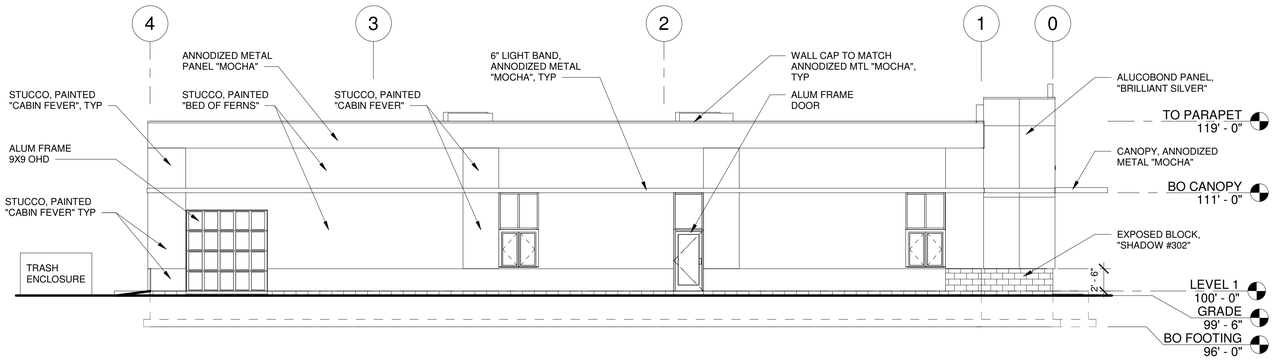
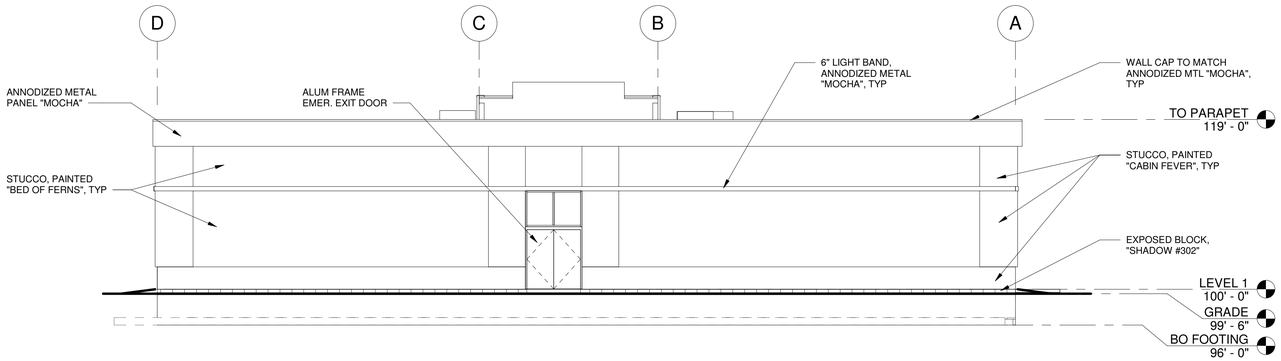


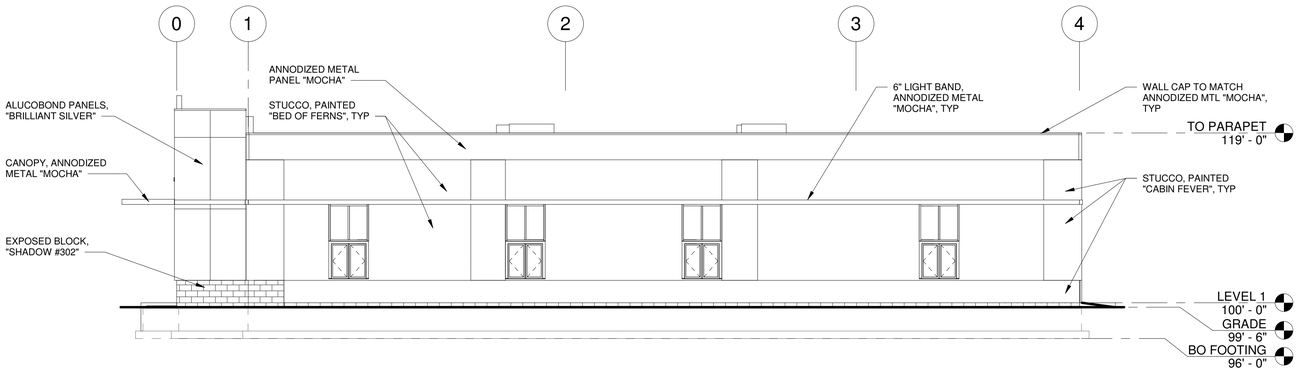
1 EXTERIOR ELEVATION - FRONT (WEST)
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SIDE (NORTH)
1/8" = 1'-0"



2 EXTERIOR ELEVATION - REAR (EAST)
1/8" = 1'-0"



4 EXTERIOR ELEVATION - SIDE (SOUTH)
1/8" = 1'-0"

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License No: 13626

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THE DANCE UNIT

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EXTERIOR ELEVATIONS

DRAWN BY: EGJ
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PROJECT NUMBER: RA25003

A300

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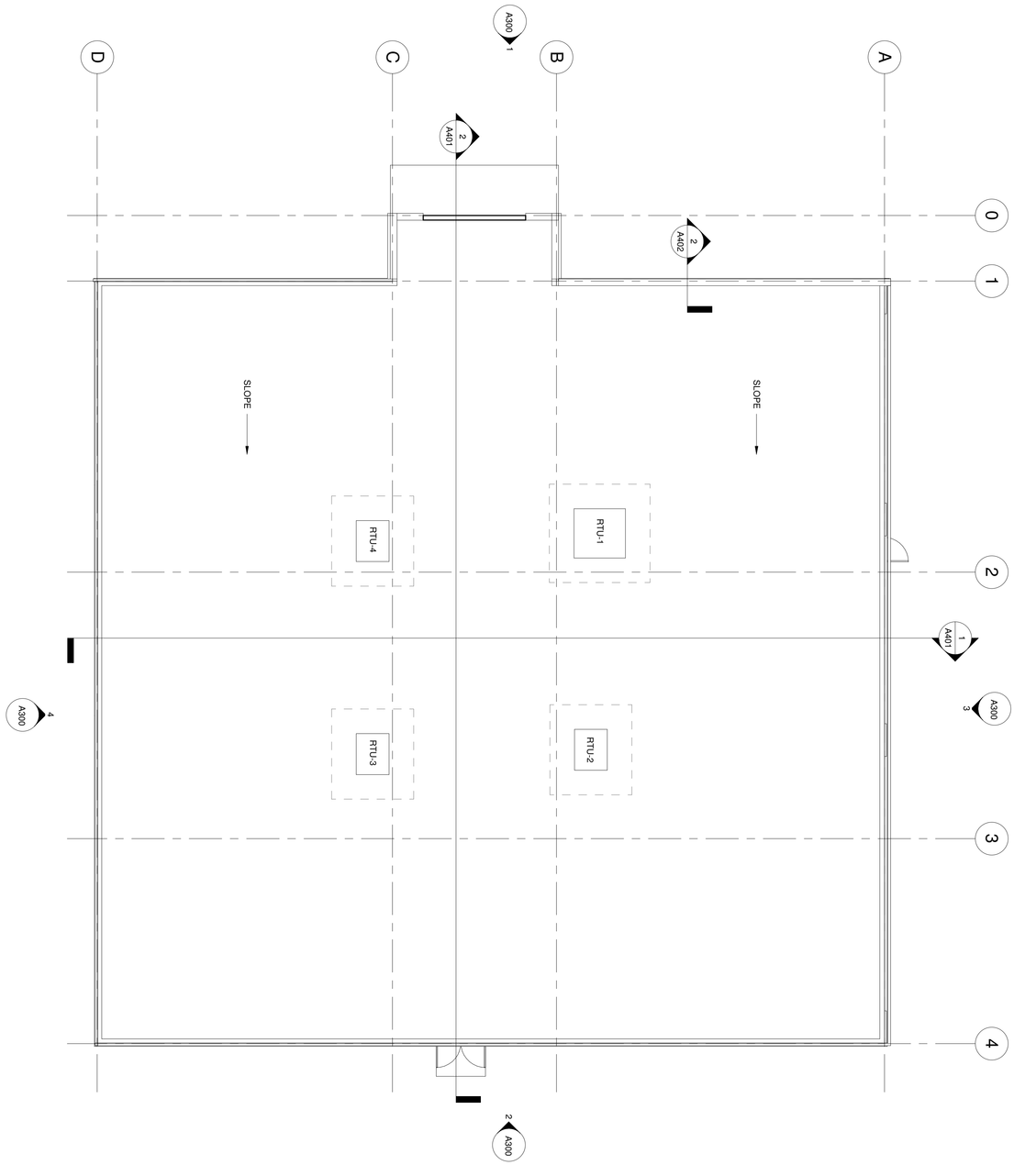

1 ROOF PLAN
1/8" = 1'-0"

A400

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DESIGNED BY: WER
PROJECT NUMBER: RA25003

THE DANCE UNIT
13845 FOREST BLVD. NORTH
HUGO,MN 55038

ROOF PLAN

north

No.	Date	Revision Description

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THE Dance Unit
13845
white designs

RUST

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INTERIORS
CONSTRUCTION
MANAGEMENT

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1. Alucobond:
"Brilliant Silver Metallic"
AB104

2. Alucobond:
"Spectra Sakura"

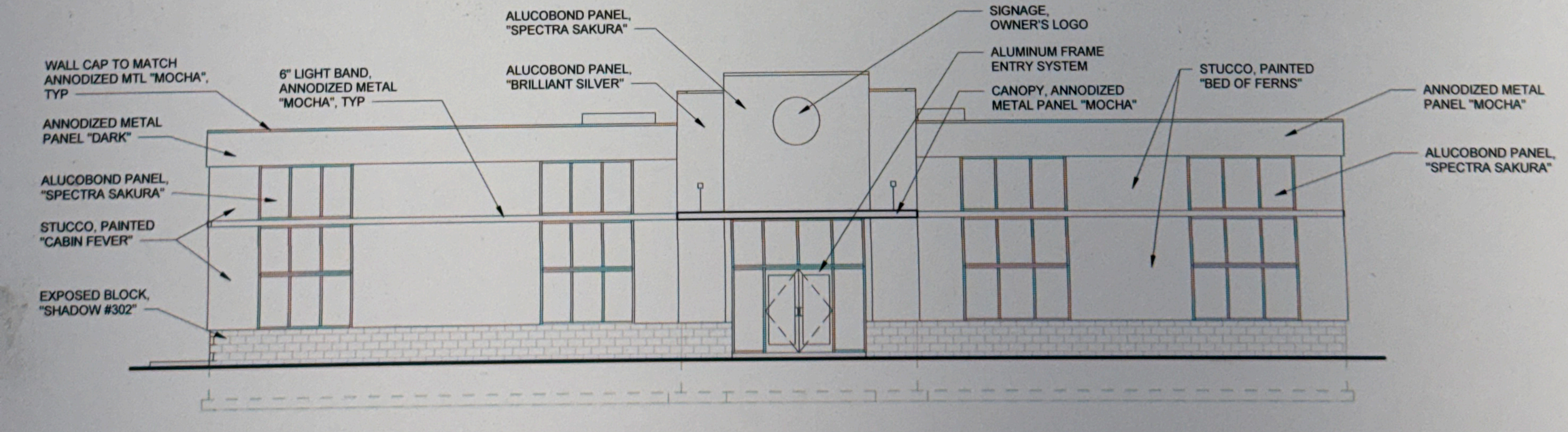
3. Benjamin Moore:
"Bed of Ferns"
1151

4. Benjamin Moore:
"Cabin Fever"
1540

5.Rollex:
"Mocha"

6. Westbury:
"Silver"
DSI 125

7. Amcon Block:
"Shadow"
#302



1 EXTERIOR ELEVATION - FRONT (WEST)
1/8" = 1'-0"

THE DANCE UNIT

TITLE SHEET & LEGEND

HUGO, MINNESOTA

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BILL RUST
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ADAM GINKEL, P.E.
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SURVEYOR
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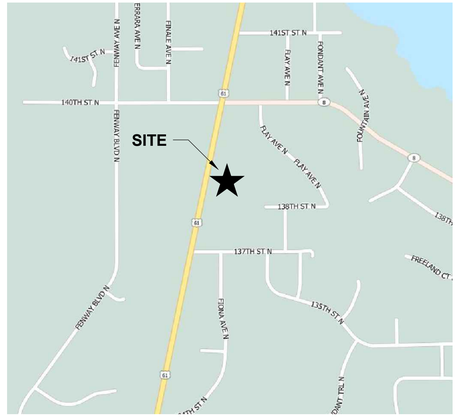
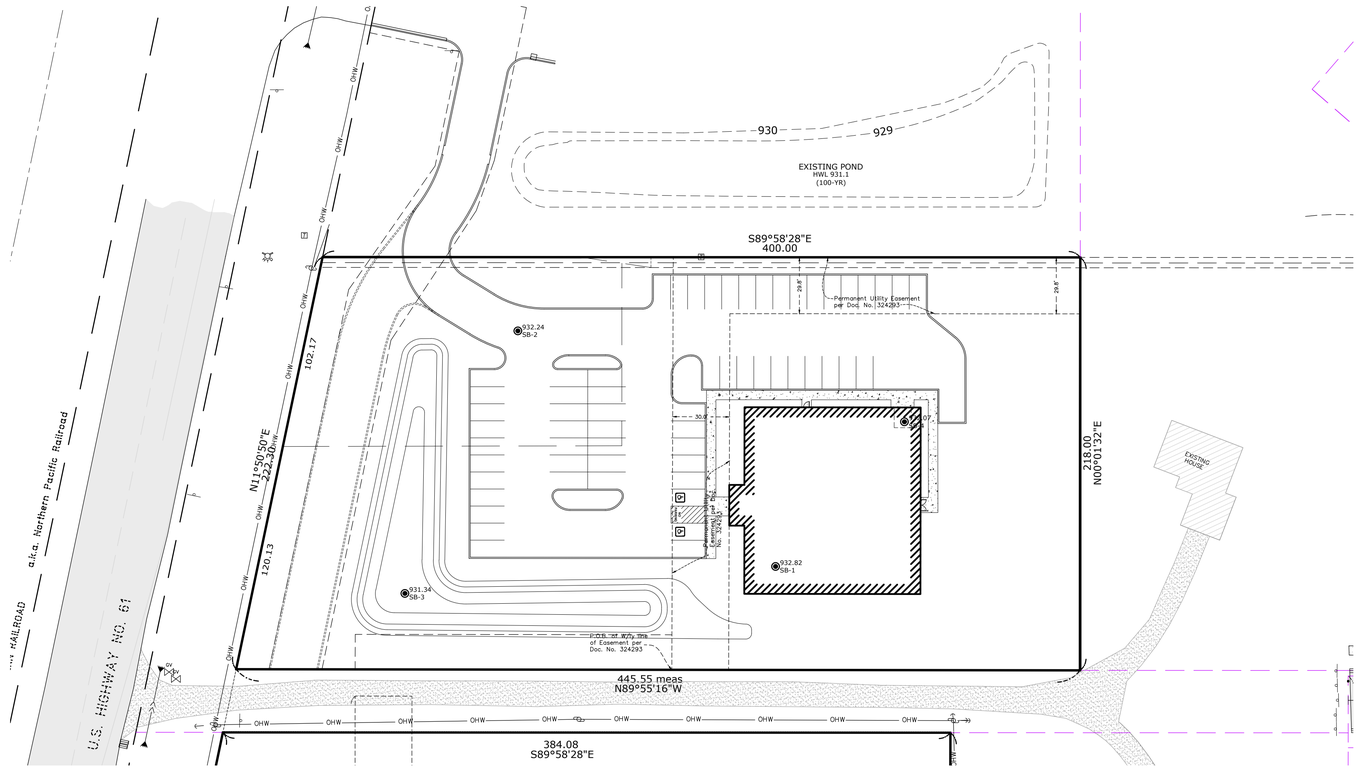
JASON RUD
651-361-8225
JRUD@EGRUD.COM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF HUGO, MNDOT, 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 PERMITS 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.

VICINITY MAP (NOT TO SCALE)





LEGEND

OHW — EXISTING OVERHEAD ELECTRIC	W — PROPOSED WATER PIPE
E — EXISTING UNDERGROUND ELECTRIC	S — PROPOSED SANITARY SEWER PIPE
FIBER — EXISTING UNDERGROUND FIBEROPTIC	SS — PROPOSED STORM SEWER PIPE
GAS — EXISTING UNDERGROUND GAS	PROPOSED STORM MANHOLE
T — EXISTING TELEPHONE PEDESTAL	PROPOSED CATCH BASIN
F — EXISTING FIBER OPTIC PEDESTAL	PROPOSED FLARED-END SECTION
E — EXISTING ELECTRICAL BOX	928 / 930 — PROPOSED CONTOUR
EXISTING UTILITY POLE	932.50 — PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
EXISTING GUY WIRE	SF — PROPOSED SILT FENCE
EXISTING LIGHT POLE	4.0% — PROPOSED DIRECTION OF DRAINAGE
EXISTING SIGN	PROPOSED RIP-RAP
EXISTING MAILBOX	PROPOSED INLET PROTECTION
W — EXISTING WELL	PRGSB — PARKING SETBACK
E — EXISTING FENCE	BLDSB — PROPOSED SILT FENCE
SS — EXISTING STORM SEWER	932.24 SB-2 — SOIL BORING LOCATIONS (HAUGO GTS)
W — EXISTING WATER MAIN	
S — EXISTING SANITARY SEWER	
FM — EXISTING FORCEMAIN	
EXISTING CATCH BASIN	
EXISTING FLARED-END SECTION	
G — EXISTING GATE VALVE	
EXISTING HYDRANT	
S — EXISTING SANITARY SEWER MANHOLE	
930 — EXISTING CONTOUR	
920.99 GE — EXISTING SPOT ELEVATION	
EXISTING CONCRETE	
EXISTING GRAVEL	
EXISTING TREES	

NORTH

40 0 20 40 80

1 INCH = 40 FEET
HORIZONTAL
(22" x 34")

SHEET INDEX

CO	TITLE SHEET & LEGEND
C1.1	CIVIL SITE PLAN
C1.2	REMOVALS PLAN
C1.3	TREE REMOVALS TABULATION
C2.1	GRADING, DRAINAGE & ESC PLAN
C2.2 - C2.3	SWPPP
C3.1	UTILITY PLAN - SANITARY SEWER & WATERAMIN
C3.2	UTILITY PLAN - STORM SEWER
C4.1 - C4.3	DETAILS

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG
JOB NO: 25-2203
CHECK BY: MOA
DATE: 05/21/25

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4	09.08.25	SITE LAYOUT ADJ.
3	07.22.25	PONDING ADJ.
2	06.27.25	SITE LAYOUT ADJ.
1	05/21/25	

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.

PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN
TITLE SHEET & LEGEND
PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C0

S:\PLOWE\CAD\25PROJ\2203 DANCE STUDIO (HUGO)\2203 CAD\2203 BASE 3.DWG
Friday, September 5, 2025 4:38:37 PM

25-2203

GENERAL NOTES

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6. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, GAS, ETC. EXTENSIONS INCLUDING SERVICE LINES AND RELOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR AND CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

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

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PRELIMINARY

ADAM GINKEL
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THE DANCE UNIT
HUGO, MN

CIVIL SITE PLAN

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C1.1

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CURB TO BE REMOVED (SAWCUT)

REMOVE UTILITY POLE AND GUY WIRE(S)

REMOVE EXISTING ENTRANCE AND 18" CULVERT - REGRADE FOR DRAINAGE

FENCE TO BE REMOVED

TREE TO BE REMOVED (TYP)

PROVIDE TREE PROTECTION FENCING FOR THOSE TREES TO REMAIN (TYP)

EXISTING POND
HWL 931.1
(100-YR)

930

929

S89°58'28"E
400.00

445.55 meas
N89°55'16"W

384.08
S89°58'28"E

N00°01'32"E
218.00

S00°01'32"W
140.00

N11°50'50"E
232.36

N11°50'50"E
108.87

102.17

120.13

45.0'

30.0'

Permanent Utility Easement per Doc. No. 324293

Permanent Utility Easement per Doc. No. 324297

Permanent Utility Easement per Doc. No. 324293

Private Road Easement as shown on Sketch & Description by EG Rud dated 1/09/02. Recording statues unknown.

P.O.B. of W/ly line of Easement per Doc. No. 324293

Zoned: C-2
"TGK AUTOMOTIVE"
Owner: Minich Zena
Addr: 13891 Forest Blvd N.
PIN#163-2903121220001

Zoned: R-4
Owner: Pineview Meadows #2 HOA
Addr: 13825 Forest Blvd N.
PIN#163-2903121210020

Zoned: R-4
Owner: Perzichilli TRS
Addr: 13825 Forest Blvd N.
PIN#163-2903121220008

Zoned: R-4
Owner: Jason Montgomery
Addr: 13793 Forest Blvd N.
PIN#163-2903121220009

Zoned: C-2
Owner: Premier Bank
Addr: Unassigned
PIN#163-2903121220005

Owner: Unknown
Addr: Unassigned
PIN# Unknown

Zoned: I-3
Owner: Kenneth Linder
Addr: 13701 Forest Blvd N.
PIN#163-2903121220004

BURLINGTON NORTHERN RAILROAD a.k.a. Northern Pacific Railroad
Southeastern Northern Pacific Railway Company
R/W CL of said R/R is 50 feet Northwesterly

U.S. HIGHWAY NO. 61

Highway Easement per Book 202, Page 513

South line of PINEVIEW MEADOW

EXISTING HOUSE

Know what's below. Call before you dig.

NORTH

30 0 15 30 60

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")

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PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN

REMOVALS PLAN

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C1.2

S:\PLOWE\CAD\25PROJ\2203 DANCE STUDIO (HUGO)\2203 CAD\2203 BASE 3.DWG
Friday, September 5, 2025 4:38:37 PM

25-2203

Trees to be Removed	
Point #	Description
6010	COT7
6011	CED4
6014	ELM20
6015	CED16
6017	POP8
6018	POP2-6-8"
6019	POP6
6020	POP6
6022	CED4
6026	APPLE12
6027	MAP28
6029	POP10
6030	POP10
6031	POP10
6032	POP12
6033	MAP4-6-8-12-20
6034	ELM6
6035	ELM8
6036	POP8
6037	POP8
6038	POP10
6039	POP6
6040	POP8
6041	ELM6
6042	ELM6
6043	ELM2-6-8
6044	ELM4-6-2-8"-12"
6045	MAP8
6046	MAP2-10-26
6047	MAP4-2-6"-2-8"
6048	MAP2-14-16
6049	MAP3-2-6"-8"
6050	MAP12
6051	MAP2-8-10
6052	MAP2-6-12
6053	MAP2-6-12
6054	MAP3-2-10"-14"
6055	CED5
6056	MAP5-2-10"-12-2-8"
6057	MAP10-5-12-14-3-10-22"

Trees to be Removed	
Point #	Description
6058	MAP12
6059	MAP6
6060	MAP6
6061	MAP6
6062	MAP10
6063	MAP14
6064	MAP12
6065	MAP16
6066	MAP22
6067	MAP8
6068	MAP8
6069	BOX6
6070	MAP8
6071	MAP10
6072	BOX16
6073	ELM12
6074	ELM14
6075	ELM6
6076	ELM6
6077	ELM12
6078	ELM8
6079	MAP38
6080	ELM6
6081	ELM14
6082	ELM12
6083	ELM6
6084	ELM10
6085	ELM10
6086	MAP6
6087	ELM12
6088	COT40
6089	MAP2-6-8
6090	MAP12
6091	CED14
6093	PIN10
6094	PIN12
6105	PIN10
6106	POP6
6107	POP10
6108	POP10

Trees to be Removed	
Point #	Description
6109	POP8
6111	POP10
6112	POP8
6113	POP8
6121	POP10
6122	POP6
6123	POP6
6124	POP10
6125	POP6
6126	POP6
6127	POP6
6128	POP8
6129	POP6
6130	POP8
6131	POP10
6132	POP8
6133	POP10
6134	POP10
6135	POP10
6136	POP10
6137	POP10
6138	POP8
6139	POP6
6140	POP10
6141	POP8
6142	POP8
6143	POP10
6144	CED4
6145	POP12
6146	CED4
6147	CED6
6148	POP12
6149	POP8
6150	POP8
6151	POP10
6152	POP10
6153	POP6
6154	POP12
6155	POP6
6156	POP8

Trees to be Removed	
Point #	Description
6157	POP6
6158	POP10
6159	POP8
6160	POP8
6161	POP10
6162	POP10
6163	POP8
6164	POP8
6165	TREE6
6169	POP8
6170	POP8
6171	POP8
6172	POP8
6173	POP8

BOX = BOXELDER
CED = CEDAR
COT = COTTONWOOD
ELM = ELM
MAP = MAPLE
PIN = PINE
POP = POPLAR

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PRELIMINARY
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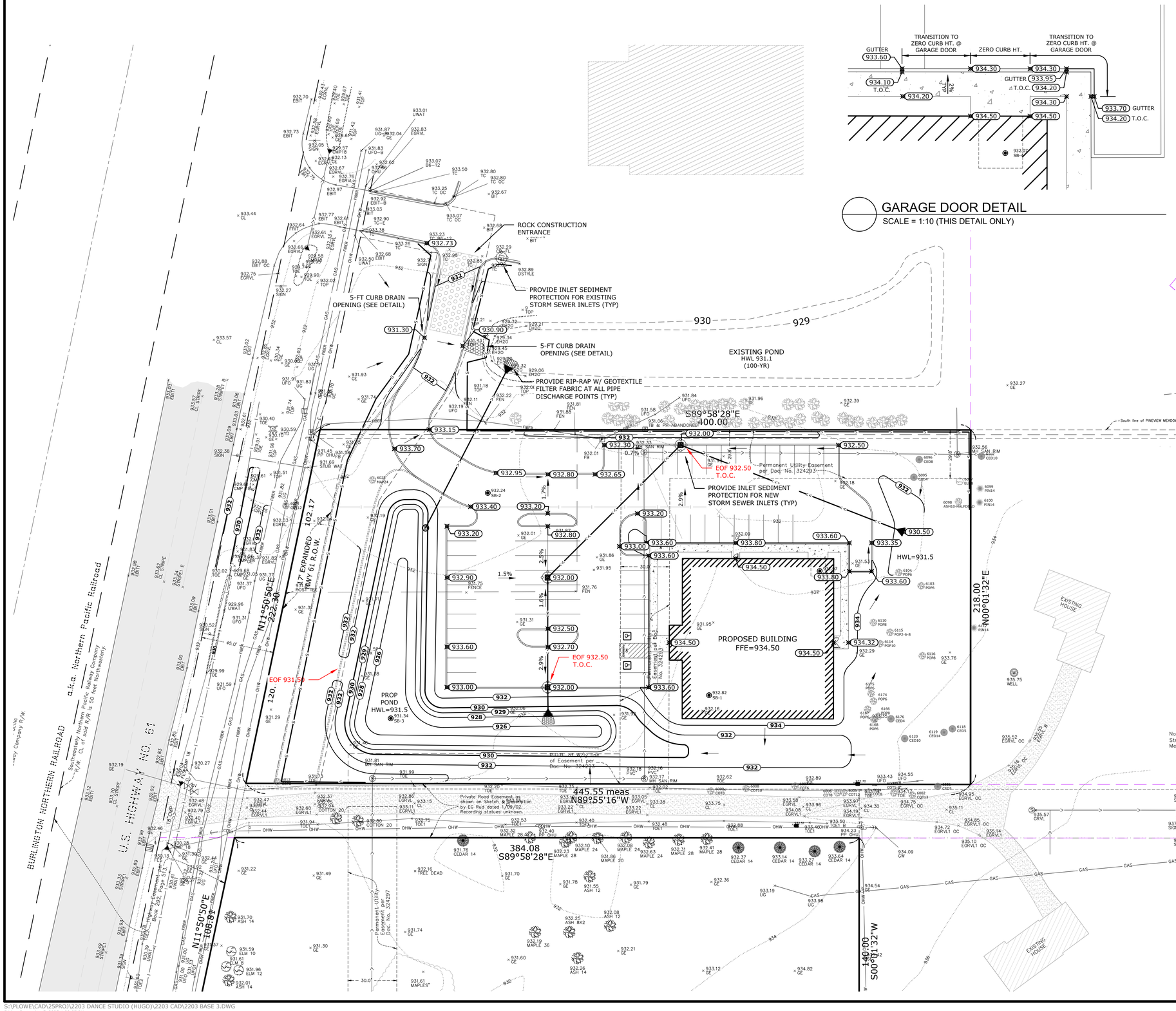
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN

TREE REMOVALS TABULATION

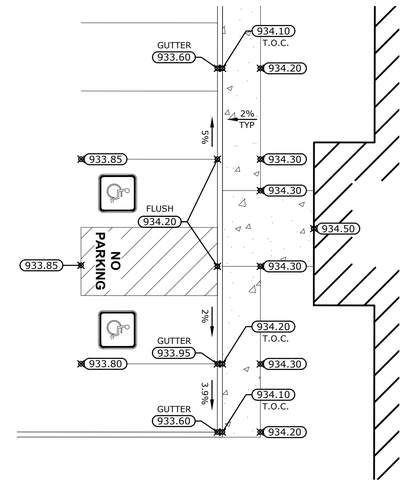
PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C1.3



GARAGE DOOR DETAIL

SCALE = 1:10 (THIS DETAIL ONLY)



FRONT ENTRANCE DETAIL

SCALE = 1:10 (THIS DETAIL ONLY)

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THE DANCE UNIT
HUGO, MN

GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C2.1

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. [MINN. 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 DRAINING AND TERRACING). [MINN. R. 7090]

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 CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. 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 COMPLETE STABILIZATION OF 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 A SURFACE WATER OR DRAINAGE SYSTEM OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]

8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS 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 WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT. [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 UPGRADIENT 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 UPGRADIENT 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 (E.G., DITCHES WITH ROCK-CHECK DAMS) 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 PRACTICE IF EXPOSED SOILS STILL DRAIN 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 GRADING, 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 ON 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 REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH 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, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE 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 PROVIDED BY 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 VISUALLY 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 FLOOD DAMAGE IN THE RECEIVING CHANNEL OR DOWNSTREAM PROPERTIES, INCLUDING THE EROSION OF WETLANDS 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 RESTABILIZE 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. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND 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 REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY 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 AS 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; OR**
- **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 MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, 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, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND**
- **G. 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 ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO 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 TO PREVENT SPILLS, LEAKS 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 DECOMPOSE ON-SITE IN PLACE. [MINN. R. 7090]

13.6 FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON 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 AFTER CONSTRUCTION IS COMPLETE. THE TEMPORARY BASIN IS NO LONGER REQUIRED WHEN PERMANENT COVER HAS REDUCED 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 1,800 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 BASINS' 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 W

PROJECT TITLE

THE DANCE UNIT

PROJECT LOCATION

13845 FOREST BLVD N
HUGO, MN 55308
WASHINGTON COUNTY

LATITUDE: 45.15011
LONGITUDE: -92.99517

DEVELOPER

CONTACT NAME: KYLE GROSS
CONTACT PHONE: (651) 468-4441
CONTACT E-MAIL: KYLE.GROSS33@GMAIL.COM

GENERAL CONTRACTOR

TBD

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

PERMANENT STORMWATER MANAGEMENT FEATURES WILL INCLUDE A STORMWATER BASIN - SEE STORMWATER DRAINAGE REPORT FOR FURTHER DISCUSSION.

SITE IMPERVIOUS AREAS

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
SITE AREA	2.1 ACRES	
TOTAL ESTIMATED IMPERVIOUS	0 ACRES	0.9 ACRES
TOTAL ESTIMATED PERVIOUS	2.1 ACRES	1.2 ACRES

TOTAL DISTURBED AREA

~ 1.8 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
UNNAMED WETLANDS	WETLAND	NO	NO
FOREST LAKE	LAKE	NO	YES

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) THERE ARE NO SURFACE WATERS TO MAINTAIN A 50-FT NATURAL BUFFER TO.

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 (1) MILE OF AN IMPAIRED WATER, THIS REQUIREMENT BECOMES FIVE (5) ACRES. HOWEVER, THE ANTICIPATED DISTURBED AREA (1.8 ACRES) IS WELL BELOW THIS THRESHOLD.

INFILTRATION FEASIBILITY

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

A) THE SITE HAS A HIGH WATER TABLE - INFILTRATION IS DEEMED INFEASIBLE.

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:

ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8234
adam@plowe.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: _____

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

CONTACT NAME _____

CONTACT PHONE _____

CONTACT E-MAIL: _____

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURE(S) FOR THIS SITE IS ONE STORMWATER BASIN. THIS WILL BE PRIVATE AND THE DEVELOPER WILL TAKE OVER THE LONG TERM MAINTENANCE AND OPERATION OF THIS FEATURE.

REVEGETATION SPECIFICATIONS

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)
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	QTY	UNIT
SILT FENCE		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED (SODDED) OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE		EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
2. CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
   2.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
   2.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
   2.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
3. CONTRACTOR SHALL INSTALL A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT SITE.
4. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE.
5. CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
   5.1. 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.
   5.2. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
6. CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY/TOWNSHIP AND NPDES PHASE II PERMIT REQUIREMENTS.
8. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING
9. CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY
10. CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY/TOWNSHIP
12. COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.

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 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 DESCRIBED 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. 7060]

"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:

A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR

B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR

C. SEEDING OR PLANTING THE EXPOSED AREA; OR

D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR

E. 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 EROSIVE 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. 15. [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]

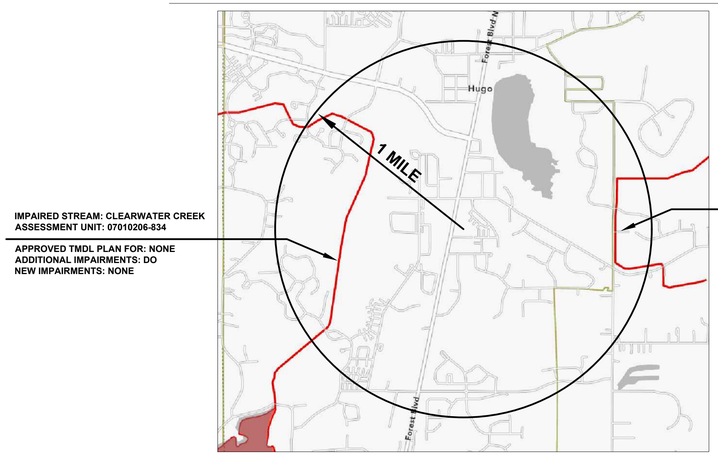
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, 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. 7050.0186, 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:

1. A PREDOMINANCE OF HYDRIC SOILS; AND
2. 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
3. UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B]

MAP OF SURFACE WATERS



IMPAIRED STREAM: CLEARWATER CREEK
ASSESSMENT UNIT: 07010206-834

APPROVED TMDL PLAN FOR: NONE
ADDITIONAL IMPAIRMENTS: DO
NEW IMPAIRMENTS: NONE

IMPAIRED STREAM:HARDWOOD CREEK
ASSESSMENT UNIT: 07010206-595

APPROVED TMDL PLAN FOR: NONE
ADDITIONAL IMPAIRMENTS: DO
NEW IMPAIRMENTS: NONE

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 25-2203 | CHECK BY: MOA | DATE: 05/21/25

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4	09.08.25	SITE LAYOUT ADJ.
3	07.22.25	PONDING ADJ.
2	06.27.25	SITE LAYOUT ADJ.
1		

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.

PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN
SWPPP

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C2.3

GENERAL NOTES

1. 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.
2. CALL "811" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, GAS, ETC. EXTENSIONS INCLUDING SERVICE LINES AND RELOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR AND CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

SANITARY SEWER NOTES

1. PROPOSED SANITARY SEWER PIPE SHALL BE:
   1.1. SERVICE PVC SCHEDULE 40
2. INFISHIELD CHIMNEY SEALS REQUIRED FOR ALL SANITARY SEWER CASTINGS.
3. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
4. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 72 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

WATERMAIN NOTES

1. PROPOSED WATERMAIN PIPE SHALL BE:
   1.1. SERVICE DIP CL 52
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PLACE HYDRANTS 5-FT OFF BACK OF CURB OR 5-FT OFF EDGE OF BITUMINOUS.
5. MAINTAIN A MINIMUM 18" SEPARATION BETWEEN WATERMAIN AND STORM SEWER OR SANITARY SEWER. PROVIDE INSULATION PER DETAIL HU-W-5 WHERE SEPARATION IS LESS THAN 36".
6. WATERMAIN SHUTOFF REQUIRES A MIN. 72 HOUR NOTICE TO PUBLIC WORKS AND ALL AFFECTED PROPERTY OWNERS.

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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.

PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN
UTILITY PLAN - SANITARY SEWER & WATERMAIN
PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C3.1

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

1 INCH = 30 FEET
HORIZONTAL
(22" x 34")

S:\PLOWE\CAD\25PROJ\2203 DANCE STUDIO (HUGO)\2203 CAD\2203 BASE 3.DWG
Friday, September 5, 2025 4:38:37 PM

25-2203

GENERAL NOTES

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4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
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7. NOTIFY CITY A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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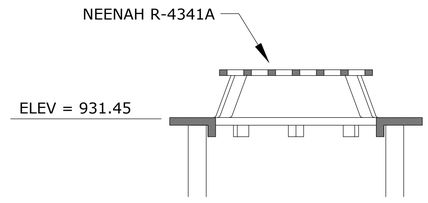
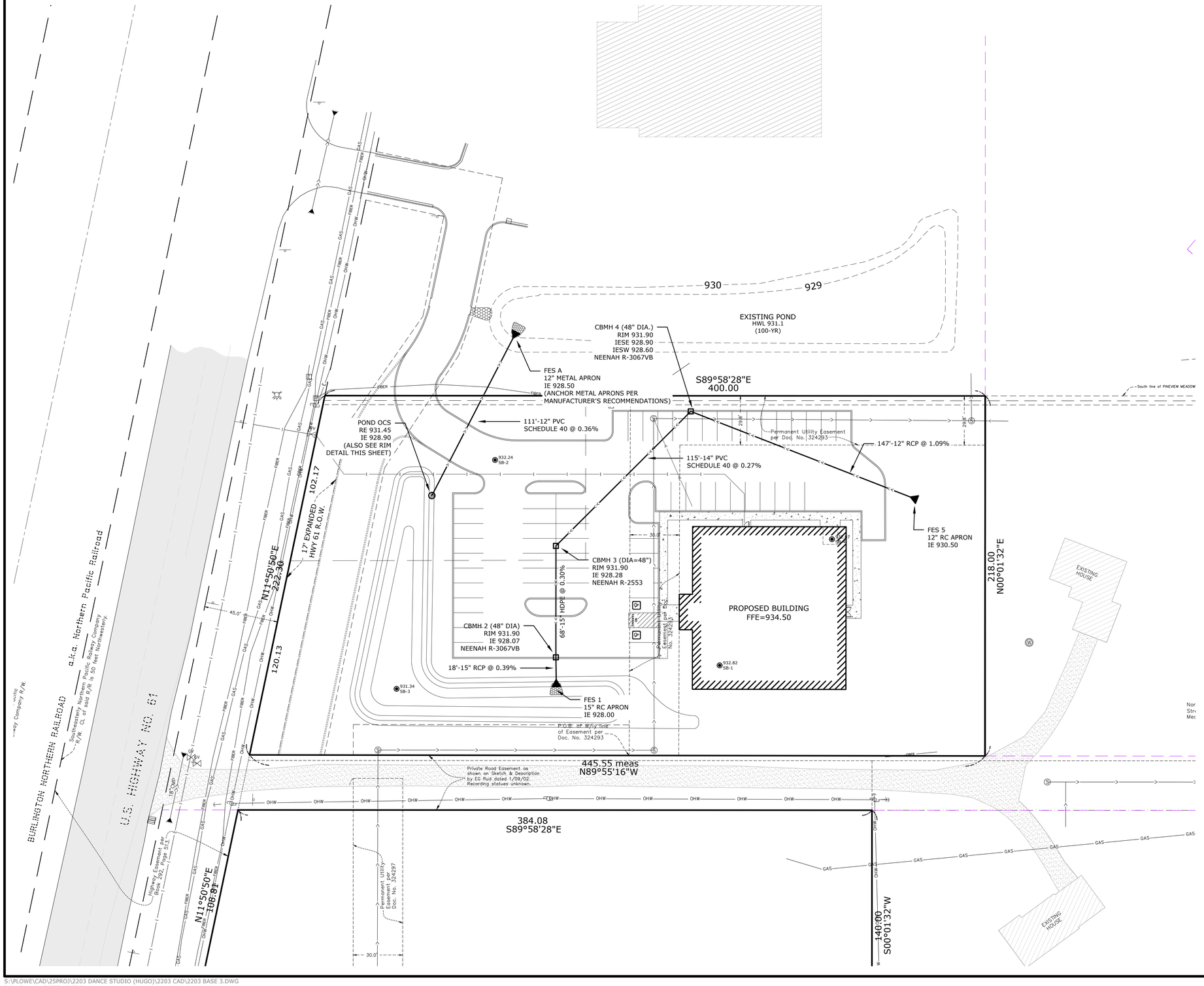
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

STORM SEWER NOTES

1. PROPOSED STORM SEWER PIPE SHALL BE:
   1.1. REINFORCED CONCRETE PIPE (RCP) WITH R-4 GASKETS
   1.2. HIGH-DENSITY POLYETHYLENE (HDPE)
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. PIPE FLARED-END SECTIONS SHALL INCLUDE TRASHGUARD AND RIP-RAP.



POND OCS RIM DETAIL



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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.

PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN

UTILITY PLAN - STORM SEWER

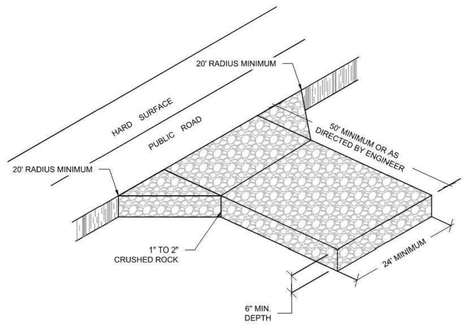
PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C3.2

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

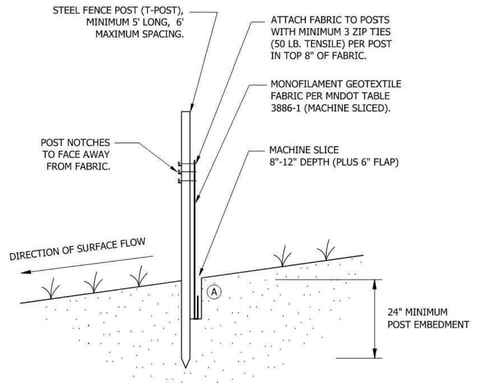
NORTH

30 0 15 30 60
1 INCH = 30 FEET
HORIZONTAL
(22" x 34")



NOTES:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE
3. MAINTENANCE IS INCIDENTAL

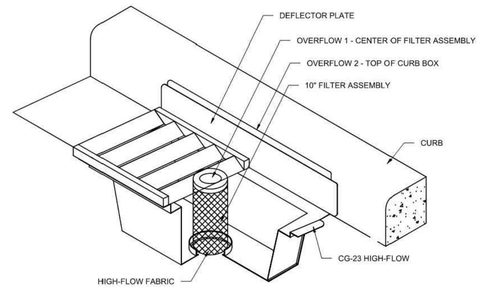
CITY OF HUGO EST. 1906	ROCK CONSTRUCTION ENTRANCE	Special Details	HU-EC-1
		Date: 04-01-15 Revised: 03-12-20	



NOTE:
THE MACHINE SLICED METHOD (THIS DETAIL) IS THE STANDARD SILT FENCE INSTALLATION METHOD. HEAVY-DUTY (ERO-1B) OR STANDARD (ERO-1C) SILT FENCE INSTALLATION METHODS SHOULD ONLY BE USED WHEN APPROVED OR DIRECTED BY THE CITY.

(A) COMPACTION:
AFTER "SLICING" IN THE FABRIC AND *BEFORE* INSTALLATION OF STEEL POSTS, DRIVE INSTALLATION EQUIPMENT OVER THE "SLICE" WHILE FABRIC IS LAYING ON THE GROUND. *THEN* INSTALL STEEL POSTS AND PULL UP FABRIC TO ATTACH AT A UNIFORM HEIGHT.

CITY OF HUGO EST. 1906	SILT FENCE MACHINE SLICED	Special Details	HU-EC-2
		Date: 09-01-15 Revised: 03-12-20	

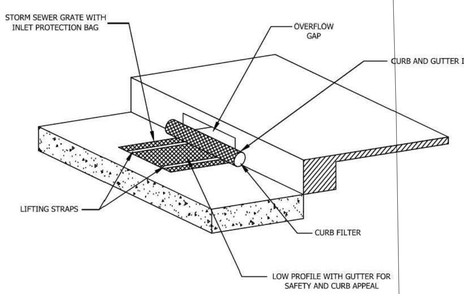


NOTES:
1. THE ROAD DRAIN-CURB & GUTTER MODEL CONSISTS OF A REUSABLE OPEN TOPPED RECEPTACLE THAT SETS INSIDE THE STORM SEWER GRATE. AN INCORPORATION REAR DEFLECTOR PLATE IS CONNECTED TO THE RECEPTACLE DIRECTING THE WATER INTO THE BASIN FOR FILTRATION.
2. THE ROAD DRAIN-CURB & GUTTER MODEL HAS A REPLACEABLE FILTER CARTRIDGE.
3. THE FILTER MEDIA SHALL MEET ALL LOCAL SPECIFICATIONS FOR INLET PROTECTION.

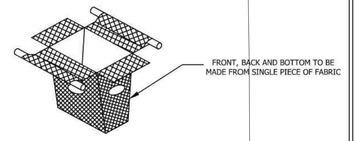
MAINTENANCE:
1. CHECK FILTER MEDIA AFTER EACH RAIN EVENT. CLEAN OR REPLACE IF SEDIMENT CLOGS FILTER.
2. REMOVE SEDIMENT AND DEBRIS FROM THE RECEPTACLE AFTER EACH RAIN EVENT.

CITY OF HUGO EST. 1906	WIMCO CURB & GUTTER INLET PROTECTION (CG23)	Special Details	HU-EC-4
		Date: 04-01-15 Revised: 03-12-20	

SEDIMENT CONTROL LOG AND INLET PROTECTION BAG



INLET PROTECTION BAG DETAIL

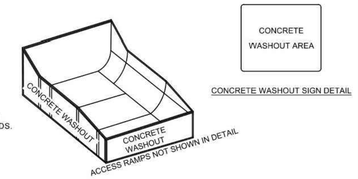


CITY OF HUGO EST. 1906	INLET PROTECTION	Special Details	HU-EC-5
		Date: 01-20-17 Revised: 03-12-20	

CONCRETE WASHOUT CONTAINMENT
1. THE OWNER REQUIRES THE USE OF CONTAINED CONCRETE WASHOUT AREAS.
2. CONTAINED CONCRETE WASHOUT AREA LOCATIONS SHALL BE IDENTIFIED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). CONTAINERS SHALL BE PLACED IN SAFE, EASILY ACCESSIBLE, AND IN LOCATIONS APPROVED BY THE ENGINEER.
3. CONTAINED CONCRETE WASHOUT AREA MUST BE CLEARLY LABELED "CONCRETE WASHOUT AREA"
4. CONTAINED CONCRETE WASHOUT AREA MUST BE WATERTIGHT.
5. CONTAINED CONCRETE WASHOUT AREA'S OVERALL CONDITION AND APPROXIMATE VOLUME MUST BE NOTED ON EACH WEEKLY EROSION CONTROL INSPECTION REPORT.
6. CONTAINED CONCRETE WASHOUT AREA MUST HAVE A MINIMUM CAPACITY SIZE OF 12' X 8' X 2'OR 10 CUBIC-YARDS VOLUME.
7. CONTAINED CONCRETE WASHOUT AREA MUST BE MAINTAINED ONCE LEVELS REACH ½ FULL.
8. CONCRETE WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE TO MPCA REQUIREMENTS, STATE, AND FEDERAL LAWS.
9. DAMAGE TO THE CONTAINED CONCRETE WASHOUT CONTAINMENT SYSTEM MUST BE REPORTED TO THE OWNER WITHIN 24 HOURS OF DISCOVERY.
10. AN OWNER-APPROVED CONCRETE WASHOUT VENDOR MUST BE USED AND A MINIMUM OF A MONTHLY MAINTENANCE CONTRACT ISSUED. A COPY OF THIS CONTRACT MUST BE KEPT ON FILE WITH THE OWNER.

CORRECTIVE ACTION

THE OWNER RESERVES THE RIGHT TO DIRECT ANY REQUIRED MAINTENANCE OR REMOVAL OF ANY CONCRETE WASTE ON SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, LEAKING CONTAINERS, CONTAINERS THAT ARE MORE THAN 1/2 FULL FOR ONE INSPECTION PERIOD, ANY CONCRETE WASHOUT PILES THROUGHOUT THE SITE, AND CONCRETE SLURRY RESULTING FROM CUTTING AND MASONRY WORK. THE FEES INCURRED FROM THE MAINTENANCE OR REMOVAL OF CONCRETE WASTE IS INCIDENTAL TO THE WORK GENERATING THE WASTE, AND NO ADDITIONAL COMPENSATION WILL BE MADE THERETO.



CONCRETE WASHOUT SIGN DETAIL

MINIMUM SIZE:
12'Lx8'Wx2'H OR A MINIMUM VOLUME OF 7.1 CUBIC YARDS.

MAINTENCE

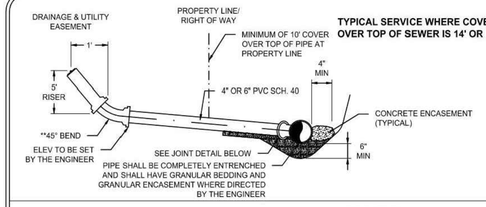
MAINTENANCE:
1. CONTAINER MUST BE MONITORED ON A WEEKLY BASIS AND CONDITION NOTED ON EROSION & SEDIMENT CONTROL INSPECTION REPORT.
2. CONCRETE MUST BE REMOVED ONCE THE CONTAINER IS 1/2 FULL. CONCRETE MUST BE DISPOSED OF PROPERLY.

CONTAINER SPECIFICATIONS:
1. CONTAINER MUST BE CLEARLY LABELED "CONCRETE WASHOUT AREA"
2. CONTAINER MUST BE PLACED IN AN EASILY ACCESSIBLE AND UNSIGHTLY LOCATION
3. THE CONTAINER MUST BE PORTABLE AND WATER TIGHT.
4. THE CONTAINER MAY HAVE ACCESS RAMPS.
5. THE CONTAINER MUST HAVE A MINIMUM HOLDING CAPACITY OF 10 CUBIC YARDS OF WASHED CONCRETE.

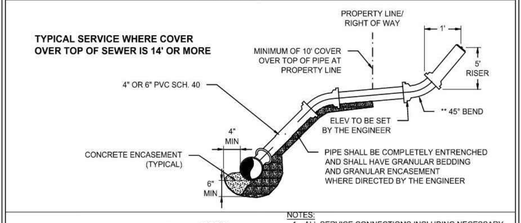
CONCRETE WASHOUT DETAIL

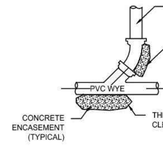
CITY OF HUGO EST. 1906	CONCRETE WASHOUT DETAIL	Special Details	HU-EC-10
		Date: 04-30-18 Revised: 03-12-20	

TYPICAL SERVICE WHERE COVER OVER TOP OF SEWER IS 14' OR LESS



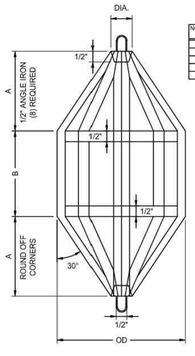
TYPICAL SERVICE WHERE COVER OVER TOP OF SEWER IS 14' OR MORE





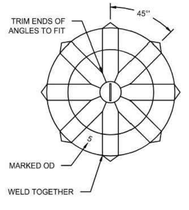
NOTES:
1. ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.
2. ALL SERVICE CONNECTIONS SHALL TERMINATE AT THE PROPERTY LINE OR AS SPECIFIED.
3. SERVICE STUB SHALL BE PLUGGED AND MARKED WITH A 4"x4" TIMBER PROTRUDING 3' OUT OF THE GROUND AND PAINTED GREEN OR STEEL FENCE POST.
4. CONSTRUCT 4" PVC SERVICES FOR RESIDENTIAL AND 6" PVC SERVICES FOR COMMERCIAL LOTS.
5. WHERE SIDEWALK OR TRAILS ARE PLACED 1' FROM RIGHT OF WAY, SANITARY SEWER SERVICES SHALL BE EXTENDED 10' BEYOND RIGHT OF WAY.
6. CLEAN-OUT REQUIRED FOR EVERY 100' OF SERVICE.

CITY OF HUGO EST. 1906	TYPICAL SERVICE CONNECTION FOR SANITARY SEWER	Special Details	HU-SS-4
		Date: 04-01-15 Revised: 03-12-2020	



NOMINAL DIA	A	B	MANDREL OD* D3033 (SDR26)	MANDREL OD* D3034 (SDR26)	MANDREL OD* D3034 (SDR35)	RING OD D3033	RING OD D3034 (SDR26)	RING OD D3034 (SDR35)
6	4.0"	4"	5.67	5.50	5.62	4.08	4.91	4.91
8	5.5"	6"	7.37	7.37	7.50	6.66	6.88	6.61
10	6.5"	8"	9.22	9.21	9.41	8.51	8.79	8.70
12	8.0"	8"	11.06	10.95	11.19	10.35	10.60	10.48
15	10.0"	9"	13.62	----	----	13.11	----	----

*(AVERAGE OD+2 TIMES THE MINIMUM WALL THICKNESS) x (0.95)



NOTES:
1. MANDREL TEST SHALL BE COMPLETED PRIOR TO FINAL BITUMINOUS PAVING (SEE SPECIFICATION).

CITY OF HUGO EST. 1906	MANDREL DETAIL	Special Details	HU-SS-5
		Date: 04-01-15 Revised: 03-12-2020	

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 25-2203 | CHECK BY: MOA | DATE: 05/21/25

NO.	DATE	DESCRIPTION
1.	07.22.25	PONDING ADJ.
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.

PRELIMINARY

ADAM GINKEL License No. 43963

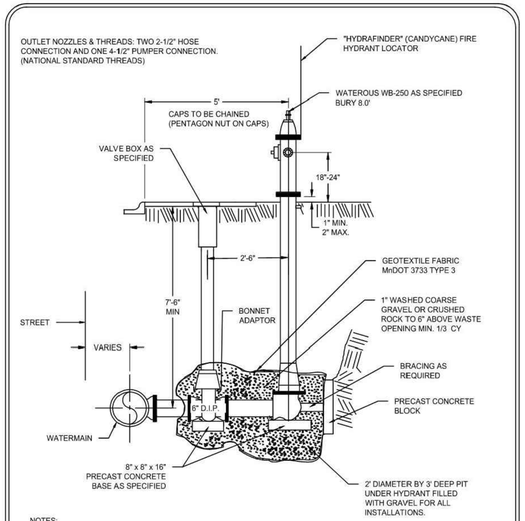
Date: 09.08.2025

THE DANCE UNIT
HUGO, MN

DETAILS

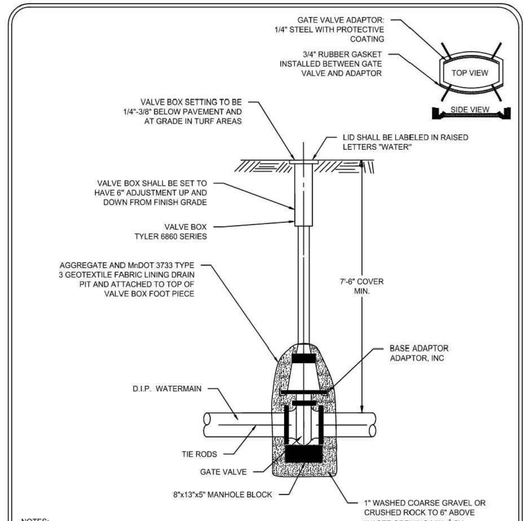
PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C4.1



NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIED RODS.
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. RED OR YELLOW "OUT OF ORDER" TAG TO BE INSTALLED ON THE PUMPER CONNECTIONS AFTER BACKFILL
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. ALL WATERMAIN BOLTS SHALL BE STAINLESS OR COR-BLUE OR APPROVED EQUAL.

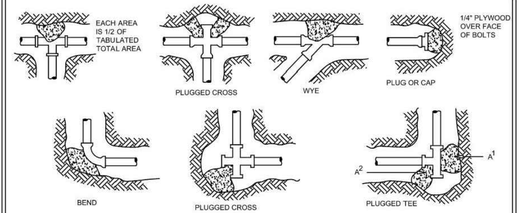
CITY OF HUGO EST. 1906	TYPICAL HYDRANT INSTALLATION	Special Details	
		Date: 04-01-15	HU-W-1
		Revised: 03-12-20	



NOTES:
1. GATE VALVES SHOULD BE USED ON 6" THROUGH 16" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH 3/4" THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
6. BOXES SHALL BE WATEROUS SERIES 2500 OR APPROVED EQUAL. METAL SEATED GAVE VALVES ARE NOT ALLOWED.

NO SCALE

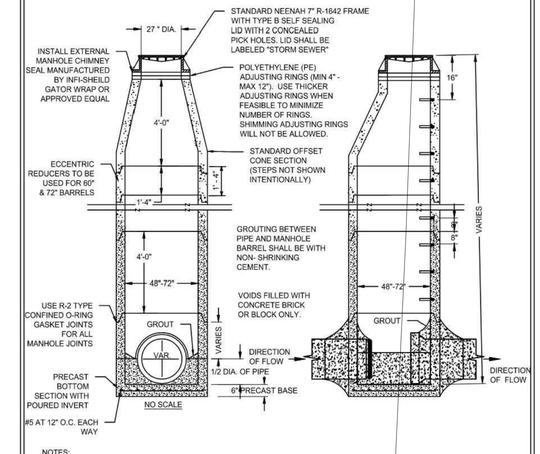
CITY OF HUGO EST. 1906	VALVE BOX INSTALLATION	Special Details	
		Date: 04-01-15	HU-W-3
		Revised: 03-12-20	



NOMINAL FITTING SIZE, INCHES	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22-1/2° BEND	11-1/4° BEND
			A^1	A^2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

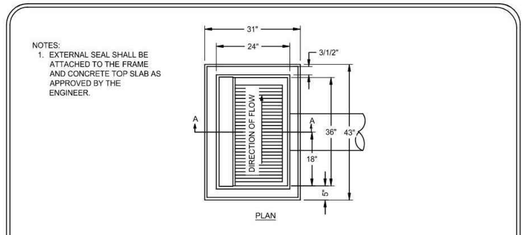
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. REQUIRED BEARING AREAS AT FITTING SHALL BE AS NOTED ABOVE, UNLESS INDICATED OTHERWISE.
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON THE PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD PLATE.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURES OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS. PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).

CITY OF HUGO EST. 1906	POURED CONCRETE THRUST BLOCKING FOR WATERMAIN	Special Details	
		Date: 04-01-15	HU-W-4
		Revised: 03-12-20	



NOTES:
1. MANHOLE STEPS SHALL BE CAST IRON OR MA MODEL PS-4-PF (BY MA INDUSTRIAL INC.) CONFORMING TO ALL OSHA REGULATIONS AND SPACED 16" O.C. LOCATE ON DOWNSTREAM SIDE OF MANHOLE.
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM.
3. THE INITIAL AND FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL.
4. BLOCK STRUCTURES WILL NOT BE ALLOWED.
6. INVERT AND DOGHOUSE COATING SHALL BE STRONG-SEAL ® QSR, OR APPROVED EQUAL.
7. STEPS ARE NOT REQUIRED ON STRUCTURES LESS THAN 4 FEET.
7. MARKING POST SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AT ALL MANHOLES LOCATED OUTSIDE OF THE STREET SECTION.

CITY OF HUGO EST. 1906	STANDARD MANHOLE FOR STORM DRAIN	Special Details	
		Date: 04-01-15	HU-SD-1
		Revised: 03-12-20	

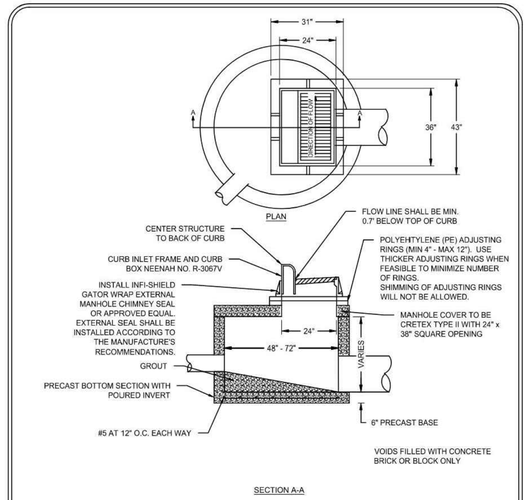


NOTES:
1. EXTERNAL SEAL SHALL BE ATTACHED TO THE FRAME AND CONCRETE TOP SLAB AS APPROVED BY THE ENGINEER.

NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C. BOTH WAYS
2. GROUT BOTTOM TO DRAIN TO CENTER
3. CORE DRILL INTO EXISTING MANHOLE
4. APPROVED INLET PROTECTION SHALL BE MAINTAINED UNTIL WEAR COURSE IS PAVED
5. DRAIN TILE TO BE INSTALLED AT ALL LOW POINT CATCH BASINS (50' IN EACH DIRECTION WITH CLEAN OUT). SEE DETAIL HU-SD-8 FOR DRAINTILE CONNECTION INTO STRUCTURE AND HU-SS-3 FOR CLEAN OUT CONSTRUCTION.
6. INVERT AND DOGHOUSE COATING SHALL BE STRONG-SEAL ® QSR, OR APPROVED EQUAL.
7. BLOCK STRUCTURES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF CITY ENGINEER

NO SCALE

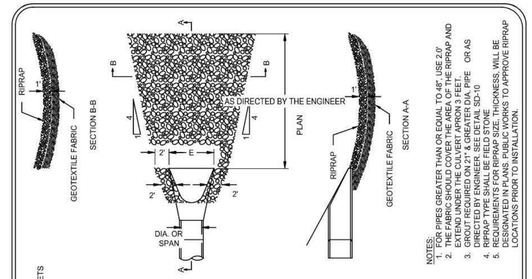
CITY OF HUGO EST. 1906	STANDARD CATCH BASIN WITHOUT SUMP (2'X3')	Special Details	
		Date: 04-01-15	HU-SD-4
		Revised: 03-12-20	



NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C. BOTH WAYS
2. GROUT BOTTOM TO DRAIN TO CENTER
3. CORE DRILL INTO EXISTING MANHOLE
4. APPROVED INLET PROTECTION SHALL BE MAINTAINED UNTIL WEAR COURSE IS PAVED
5. DRAIN TILE TO BE INSTALLED AT ALL LOW POINT CATCH BASINS (50' IN EACH DIRECTION WITH CLEAN OUT). SEE DETAIL HU-SD-8 FOR DRAINTILE CONNECTION INTO STRUCTURE AND HU-SS-3 FOR CLEAN OUT CONSTRUCTION.
6. INVERT AND DOGHOUSE COATING SHALL BE STRONG-SEAL ® QSR, OR APPROVED EQUAL.
7. BLOCK STRUCTURES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF CITY ENGINEER

NO SCALE

CITY OF HUGO EST. 1906	CATCH BASIN MANHOLE WITHOUT SUMP (2'X3')	Special Details	
		Date: 04-01-15	HU-SD-6
		Revised: 03-12-20	



NOTES:
1. FOR PIPES GREATER THAN OR EQUAL TO 48": USE 2.0'
2. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT END SECTION.
3. GROUT REQUIRED ON 21" & GREATER DIA. PIPE OR AS DIRECTED BY ENGINEER. SEE DETAIL SD-10
4. RIPRAP TYPES SHALL BE CLASS III, IV, OR V
5. REQUIREMENTS FOR RIPRAP SIZE, THICKNESS, WILL BE DESIGNATED IN PLANS. PUBLIC WORKS TO APPROVE RIPRAP LOCATIONS PRIOR TO INSTALLATION.

TABLE OF QUANTITIES

RCP AT OUTLETS

SPAN ROUND PIPE	RIPRAP AT RCP OUTLETS									
	CLASS III D_{50} = 15"		CLASS IV D_{50} = 18"		CLASS V D_{50} = 24"					
	15" DEPTH RIPRAP	7.5" DEPTH GRANULAR FILTER	18" DEPTH RIPRAP	9" DEPTH GRANULAR FILTER	24" DEPTH RIPRAP	12" DEPTH GRANULAR FILTER				
INCH	(CY)	(CY)	(CY)	(CY)	(CY)	(CY)				
12	2.1	1.1	3.4	1.7	5.6	2.8				
15	2.6	1.3	4.3	2.2	7.0	3.5				
18	3.1	1.6	5.1	2.6	8.4	4.2				
21	3.6	1.8	6.0	3.0	9.8	4.9				
24	4.1	2.1	6.8	3.4	11.2	5.6				
27	4.6	2.3	7.7	3.8	12.6	6.3				
30	5.2	2.6	8.5	4.3	14.0	7.0				
36	6.2	3.1	10.2	5.1	16.8	8.4				
42	7.2	3.6	11.9	6.0	19.6	9.8				
48	8.3	4.1	13.6	6.8	22.4	11.2				
54	9.3	4.6	15.3	7.7	25.2	12.6				
60	10.3	5.2	17.0	8.5	28.0	14.0				
66	11.3	5.7	18.7	9.4	30.8	15.4				
72	12.4	6.2	20.4	10.2	33.6	16.8				
78	13.4	6.7	22.1	11.1	36.4	18.2				
84	14.4	7.2	23.8	11.9	39.2	19.6				
90	15.5	7.7	25.5	12.8	42.0	21.0				
96	16.5	8.2	27.2	13.6	44.8	22.4				

RIPRAP AT RCP-A OR BOXES OF EQUIVALENT SPAN WIDTH

SPAN ROUND PIPE	CLASS III D_{50} = 15"		CLASS IV D_{50} = 15"		CLASS V D_{50} = 15"					
	15" DEPTH RIPRAP	7.5" DEPTH GRANULAR FILTER	18" DEPTH RIPRAP	9" DEPTH GRANULAR FILTER	24" DEPTH RIPRAP	12" DEPTH GRANULAR FILTER				
INCH	(CY / LF)	(CY / LF)	(CY / LF)	(CY / LF)	(CY / LF)	(CY / LF)				
22	4.8	2.4	7.4	3.7	9.2	4.6				
26	5.8	2.9	8.9	4.4	11.0	5.5				
30	6.8	3.4	10.4	5.2	12.8	6.4				
34	7.8	3.9	11.9	5.9	14.6	7.3				
38	8.8	4.4	13.4	6.7	16.4	8.2				
42	9.8	4.9	14.9	7.4	18.2	9.1				
46	10.8	5.4	16.4	8.2	20.0	10.0				
50	11.8	5.9	17.9	8.9	21.8	10.9				
54	12.8	6.4	19.4	9.7	23.6	11.8				
58	13.8	6.9	20.9	10.4	25.4	12.7				
62	14.8	7.4	22.4	11.2	27.2	13.6				
66	15.8	7.9	23.9	11.9	29.0	14.5				
68	16.3	8.2	24.6	12.3	29.9	14.9				
72	17.3	8.7	26.1	13.0	31.7	15.8				
78	18.8	9.4	28.3	14.1	34.4	17.2				
84	20.2	10.1	30.5	15.2	37.1	18.5				
90	21.7	10.8	32.7	16.3	39.8	19.9				
96	23.1	11.5	34.9	17.4	42.5	21.2				
102	24.6	12.3	37.1	18.5	45.2	22.6				
108	26.0	13.0	39.3	19.6	47.9	23.9				
114	27.5	13.7	41.5	20.7	50.6	25.3				
120	28.9	14.4	43.7	21.8	53.3	26.6				
126	30.4	15.1	45.9	22.9	56.0	28.0				
132	31.8	15.9	48.1	24.0	58.7	29.3				
138	33.3	16.6	50.3	25.1	61.4	30.7				
144	34.7	17.3	52.5	26.2	64.1	32.0				
150	36.2	18.0	54.7	27.3	66.8	33.4				
156	37.6	18.8	56.9	28.4	69.5	34.7				
162	39.1	19.5	59.1	29.5	72.2	36.1				
168	40.5	20.2	61.3	30.6	74.9	37.4				
174	42.0	21.0	63.5	31.7	77.6	38.8				
180	43.4	21.7	65.7	32.8	80.3	40.1				
186	44.9	22.4	67.9	33.9	83.0	41.5				
192	46.3	23.2	70.1	35.0	85.7	42.8				
198	47.8	23.9	72.3	36.1	88.4	44.2				
204	49.2	24.6	74.5	37.2	91.1	45.5				
210	50.7	25.4	76.7	38.3	93.8	46.9				
216	52.1	26.1	78.9	39.4	96.5	48.2				
222	53.6	26.8	81.1	40.5	99.2	49.6				
228	55.0	27.5	83.3	41.6	101.9	50.9				
234	56.5	28.3	85.5	42.7	104.6	52.3				
240	57.9	29.0	87.7	43.8	107.3	53.6				
246	59.4	29.7	89.9	44.9	110.0	55.0				
252	60.8	30.5	92.1	46.0	112.7	56.3				
258	62.3	31.2	94.3	47.1	115.4	57.7				
264	63.7	31.9	96.5	48.2	118.1	59.0				
270	65.2	32.6	98.7	49.3	120.8	60.4				
276	66.6	33.4	100.9	50.4	123.5	61.7				
282	68.1	34.1	103.1	51.5	126.2	63.1				
288	69.5	34.8	105.3	52.6	128.9	64.4				

CITY OF HUGO EST. 1906	RIPRAP DETAIL	Special Details	
		Date: 03-01-10	HU-SD-8
		Revised: 03-12-20	

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 25-2203 | CHECK BY: MOA | DATE: 05/21/25

NO.	DATE	DESCRIPTION
1		
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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.

PRELIMINARY

ADAM GINKEL
Date: 09.08.2025 License No. 43963

THE DANCE UNIT
HUGO, MN

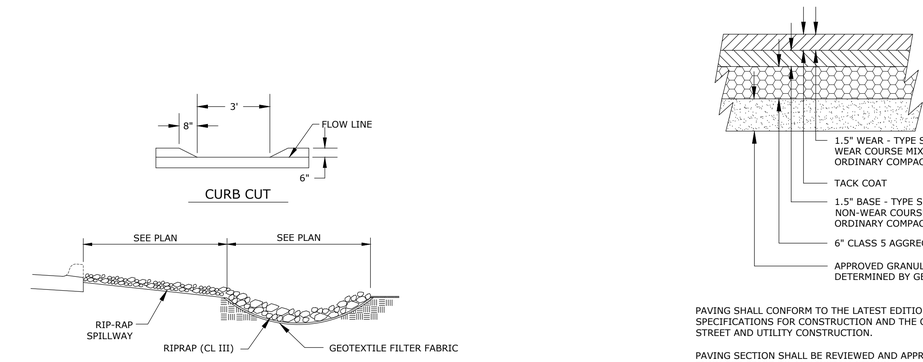
DETAILS

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C4.2

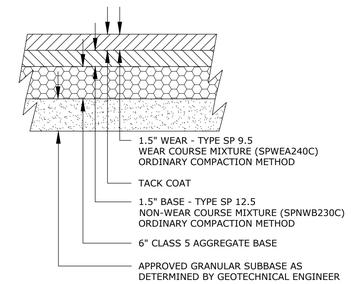
S:\PLOWE\CAD\25PROJ\2203 DANCE STUDIO (HUGO)\2203 CAD\2203 BASE 3.DWG
Friday, September 5, 2025 4:38:37 PM

25-2203



CURB CUT

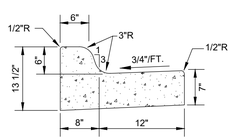
CURB DRAIN OPENING
N.T.S.



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

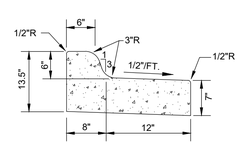
PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS.

PAVEMENT SECTION
N.T.S.



NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER
N.T.S.



NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER (TIP-OUT)
N.T.S.

PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG
JOB NO: 25-2203
CHECK BY: MQA
DATE: 05/21/25

NO.	DATE	DESCRIPTION
8		
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1		

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.

PRELIMINARY

ADAM GINKEL License No. 43963

Date: 09.08.2025

THE DANCE UNIT
HUGO, MN

DETAILS

PREPARED FOR: RUST ARCHITECTS, P.A.

SHEET
C4.3

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Friday, September 5, 2025 4:38:37 PM

25-2203

Plant Legend

Symbol	Qty	Common Name	Botanical Name	Container	Mature Size
Groundcovers\Ornamental Grass					
	15	Flame Grass	Miscanthus sinensis 'Purpurascens'	#2 cont.	H: 4' W: 3'
	10	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 cont.	H: 4-5' W: 2-3'
	2	Blue Grama Grass	Bouteloua Gracilis	#1 cont.	H:15" W: 24"
Herbaceous\Perennials					
	10	Bee Balm, Purple	Monarda	#1 cont.	H: 10-12" W: 8-10"
	12	Russian Sage	Perovskia atriplicifolia	#1 cont.	H: 24"- 36" W: 24"- 36"
	2	Frikart's Aster, Purple	Aster x frikartii	#1 cont.	H: 12-16" W: 16-20"
	4	Lanceleaf Tickseed	Coreopsis lanceolata	#1 cont.	H: 15-18" W: 18-24"
Shrubs\Deciduous					
	12	Bush Cinquefoil	Potentilla fruticosa	#2 cont.	H: 2-3' W: 2-3'
	1	Red Leaf Sandcherry	Prunus cistena 'Sandcherry'	#10 cont.	H: 6-8' W: 6-8'
	10	Crimson Pygmy Barberry	Berberis 'Crimson Pygmy'	#2 cont.	H: 18-24" W: 18-24"
	16	Red-Osier Dogwood	Cornus sericea	#2 cont.	H: 4' W: 4'
	3	Little Lime Hydrangea	Hydrangea quercifolia	#2 cont.	H: 3-5' W: 3-4'
Shrubs\Evergreen					
	10	Little Princess Spiraea	Spiraea japonica 'Little Princess'	#2 cont.	H: 24-30" W: 2-3'
	5	Catawba Rosebay	Rhododendron catawba 'Roseum Pink'	#2 cont.	H: 4-5' W: 4-5'
Topiary\Deciduous					
	2	Nishiki Willow	Salix integra 'Hakuro-nishiki'	#15 TF cont.	H: 5-6' W: 5-7"
Trees\Deciduous					
	4	American Linden	Tilia americana	2.5" B&B	H: 50-60' W: 25-30'
	7	Autumn Flame Maple	Acer rubrum 'Autumn Flame'	2.5" B&B	H: 50' W: 35-40'
	2	Honey Locust	Gleditsia triacanthos	2.5" B&B	H: 40-50' W: 30-35'
	4	Star Magnolia	Magnolia stellata	#10 cont.	15' W: 15-20'
	1	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'	#6 TF cont.	H: 12-15' W: 10-12'
	1	Cockspur Hawthorn	Crataegus crus-galli	1.5 B&B	H: 15-20' W: 15-20'
Trees\Evergreen					
	2	Eastern Red Cedar	Juniperus virginiana	6' B&B	H: 30-40' W: 10-20'
	4	Whitebark Pine	Pinus albicaulis	5' B&B	H: 30-40' W: 10-15'

Dance Unit

13845 Forest Blvd North

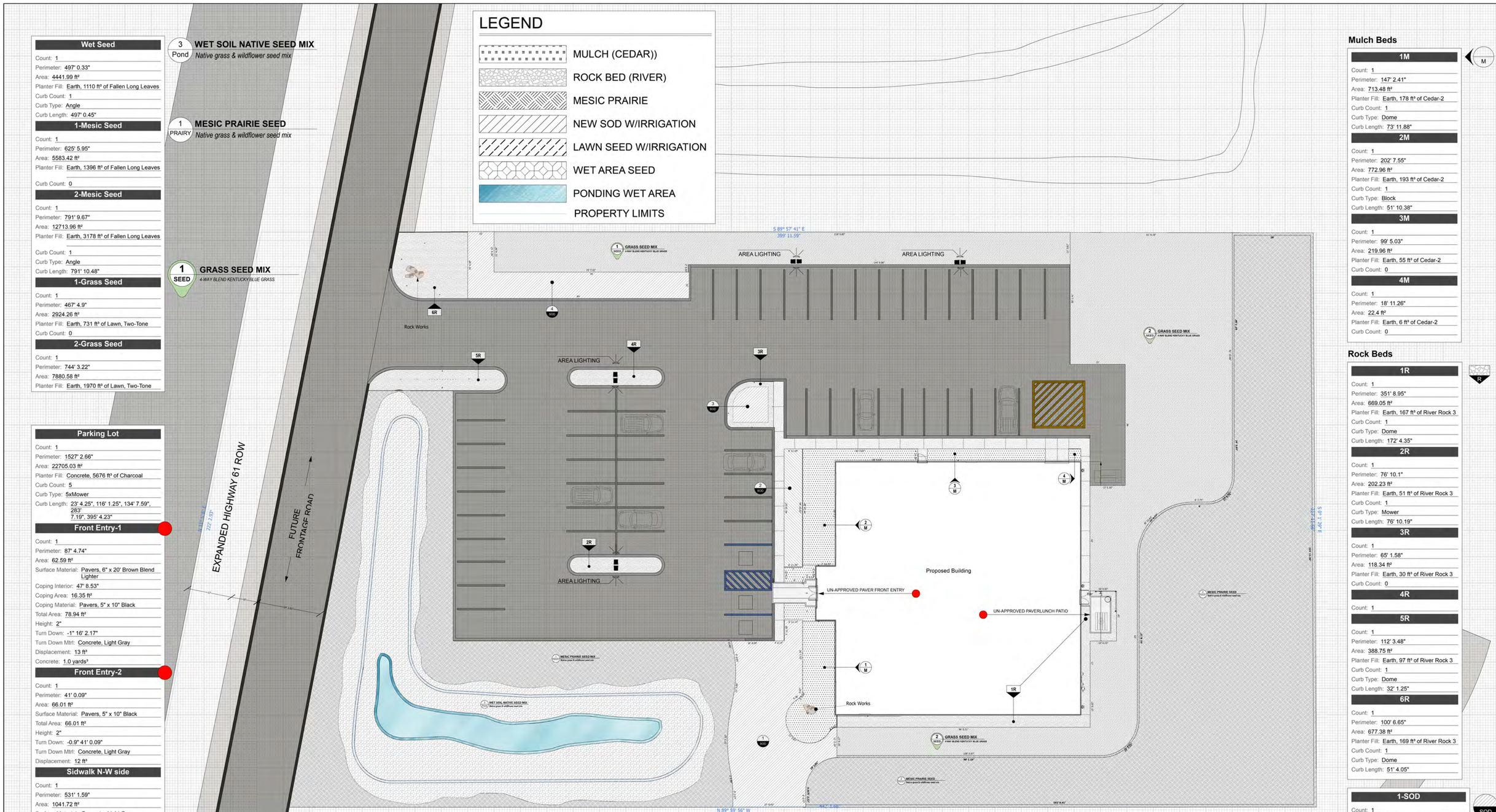
Home & Grounds Landscaping
www.HomeandGroundsMN.com
612.412.1132

Designed By: Larry White
Imaging By: Larry White

HOME & GROUNDS
LANDSCAPING • DECKS • RENOVATIONS

Landscape Plan
Page-1
Plant Legend
12/2/25

Scale: 1/25" = 1 ft



Wet Seed

Count: 1
Perimeter: 497' 0.33"
Area: 4441.99 ft²
Planter Fill: Earth, 1110 ft³ of Fallen Long Leaves
Curb Count: 1
Curb Type: Angle
Curb Length: 497' 0.45"

1-Mesic Seed

Count: 1
Perimeter: 625' 5.95"
Area: 5583.42 ft²
Planter Fill: Earth, 1396 ft³ of Fallen Long Leaves
Curb Count: 0

2-Mesic Seed

Count: 1
Perimeter: 791' 9.67"
Area: 12713.96 ft²
Planter Fill: Earth, 3178 ft³ of Fallen Long Leaves
Curb Count: 1
Curb Type: Angle
Curb Length: 791' 10.48"

1-Grass Seed

Count: 1
Perimeter: 467' 4.9"
Area: 2924.26 ft²
Planter Fill: Earth, 731 ft³ of Lawn, Two-Tone
Curb Count: 0

2-Grass Seed

Count: 1
Perimeter: 744' 3.22"
Area: 7880.58 ft²
Planter Fill: Earth, 1970 ft³ of Lawn, Two-Tone

Parking Lot

Count: 1
Perimeter: 1527' 2.66"
Area: 22705.03 ft²
Planter Fill: Concrete, 5676 ft³ of Charcoal
Curb Count: 5
Curb Type: 5xMower
Curb Length: 23' 4.25", 116' 1.25", 134' 7.59", 283' 7.19", 395' 4.23"

Front Entry-1

Count: 1
Perimeter: 87' 4.74"
Area: 62.59 ft²
Surface Material: Pavers, 6" x 20' Brown Blend Lighter
Coping Interior: 47' 8.53"
Coping Area: 16.35 ft²
Coping Material: Pavers, 5" x 10" Black
Total Area: 78.94 ft²
Height: 2"
Turn Down: -1" 16' 2.17"
Turn Down Mtrl: Concrete, Light Gray
Displacement: 13 ft³
Concrete: 1.0 yards³

Front Entry-2

Count: 1
Perimeter: 41' 0.09"
Area: 66.01 ft²
Surface Material: Pavers, 5" x 10" Black
Total Area: 66.01 ft²
Height: 2"
Turn Down: -0.9" 41' 0.09"
Turn Down Mtrl: Concrete, Light Gray
Displacement: 12 ft³

Sidwalk N-W side

Count: 1
Perimeter: 531' 1.59"
Area: 1041.72 ft²
Surface Material: Concrete, Light Gray
Total Area: 1041.72 ft²
Height: 1"
Turn Down: -2" 324' 4.38"
Turn Down Mtrl: Concrete, Light Gray
Displacement: 87 ft³
Concrete: 12.9 yards³

Sidwalk small W side

Count: 1
Perimeter: 36' 5.03"
Area: 56.96 ft²
Surface Material: Concrete, Light Gray
Total Area: 56.96 ft²
Height: 1"
Turn Down: -2" 22' 2.13"
Turn Down Mtrl: Concrete, Light Gray
Displacement: 5 ft³

Lunch patio

Count: 1
Perimeter: 44' 0.05"
Area: 97.81 ft²
Surface Material: Pavers, 6" x 20' Brown Blend Lighter
Coping Interior: 41' 4.05"
Coping Area: 14.22 ft²
Coping Material: Pavers, 4" Gray
Total Area: 112.03 ft²
Turn Down: -3" 44' 0.05"
Turn Down Mtrl: Concrete, Light Gray
Concrete: 1.4 yards³

Mulch Beds

1M

Count: 1
Perimeter: 147' 2.41"
Area: 713.48 ft²
Planter Fill: Earth, 178 ft³ of Cedar-2
Curb Count: 1
Curb Type: Dome
Curb Length: 73' 11.88"

2M

Count: 1
Perimeter: 202' 7.55"
Area: 772.96 ft²
Planter Fill: Earth, 193 ft³ of Cedar-2
Curb Count: 1
Curb Type: Block
Curb Length: 51' 10.38"

3M

Count: 1
Perimeter: 99' 5.03"
Area: 219.96 ft²
Planter Fill: Earth, 55 ft³ of Cedar-2
Curb Count: 0

4M

Count: 1
Perimeter: 18' 11.26"
Area: 22.4 ft²
Planter Fill: Earth, 6 ft³ of Cedar-2
Curb Count: 0

Rock Beds

1R

Count: 1
Perimeter: 351' 8.95"
Area: 669.05 ft²
Planter Fill: Earth, 167 ft³ of River Rock 3
Curb Count: 1
Curb Type: Dome
Curb Length: 172' 4.35"

2R

Count: 1
Perimeter: 76' 10.1"
Area: 202.23 ft²
Planter Fill: Earth, 51 ft³ of River Rock 3
Curb Count: 1
Curb Type: Mower
Curb Length: 76' 10.19"

3R

Count: 1
Perimeter: 65' 1.58"
Area: 118.34 ft²
Planter Fill: Earth, 30 ft³ of River Rock 3
Curb Count: 0

4R

Count: 1

5R

Count: 1
Perimeter: 112' 3.48"
Area: 388.75 ft²
Planter Fill: Earth, 97 ft³ of River Rock 3
Curb Count: 1
Curb Type: Dome
Curb Length: 32' 1.25"

6R

Count: 1
Perimeter: 100' 6.65"
Area: 677.38 ft²
Planter Fill: Earth, 169 ft³ of River Rock 3
Curb Count: 1
Curb Type: Dome
Curb Length: 51' 4.05"

1-SOD

Count: 1
Perimeter: 230' 2.5"
Area: 1823.07 ft²
Planter Fill: Earth, 456 ft³ of Lawn, Two-Tone
Curb Count: 0

2-SOD

Count: 1
Perimeter: 103' 6.72"
Area: 311.39 ft²
Planter Fill: Earth, 78 ft³ of Lawn, Two-Tone
Curb Count: 0

3-SOD

Count: 1
Perimeter: 50' 6.52"
Area: 168.58 ft²
Planter Fill: Earth, 42 ft³ of Lawn, Dark
Curb Count: 1
Curb Type: Block
Curb Length: 50' 6.54"

4-SOD

Count: 1
Perimeter: 467' 4.9"
Area: 2924.26 ft²
Planter Fill: Earth, 731 ft³ of Lawn, Two-Tone
Curb Count: 0

DATA NOT VERIFIED

CALCULATIONS WILL ONLY BE AS ACCURATE AS THE DRAWING ITSELF. IF SHAPES OVERLAP, VALUES WILL NOT BE ACCURATE.

SMART DATA CANNOT ACCOUNT FOR VARIATIONS IN THE REAL WORLD SUCH AS DIRT QUALITY OR UNEVEN EXCAVATION.

Dance Unit

13845 Forest Blvd North
Hugo MN

Home & Grounds Landscaping
www.HomeandGroundsMN.com
612.412.1132

Contact: Larry White (Landscape Designer)
Design@HomeAndGroundsMN.com
612.210.2676

HOME & GROUNDS
LANDSCAPING • DECKS • RENOVATIONS

Landscape Plan
Page-2
Sq Ft/Materials
12/3/25

Scale: 1/25" = 1 ft

Metropolitan District
Waters Edge Building
1500 County Road B2 West
Roseville, MN 55113

August 8, 2025

Max Gort
Associate Planner
City of Hugo
14669 Fitzgerald Avenue North
Hugo, MN 55038

SUBJECT: MnDOT Review # **S25-027**
The Dance Unit
NE Quad US 61 & 137th St
Hugo, Washington County

Dear Mr. Gort

Thank you for the opportunity to review the plans for **The Dance Unit.** MnDOT has reviewed the documents and has the following comments:

Access:
The plans presented show access to the proposed development using an internal shared connection to the existing TGK Automotive driveway on the east side of US 61. This will add more left turns being made by vehicles exiting onto southbound US 61. These additional left turns are a safety concern due to the high volumes and speed of traffic on US 61 in this location. Additionally there will be more vehicles in both directions on US 61 that will be slowing and stopping to wait for oncoming traffic to clear before making left turns into the entrance driveway. This will likely create more instances of through-drivers attempting to pass on the right on the shoulders.

MnDOT recommends that the city work closely with the property owner(s) to develop and implement improvements to signage and sight lines at the driveway entrance to improve driver safety. The City should also take into consideration any highway improvement plans that were discussed as part of the latest Highway 61 Visioning Study to ensure that the access aligns with future development plans for this area.

Please direct questions concerning these comments to Kaare Festvog, MnDOT Traffic, at 651-440-2855 or kaare.festvog@state.mn.us.

An equal opportunity employer

Pedestrian/Bicycle:
MnDOT agrees with Joe Gustafson's comments about anticipated behavior change with added left turns on US 61. The trail facility that runs along US 61 ends at the intersection north of this development and cyclists often ride in the shoulders through this area. With the increased volume of risky maneuverers and cars making rushed turns, there is concern with the additional risk posed to multimodal users on the shoulders.

Questions about these comments should be directed to Suzy Scotty, MnDOT Multimodal at 651-366-4191 or suzanne.scotty@state.mn.us.

Water Resources:
A drainage permit may be required. Any projects adjacent to MnDOT Right of Way (ROW) or connecting to MnDOT drainage facilities will require a MnDOT drainage permit to ensure that current drainage rates to MnDOT right-of-way will not be increased. The calculations and plans as prepared will meet MnDOT requirements for the drainage permit submittal. The drainage permit application, including the information below, should be submitted online to: https://dotapp7.dot.state.mn.us/OLPA/.

The following information must be submitted with the drainage permit application:

1) A grading plan showing existing and proposed contours.
2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
3) Drainage computations for pre and post construction conditions during the 2, 10, and 100 year rain events.
4) Time of concentration calculations.
5) An electronic copy of any computer modeling used for the drainage computations.
6) See also the attached Drainage Permits Checklist for more information.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Water Resources Engineering will work with the applicant to ensure acceptable outlets to the ROW.

Please direct questions concerning drainage issues to Jason Swenson, MnDOT Metro Water Resources at (651-234-7539) or Jason.Swenson@state.mn.us.

Permits:
A Miscellaneous work permit will be required for the access removal and for water-main hook-up. Additional permits may be required as plans evolve. Any other use of, or work within or affecting, MnDOT right of way will require a permit.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.

2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: https://mft.dot.state.mn.us. Contact metrodevreviews.dot@state.mn.us, and staff will create a shared folder in which files can be uploaded. Please send an accompanying email with a narrative for the development.

If you have any questions concerning this review, please contact me at (651) 234-7797 or Cameron.muhic@state.mn.us.

Cordially,

Cameron Muhic
Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits
Jason Swenson, Water Resources
Keith Jakober, Surveys
Dmitry Tomasevich, Area Manager
Suzy Scotty, Pedestrian/Bicycle
Ben Klismith, Right-of-Way
Mohammad Dehdashti, Design
Kaare Festvog, Traffic
Michael Kowski, Maintenance
Matthew Schleusner, Area Engineer
Amrish Patel, Transit
Joe Widing, Metropolitan Council