

Kwik Trip



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

CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1078
WITH 1 BAY ATTACHED CW
INWOOD AVE
LAKE ELMO, MN

DATE DESCRIPTION

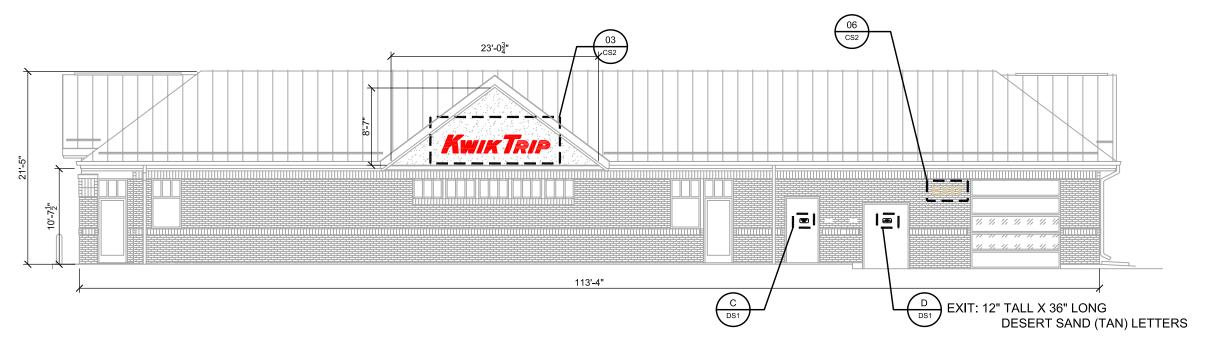
DRAWN BY KMK
SCALE MULTIPLE

 SCALE
 MULTIPLE

 PROJ. NO.
 0001

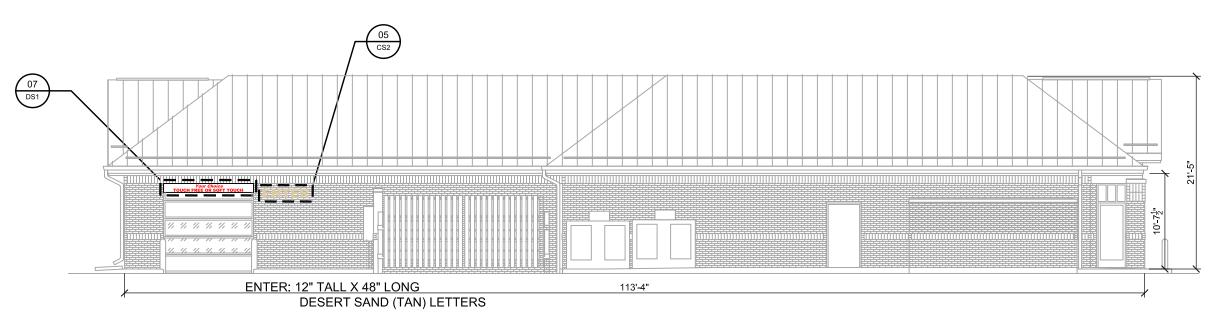
 DATE
 2019-07-11

 SHEET
 CS1



STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #03

SCALE: 1/2" = 1'-0"

Your Choice TOUCH FREE OR SOFT TOUCH

NON-LIT INFORMATIONAL SIGN RED VINYL ON WHITE ALUMINUM 1'-0"H X 10'-0"W = 10.0 SQ FT

CARWASH INFORMATION SIGN #07

SCALE: 1/2" = 1'-0"





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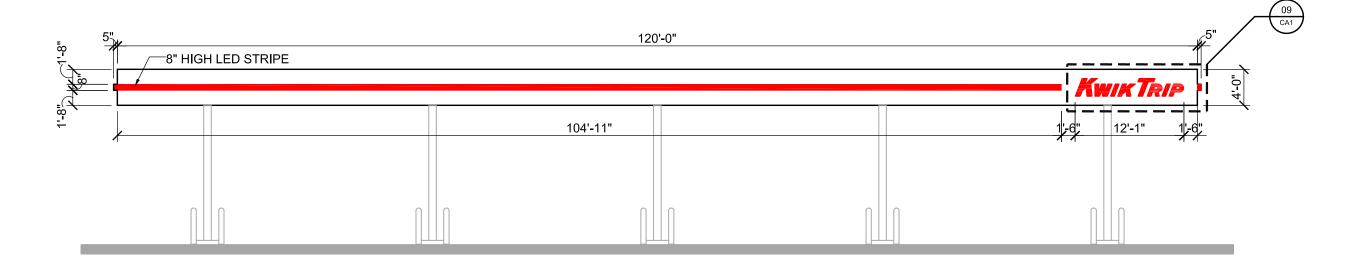
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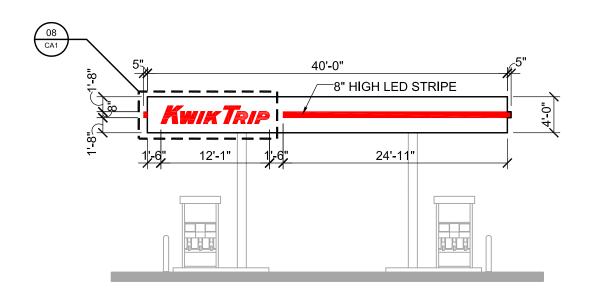
 DATE
 2019-07-11

 SHEET
 CS2



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #08 & #09

SCALE: 1/2" = 1'-0

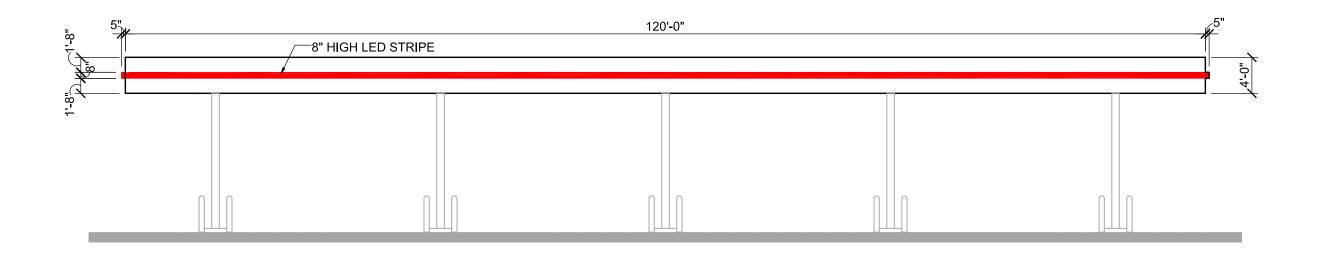




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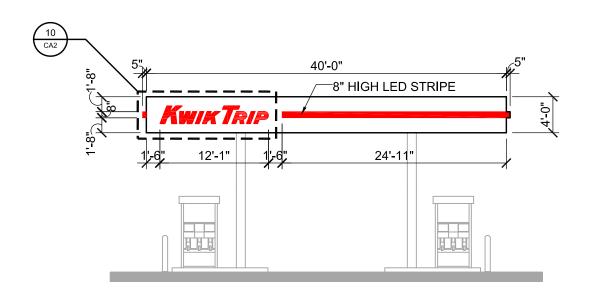
SANOPY SIGNAGE SONVENIENCE STORE #1078 WITH 1 BAY ATTACHED CW

CANOPY SIG	CONVENIENC WITH 1 BAY A	INWOOD AVE LAKE ELMO, MN
# DATE	DESCRIPT	ON
DRAWN BY		KMK_
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2019-07-11
SHEET		CA1



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



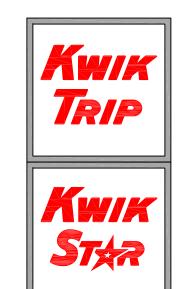
CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #10

SCALE: 1/2" = 1'-0



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CANOPY SIGNAGE CONVENIENCE STORE #1078 WITH 1 BAY ATTACHED CW

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

WILTH 1 BAX / KMK
SCALE MULTIPLE
PROJ. NO. 0001
DATE 2019-07-11
SHEET CA2



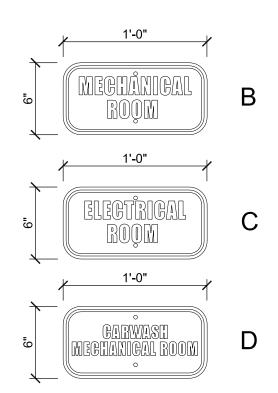
5" WHITE VINYL ADDRESS LETTERS ON GLASS DOOR AS SHOWN ABOVE (VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ADDRESS SIGN A

SCALE: 3/4" = 1'-0"

ACCESS TO CARWASH

NON-LIT DIRECTIONAL SIGN WHITE VINYL ON RED ALUMINUM 1'-0"H X 4'-0"W = 4.0 SQ FT



GENERAL SPECIFICATIONS

(A) ROOM SIGNS Qty: 3 total (different copy on each) Size: per art Material: white sign blank Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys



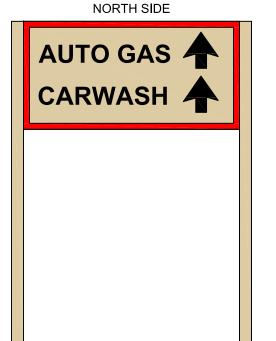


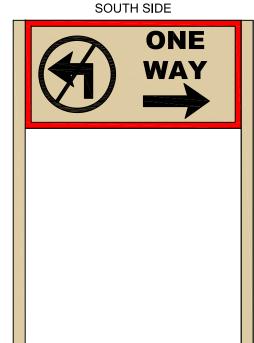
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INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"

DOUBLE SIDED DIRECTIONAL SIGN





NON-LIT DIRECTIONAL SIGN RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM 1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #11

SCALE: 3/4" = 1'-0"

DIRECTIONAL SIGN #02

SCALE: 3/4" = 1'-0"

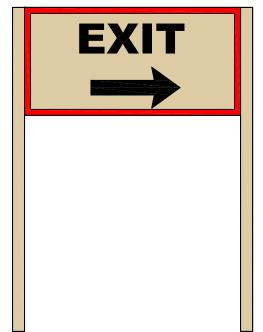
CONVENIENCE STORE #1078 WITH 1 BAY ATTACHED CW INWOOD AVE LAKE ELMO, MN

DIRECTIONAL SIGNAGE

DRAWN BY SCALE

MULTIPLE PROJ. NO. 0001 2019-07-11 DATE SHEET DS1

SINGLE SIDED DIRECTIONAL SIGN WEST SIDE

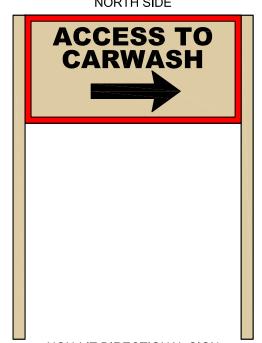


NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #12

SCALE: 3/4" = 1'-0"

SINGLE SIDED DIRECTIONAL SIGN NORTH SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

SINGLE SIDED DIRECTIONAL SIGN

EXIT TO HWY 13

NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #13

SCALE: 3/4" = 1'-0"

#15 KWIK TRIP FREESTANDING PYLON SIGN
SEE ATTACHMENT FROM LA CROSSE SIGN CO



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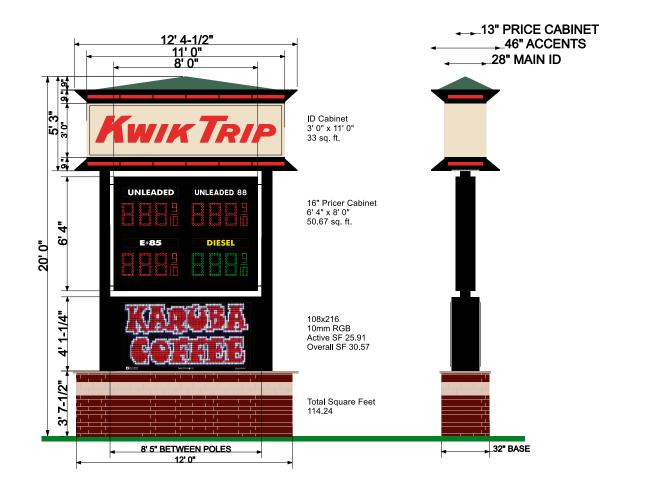
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PROJ. NO.		0001
DATE		2019-07-11

DS2

DIRECTIONAL SIGN #14

DOUBLE FACED PYLON WITH BRICK BASE

1078 Lake Elmo, MN



Approved by: Date: This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., inc., and must be returned to them. DESIGN SALES **FILE COLOR KEY** *COLORS ON SKETCH ARE ONLY A REPRESENTATION ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER Drawing by: Danielle Hadley Job Name: Kwik Trip Revision Number: 1 NA 208080 Beige Tan Brick NA 307880 Hemlock a Crosse Job Address: 2 Black S/G paint 8 Red LED Sign Type: Monument Job File Location: 3 PPG NA 208400 Green LED Date Created: 3/7/2019 Salesperson: Cindy Bluske 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 Last Modified: 6 ☐ White of Acrylic 1 Yellow (230-015) 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 6 Red Brick **12** Blue (230-167) Scale: 3/16" = 1' 0" Job Number: 101716 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189





Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: August 6, 2019

Cc:

To: Ken Roberts, Planning Director Re: Inwood 6th Addition – Kwik Trip

Chad Isakson, P.E., Assistant City Engineer Preliminary Plat Review

From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Inwood 6th Addition – Kwik Trip Convenience Store. A Preliminary Plan submittal was received on July 12, 2019. The submittal consisted of the following documentation prepared by Carlson McCain:

Inwood 6th Addition Preliminary Plat dated June 28, 2019.

- Kwik Trip Store #1078 Site Plans dated June 28, 2019.
- Kwik Trip Store #1078 Storm Water Management Plan dated June 28, 2019.

STATUS/FINDINGS: Engineering has prepared the following review comments based on the plans submitted.

PRELIMINARY PLAT AND EASEMENTS

- 1. Outlot ownership should be identified on the Preliminary Plat and on the Preliminary Plans. Outlots A and B should be shown as Developer owned.
- 2. Lot lines and easements are not shown consistently between the Preliminary Plat and the Preliminary Plans. The plans must be revised to accurately reflect the proposed plat. The lot lines and easement locations may be subject to revision once they can be accurately reviewed with respect to the proposed improvements.
- 3. Drainage and utility easements must be provided for any public utilities constructed as part of the project, including City owned watermain and hydrants, with the easements shown on the preliminary plans.
- 4. Consideration should be given to adjusting the east lot line of Outlot A further west to facilitate a shared commercial driveway access between Outlot A and Outlot B. See comment #3 below for Site Plans, Traffic and Access Management.
- 5. Final Construction Plans and Specifications must be prepared in accordance with the latest version of the City Engineering Design Standards Manual, using City details, plan notes and specifications and meeting City Engineering Design Guidelines. The Final Construction Plans must include detailed existing condition information surrounding the plat boundaries to demonstrate that the proposed improvements match at the construction limits. Additional existing condition information is required along 5th Street North including existing small utilities, lane widths and pavement markings, existing street signs, and other features that may be impacted by the improvements.

SITE PLANS, TRAFFIC AND ACCESS MANAGEMENT

1. Access Management Guidelines were reviewed and approved along 5th Street North as part of the Inwood PUD Preliminary Plat/Plan application process (see SRF Consulting review memo dated December 15, 2014). The Preliminary Plans were amended to eliminate access between Inwood Avenue (CSAH 13) and Irene Avenue in accordance with this memorandum. Irene Avenue is located approximately 660 feet east

- of Inwood Avenue which meets the City's access spacing requirements for streets and commercial driveways along a collector roadway.
- 2. The Kwik Trip Store site improvements show a proposed full access commercial driveway along the south leg at Irene Avenue and an intermediate right-in/right-out access to be located approximately half way between Inwood Avenue and Irene Avenue with the construction of a right turn lane. These improvements have also been reviewed by SRF Consulting with the following recommendations:
 - > The proposed full access commercial driveway at Irene Avenue is consistent with the approved preliminary plans and access spacing requirements for 5th Street north. Right and left turn lanes are already in place in anticipation of this intersection.
 - The proposed intermediate right-in commercial driveway access is acceptable with modifications to the proposed right turn lane. The right turn lane should be constructed using a 150-foot full width turn lane with 5:1 taper for a total turn lane length of 210 feet.
 - > The proposed intermediate right-out commercial driveway access should be eliminated. It is recommended to design this driveway access as right-in only with internal signage directing traffic to the full driveway access intersection at Irene Avenue. A "No U-turn" sign should also be placed on eastbound 5th Street at the intersection with Irene Avenue. If a right-out access is permitted traffic safety concerns exist with vehicles attempting U-turns at Irene Avenue and 5th Street which is an uncontrolled intersection.
- 3. It is recommended that both the full access at Irene Avenue and the intermediate right-in access be constructed as shared commercial driveways to further manage access spacing along 5th Street North.
 - The full commercial driveway access at Irene Avenue should be constructed as a shared access to both Outlot A and Outlot B.
 - It appears from the site plans that the right-in access driveway is proposed as a shared access between Lot 1, Block 1 and Outlot A, with the lot line dividing the access road.
- 4. Inwood Avenue (CSAH 13) and 5th Street North Traffic Signal. A traffic impact study must be completed to review and evaluate the impacts to the intersection at Inwood Avenue (CSAH 13) and 5th Street North. A financial contribution to traffic signal should be considered.

MUNICIPAL WATER SUPPLY

- 1. The proposed property is located in the Southwest Planning MUSA and water system high pressure zone.
- 2. Water availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the WAC/Connection charges for each building.
- 3. Connection to the municipal water supply is readily available to serve this property. Based on the proposed Inwood PUD 6th Addition plat lines, the existing watermain stub for the Kwik Trip Store (Lot 1, Block 1) will now be located on the new Outlot A and may need to be extended across a portion of Outlot A to serve Lot 1, Block 1. The applicant will be required to connect, at its sole cost, to the existing 8-inch DIP stub on Outlot A, and/or the existing 16-inch HDPE pipe located along Inwood Avenue, and extend watermain and any required hydrants internal to the site.
- 4. The project proposes to extend a 6-inch DIP watermain internal to the site with a hydrant placed near the rear of the proposed building. The portion of the watermain internal to the site that serves a hydrant must be City owned and operated and may need to be upgraded to an 8-inch DIP pipe based on fire suppression requirements. The applicant must submit fire suppression requirements for the building to determine the size of watermain up to each hydrant.
- 5. The applicant will be responsible to place hydrants throughout the property at the direction of the Fire Department. All fire hydrants and connecting watermains shall be owned and maintained by the City.
- 6. The applicant may be required to construct a looped watermain with a second connection point, depending upon site layout, or connect to the existing 16-inch HDPE pipe located along Inwood Avenue.
- 7. Any watermain lines serving hydrants placed internal to the site will require minimum 30-foot easements centered over the hydrant and pipe. Easements must be dedicated to the City and be provided in the City's standard form of easement agreement.

MUNICIPAL SANITARY SEWER

- 1. The proposed property is located in the Southwest Planning MUSA current Regional Sewer Staging Plan and would discharge to the MCES WONE Interceptor.
- 2. Sewer availability charges and connection charges will apply to the service connections. A Met Council SAC determination will be required to determine the SAC/Connection charges for each building.
- 3. Connection to the municipal sanitary sewer system is readily available to serve this property. The applicant will be required to connect, at its sole cost, to the existing 8-inch PVC stub that was installed to serve this property. A 6-inch diameter private sewer service is proposed to be extended internal to the site to serve the Kwik Trip Store. No public sanitary sewer mains are proposed to be extended internal to the site.
- 4. Based on the proposed Inwood PUD 6th Addition plat lines, the existing sanitary sewer stub for the Kwik Trip Store (Lot 1, Block 1) will now be located on the new Outlot A and will need to be extended across a portion of Outlot A to serve Lot 1, Block 1. A private sewer service easement may be needed between the property owners of Outlot A and Lot 1, Block 1.

STORMWATER MANAGEMENT

- 1. A State and South Washington Watershed District (SWWD) permit will be required. The site plan is subject to a storm water management plan meeting State, SWWD and City rules and regulations.
- 2. The storm water management report indicates that the existing storm water facilities for this property, located just south of the property, have been designed for Lot 1, Block 1 and Outlot A to each be 75% impervious. The narrative also indicates that the proposed Kwik Trip site (Lot 1, Block 1) is proposed to be 70% impervious. Therefore, no additional storm water BMPs are proposed. Preliminary Plat approval should be contingent upon verification of these assumptions by the SWWD and City storm water consultant.
- 3. The applicant is proposing a private storm sewer system internal to the commercial site to collect and convey storm water runoff. The storm water will be discharged to the City owned storm water pond and infiltration basin located to the south of the proposed site. This system was constructed as part of the Inwood PUD development and will be turned over to the City upon acceptance of the Inwood PUD 1st Addition development improvements.
- 4. A new (2nd) storm water discharge location to the existing storm water pond is proposed. A sump manhole is shown on the plans as required with a SNOUT oil and debris stop device. The sump manhole and SNOUT device should be relocated from manhole #102 to manhole #101.
- 5. The storm sewer system constructed for this development should remain privately owned and maintained. The applicant will be required to execute and record a Stormwater Maintenance and Easement Agreement in the City's standard form of agreement. The agreement should provide a maintenance plan defining the maintenance responsibilities for the private owner, the type of maintenance and the maintenance intervals, including the SNOUT oil and debris stop device.
- 6. The storm sewer minimum pipe size should be 15-inch diameter pipe.



To: Ken Roberts, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: July 22, 2019

Subject: City of Lake Elmo Landscape Plan Review

Kwik Trip Store #1078, Review #1

Submittals

Landscape Plans, dated 06/28/2019, received 07/15/2019.

Location: Southeast quadrant of Inwood Ave N (CSAH NO 13) and 5th Street N , Lake Elmo,

MN)

Land Use Category: Commercial Planned Unit Development

Surrounding Land Use Concerns: None.

Special landscape provisions in addition to the zoning code: None.

Ken RobertsPlanning Directo

Planning Director City of Lake Elmo July 22, 2019



Tree Preservation:

- A. A tree removal plan has been submitted showing all trees to be removed. All trees are less than the significant tree definition and no mitigation is required.
- B. There are no specimen trees identified in the tree inventory.
- C. Tree replacement is not required because no significant trees are being removed.
- D. This project is commercial development; therefore mitigation replacement trees can be included toward landscape required tree counts, however there are no mitigation trees required.

Landscape Requirements:

The master landscape plans does not meet the code required number of trees.

	Master Plan (Code Required)	Master Plan Proposed	
Street frontage	630		Lineal Feet
Lake Shore	0		Lineal Feet
Stream Frontage	0		Lineal Feet
Total Linear Feet	630		Lineal Feet
/50 Feet = Required Frontage Trees	13		Trees
Development or Disturbed Area	=		SF
Development or Disturbed Area	2.27		Acres
*5 = Required Development Trees	12		Trees
Interior Parking Lot Spaces*	18		Spaces
/10 = Required Parking Lot Trees	0		Trees
Perimeter Parking Lot Frontage Length	150		Lineal Feet
/50 = Required Frontage Strip Trees	3		Trees
Required Mitigation Trees	0		
Required Number of Trees **	28		
Total Trees to Date		25	

^{*} Parking lot landscaping or screening trees are included in landscape required tree counts.

None if 0 - 30 Parking Spaces

1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.

¹ tree per 10 spaces if 31 - 100 Parking Spaces

¹ tree per 15 spaces If >101 Parking Spaces

^{**} Commercial development - mitigation replacement trees are included in landscape required tree counts.

Ken Roberts

Planning Director City of Lake Elmo July 22, 2019



2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The landscape plans do meet the minimum compositions of required trees:

- At least 25% of the required number of trees shall be deciduous shade trees
- At least 25% of the required number of trees shall be coniferous trees
- Up to 15% of the required number of trees may be ornamental tree

Master Plan	Qty	% Composition	
Deciduous Shade Trees	13	52%	>25% required
Coniferous Trees	6	24%	>25% required
Ornamental Trees	6	24%	<15% required
Builder Trees			

Tree Count 25

- A. A landscape plan has been submitted that does meet all requirements
- B. The landscape plan does not include the landscape layout requirements:

Topsoil Minimum			. 6-	inch
Tree Location without Sidewalk or Trail	8-feet	back	of	curb
Tree Location with Sidewalk or Trail	5-feet	back	of	curb

- C. Interior Parking Lot Landscaping The development does include interior parking lots however its less than 30 parking space. No additional tree planting is needed.
- D. Perimeter Parking Lot Landscaping The development does include perimeter parking lots along 5th Street. Perimeter parking lot landscaping has not been provided according to:
 - 1. A landscaped frontage strip at least five (5) feet wide shall be provided between parking areas and public streets, sidewalks, or paths.
 - a. Within the frontage strip, screening shall consist of either a masonry wall, fence, berm, or hedge or combination that forms a screen a minimum of three and one-half (3.5) and a maximum of four (4) feet in height, and not less than fifty percent (50%) opaque on a year-round basis.
 - b. Trees shall be planted at a minimum of one deciduous tree per fifty (50) linear feet within the frontage strip.
- E. Screening Screening is not required by City code.

Special Landscape Considerations:

- A. 5th Street The development is along 5th Street.
 - i. The landscape plan does not include the required landscaping elements:

Topsoil Minimum	6-inch
Turf Treatment	Salt Tolerant Sod (MN DOT 3878 C)
 Turf sod to be located from back of curb 	to 5 feet behind trail or sidewalk.
Prairie sod may be used for remaining R	<mark>/W</mark>
Tree Location	7-feet back of curb

Ken Roberts

Planning Director City of Lake Elmo July 22, 2019



Findings:

- 1. The submitted landscape plan does not meet the required number of trees. 3 Additional trees are needed to account for the Perimeter Parking Lot Frontage.
- 2. The proposed development has perimeter parking along 5th Street that requires perimeter parking lot landscaping.
- 3. One tree was found to be in conflict with sidewalk and curb setbacks and should be relocated to elsewhere on the property. See attached markup plan.
- 4. Two evergreen trees are in conflict with proposed stormsewer and should be relocated to elsewhere on the property. See attached markup plan.
- 5. 6" of topsoil is required versus the 4" of topsoil stated in the notes. See attached markup plan.

Recommendation:

It is recommended that a condition of approval include:

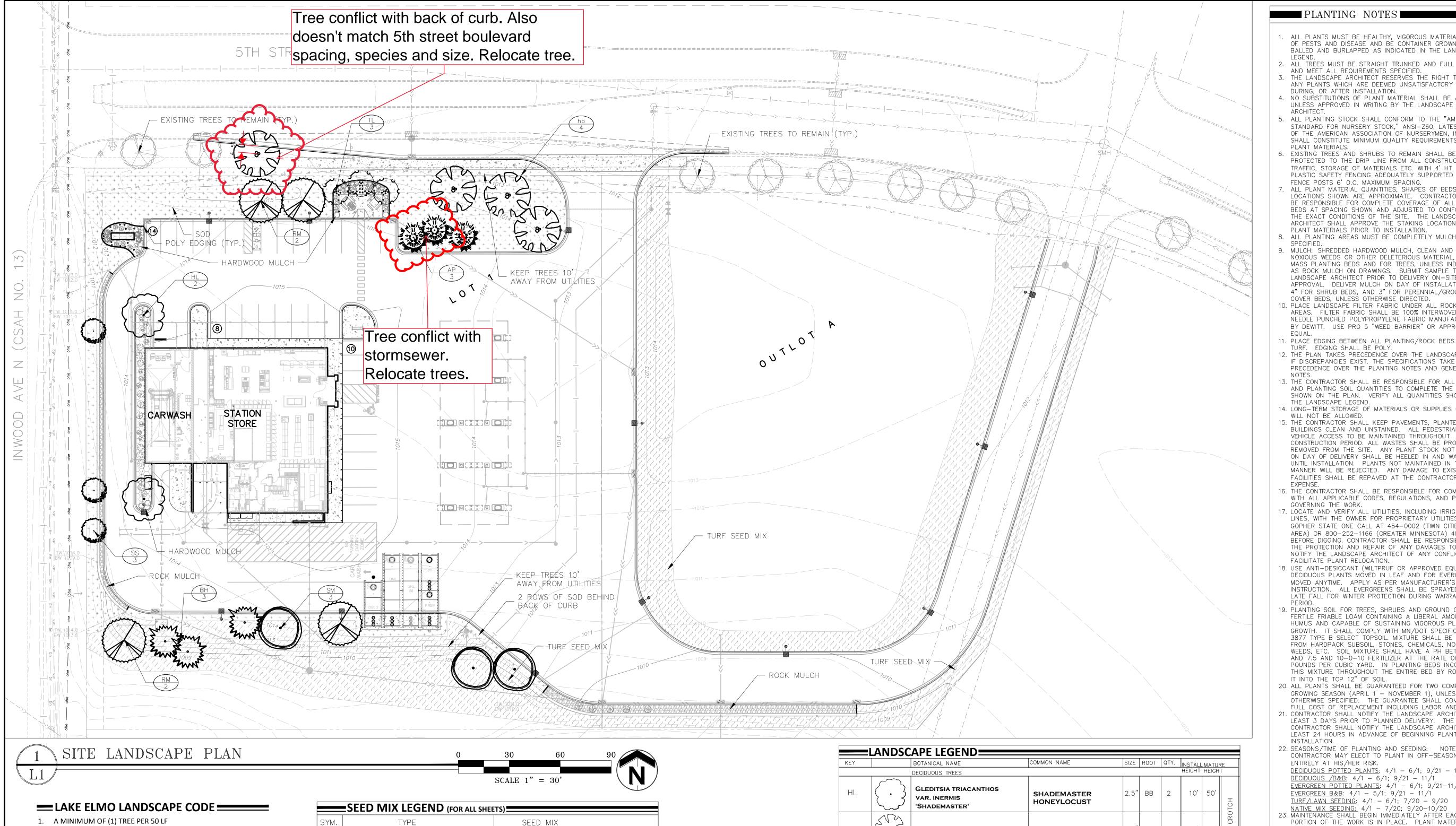
1. Submit a revised landscape plan to address the findings above.

Sincerely,

Lucius Jonett, PLA (MN)

Wenck Associates, Inc.

City of Lake Elmo Municipal Landscape Architect



- OF STREET FRONTAGE.
- TOTAL STREET FRONTAGE = 630 LF. •• 630/50 = 13 TREES REQUIRED
- 2. ADDITIONALLY, (5) TREES SHALL BE PLANTED
- PER (1) ACRE OF DEVELOPED LAND OR DISTURBED BY DEVELOPMENT ACTIVITY
- OVERALL SITE ACREAGE = (98,974sf) = 2.27 ac
- •• 2.27 x 5 = 12 TREES REQUIRED
- 4. AT LEAST 25% OF TREE COUNT SHALL BE DECIDUOUS OR CONIFEROUS
- 5. IRRIGATION SHALL BE PROVIDED FOR ALL SOD/SEED AND LANDSCAPE AREAS PER LAKE ELMO DETAILS/SPECIFICATIONS

LANDSCAPE QUANIT	ΓIES
SOD	1,425 sy
TURF SEED	26,735sf
NATIVE SEED	0 sf
HARDWOOD MULCH BED	13 yds
HARDWOOD (1/4cy Per Tree)	5 yds
ROCK MULCH	13 yds
POLY EDGING	140 lf

<u></u> SI	EED MIX LEGEND (FOR ALL SHE	ETS)
SYM.	TYPE	SEED MIX
	native wet prairie	MN SEED MIX 34-271 (old bwsr w2)
	WETLAND FRINGE	MN SEED MIX 35-221 (OLD BWSR U6)
+ + + +	COMMERCIAL TURF — SOD	HIGHLAND SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	3/4" TRAP ROCK	TRAP ROCK, COORDINATE WITH OWNER

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL	MATU	RF
	-	DECIDUOUS TREES		-		-1	HEIGHT	HEIGH	Ť
HL		GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5"	BB	2	10'	50'	CROTCH
НВ	202	CELTIS OCCIDENTALIS	HACKBERRY	2.5"	BB	4	15'	50'	">
SM		ACER SACCHARUM	SUGAR MAPLE	2.5"	BB	3	14'	50'	LEADER NO
RM		ACER RUBRUM 'NOTHWOODS'	NORTHWOODS MAPLE	2.5"	BB	4	14'	50'	STRAIT
		ORNAMENTAL TREES		I	I				<u>~</u>
SS	And the state of t	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5"	ВВ	3	8'	25'	r LEADER
TL		SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5"	BB	3	8'	20'	STRAIT
		EVERGREEN TREES							
ВН	W. W.	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6'	BB	3	6'	40'	FORM
NS		PICEA ABES	NORWAY SPRUCE	6'	BB	3	6'	60'	FULLF
JANTI	TIFS SHOW	N IN THE PLANTING SCHED	ULE ARE FOR THE CON	TRACTOR	2'S C	ONVE	NIENCI	=	

required.

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE
- 2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED
 AND MEET ALL REQUIREMENTS SPECIFIED.
 3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT
- ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED
- 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. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL
- FENCE POSTS 6' O.C. MAXIMUM SPACING. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL
- PLANT MATERIALS PRIOR TO INSTALLATION.
 ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON—SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND
- COVER BEDS, UNLESS OTHERWISE DIRECTED. . PLACE LANDSCAPE FILTER FABRIC UNDER ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED
- 11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY. 12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK
- SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND. 14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE
- WILL NOT BE ALLOWED. 15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS
- GOVERNING THE WORK. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION
- 18. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY
- 19. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING
- IT INTO THE TOP 12" OF SOIL. 20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS
- OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS. 21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT
- 22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1 <u>DECIDUOUS /B&B</u>: 4/1 - 6/1; 9/21 - 11/1 EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1 <u>EVERGREEN B&B:</u> 4/1 - 5/1; 9/21 - 11/1
- TURF/LAWN SEEDING: 4/1 6/1; 7/20 9/20 NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20 23. MAINTENANCE SHALL BÉGIN IMMEDIATELY AFTÉR 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 WATERING, CULTIVATING, 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 CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT
- THE GUARANTEE PERIOD. 24. 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 AND MEETING ALL LANDSCAPE LEGEND
- 25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

ACCEPTANCE INSPECTION. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. 28 ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDED.

ARE TO RECEIVE ENGINEERED SUIT SEED MILICH AND WATER

UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

KWIK TRIP



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



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

under the laws of the State of Minnesota. James A. Kalkes, RLA Date: 06/28/19 License #: 45071

ORE #1078 CARWASH

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DATE DESCRIPTION **GRAPHIC** 7967-00 2019-06-28

SHEET

1078 L1

Tanya Nuss

From: Amland Melissa <honeybee7698@yahoo.com>

Sent: Monday, August 5, 2019 3:48 PM **To:** Ken Roberts; Melissa Douglas

Subject: Kwik Trip Proposal

Caution: This email originated outside our organization; please use caution.

To: Lake Elmo Planning Commission

From: Ben and Melissa Douglas, 8769 Upper 7th Place North, Lake Elmo

Re: Proposed Kwik Trip Station at Inwood at 5th

We are homeowners in the Inwood neighborhood who received a letter regarding the proposed use of a vacant lot at 5th and Inwood for a Kwik Trip gas station. We are writing to let you know that we are vehemently against this request for several reasons.

First of all, we feel there is no reason for a gas station at this location. There is already a Kwik Trip at Hudson Blvd N. and Keats Avenue. There are also several gas stations just west of our neighborhood in Oakdale on 10th Street at Helmo Avenue and then again just across 694 at both 11th St. N. and Hadley Avenue. Going east on 10th Street, there is a Marathon at Lake Elmo Avenue. Hagberg's on County 14 also has a gas station. Adding another gas station to the area will not provide any additional benefit to the residents of Lake Elmo. If you are truly trying to serve the residents of Lake Elmo by adding another gas station, you should consider allowing the building of another gas station further out from the proposed area.

Second, research has proven that gas stations and convenience stores drive down property values for homes close to the them. Why should the homeowners suffer when we were here first? Gas stations/convenience stores do not belong next to homes. Again, research has shown that gas stations lead to an increase in accidents, both traffic and pedestrian (and the intersection of Inwood and 5th is already way too busy!) and robberies. The reason we chose to live in the Inwood neighborhood is because it is a quiet, peaceful residential neighborhood with great walking trails. Adding a busy gas station and convenience store will completely destroy the feeling of this neighborhood.

Third, we have environmental concerns as well despite all the safety guidelines, gas stations, must follow, they can still pose significant exposures including ground level ozone from gasoline fumes groundwater hazards from petroleum leakage, and carbon monoxide from idling vehicles. There is also, light, sound and air pollution from the gas station, all of which are migraine triggers for me. Adding a gas station so close to our home, could greatly add pollution to our neighborhood and exacerbate my chronic migraines which have been much better maintained since moving to this neighborhood.

Thank you for your time,

Ben and Melissa Douglas