



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, MARCH 7, 2022

6:00 PM

1. Call to Order
2. Approval of the Minutes from the February 7, 2022, Regular Meeting
3. Public Hearings
 - A. Applications Related to Development of a New Convenience Store / Fuel Station and Car Wash at 1955 2nd Avenue NW
 - i Application to vacate unused public right of way
 - ii Applications for Preliminary and Final Plat Approvals of Kwik Trip 793
 - iii Application for a Conditional Use Permit for Development in the Shoreland Overlay District.
4. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



PLANNING COMMISSION MEETING MINUTES

MONDAY, February 7, 2022

6:00 PM

1. Call to Order/Roll Call

Chair Ackman handed the gavel to Vice Chair Campbell to conduct the meeting this evening. Vice Chair Campbell called the meeting to order at 6:00 p.m. and Kari Casper administered the Oath of Office to Vice Chair Campbell for another term through 1/31/2025.

Members Present: Dave Albers, Faysal Ali, David Campbell and Chair Ackman.

Members Absent: Barton Jackson, Samuel Temple and Steve White.

2. Approve the January 3, 2022 Regular Meeting Minutes.

A motion was made by Commissioner Ackman and seconded by Commissioner Albers to approve the minutes with the noted correction being the adjournment 2nd to be Commissioner Campbell.

Motion passed on a 4/0 vote.

3. Public Hearings

- A. Application for a Comprehensive Plan Amendment to Guide the North Side of the 1900 Block of 4th Street NW to Residential/Commercial Mixed-Use
- B. Application to Rezone the North Side of the 1900 Block of 4th Street NW to R-4, High-Density Residential.
- C. Application for Preliminary Plat Approval of 1919 2nd Street NW.

Wanberg gave his presentation representing the Comprehensive Plan Amendment; the Rezoning and the Preliminary Plat as it all relates to the same property owned by C&S Vending.

Rick Amundson (the Applicant), on behalf of Sun Companies Properties Management, LLC (Owner of 1919 2nd Street NW), plan to convert the undeveloped land and existing

single-family residential properties fronting 4th Street NW to multi-family workforce housing. The proposed housing development would occur over several years, with the first phase of development occurring at the northeast corner of 4th Street NW and 20th Avenue NW.

With regard to the Comprehensive Plan amendment, Wanberg stated that it does fit within the projection 2040 Comprehensive Plan.

It is in the community's best interest to rezone the south portion of 1919 2nd Street NW from I-1, Light Industrial to R-4, High-Density Residential. The rezoning is consistent with the 2040 comp Plan as well.

In regard to the request to recommend approval of the proposed preliminary plat. The applicant will be subdividing the property at 1919 2nd Street NW into two lots and one outlot. The proposed Lot 1 would contain the existing C & S Vending light industrial building, and the Applicant proposes developing a multi-family residential use on the proposed Lot 2. In the next several years, the Applicant proposes to replat the proposed Lot 2, the proposed outlot, and the properties at 1914, 1916, 1918, and 1920 into one lot that will accommodate residential

After Wanberg's presentation, Vice Chair Ackman wanted to clarify that the Preliminary Plat recommendation will only be for the two lots and not approving anything else. Chair Ackman asked if there was a purchase agreement on the property. Wanberg said that they are in discussions and deferred to the applicants. Ackman added that to approve the preliminary plat, the owner needed to be in control of the property. Wanberg said that for the preliminary plat the application wants to get the process started, comp plan okay and then work through the details. It's a lot split.

Vice Chair Campbell then opened the matter up for public hearing at 6:18 p.m. After a pause, no one from the public came forward and Vice Chair Campbell then closed the public hearing at 6:20 p.m. Vice Chair Campbell asked for further discussion

Commissioner Ackman brought a motion, seconded by Commissioner Ali to recommend that the City Council approve Resolution 2022-xxx Approve a Comprehensive Plan Amendment to Guide the North Side of the 1900 Block of 4th Street NW to Residential/Commercial Mixed-Use based on the findings and conditions in the resolution. Motion carried unanimously.

Vice Chair Campbell then asked for a motion to recommend approval of the rezoning.

Commissioner Ackman brought a motion, seconded by Commissioner Albers to recommend that the City Council approve Ordinance 2022-x Rezone the South Portion of 1919 2nd Street NW from I-1, Light Industrial to R-4, High-Density Residential and Rezone 1914, 1916, 1918, and 1920 4th Street NW from R-2, Low-Density Residential to R-4, High-Density Residential. Motion carried unanimously.

Commissioner Albers brought a motion, seconded by Commissioner Ali to Recommend that the City Council approve Resolution 2022-xxx Approve the Preliminary Plat of RSA Properties, LLC at 1919 2nd Street NW based on the findings and conditions in the resolution. Motion carried unanimously.

Will go to the council on February 22nd.

- D. Application for a variance amendment to allow electronic message board displays on the marquee at the Paradise Center located at 321 Central Avenue, in the CBD Central Business District and Downtown Sign District.

Heidi Nelson, Executive Director, Paradise Center for the Arts, 321 Central Avenue, has applied for a variance amendment seeking to replace an internally lit message board with a new Electronic Message Board (EMB) of the same size or smaller on the marquee. The new EMB will have a full color LED screen. It will be programmable to update messaging as needed for this performing arts center. The EMB is needed to update the changeable copy style message that now requires art center staff to climb a latter to change the individual letters manually on all three sides of the marquee.

Vice Chair asked for discussion and Commission Ali asked why it took so long. Heidi Nelson stepped forward and stated that it was due to funding. Vice Chair Campbell opened the matter up for public hearing at 6:37 p.m. No one came forward and closed the public hearing at 6:38 p.m.

Commissioner Albers brought a motion, seconded by Commissioner Ackman to recommend approval of findings in support of the proposed variance amendment to allow EMB panels on the Paradise Center Marquee as provided in the draft resolution attached with this report. Motion carried unanimously.

- E. Application for a variance from Shoreland Overlay District impervious surface coverage limits for construction of a new garage driveway at a residence located at 1906 2nd Ave NW.

Jonathan Wood, on behalf of Jeremiah and Bonnie Jo Quinnell (owners), have requested a variance from the shoreland overlay district impervious surface coverage limits for residential uses. They are planning to construct a new 32' X 24' (768 SF) three-car garage at 1906 2nd Ave NW. The property is zoned R-3, Medium Density Residential District. The garage will be placed as far west as possible on site to screen the home from noise coming from events at the Fairgrounds. Albers asked about the flooding in the past. Waldock deferred to the applicants. Vice Chair Campbell opened the matter up for public hearing at 6:52 p.m. The applicant, Jeremiah Quinnell, came forward and stated that they did not have any direct floodings; however, had sewage mess in 2010 and dry in 2016. No others came forward and Vice Chair Campbell then closed the public hearing at 6:54 p.m.

Commissioner Ackman brought a motion, seconded by Commissioner Ali to

recommend approval of the findings in support of the variance application for 1906 2nd Ave NW as listed in the draft resolution attached with this report.

Motion carried unanimously.

4. Planning Commission Updates

Wanberg just gave a quick update on the last council meeting and then Commissioner Albers then gave an update that the EDA talked about the Farmer Seed Building and the property on the west corridor.

5. Adjourn

Vice Chair Campbell requested a motion to adjourn. Commissioner Albers made a motion to adjourn seconded by Commissioner Ali. Meeting was adjourned at 7:04 p.m. Motion carried unanimously.

Dated February 7, 2022.

By _____
Kari Casper, Recording Secretary



Request for Planning Commission

TO: Planning Commission
THROUGH: Deanna Kuennen, Community & Economic Development Director
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: March 7, 2022
SUBJECT: Applications Submitted by Kwik Trip Inc. Related to Development of a New Convenience Store / Fuel Station and Car Wash at 1955 2nd Avenue NW

Background:

Kwik Trip Inc. is proposing to construct a new convenience store / fuel station with a car wash at 1955 2nd Avenue NW. The subject property is currently owned by Malecha Properties LLC. Ownership will transfer to Kwik Trip after City approval of development plans. The vacant site is comprised of two lots that are to be combined. The property has un-used highway easements that were created by MnDOT for Hwy 218 through this area. Later, these easements were transferred to the City or released by MnDOT. Additionally, the site is affected by an electric transmission line easement along the north frontage and partially on the east side of the site. There is a City sanitary sewer easement along the common lot line separating the two existing parcels.

Project Summary:

Zoning Districts. The south lot is in the Shoreland Overlay District and both lots are zoned C-2 Highway Commercial District, which includes the proposed uses as permitted uses, without needing special approval. A conditional use permit (CUP) is required for development within the Shoreland Overlay District, which covers about 75% of the south lot in this case.

Comprehensive Plan. The property is guided by the Comprehensive Plan for Commercial / Residential Mixed Uses. The proposed convenience store/fuel station with a car wash fits within the guided uses specified in the plan.

Right of Way Vacation Request. The applicants are seeking to vacate the unused easements for Hwy 218 on site and seek approval of a subdivision that replats the lots 2 and 3 of the FWF Addition in order to combine them into one lot. The City sanitary sewer easement is to remain crossing the new lot. Likewise, an easement for overhead powerlines will remain in place on site as well.

Subdivision Proposal. The subdivision application in this case re-plats lots 2 and 3 of FWF Addition to create one commercial lot. The subdivision will need to dedicate an additional 7 feet of right of way along the west property line that is currently platted as a public right of way and utility easement. This change will not effect setbacks as they are measured from the easement boundary. Parkland Dedication was satisfied for this site with FWF Addition plat approval.

Conditonal Use Permit. A Conditional Use Permit (CUP) is required for any development within the Shoreland Overlay District area. The district only covers 38,762 SF (29%) of the 131,163 SF site. In its review of the CUP application, the State DNR is recommending the use of native plants to increase filtration of run off. The application meets all ordinance development standards for the Shoreland Overlay District.

Development Plan. The development includes construction of a 9,000 SF convenience store with one car wash bay, and two canopy covered pump island areas (on the north and south sides of the building). Parking is provided for 44 vehicles. Of these, two handicapped spaces are provided. There are 20 fuel pumps on the north side of the building and 4 diesel fuel pumps (two diesel fueling spaces) on the south side of the building. Access is planned from 20th Street NW and from 2nd Avenue NW. No structures are proposed within the Shoreland District area. That portion of the site will only have driveways and landscaped areas.

Impervious Surface Calculations. The site (counting both of the current lots) has a total area of 131,163 SF (3.01 acres). 69% of the total area is hard surface covered. Within the shoreland area, the site has 38,762 SF. Of this area, 22,834 SF (59%) is impervious surface. Shoreland Overlay District requirements allow up to 70% impervious surface coverage for the area within its boundaries.

Stormwater Management. The subdivision proposal includes the provision of stormwater management for the development to be constructed off site on city-owned property adjoining to the east. The stormwater basin will be constructed and maintained by the developers under an agreement with the City.

Zoning Requirements. The applicants intend to meet all standards required by the City's Unified Development Ordinances (UDO) without variances. During the site plan review, City staff noted some adjustments are needed to the west curblineline of the parking lot to increase the separation from the 2nd Avenue right of way. This can be done without affecting the onsite parking and vehicle circulation. It will reduce pavement and still meet all ordinance standards.

Deadlines for Action. The complete applications for the subdivision approval and the CUP were received by the City on January 25, 2022. The deadline for action is March 25, 2022, unless extended by the City. The application to vacate the un-used public right of way was received by the City on March 1, 2022. The deadline for action for this application is May 1, 2022.

The City will extend the review period for the Subdivision approvals and the CUP in this case an additional 60 days to May 25, 2022 to allow time to complete the approval process and necessary agreements in this case.

Development Review Comments:

The Development Review Committee (DRC) discussed the application in this case at its meeting of February 22, 2022. The DRC had no major concerns with the proposal and recommended conditional approval of the Preliminary and Final Plat applications and the CUP for development in the Shoreland Overlay District at the site. The DRC comments were as follows:

1. Kwik Trip will need to submit an application to vacate the unused Hwy 218 right of way easements on the site. The right of way will otherwise interfere with development on the site since the easements cover large portions of the property, not leaving sufficient room for the proposed structures and improvements.
2. The preliminary plat shows an existing 7 foot wide easement for 2nd Avenue NW along the west property line. This easement is needed for space for the street and public utilities and should be dedicated as part of the subdivision applications in this case.
3. Setbacks are measured from right of way easements. The site plan will need to be adjusted to provide the required 10 foot front setback from this easement for the west parking lot.
4. The UDO allows 18 foot deep parking stalls along landscaped areas. The 20 foot deep spaces can be reduced accordingly to help with the adjustment for the setback.
5. The UDO requires a 24-foot minimum drive aisle width for two-way traffic. The 30-foot-wide drive aisle can be reduced as needed to adjust

for the setback from the existing 7 feet of right of way along 2nd Avenue.

6. The stormwater management for the subdivision is provided off site on adjoining city property to the west. This is acceptable with an agreement to do so from the City.
7. Parkland dedication for the site was satisfied with the original subdivision of the property. No additional parkland is needed in this case.
8. The Minnesota DNR provided review comments regarding the CUP for Shoreland Development and is recommending native plantings be used on the site (for greater filtration) where possible.
9. The City will need to extend the application review deadline to May 25, 2022, in order to provide sufficient time for the applicants to make needed plan revisions.

Recommendation:

The Planning Commission is asked to separately consider and approve findings in support of the following applications.

- i. Application to Vacate Unused and Un-needed Public Right of Way Easements on the Subject Site.
- ii. Applications for Preliminary and Final Plat to re-plat two lots to create one lot and dedicate 7 feet of public right of way along the east side of 2nd Avenue at the site.
- iii. Application for Conditional Use Permit for development within the Shoreland Overlay District as proposed.

Attachments:

1. Kwik Trip 793 Preliminary Plat_Final Plat_ CUP_Easement Vacation_Engineering Memo for PC 2022-03-07
2. 2022.02.22 DRC Memo Kwik Trip - 1955 2nd St NW
3. 1955 2nd Ave NW Cmp Pln Map
4. 1955 2nd Ave NW Zoning Map
5. 1955 2nd Ave NW Aerial Map
6. 2022-01-17 Cover Letter - General
7. Graphic Depiction of Vacation
8. Preplat With Notes
9. Final Plat
10. Kwik Trip Store 793 - site plans with notes



Engineering Department Memorandum

TO: Peter Waldock, Planning Coordinator

CC: Deanna Kuennen, Comm. and Econ. Development Director
Travis Block, Public Works Director
Jeanne Day, Finance Director

FROM: Mark DuChene, City Engineer

DATE: March 4, 2022

SUBJECT: Kwik Trip 793 Preliminary Plat, Final Plat, Conditional Use Permit & Easement Vacation

BACKGROUND

William Malecha on behalf of Malecha Properties, LLC the property owner, and Jeff Osgood, on behalf of Kwik Trip, Inc., the developer, has submitted a preliminary plat, final plat, conditional use permit and easement vacation applications. The site is located in the NE $\frac{1}{4}$ of Section 30 Township 110, Range 20W whose parent parcels are Lots 2 & 3, Block 1 FWF Addition. The site is adjacent to 20th Street NW to the north, 2nd Avenue to the west, commercial property to the east and south.

The proposed subdivision is located on land that is currently zoned C-2 Highway Commercial. No rezoning is proposed. The proposed improvements include the construction of a convenience store including gas and diesel pump islands as well as a single stall car wash.

Conditional Use Permit

A conditional use permit is required since a portion of the site is within the City's shoreland overlay district due to its proximity to the Cannon River. All proposed improvements meet the requirements of the City's shoreland overlay district.

There are no proposed public improvements.

The proposed development will be completed by:

Owner: Malecha Properties, LLC
Developer: Kwik Trip, Inc
Surveyor: Sunde Land Surveying
Engineer: Carlson McCain

PLAT

Developer has submitted a preliminary and final plat for Kwik Trip 793. The preliminary and final plat contains one (1) lot for commercial development. The parent parcels are Torrens property with Certificate of Titles 13155.0 & 13156.0.

The areas within the plat include:

Lot 1	3.01 acres (131,163 sf)
Total	3.01 acres (131,163 sf)

Current title work has been submitted with the final plat application and will be subject to the review of the City and City Attorney's office.

Developer shall revise the final plat to dedicate the existing 7-foot Public Right-of-Way Drainage and Utility easement per Doc 42683 as public right-of-way for 2nd Avenue NW. All setbacks shall be measured from this right-of-way line.

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota.

SITE CONDITIONS

The existing site contains approximately 3.01 acres of land that that is undeveloped and mostly covered in a gravel surface. The site is relatively flat and generally drains from west to east. The site was previously mass graded and a storm water treatment basin constructed for a previous development plan.

There appear to be multiple encroachments on the proposed plat from adjacent properties that must be removed or mitigated. These include fencing and private utilities.

EASEMENTS

Existing Easements

There are multiple existing easements on the site, including:

- 30-foot easement for sanitary sewer purposes in favor of the City of Faribault per Docs 143744 & 143745 and as shown on the FWF Addition plat. This easement covers an 18-inch sanitary sewer line for the City of Faribault. No changes to this easement are required.
- 33-ft Easement for public highway purposes in favor of the City of Faribault as shown on FWF Addition plat. No changes to this easement are required.
- 7-foot Public Right-of-Way Drainage and Utility easement per Doc 42683 as public right-of-way for 2nd Avenue NW. This easement shall be dedicated as public right-of-way for 2nd Avenue as part of the final plat.
- Easement in favor of the State of Minnesota for trunk highway purposes retained per Doc No. 199850. This easement shall be released/vacated as it is no longer needed.

- Highway easement and access control per Quit Claim Deed recorded as Doc. No. 365052. This highway easement and access control was tied to the former TH 218 that was never constructed and shall be released/vacated as it is no longer needed.
- Easement for transmission line purposes in favor of Xcel Energy (NSP) per Doc. No. 316658. This easement shall remain as is.

Proposed Easements

The proposed plat shows perimeter drainage and utility easements as required by City code on proposed Lot 1. The 10-foot drainage and utility easement along the west side of the lot shall be amended to be measured from the new dedicated right-of-way along 2nd Avenue NW.

STREET AND SITE LAYOUT

No public street improvements are planned as part of the subdivision at this time; however, as part of the platting and review process, the Minnesota Department of Transportation requested an intersection traffic impact study (TIS) be performed for the intersection of 2nd Avenue NW/TH 3 and 20th Street NW. The draft TIS indicated that the intersection would perform at an acceptable level of service even through the 2032 horizon year under the build conditions. The one movement that is in question is the TH 3 southbound left turn movement onto 20th Street. This movement is being further analyzed and may require improvements to TH 3.

At the time of this report, a final copy of the traffic analysis report had not been received and therefore there may be additional improvements required to the adjacent public streets pending review of the final traffic report.

2nd Avenue NW

The site is east of and adjacent to 2nd Avenue NW a minor arterial south of 20th Street NW and a principal arterial north of 20th Street NW. 2nd Avenue NW is constructed as a 48-foot wide, four-lane urban roadway and is within a 73-foot right-of-way. The preliminary plat and final plat shall be revised to show dedicating the existing 7-foot easement on the east side of 2nd Avenue NW as right-of-way for 2nd Avenue NW. There is currently no sidewalk on the east side of 2nd Avenue NW and none is planned as a future multi-purpose trail is planned along the east side of the proposed plat.

The site plan indicates two driveway entrances on 2nd Avenue NW to serve the proposed development. Per the FWF Addition development agreement one driveway entrance onto 2nd Avenue NW was allowed per lot for a total of two. Driveway entrances shall be construct to meet the City's standard commercial driveway entrance detail. Based on the results of the final TIS, the City is also considering modifying 2nd Avenue NW south of 20th Street NW to a 3-lane urban section with a continuous two-way left turn lane to accommodate left turns into the proposed development from 2nd Avenue.

20th Street NW

The site is south of and adjacent to 20th Street NW a local roadway. 20th Street NW was reconstructed in 2021 and is constructed as a 32-foot wide, urban roadway and is within a 66-foot right-of-way with no parking on both sides of the street. There is currently no sidewalk on

the south side of 20th Street NW but one is shown in the City's comprehensive sidewalk and trails plan and should be accommodated for with the site development. The site plan indicates one driveway entrances on 20th Street NW to serve the proposed development. Driveway entrances shall be construct to meet the City's standard commercial driveway entrance detail.

PARKS AND TRAILS

Developer shall be responsible for paying parkland dedication as required by City Code of Ordinances. No proposed park land or trails are proposed as part of the development; however, the City's comprehensive trails and sidewalks plan does include the City constructing a new multipurpose trail adjacent to the east side of the proposed plat.

DRAINAGE, GRADING AND EROSION CONTROL

STORM SEWER

The development is located within the Northeast drainage district as identified in the City's 2004 Surface Water Management Plan. Stormwater runoff generated within the site currently drains primarily to the adjacent streets and to the east which eventually connect to existing storm sewer systems that ultimately discharge to the Cannon River to the east.

Proposed storm sewer improvements must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans. Storm sewer systems must be designed to limit the post construction rate of runoff from the 2, 10 & 100 yr. 24-hour storm events to less than or equal to existing conditions. Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

The proposed site improvements include the addition of an estimated 2.1 acres of new and/or reconstructed impervious surface. A stormwater treatment system meeting the current requirements of the Minnesota Pollution Control Agency (MPCA) Construction Storm Water permit and the City's current Municipal Separate Storm Sewers permit must be incorporated into the final plans. The Developer has submitted a Stormwater Management Plan and is proposing to construct a new stormwater treatment basin offsite to the east of the proposed plat on City owned land. The City and Developer have negotiated the terms of an easement agreement. This easement agreement shall be executed in full at the time of the recording of the plat and development agreement. The storm water basin is proposed to then discharge to the Cannon River. The Developer will be responsible for all cost associated with constructing and permitting the proposed stormwater treatment basin including permitting with the Minnesota Department of Natural Resources and Xcel Energy for placing a portion of the proposed basin in an existing Xcel easement.

The proposed stormwater basin will be a private basin and the Developer will be required to enter into a long-term stormwater operations and maintenance agreement with the City and record said agreement at the Rice County Recorder's office.

A City grading permit and a National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

UTILITIES

The existing site is currently served by City water and sewer from services extended into the site from mains located in the adjacent public streets and existing utilities have sufficient capacity to serve the proposed development.

All future buildings shall be charged the standard Sewer Access Charge (SAC) and Water Access Charge (WAC) in effect at the time of building permit issuance.

WETLANDS

There are no known wetlands shown on the preliminary plat.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and building construction shall be restricted to a single construction access.

RECOMMENDATION

Engineering recommends approval of the Preliminary Plat, Final Plat, Conditional Use Permit & Easement Vacation, subject to the comments within this report and the following:

- A final Traffic Impact Study must be submitted and further comments are subject to the review prior to approval of the final plat and issuance of any site permits.
- Current title work shall be subject to review by the City and City Attorney.
- Developer shall enter into an easement agreement and development agreement prior to filing the final plat and issuance of any building permits.

- Developer shall enter into a stormwater operations and maintenance agreement prior to issuance of any type of occupancy permits.



Development Review Committee Memorandum

TO: Development Review Committee
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: February 22, 2022
SUBJECT: Applications related to Kwik Trip 793 at 1955 2nd St NW

BACKGROUND / PROJECT SUMMARY

Kwik Trip Corporation is seeking to construct a new convenience store / fuel station with a car wash at 1955 2nd St NW. The site is comprised of two lots that are to be combined. The property has un-used highway easements that were created by MnDOT for Hwy 218 through this area. Later, these easements were transferred to the City or released by MnDOT. Additionally, the site is affected by electric transmission line easements along the north frontage and partially on the east side of the site. There is a City sanitary sewer easement along the common lot line separating the two existing parcels. The south lot is in the Shoreland Overlay District and both lots are zoned C-2 Highway Commercial District.

The applicants are seeking to vacate the un-used easements for Hwy 218 on site and seek approval of a subdivision that replats the lots 2 and 3 of the FWF Addition in order to combine them into one lot. The City sanitary sewer easement is to remain crossing the new lot.

The applicants propose to construct a 9,000 SF store with a one bay car wash, two canopy covered pump island areas (on the north and south sides of the building). Parking is provided for 44 vehicles. Of these, two handicapped spaces are provided. There are 20 fuel pumps on the north side of the building and 4 diesel fuel pumps (two diesel fueling spaces) on the south side of the building. Access is planned from 20th Street NW and from 2nd Avenue NW.

The site (counting both of the current lots) has a total area of 131,163 SF. 69% of the total area is hard surface covered. Within the shoreland area, the site has 38,762 SF. Of this area, 22,834 SF (59%) is impervious surface.

Discussion:

- Zoning District. The site is zoned C-2 Highway Commercial District. The

uses proposed in case are permitted within this district.

- Setback Requirements. The site plan exceeds setback requirements for the building and pump island canopies. Parking lot setback requirements are measured from the property lines and from street right of way boundaries in cases where there is a right of way easement. In this case there is an additional 7' street right of way easement along the west property line for the site. The site plan will need to be amended to provide a 10' front parking setback from the right of way easement along 2nd Avenue. This 7' right of way easement should be dedicated with the final plat for this site.
- Parking Requirements. 1 space / 300 SF of gross floor area is required. With a 9,000 SF building there will need to be a minimum of thirty (30) spaces to meet this requirement. The site plan shows 42 regular spaces with two (2) handicapped spaces. In addition, there are 22 spaces at the pumps. The site plan exceeds minimum standards of the UDO. The parking and driveway areas are paved.
- Curb Cut Width. The UDO limits commercial driveways to thirty-two (32) feet in width. The minimum separation is twenty-five (25) feet between driveway openings and fifty (50) feet from intersections. The City Engineer has authority to approve curb cuts of up to fifty (50) in width where necessary. In this case the curb cut width shown on the plans ranges from thirty-five (35) feet to about forty (40) feet wide. The two main entrances have a forty (40) width.
- Landscaping Requirements. The site plan indicates an impervious surface coverage of 69% in this case. The UDO requires ten (10) plantings / acre for sites with 60-79% impervious surface coverage. The site is about 3 acres in area. Thirty (30) plantings are required in this case for this site. The plan provides for 116 plantings, 8 shade trees, 10 evergreen trees, 89 shrubs and 9 ornamental trees. Parking lots with over 50 spaces require landscaped islands of at least 100 SF in area. The plan provides shade trees along the north parking area and has shade trees at each end of the east parking area (along 2nd Ave NW).
- Signs. The sign plan provides for two freestanding signs as permitted under the UDO. Wall signs are provided on the north, south and east walls with additional signage for onsite customers as well. Two wall signs are for the store and one wall sign is for the car wash. The sign plan meets UDO provisions.
- Building Façade. The building has a concrete brick façade and a metal roof. The UDO requires primary materials to be masonry and glass. This building meets the UDO façade standards.
- Trash Enclosure. A brick trash enclosure with a gate is provided on rear of the building next to the car wash entrance.
- Shoreland Requirements. Sec. 13-700 of the UDO states that impervious surface coverage of lots in commercial districts must not exceed seventy (70) percent of the lot area. This requirement applies only to the portion of the lot within the Shoreland District.

In this case, the site has 38,762 SF of area within the shoreland overlay district. Of this area, 22,834 SF (59%) is impervious surface.

- Shoreland Stormwater Management. The applicants are planning to enter into an agreement with the City to construct a stormwater management basin on City property to the east of their lot. Kwik Trip will be responsible for construct costs and ongoing maintenance of this basin.

The DNR area Hydrologist has asked if it would be possible to seed the parcel around this area down to a native grass/forb mixture versus having lawn grass surrounding the pond. This would add additional benefits to the area from a sediment retention standpoint and also add habitat. Forbs would be good to have in the mix for aesthetics and pollinators that may be in the area.

The City Engineer has noted that there will be a trail extended through a portion of the City property near this site will need to be considered.

- Parkland Dedication. Parkland has been provided in the FWF Addition plat approval in the form of an open space/trail/access easement over the south portion of Lot 1, Block 1 of the FWF Addition.
- 2nd Avenue Right of Way. It is noted that there is a 7' wide public right of way and utility easement for 2nd Avenue along the west property line of the site. This right of way easement should be dedicated in the final plat with this subdivision application.
- Vacation Plat. The applicants are seeking to vacate the portions of the old Hwy 218 easements that are within the plat boundaries. This will not include the easement area within the public streets adjoining the site. It was noted by the City Engineer that there is an access restriction along the west side of the Hwy 218 easement that extends into the development area of the lot. To avoid title issue and future problems, the City has asked for MnDOT's approval to waive or eliminate this access restriction, since it is no longer applicable here.

Recommendation.

Staff recommends approval of the applications in this case subject to conditions of approval.

Suggested Conditions of approval for the Shoreland Development CUP are as follows:

1. Provide native/forb mixture grass in landscaped areas on site were feasible.
2. The Owner shall obtain the necessary building permits, grading permits and all other applicable permits before construction can occur on the subject property.
3. The driveway and parking areas must be paved in accordance with Sec. 8-100 of the Unified Development Ordinance.

Suggested Conditions of approval for the Final Plat are as follows.

1. The applicants shall dedicate the 7' wide public right of way and

utility easement (shown on the preliminary plat) to the City on the Final Plat.

2. The Applicant shall submit to the City current title work that identifies all entities with a legal interest in the subject property, including but not limited to mortgage and easement interests.
3. The Applicant shall address, to the satisfaction of the City Engineer, all comments raised by the City Engineer in his memorandum, attached as an exhibit to this resolution.
4. The Applicant shall address, to the satisfaction of the City, easement issues affecting the plat.
5. The Applicant shall address all plat-related comments from City Staff and the City's consultants.
6. The Applicant and the City of Faribault shall enter into a Development Agreement that addresses all terms and conditions of the preliminary plat and final plat to the satisfaction of the City Attorney and the City Engineer.
7. The Applicant and the City shall enter into a Stormwater Management agreement within one year of approval of this application.
8. The approved final plat shall be recorded within one year of the date of approval.
9. The City Administrator and City Attorney are authorized to approve any revisions needed to carry out the intent of this resolution.

Attachments:

- Application
- Plans/Photos

Page 20 of 74

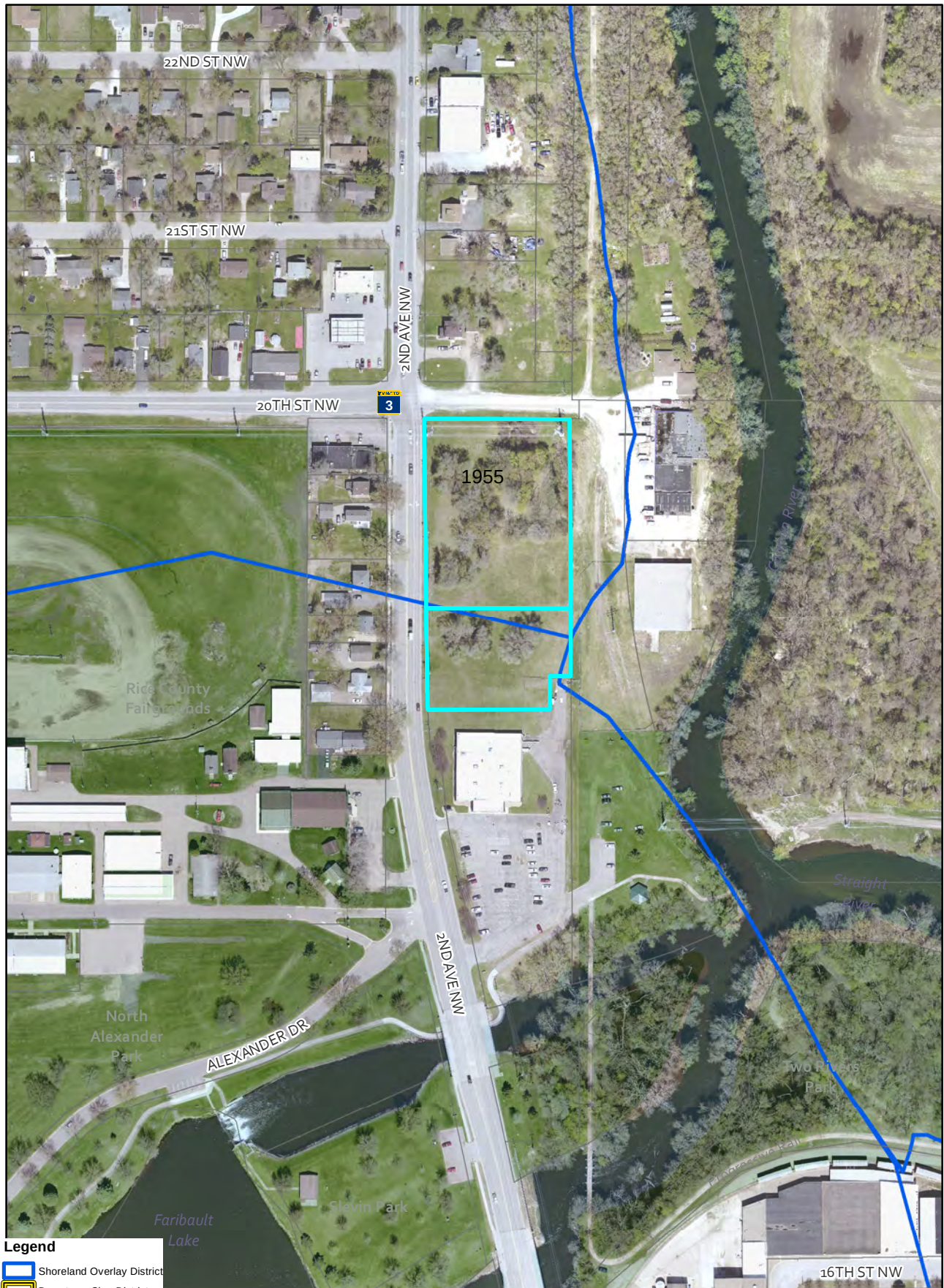
Kwik Trip North - 1955 2nd Ave NW



Legend

Shoreland Overlay District	Single Family Residential	Residential Manufactured Home	Central Business District	Other
Zoning	Single and Two Family Residential	Commercial	Heavy Industrial	Agriculture/Open Space
<all other values>	Low Density Residential	Community Commercial	Industrial Park	Transitional Urban Development
Residential	Medium Density Residential	Highway Commercial	Light Industrial	Downtown Sign District
	High Density Residential	Neighborhood Commercial		

Kwik Trip North - 1955 2nd Ave NW



Legend

- Shoreland Overlay District
- Downtown Sign District





Store Engineering

FAX 608-793-6237

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

www.kwiktrip.com

City of Faribault
Peter Waldock
208 NW 1st Ave
Faribault, MN 55021

January 17th, 2022

CUP Application Site Plan Review Application

Mr. Waldock,

This letter is intended to accompany our submittal for our application to the City of Faribault for the requested Conditional Use Permit Application and Site Plan Review Application for our proposed project located at the SE Corner of 20th St NW & 2nd Ave NW.

Kwik Trip, Inc. is proposing the construction of a 11,120 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ Fueling Canopy, and separate Diesel Canopy. I have submitted this in digital format as well as hard copies requested in applications. I have included checks for the following: CUP Fee \$500.00 and Site Plan Review Fee \$100.00. If there is anything additional needed, please don't hesitate to reach out to me any time.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. 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: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs are \$2,500,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

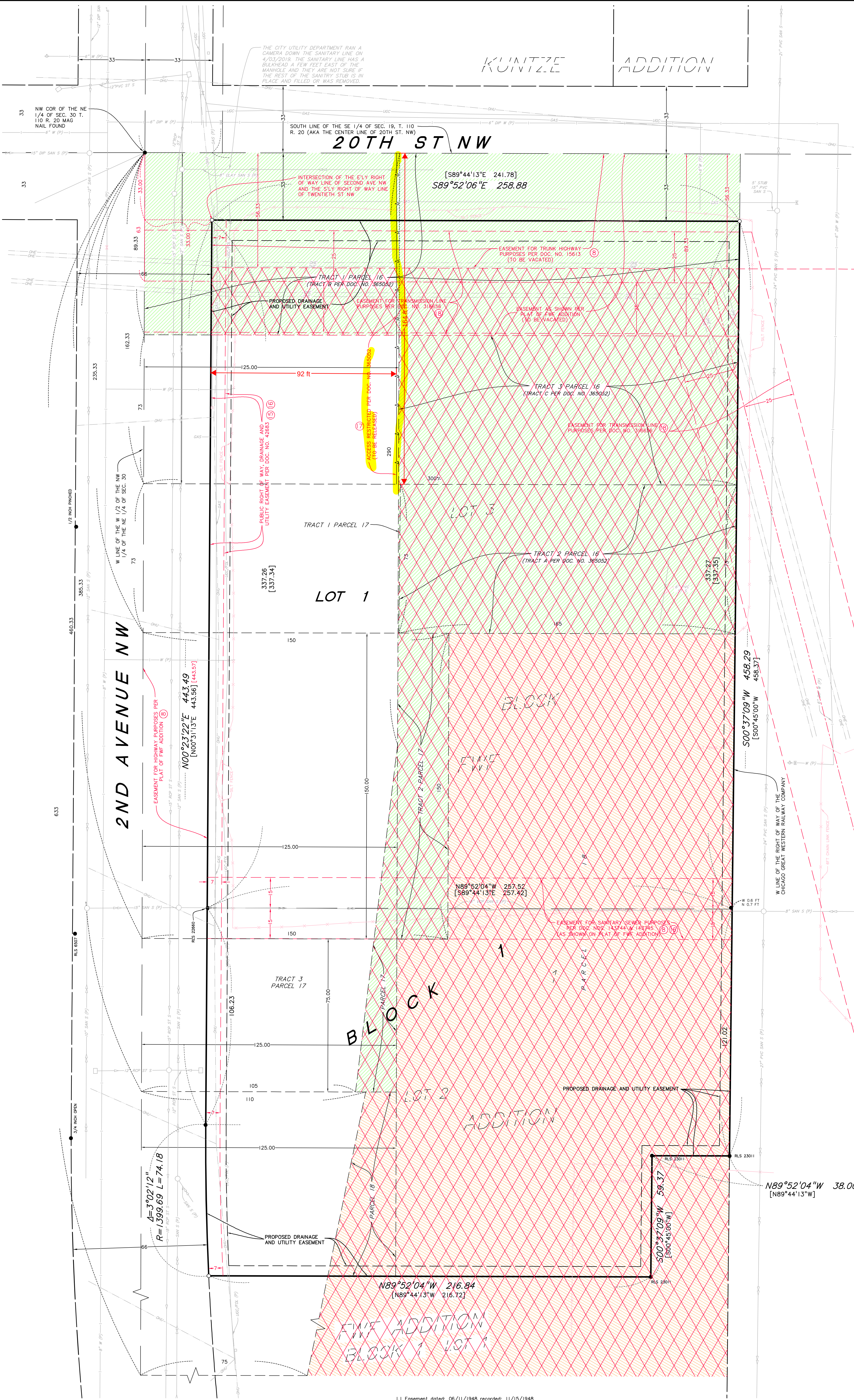
Sincerely,

Jeff Osgood – Sr. Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

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.



- GENERAL NOTES**
- 1.) Survey coordinate basis: Rice County Coordinate System
 - 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
 - 3.) Adjoining ownership information shown hereon was obtained from the Rice County Property Tax Information web site.
 - 4.) There are no proposed changes in street right of way lines per the City of Fairbault Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - 5.) The nearest intersecting street is 20th Street Northwest and 2nd Avenue Northwest adjoining the northwest corner of the subject property.
 - 6.) The interest in Parcels 16 and 17 was transferred from the State of Minnesota to the City of Fairbault per Doc. No. 365052.
- UTILITY NOTES**
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation may be necessary.
 - 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 210771788 and 210771798.
 - 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
 - 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on April 5, 2021. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator. [No private utilities were identified/located]

- FLOOD ZONE NOTES**
- 1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27131C0267D, dated April 3, 2012, Community Panel No. 2704040267D. This information was obtained from the FEMA Map Service Center web site.
 - 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.
- ZONING NOTES**
- 1.) Zoning information shown hereon is per Zoning Confirmation Letter dated November 3, 2020 prepared by Peter J. Walodok, AICP, Planning Coordinator of the City of Fairbault, Community & Economic Development Department, Planning & Zoning Division.

- Zoned: C-2, Highway Commercial District
- Setbacks:
- Front Yard (and corner side yard): 25 ft
 - Side: 10 ft (15 feet abutting a residential district or use)
 - Rear: 10 ft (15 feet abutting a residential district or use)
- Maximum Height: 42 ft or 3 stories whichever is less
- Floor Space Limits: None
- 2.) Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

AREA

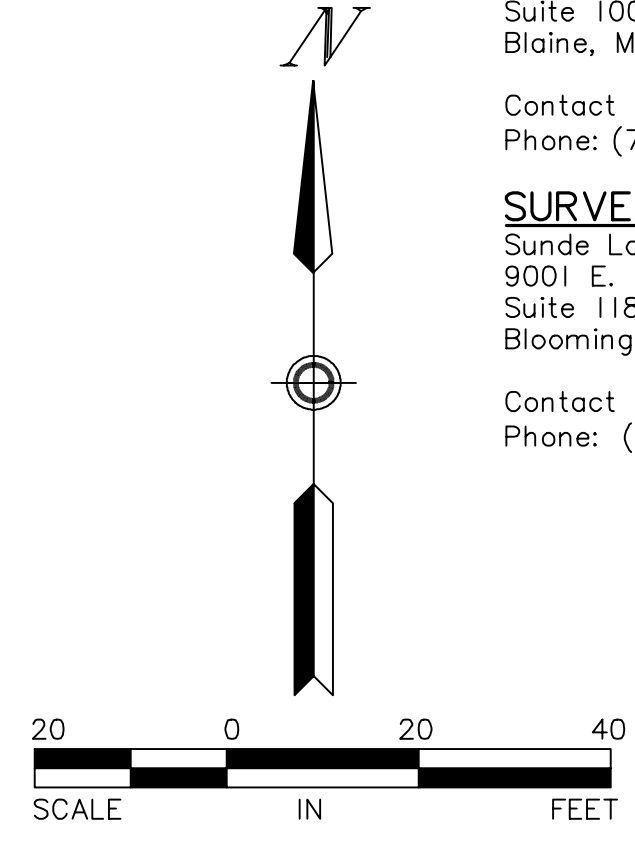
Gross = 131,163 square feet or 3.011 acres

DEVELOPER:
Kwik Trip, Inc.
P.O. Box 2107
1626 Oak Street
LaCrosse, WI 54602-2107
Contact person: Steven Lowe
Phone: (608)-793-5954

ARCHITECT/DESIGNER:
Vantage Architects, Inc.
9001 E. Bloomington Freeway
Suite 118
La Crosse, WI 54601
Contact person: Jerrell Schomberg, AIA
Phone: (608)-784-2729

CIVIL ENGINEER:
Carlson McCain, Inc.
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
Contact person: Joseph T. Radach, PE
Phone: (763)-489-7912

SURVEYOR:
Sunde Land Surveying, LLC
9001 E. Bloomington Freeway
Suite 118
Bloomington, MN 55420
Contact person: Arlee Carlson
Phone: (952)-881-2455



- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes found 1/2 inch open iron monument, unless otherwise noted
 - CB Denotes catch basin
 - CBX Denotes communication box
 - CS Denotes curb stop
 - DIP Denotes ductile iron pipe
 - FOL Denotes fiber optic line
 - GW Denotes guy wire
 - HHC Denotes communication handhole
 - HYD Denotes fire hydrant
 - INV Denotes structure invert
 - OHE Denotes overhead electric line
 - OHU Denotes overhead utility lines
 - (P) Denotes per plan
 - PP Denotes power pole
 - PPLP Denotes power and light pole
 - PPT Denotes power pole with transformer
 - PPU Denotes power pole with underground utility
 - PVC Denotes polyvinylchloride pipe
 - RCP Denotes reinforced concrete pipe
 - SAN Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - ST S Denotes storm sewer
 - TC Denotes top of concrete curb
 - TCS Denotes traffic control sign
 - TT Denotes transmission tower
 - UGC Denotes underground communication line
 - UGE Denotes underground electric line
 - VCP Denotes vitrified clay pipe
 - W Denotes water line
 - WV Denotes water valve
- Easement to the State of Minnesota for trunk highway purposes per Doc. Nos. 199850. Conveyed to the City of Fairbault per Doc. No. 365052.
 - Easement to the State of Minnesota for trunk highway purposes per Doc. No. 199850. No documentation indicating release or conveyance from the State of Minnesota.
 - Easements to the State of Minnesota for trunk highway purposes no longer retained per Doc. No. 15613.

- BENCHMARKS (BM)**
(NAVD 88)
- 1.) Top of railroad spike in south face of 2nd power pole east of 2nd Ave. NW on the north side of 20th St. NW.
Elevation = 969.15 feet
 - 2.) Top of top nut of fire hydrant in the NW quadrant of 20th St. NW and 2nd Ave. NW
Elevation = 976.19 feet
 - 3.) Top of top nut of fire hydrant E side of subject property
Elevation = 969.74 feet

DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company Commitment for Title Insurance File No. 1578721-1, commitment date September 17, 2021)

Lot 3, Block 1, FWF Addition, City of Fairbault, Rice County, Minnesota.

and

Lot 2, Block 1, FWF Addition, City of Fairbault, Rice County, Minnesota.

NOTE: This property is Torrens, the Torrens Certificate No. is 13155.0 and 13156.0.

PLAT RECORDING INFORMATION

The plat of FWF ADDITION was filed of record in the Rice County Recorder office on December 22, 2008, as Document No. 43740.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

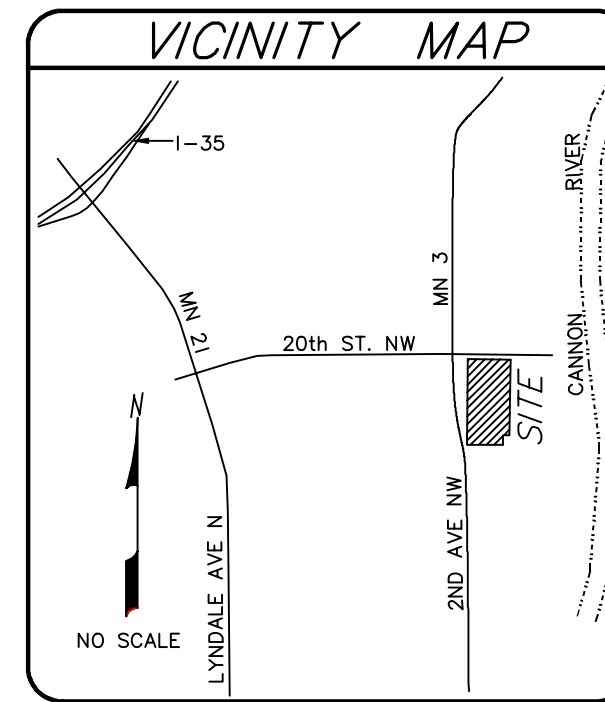
TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. 1578721-1, commitment date September 17, 2021, was relied upon as to matters of record.

- Schedule B Exceptions:**
- 1.) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
 - 2.) The following Memorial(s) appears in the Certificate of Title, and will be carried forward to any Certificate of Title:
Order of Registration recorded June 02, 1992 as Doc. No. T 15613.
(Subject to the Following)

- 1.1 Easement dated: 06/11/1948 recorded: 11/15/1948 (Deed 166 PP 591) in favor of: City of Fairbault [shown on survey - Doc. No. 143744]
 - 1.2 Easement dated: 08/14/1942 recorded: 11/15/1948 (Deed 166 PP 592) in favor of: City of Fairbault [shown on survey - Doc. No. 143745]
 - 1.3 Easement dated: 10/24/1963 recorded: 08/25/1965 (Deed 225 PP 48) in favor of: State of Minnesota (Over N33° & N56 1/3' E258.78') [shown on survey - Doc. No. 15613]
 - 1.4 Easement (for Public Highway Purposes for 2nd Ave NW, Over Wly Side of Exhibit B) in favor of: City of Fairbault [shown on survey - lies within right of way dedicated on FWF Addition]
 - 1.5 Easement dated: 03/16/1992 recorded: 06/02/1992 (Described on Exhibit A) in favor of: Northern States Power Company [not shown on survey - no documentation provided]
- Certificate of Merger recorded March 19, 2001 as Doc. No. T 27837.
- Assignment & Assump of Easement recorded March 19, 2001 as Doc. No. T 27838.
- Plat of FWF Addition recorded December 22, 2008 as Doc. No. T 43740.
- 1.2) Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Development Contract between the developer and the City of Fairbault, dated November 08, 2008, recorded December 22, 2008, as Doc. No. 043742 and amended by Doc. No. 156831, which does not contain a forfeiture or reversionary clause. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted. [not shown on survey - it is not on, or does not touch, the surveyed property]
 - 1.4) An easement for public open space purposes in the document recorded February 21, 2008 as Doc. No. 042882 of Official Records. [not shown on survey - easement is not on, or does not touch, the surveyed property]
 - 1.5) An easement for Public right of way, drainage and utility purposes in the document recorded February 21, 2008 as Doc. No. 042883 of Official Records. [shown on survey]
 - 1.6) An easement shown or dedicated on the Map as referred to in the legal description For: Roadway, Utility and Drainage Purposes [shown on survey]
 - 1.7) The terms and provisions contained in the document entitled "Quit Claim Deed" recorded April 7, 1992 as Book 365, Page 356, as Document No. 365052 of Official Records. [shown on survey]
 - 1.8) The terms and provisions contained in the document entitled "Easement" recorded January 22, 1987 as Book 97 of MR, Page 491 as Document No. 316656 of Official Records. [shown on survey]
- Assignment and Assumption of Easements, dated February 7, 2001, recorded March 7, 2001, as Document No. 474738

SEE SHEET 2 FOR EXISTING CONDITIONS AND PROPOSED SITE PLAN



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

Dated this 3rd day of January, 2022

SUNDE LAND SURVEYING, LLC

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

Revision	By	Date
	NDW	

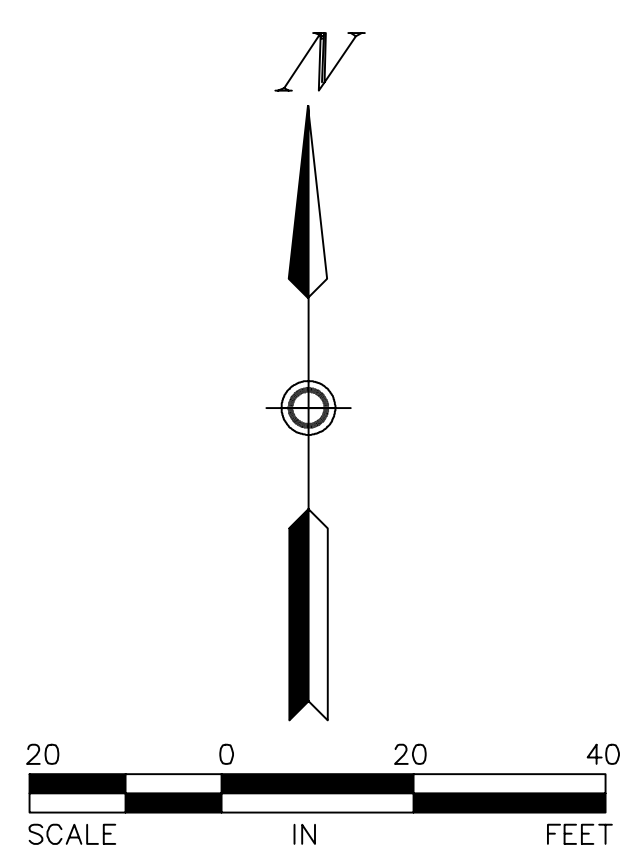
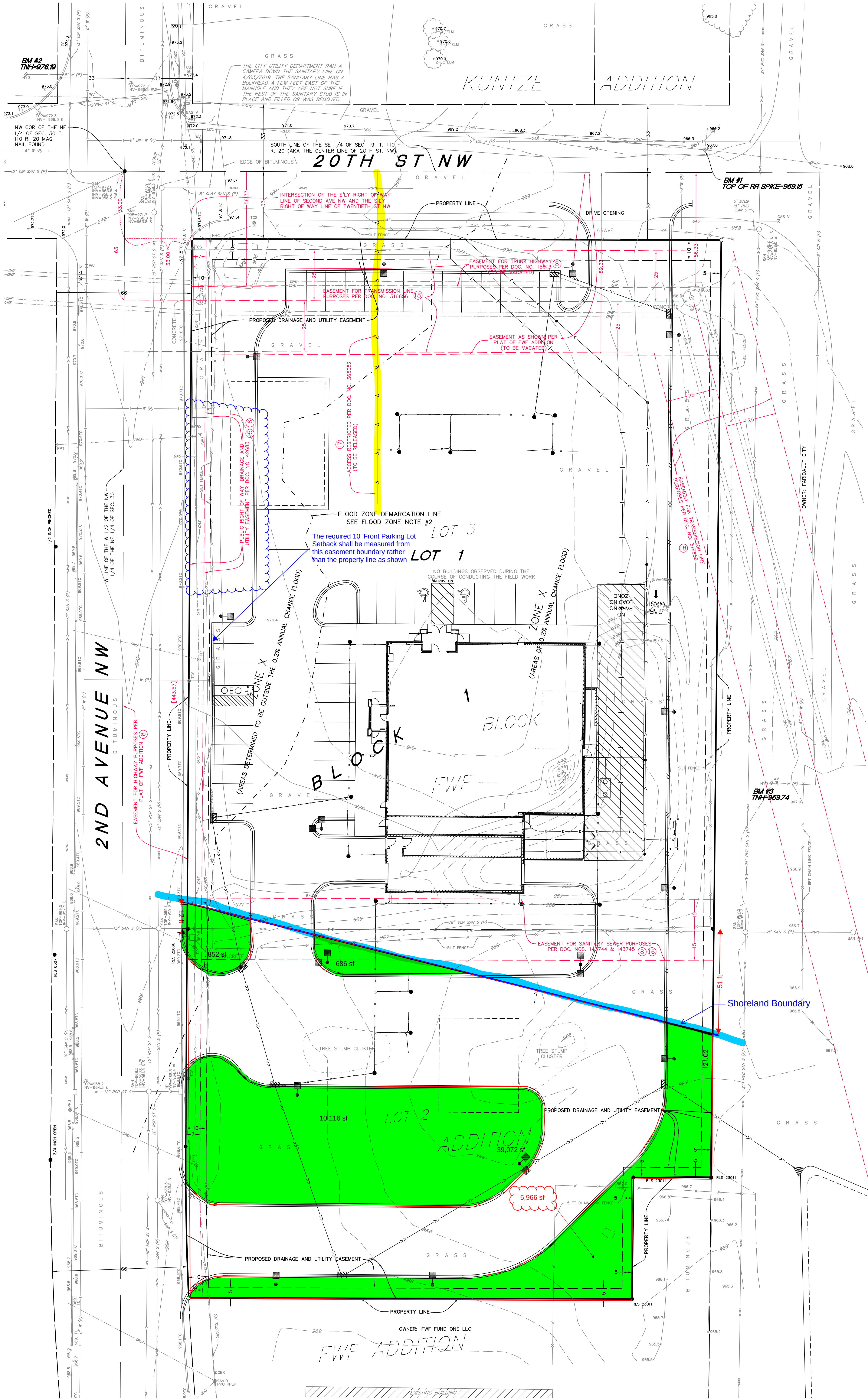
Drawing Title:

PRELIMINARY PLAT OF:
KWIK TRIP 793

SUNDE LAND SURVEYING
www.sunde.com

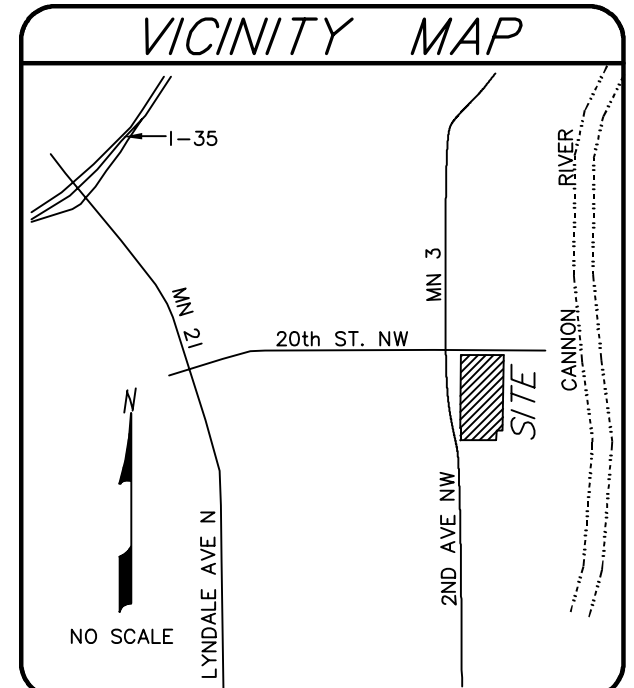
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-5435
502-881-2455 (Fax: 502-888-9526)

Project: 2019-029-B Bk/Pg: 96/76 Date: 01/03/2022
Township: 110 Range: 20 Section: 30
File: 2019029B001-preplat.dwg Sheet: 1 of 2



- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes found 1/2 inch open iron monument, unless otherwise noted
- CB Denotes catch basin
CBX Denotes communication box
CS Denotes curb stop
DIP Denotes ductile iron pipe
FOL Denotes fiber optic line
GW Denotes guy wire
HHC Denotes communication handhole
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SAN Denotes sanitary manhole
SAN S Denotes sanitary sewer
ST S Denotes storm sewer
TC Denotes top of concrete curb
TCS Denotes traffic control sign
TT Denotes transmission tower
UCC Denotes underground communication line
UCE Denotes underground electric line
VCP Denotes vitrified clay pipe
W Denotes water line
WV Denotes water valve

- BENCHMARKS (BM)**
(NAVD 88)
- Top of railroad spike in south face of 2nd power pole east of 2nd Ave. NW on the north side of 20th St. NW. Elevation = 969.15 feet
 - Top of top nut of fire hydrant in the NW quadrant of 20th St. NW and 2nd Ave NW. Elevation = 976.19 feet
 - Top of top nut of fire hydrant E side of subject property. Elevation = 969.74 feet



Dated this 3rd day of January, 2022
Certified by: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SEE SHEET I FOR BOUNDARY DETAIL

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3430
952-891-2455 (Fax: 952-888-9526)

File: 20190228001--prop/lot.dwg Sheet: 2 of 2

KWIK TRIP 793

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

Lots 2 and 3, Block 1, FWF Addition, according to the recorded plat thereof, Rice County, Minnesota.

Has caused the same to be surveyed and platted as KWIK TRIP 793 and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

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____.

Signed: _____ its _____

STATE OF _____

COUNTY OF _____

The instrument was acknowledged before me this ____ day of _____, 20____, by _____, _____, of Kwik Trip, Inc., a Wisconsin corporation, on behalf of the corporation.

Notary Public, _____
My Commission Expires: _____

I, Arlee J. Carlson, 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 the 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____.

Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Arlee J. Carlson.

Notary Public, _____
My Commission Expires _____

City of Faribault, State of Minnesota

This plat of KWIK TRIP 793 was approved and accepted by the City of Faribault, Minnesota this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

By: _____
City Administrator

County Surveyor, County of Rice, State of Minnesota

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

Mike Fangman Rice County Surveyor

Department of Property Taxation and Records, County of Rice, State of Minnesota

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

Department of Property Taxation and Records

Registrar of Titles, County of Rice, State of Minnesota

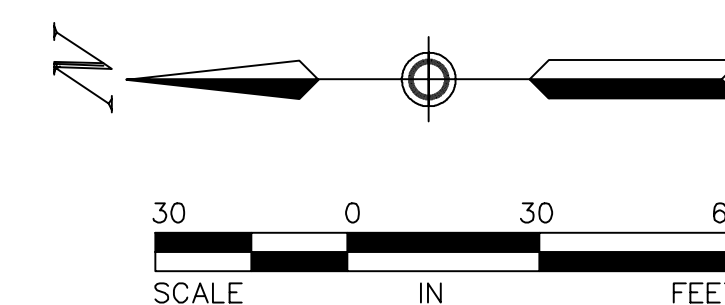
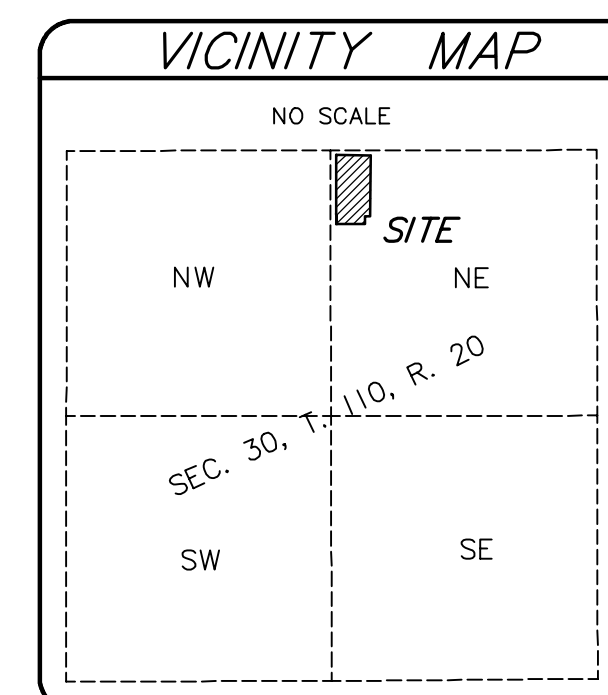
I hereby certify that this plat of KWIK TRIP 793 was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20____, at _____ o'clock ____M., and was duly filed as Document Number _____.

_____, Registrar of Titles
Rice County, Minnesota

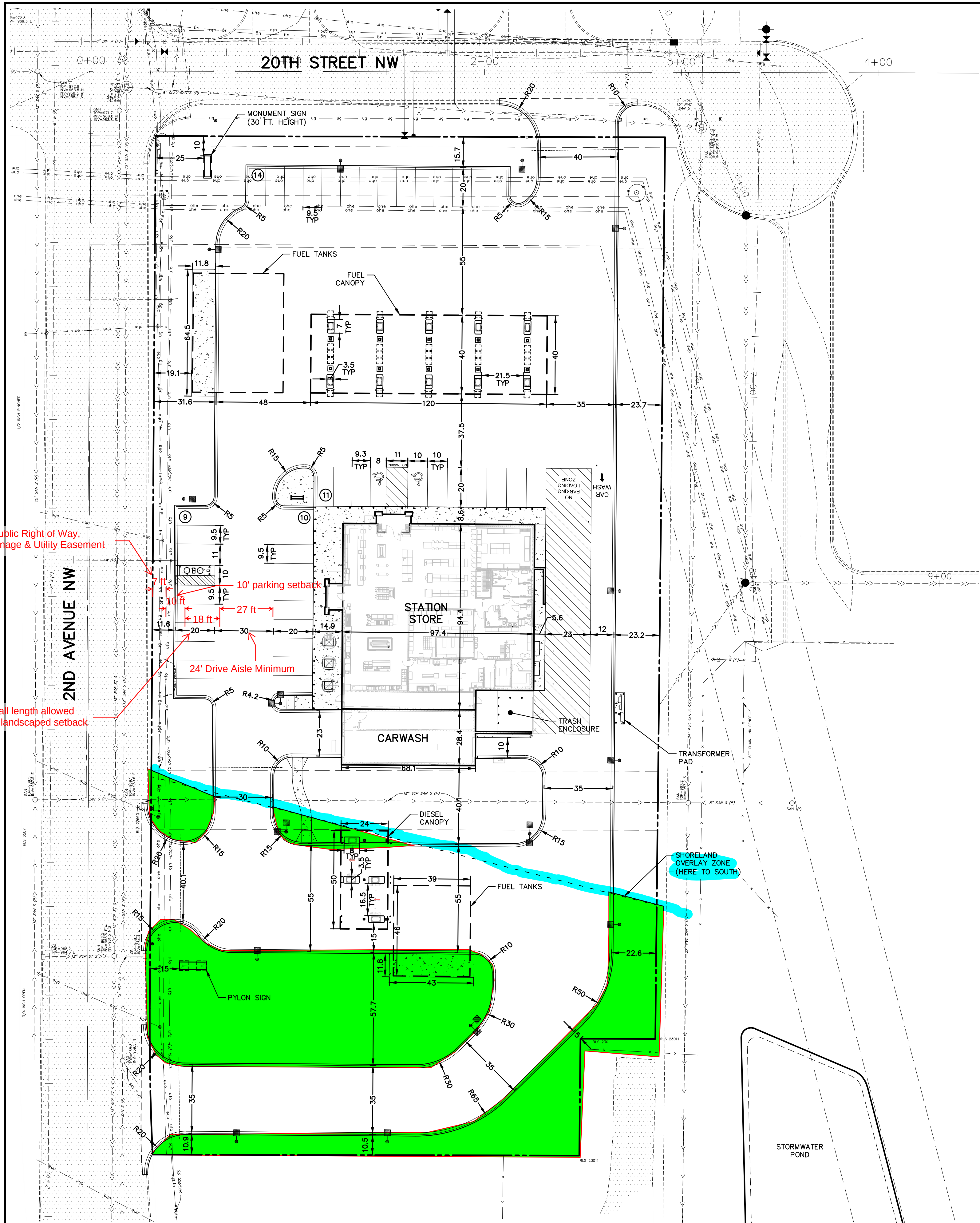
PRELIMINARY
SUBJECT TO REVISION

PRELIMINARY
SUBJECT TO REVISION

- FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF
LOT 3, BLOCK 1, FWF ADDITION IS ASSUMED TO BEAR
N00°23'22"E



SUNDE
LAND SURVEYING



PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
GRAVEL	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND FIBER OPTIC	
OVERHEAD ELECTRIC	
FENCE	
COMMUNICATIONS BOX	
POWER POLE	
SANITARY MANHOLE	
LIGHT POLE	
SIGN	
TRANSMISSION TOWER	
GAS VALVE	
WATER VALVE	
GUY WIRE	
HYDRANT	

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4" CONCRETE THICKNESS.
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.
DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-26UV.

SITE DATA

ZONING:	B-2
PARCEL AREA:	131,163 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 7%
CARWASH:	1,931 SF 1%
PAVEMENT:	79,786 SF 61%
TOTAL:	90,843 SF 69%
PERVIOUS SURFACE AREA:	40,321 SF 31%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

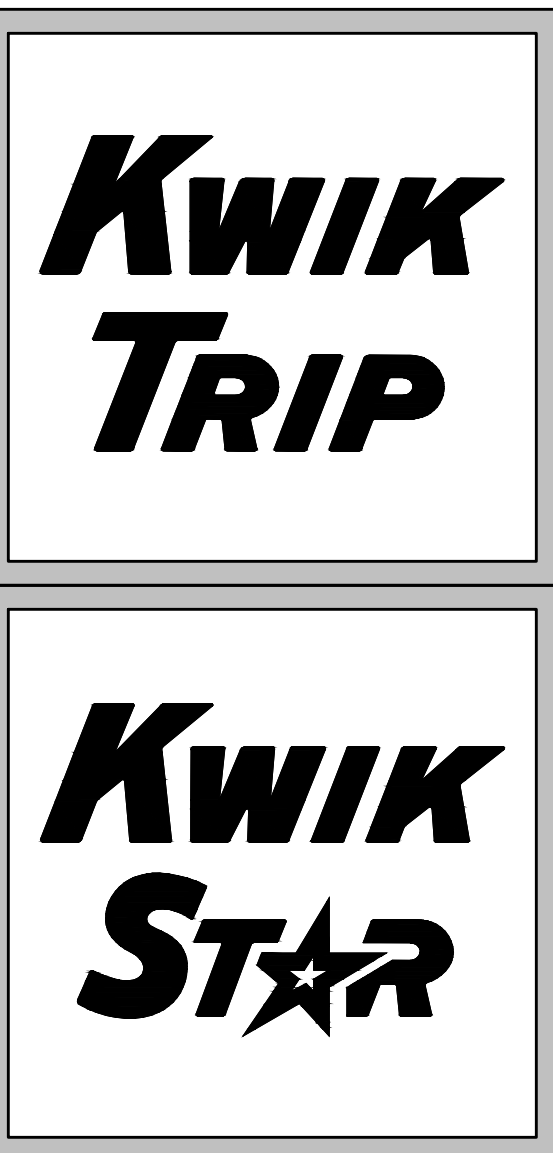
SHORELAND OVERLAY AREA CALCULATIONS

TOTAL AREA:	38,762 SF
IMPERVIOUS AREA:	22,834 SF 59%
PERVIOUS AREA:	15,928 SF 41%

PARKING SUMMARY

STANDARD STALLS	42
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
DIESEL CANOPY STALLS	2
TOTAL STALLS	66

BENCHMARKS	
1. TOP OF RAILROAD SPIKE IN SOUTH FACE OF 2ND POWER POLE EAST OF 2ND AVE NW ON THE NORTH SIDE OF 20TH ST NW	ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN THE NW QUADRANT OF 20TH ST NW & 2ND AVE NW	ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E SIDE OF SUBJECT PROPERTY	ELEVATION = 969.74 (NAVD 88)



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

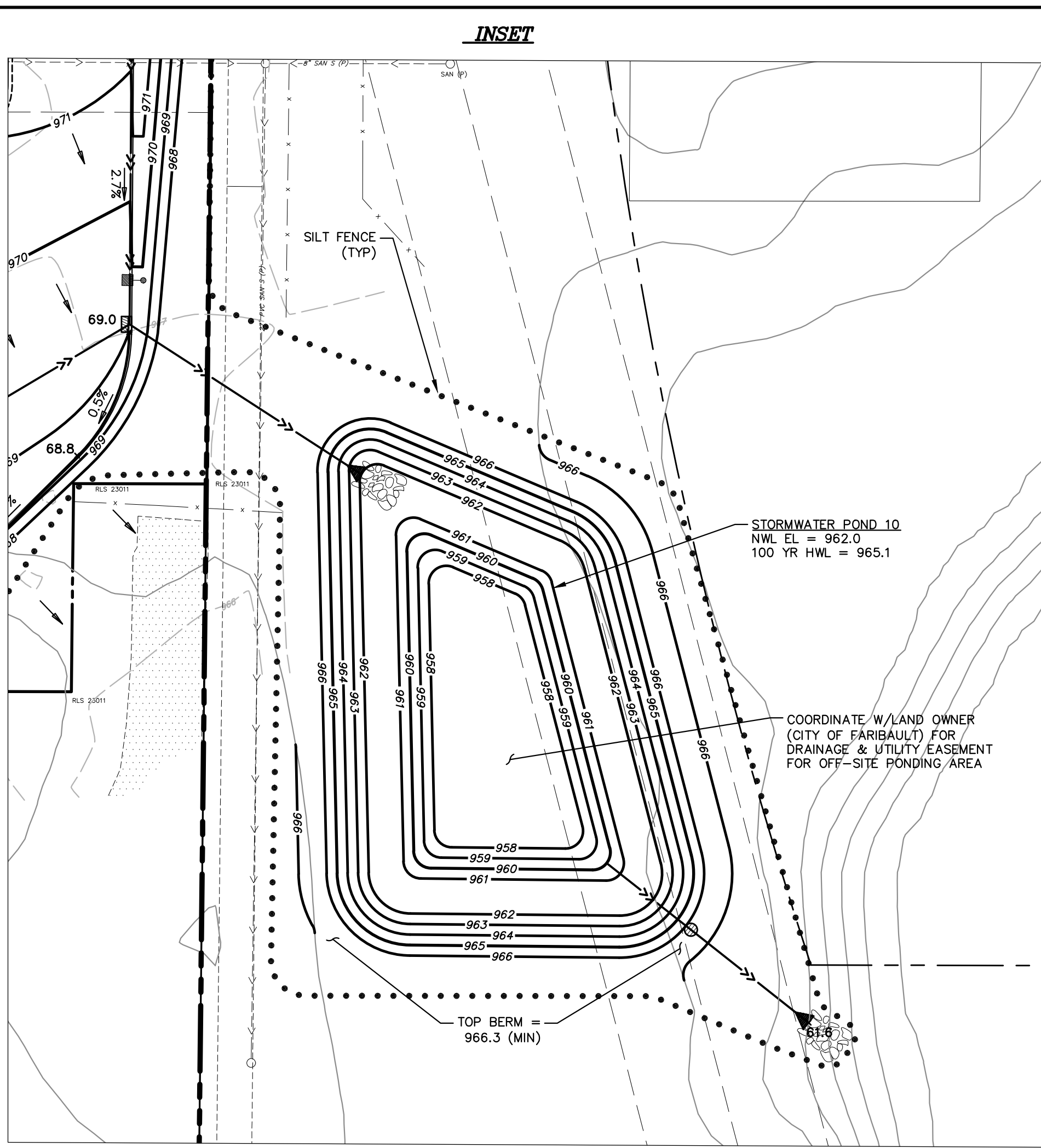


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 10/22/21 License #: 45889

SITE PLAN (LAYOUT)
CONVENIENCE STORE #793
WITH SINGLE BAY CARWASH
& SIDE DIESEL
2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

#	DATE	DESCRIPTION
1	12/01/21	SHORELAND AREAS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
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793 SP2



1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF FAIRBAULT 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.

1. SILT 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 GF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODED, SEEDED OR LANDSCAPED.

1. TOP OF RAILROAD SPIKE IN SOUTH
FACE OF 2ND POWER POLE EAST
OF 2ND AVE NW ON THE NORTH
SIDE OF 20TH ST NW

ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN
THE NW QUADRANT OF 20TH ST
NW & 2ND AVE NW

ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E
SIDE OF SUBJECT PROPERTY

ELEVATION = 969.74 (NAVD 88)



811
Know what's below
Call before you dig

[illegible]

793 SP3

GRADING & EROSION
CONTROL PLAN

CONVENIENCE STORE
WITH SINGLE BAY CAR
& SIDE DIESEL

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

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



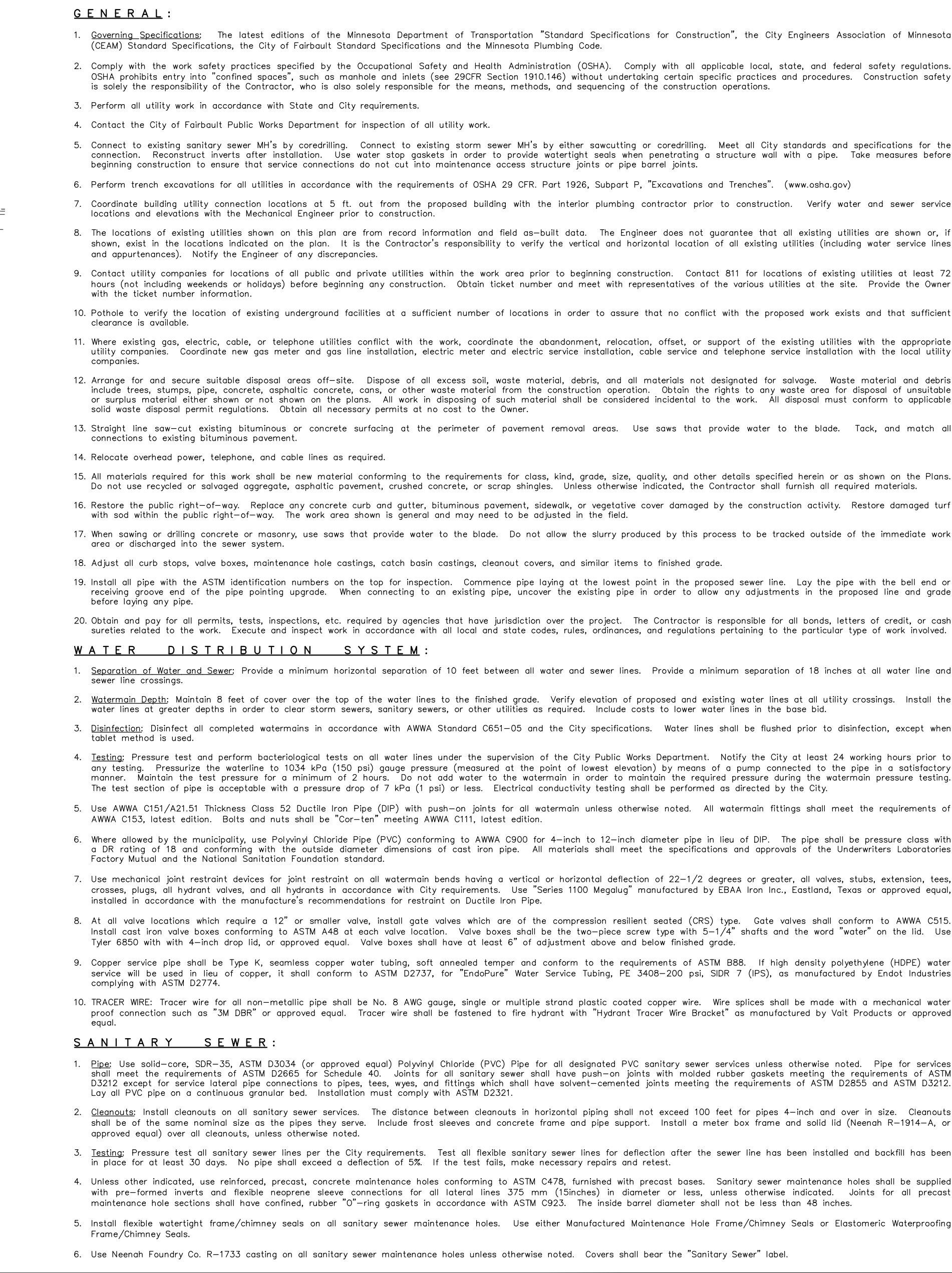
CARLSON
McCAIN

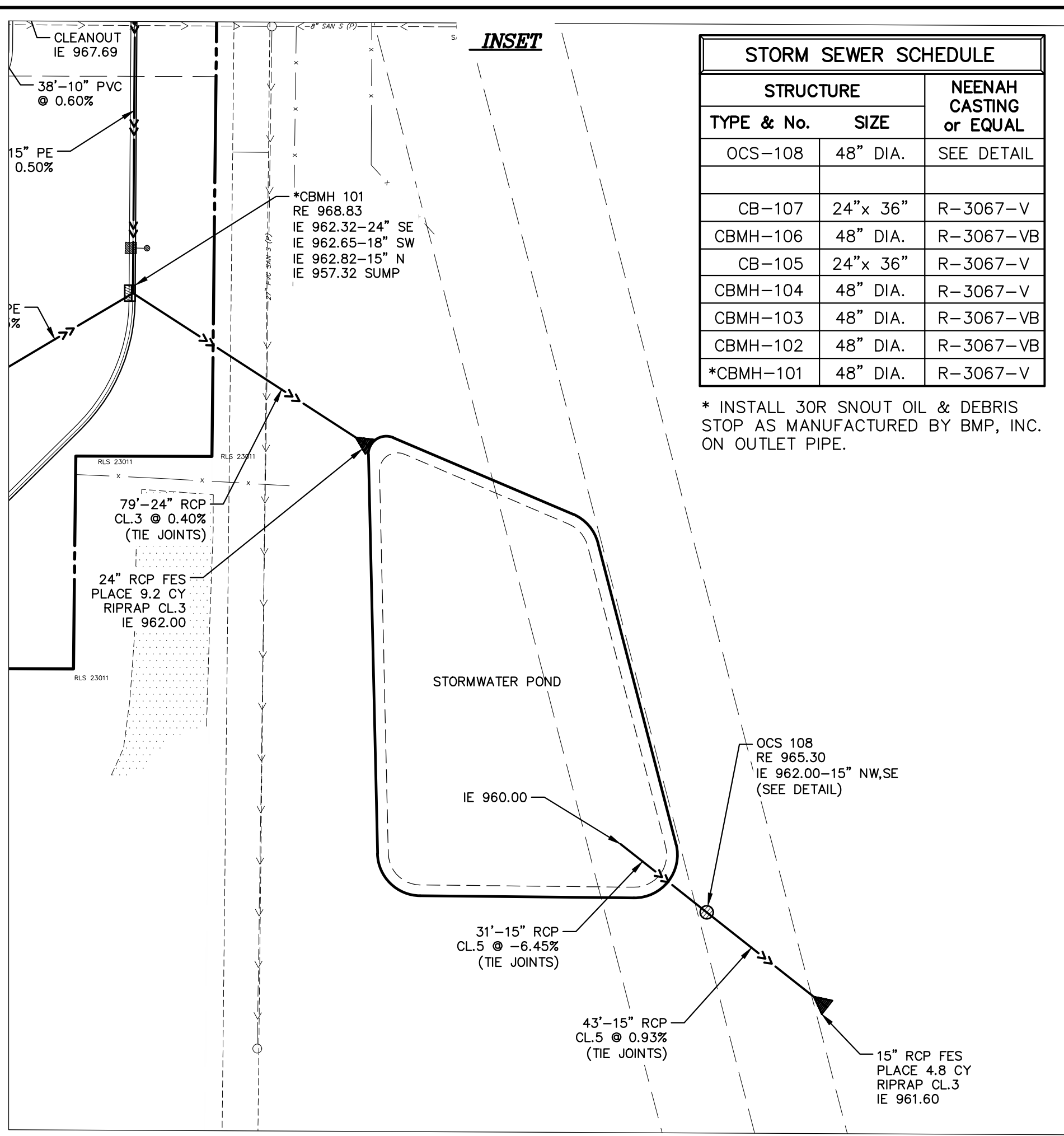
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489-7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

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: Joseph T. Radach, P.E.
Signature: 
Date: 10/22/21 License #: 45889

DRAWN BY	JTR
SCALE	GRAPHIC
PROJ. NO.	9566-00
DATE	2021-10-22
SHEET	703 SP3

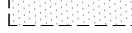
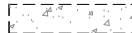
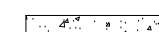
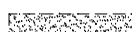
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STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
OCS-108	48" DIA.	SEE DETAIL
CB-107	24"x 36"	R-3067-V
CBMH-106	48" DIA.	R-3067-VB
CB-105	24"x 36"	R-3067-V
CBMH-104	48" DIA.	R-3067-V
CBMH-103	48" DIA.	R-3067-VB
CBMH-102	48" DIA.	R-3067-VB
*CBMH-101	48" DIA.	R-3067-V

* INSTALL 30R SNOOT OIL & DEBRIS
STOP AS MANUFACTURED BY BMP, INC.
ON OUTLET PIPE.

PLAN LEGEND

	EXISTING	PROPOSED
CURB	=====	=====
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
GRAVEL		
PROPERTY LINE	----	=====
EASEMENT LINE	-----	=====
STORM SEWER	---<<  <<---	===== <<=====
SANITARY SEWER	---<  <---	===== <=====
WATER MAIN	--- --- ---	===== =====
UNDERGROUND GAS	---wg---wg---	=====G=====G=====
UNDERGROUND ELECTRIC	---ufw---ufw---	=====E=====E=====
UNDERGROUND FIBER OPTIC	---fwo---fwo---	=====T=====T=====T=====
OVERHEAD ELECTRIC	---ohw---ohw---	
FENCE	---X---X---	
COMMUNICATIONS BOX		
POWER POLE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
TRANSMISSION TOWER		
GAS VALVE		
WATER VALVE		
GUY WIRE		
HYDRANT		



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

GENERAL:

1. **Guiding Specifications:** The latest editions of the Minnesota Department of Transportation "Standard Specifications for Construction", the City Engineers Association of Minnesota (CEAM) Standard Specifications, the City of Fairbairn Standard Specifications and the Minnesota Plumbing Code.
2. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. OSHA prohibits entry into "confined spaces", such as manhole and inlets (see 290CR Section 1910.146) without undertaking certain specific procedures. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
3. Perform all utility work in accordance with State and City requirements.
4. Contact the City of Fairbairn Public Works Department for inspection of all utility work.
5. Connect to existing sanitary sewer M/Ws by coring/drilling. Connect to existing sewer sewer M/Ws by either sawcutting or coring/drilling. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measures before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
6. Perform trench excavations for all utilities in accordance with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches". (www.osha.gov)
7. Coordinate building utility connection locations at 5 ft. out from the proposed building with the interior plumbing contractor prior to construction. Verify water and sewer service locations and elevations with the Mechanical Engineer prior to construction.
8. The locations of existing utilities shown on this plan are from record information and field as-built data. 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 verify the vertical and horizontal location of all existing utilities (including water service lines and appurtenances). Notify the Engineer of any discrepancies.
9. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact 811 for locations of existing utilities at least 72 hours (not including weekends or holidays) before beginning any construction. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information.
10. Pothole to verify the location 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.
11. 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 utility companies. Coordinate new gas, gas meter and gas line installation, electric meter installation, and telephone installation with the local utility companies.
12. Arrange for and ensure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all material not designated for salvage. Waste material and debris include trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operation. 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 local waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
13. Straight line saw-cut existing concrete or concrete surfacing at the perimeter of pavement removal area. Use saws that provide water to the blade. Task, and match all connections to existing bituminous pavement.
14. Relocate overhead power, telephone, and cable lines as required.
15. 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 rebar alloys. Unless otherwise indicated, the Contractor shall furnish all required materials.
16. Restore the public right-of-way. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the period of public right-of-way. The work area shown is general and may need to be adjusted in the field.
17. 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.
18. Adjust all curb stops, valve boxes, maintenance hole castings, catch basin castings, cleanout covers, and similar items to finished grade.
19. 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 and receive groove end of the pipe pointing upward. When connecting to an existing pipe, the existing pipe must be in place and the existing manhole must be open in order to allow any adjustment in the proposed pipe for pipe bell and lay pipe.
20. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. 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, and regulations pertaining to the particular type of work involved.

STORM DRAINAGE:

9. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catch basins conforming to ASTM C478, furnished with water stop gaskets and precast basins. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring joints in accordance with ASTM C925. The inside diameter shall not be less than 48 inches, unless otherwise noted.
10. All joints and connections to catch basins or manholes shall be watertight. Use resilient rubber seals, watertight gaskets, or approved seal. Cement mortar joints are not allowed, unless otherwise permitted by local municipality.
11. Maintenance holes and catch basins in paved areas shall be sumped 0.05 feet. Catch basins in the gutter line shall be sumped 0.17 feet. Elevation shown on the plans represent the sumped elevations.
12. **PVC Pipe:** Use solid-on, SDR-35, ASTM D3334 Polyvinyl Chloride (PVC) Pipes for designated PVC storm sewer 4 to 10-inches in diameter, unless otherwise noted. Joints for all PVC storm sewer shall have push-on joints with molded rubber gaskets meeting the requirements of ASTM D3212 except for service laterals pipe connections to pipes, tees, wyes, and fittings which shall have solvent-cemented joints meeting the requirements of ASTM D2855 and ASTM D3212. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
13. **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 Bureau of Reclamation type R-4, with confined rubber "O"-ring gaskets in accordance with ASTM C361.
14. **RC Aggregs:** Install a reinforced concrete apron on the free end of all daylight RCP storm sewer pipes. The last three sections (including apron) of all daylight RCP storm sewers with a minimum of two tie bar fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete cutwaters, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Install safety-tooth racks on all concrete aprons.
15. **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. Test of flexible storm sewer lines for deflection after installation shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
16. Use minimum depths, or approved equal, of the pipe indicated in the Storm Sewer Schedule.
17. The Neenah design 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 36 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board equivalent to DOW Styrofoam HI-40 plastic foam.
18. **Cleanouts:** Install cleanouts on all roof drains in accordance with S.P.S. 382.35 (3)(C)(i). The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 10-inches and under in size. Cleanouts shall be of the same nominal size as the pipes they serve. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts unless otherwise noted.
19. **HDPE Requirements:**
 - 11.1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.
 - 11.2. HDPE pipe shall conform to the requirements of AASHTO M294 and Section 12 of the AASHTO LRFD Bridge Design Specification.
 - 11.3. Pipes 4"-10" in size must comply with AASHTO M252.
 - 11.4. Pipes 12"-60" in size must comply with ASTM F2306.
 - 11.5. All fittings must comply with ASTM D3212.
 - 11.6. Water-tight joints must be used at all connections including structures.
 - 11.7. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D3231. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
 - 11.8. Testing shall be performed in accordance with the City specifications.

BENCHMARKS

1. TOP OF RAILROAD SPIKE IN SOUTH-
FACE OF 2ND POWER POLE EAST
OF 2ND AVE NW ON THE NORTH
SIDE OF 20TH ST NW

ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN
THE NW QUADRANT OF 20TH ST
NW & 2ND AVE NW

ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E
SIDE OF SUBJECT PROPERTY

ELEVATION = 969.74 (NAVD 88)

***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



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.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: Joseph T. Radach, P.E.

Signature: Goe T. K

Date: 10/22/21 License #: 45889

UTILITY PLAN (STORM SEWER)

CONVENIENCE STORE #793
WITH SINGLE BAY CARWASH
& SIDE DIESEL

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

[illegible]

793 SP4.1

1. MINIMUM REQUIRED PLANTINGS. THE BASE NUMBER OF LANDSCAPE PLANTINGS REQUIRED FOR ALL OTHER USES SHALL BE DETERMINED BY THE PERCENT OF IMPERVIOUS SURFACE ON THE PROPERTY. FOR THE PURPOSES OF THIS SECTION, ALL CALCULATIONS REGARDING THE NUMBER OF REQUIRED PLANTINGS SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER.

60-79% IMPERVIOUS: 10 PLANTINGS PER ACRE

REQUIRED = 30 BASE PLANTINGS (69% IMPERVIOUS) X 3.0 ACRES)

PROVIDED = 116 BASE PLANTINGS, INCLUDING:
8 DECIDUOUS SHADE TREES
10 EVERGREEN TREES
9 ORNAMENTAL TREES
89 SHRUBS

- (A) SHRUB PLANTINGS. NO MORE THAN ONE-THIRD (1/3) OF THE TOTAL REQUIRED PLANTINGS SHALL BE SHRUBS. PERENNIALS AND ANNUALS SHALL NOT QUALIFY AS SHRUBS.
- (B) EVERGREEN PLANTINGS. A MINIMUM OF ONE-THIRD (1/3) OF THE REQUIRED PLANTINGS SHALL BE EVERGREEN.
- (C) PLANTING LOCATIONS. A MINIMUM OF FIFTY (50) PERCENT OF THE REQUIRED BASE PLANTINGS SHALL BE LOCATED WITHIN THE REQUIRED FRONT BUILDING SETBACK AREA. IF THE PROPERTY HAS MORE THAN ONE (1) STREET FRONTAGE, THE PLANTINGS REQUIRED WITHIN THIS SECTION SHALL BE EVENLY DIVIDED BETWEEN THE STREET FRONTAGES.

2. INTERIOR LANDSCAPING OF PARKING LOTS. IN ALL PARKING AREAS THAT CONTAIN MORE THAN FIFTY (50) PARKING SPACES, A LANDSCAPED ISLAND OF NOT LESS THAN ONE-HUNDRED (100) SQUARE FEET SHALL BE PROVIDED FOR EACH TWENTY-FIVE (25) PARKING SPACES OR FRACTION THEREOF, AND SHALL CONTAIN ONE (1) TREE WHICH PROVIDES SHADE OR IS CAPABLE OF PROVIDING SHADE UPON MATURITY. THE REMAINDER OF THE LANDSCAPED AREA SHALL BE COVERED WITH TURF GRASS, NATIVE GRASSES, OR OTHER PERENNIAL FLOWERING PLANTS, VINES, SHRUBS, TREES, OR LANDSCAPE ROCK A MINIMUM OF ONE AND ONE-HALF (1 1/2) INCH IN SIZE.

REQUIRED = 3 TREES (66 PARKING SPACES / 25)
PROVIDED = 3 TREES

3. PLANT SIZE. MINIMUM PLANT SIZE FOR REQUIRED PLANTINGS USED TO SATISFY THE MINIMUM REQUIREMENTS OF THIS POLICY SHALL BE AS FOLLOWS:

- (A) OVERSTORY DECIDUOUS TREES SHALL BE AT LEAST ONE AND ONE-HALF INCHES (1.5") IN DIAMETER.
- (B) ORNAMENTAL TREES SHALL BE AT LEAST ONE INCH (1") IN DIAMETER.
- (C) CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF FIVE FEET (5').
- (D) SHRUBS SHALL BE AT LEAST 18" IN HEIGHT.

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.

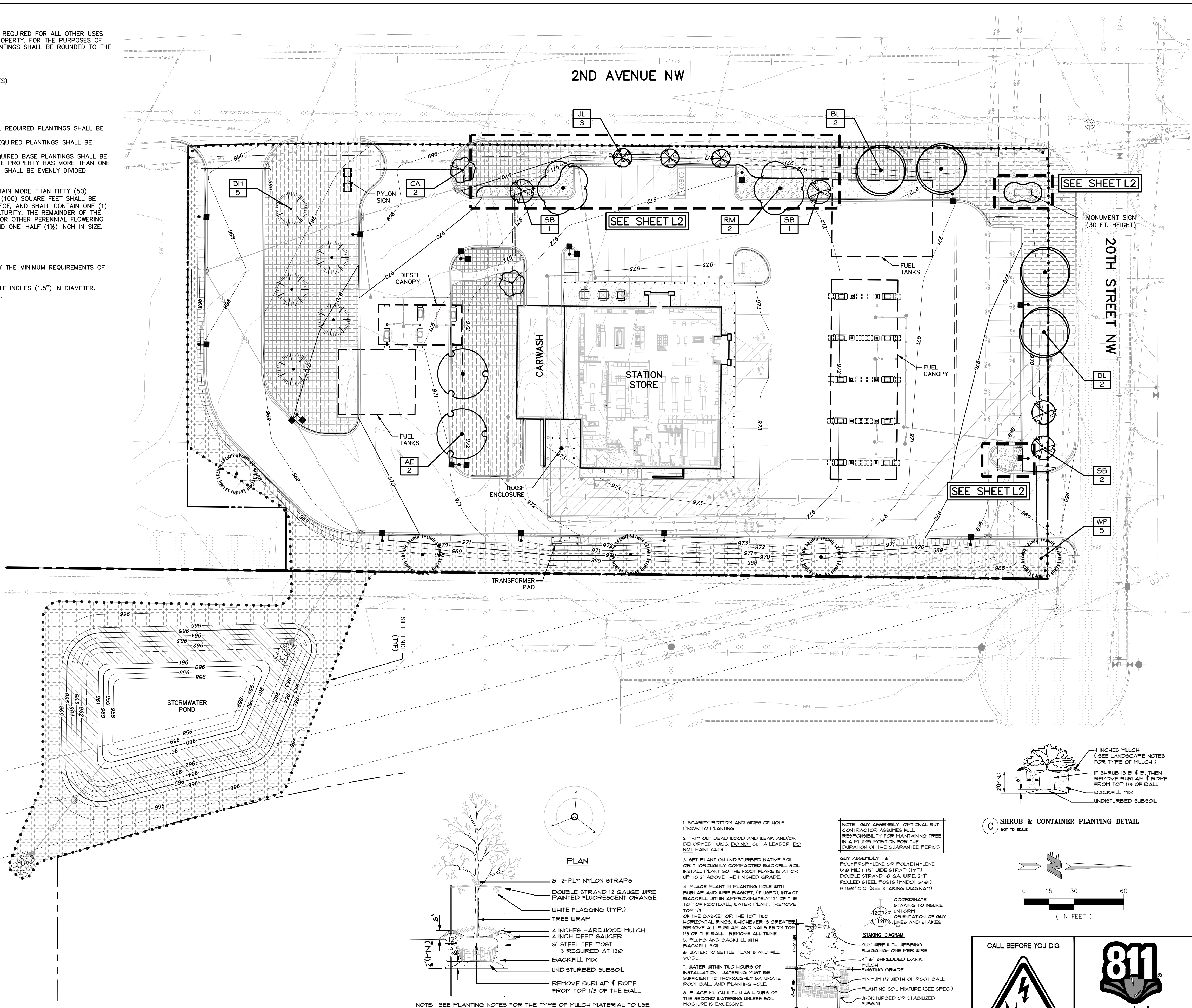
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.

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.



1 OVERALL LANDSCAPE PLAN

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

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOT TO SCALE

D CONIFEROUS TREE PLANTING DETAIL

B NOT TO SCALE

CALL BEFORE YOU DIE



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

LANDSCAPE PLAN

**CONVENIENCE STORE #793
WITH SINGLE BAY CARWASH
& SIDE DIESEL**

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

[illegible]

793 L1

DRAWN BY RJF

SCALE GRAPHIC

PROJ. NO. 9566-01

DATE 2021-10-23

SHEET



PLANT SCHEDULE

±200 LF POLY EDGING – BLACK

- 3. DIRT 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 SHALL BE ALLOWED. A 6' WIDE SAFETY FENCE SHALL BE INSTALLED AT THE PERIMETER OF EACH TREE 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, BOW-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 COMPLETED. REPAIR OF ANY EROSION EVENT MUST BE IMPLEMENTED WITHIN 7 DAYS. TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING:
- 3. CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- 4. SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT IS REQUIRED TO BE RESEDED SHALL BE RESEDED AND THEN RE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- 5. TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDER. 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 PREDIOR PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE. FOLLOW WITH SEEDER/SPREADER TO DISPERSE SEEDS IN LONGITUDINAL PASSSES, EACH PASS AT ONE-HALF THE INDICATED RATE. VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING SODDING THROUGHOUT WITH ADDITIONAL RE-SEEDING 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 PREDIOR PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 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 NURSERMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANTS AND MATERIALS USED IN THIS PROJECT. ALL PLANTING MATERIAL 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 APPLIED FROM THE TRUNK OF THE PLANT OUTWARD TO THE EDGE OF THE PLANTING BED. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

2. **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, 1/4-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. THE SYSTEM SHALL BE DESIGNED TO ADEQUATELY AND UNIFORMLY WATER ALL PLANTS REQUIRED TO BE INSTALLED 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-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR WARRANTY PERIOD INCLUDING 1 FALL WATERIZATION AND 1 SPRING START-UP. 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 CORRECT PLANTS IN 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, TIRE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS, BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CRACKER IS REQUIRED TO PROVIDE TEMPORARY COVERING TO ESTABLISH MAINTENANCE OF THESE SEEDS AREA IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUFFICIENTLY NATIVE PLANT COMMUNITY. SEEDS AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR TO MAINTAIN A WEED FREE AREA. THE SEED CRACKER SHOULD BE USED TO REMOVE ANY NON-NATIVE PLANT MATERIAL. COVER CRACKER SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CRACK HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES, AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN ANY PORTION OF THE WORK, THE LANDSCAPE ARCHITECT'S PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKSMANSHIP 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.

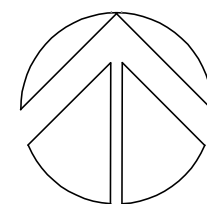
**Kwik
Star**

CARLSON
McCAIN

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 10/22/21 License #: 56346

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

[illegible]



SCALE: 1" = 30'-0"



Request for Planning Commission

TO: Planning Commission
THROUGH: Deanna Kuennen, Community & Economic Development Director
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: March 7, 2022
SUBJECT: Application to vacate unused public right of way

Background:

This action item is one of three the Planning Commission is asked to consider related to the development of a new convenience store / fuel station with a car wash at 1955 2nd Avenue NW.

With this item, the applicants seek to vacate unused public right of way easements and an access restriction at the subject site, that were established by the Minnesota Department of Transportation (MnDOT) for Hwy 218 through Faribault, but never used. MnDOT transferred the easement rights to the City a number of years ago (1978). The City Staff have determined that this portion of the old Hwy 218 right of way is not needed for public streets and City utilities and there are no objections to the proposed vacation of the right of way easements and release of the access restriction as proposed in this application.

City staff has prepared a draft vacation ordinance with appropriate findings to support this request.

Recommendation:

Motion to approve a Planning Commission recommendation for City Council approval of the vacation of unused public right of way as requested, based on the findings and subject to the conditions of approval as written in the draft ordinance.

Attachments:

1. Draft Ord. Vacating Certain Unused Right of Way Easements on Lots 2 and 3 of FWF Additon - First Reading

**CITY OF FARIBAULT
ORDINANCE No. 2022-__**

**VACATE CERTAIN UNUSED PUBLIC RIGHT OF WAY EASEMENTS AND
ACCESS RESTRICTIONS ON LOTS 2 AND 3 OF FWF ADDITION**

WHEREAS, Kwik Trip Inc. (Developer), on behalf Malecha Properties LLC. (Owner), has applied to the City of Faribault (City) requesting that the City vacate unused public right of way easements and access restrictions that were originally established for use as State Highway 218 and is no longer needed at this location addressed as 1955 2nd Avenue NW, legally described and graphically depicted in Exhibit A; and

WHEREAS, the applicant in this case has also applied to replat the subject property as Kwik Trip 793, to combine the parcels into one commercial lot; and

WHEREAS, the City Engineer has determined that there is no public need to maintain the easements proposed for vacation in this application; and

WHEREAS, the City Development Review Committee reviewed the Applicant's request and also finds there is no public need to maintain the easements proposed for vacation in this application; and

WHEREAS, City Staff has made a report to the Planning Commission related to the Developer's request; and

WHEREAS, the Planning Commission, on the 7th day of March, 2022 following proper notice, held a public hearing regarding said requests; and

WHEREAS, following said public hearing, the Planning Commission recommended that the City Council approve the vacation request based on the following written findings as required by Section 2-540 of the City of Faribault Unified Development Ordinance:

- 1. No private rights will be injured or endangered because of said vacation.** The requested vacation will not adversely affect private rights in any manner. The Kwik Trip 793 plat associated with this application will, re-establish or maintain required drainage and utility easements at the site.
- 2. The public will not suffer loss or inconvenience because of said vacation.** There is no public need to maintain the unused and unneeded public right of way easements, which the Developer has requested that the City vacate. The Kwik Trip 793 plat associated with this application will, re-establish required perimeter drainage and utility easements at the site which are adequate to serve adjacent properties.

3. No written objection was received, prior to the public hearing, from an adjacent property owner who did not join in the application. The proposed vacation will not adversely affect adjacent property owners.

WHEREAS, the City Council of the City of Faribault held a public meeting on March 22, 2022 for first reading, and on _____, 2022 for second reading of this ordinance in consideration of the Applicant's request, the Staff report, the summary results of the public hearing, and the written findings and recommendation of the Planning Commission related to the Applicant's request; and

WHEREAS, the City Council of the City of Faribault concurs with the recommendation and written findings of the Planning Commission as stated in the above recitals, and hereby makes the identical findings related to the vacation request; and

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings. The recitals set forth in this ordinance are incorporated into and made a part of this ordinance and, where applicable, constitute the findings of the Faribault City Council.

Section 2. Vacation. The unused right of way easements and access restrictions that have been conveyed to the City by the State of Minnesota, found on Lots 2 and 3 of FWF Addition as described in Exhibit A and graphically depicted in Exhibit B are hereby vacated.

Section 3. Easements to the State of Minnesota without Documentation of Conveyance or Release. State Highway Easements listed in Doc. No. 199850, have no documentation indicating the release or conveyance to the City. The Owner shall verify the release or conveyance of said easement from the State of Minnesota. The City releases any claims to said easements and if they are later found to have been conveyed to the City, the City hereby vacates said trunk highway easement over the subject site. The Owner shall be responsible for acquiring documentation from the State of Minnesota regarding release or conveyance of said easement.

Section 4. Authorization to take Additional City Action. The Mayor, City Administrator, and the City's Consultants are hereby authorized and directed to take any and all additional steps and actions necessary and convenient to accomplish the intent of this ordinance.

Section 5. Effective Date. This ordinance shall be effective after its passage and publication, in accordance with Chapter 3 of the City Charter.

Public Hearing Date: March 7, 2022
First Reading: _____, 2022
Second Reading / Adoption: _____, 2022
Publication Date: _____, 2022

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

EXHIBIT A
Legal Description

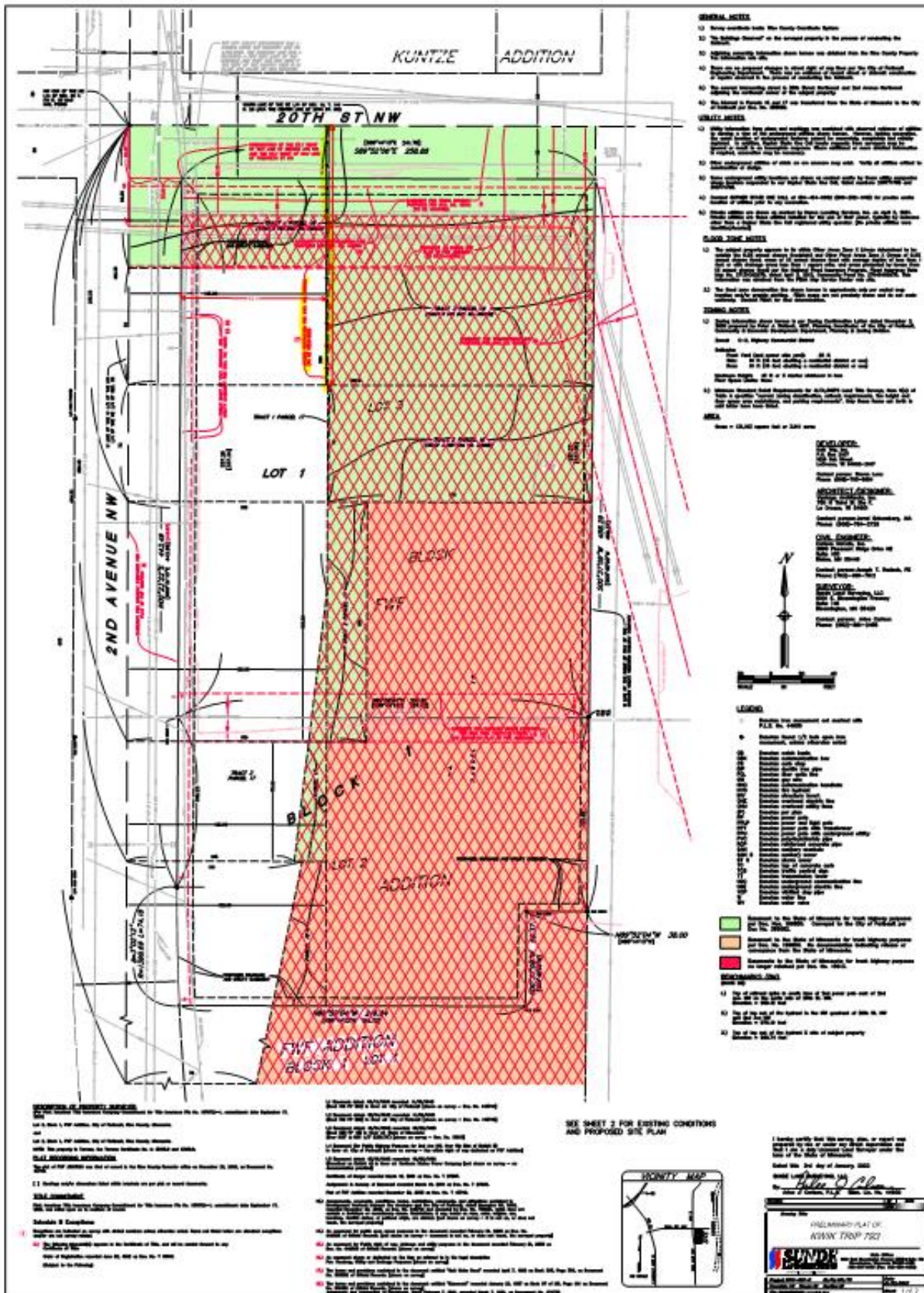
Lots 2, Block 1, FWF Addition, City of Faribault, Rice County, Minnesota
and

Lot 3, Block 1, FWF Addition, City of Faribault, Rice County, Minnesota

Note: This property is Torrens, Certificate No. 13155.0 and 13724.0

Exhibit B

Graphic depiction of the easements and access restriction to be vacated





Request for Planning Commission

TO: Planning Commission
THROUGH: Deanna Kuennen, Community & Economic Development Director
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: March 7, 2022
SUBJECT: Applications for Preliminary and Final Plat Approvals of Kwik Trip 793

Background:

This action item is the second of three the Planning Commission is asked to consider related to the development of a new convenience store / fuel station with a car wash at 1955 2nd Avenue NW.

Kwik Triip Inc. is seeking approval of applications for Preliminary and Final Plat of Kwik Trip 793 a subdivision proposal to re-plat Lots 2 and 3 of FWF Addition in order to create one lot for development of the site as described in the preceding memos. The City Staff have asked the applicants to include the dedication of an existing 7-foot wide roadway and public utility easement that extends along the west side of the property and provides space for utilities along 2nd Avenue NW. An associated application to vacate unused / un-needed public right of way easements on the site clear up some title concerns for development of the property.

Recommendation:

A Planning Commission recommendation for City Council approval of the Preliminary and Final Plats for Kwik Trip 793 based on the proposed findings and conditions of approval listed in the draft resolution.

Attachments:

1. Resolution for Prelim and Final Plat Approval Kwik Trip 793
2. Preliminary Plat - Kwik Trip 793
3. Final Plat - Kwik Trip 793

CITY OF FARIBAULT

RESOLUTION #2022-____

APPROVE THE PRELIMINARY AND FINAL PLATS OF KWIK TRIP 793

WHEREAS, Kwik Trip Inc. (Developers) on behalf of Malecha Properties LLC. (Owner) have requested preliminary and final plat approval to replat two commercial lots the Developers plan to purchase from the Owner located at 1955 2nd Avenue NW, and legally described as follows:

Lot 2 and Lot 3, Block 1, FWF Addition, City of Faribault, Rice County, Minnesota

;and

WHEREAS, City Staff has completed a review of said applications and made a report to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 7th day of March, 2022, following proper notice, held a public hearing regarding the applications, and following said public hearing made findings and recommended approval of the applications; and

WHEREAS, the City Council, on the 12th day of April, 2022, at a public meeting considered the application; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Kwik Trip 793 as depicted on Exhibit A, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is consistent with the area and dimensional requirements of lots in the C-2 Highway Commercial

District. The preliminary plat is consistent with all other applicable provisions of the Unified Development Ordinance.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan guides the subject property for Mixed Commercial and Residential Development. The proposed commercial use is consistent with this plan.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for a commercial lot that is compatible with other commercial properties in the vicinity.

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The layout of the lot in the preliminary plat is done in a manner consistent with the provisions of the City's Unified Development Ordinance and will be compatible with lots on adjoining properties.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of Kwik Trip 793 as depicted on Exhibit B, subject to the attached conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Applicants have applied for the final plat approval concurrently with the preliminary plat. The Final Plat conforms to the final plat.

2. Criteria: The plat conforms to all applicable requirements of the

Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault that the preliminary and final plat for Kwik Trip 793 are hereby approved, subject to the following conditions:

1. The Applicant/Property Owners shall adequately address all items as listed in the City Attorney's plat opinion letter or as may be otherwise directed by the City Engineer, City Attorney, or others with review and approval authority of the City.
2. On the final plat, the Developers shall dedicate the 7 foot wide public right of way, drainage and utility easement (Document No. 42683) as additional dedicated right of way with this plat.
3. The final plat shall be recorded with the Rice County Recorder's Office within twelve (12) months following City Council approval unless extended by the City or it shall be deemed null and void.
4. The final plat shall be submitted in a digital format suitable to the City Engineer when the final plat is forwarded for required City signatures.
5. The Property Owners shall enter into a Development Agreement with the City prior to recording the final plat and shall satisfy all terms and conditions set forth in the Development Agreement.
6. Before the approved final plat is filed with the Rice County Recorder's office, all applicable fees must be paid and the Developer must enter into a Development Agreement to the satisfaction of the City Attorney, and satisfy all requirements contained in the Development Agreement.
7. The City's parkland dedication requirements have previously been satisfied for this plat in accordance with the FWF Addition plat.
8. The Property Owners/applicants shall submit a current title commitment

for the plat and will be subject to any requirements resulting from City Staff's and the City Attorney's review of the title work and plat opinion issued for this plat.

9. Parkland Dedication has been satisfied in the prior subdivision (FWF Addition) of the property and no further parkland or cash in lieu of parkland is required with this application.
10. The City Administrator and City Attorney are authorized to have final revisions made to the plat and development agreement necessary to carry out City Council intent with this approval resolution.

Date Adopted: April 12, 2022

Faribault City Council

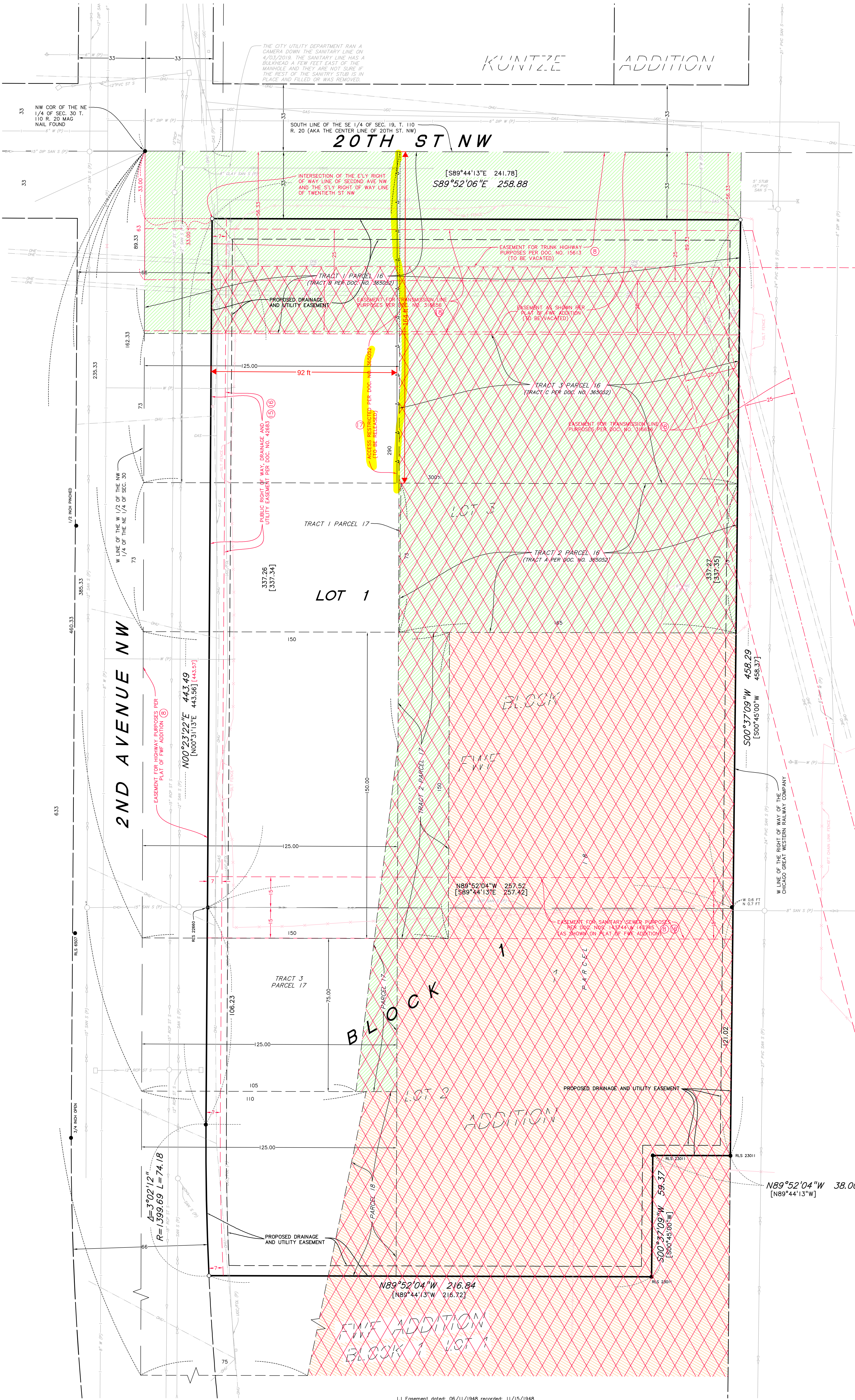
Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Exhibit A
Preliminary Plat

Exhibit B
Final Plat



- GENERAL NOTES**
- 1.) Survey coordinate basis: Rice County Coordinate System
 - 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
 - 3.) Adjoining ownership information shown hereon was obtained from the Rice County Property Tax Information web site.
 - 4.) There are no proposed changes in street right of way lines per the City of Fairbault Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - 5.) The nearest intersecting street is 20th Street Northwest and 2nd Avenue Northwest adjoining the northwest corner of the subject property.
 - 6.) The interest in Parcels 16 and 17 was transferred from the State of Minnesota to the City of Fairbault per Doc. No. 365052.
- UTILITY NOTES**
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation may be necessary.
 - 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 210771788 and 210771798.
 - 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
 - 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on April 5, 2021. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator. [No private utilities were identified/located]
- FLOOD ZONE NOTES**
- 1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27131C0267D, dated April 3, 2012, Community Panel No. 2704040267D. This information was obtained from the FEMA Map Service Center web site.
 - 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.
- ZONING NOTES**
- 1.) Zoning information shown hereon is per Zoning Confirmation Letter dated November 3, 2020 prepared by Peter J. Walodok, AICP, Planning Coordinator of the City of Fairbault, Community & Economic Development Department, Planning & Zoning Division.
- Zoned: C-2, Highway Commercial District
- Setbacks:
- Front Yard (and corner side yard): 25 ft
Side: 10 ft (15 feet abutting a residential district or use)
Rear: 10 ft (15 feet abutting a residential district or use)
- Maximum Height: 42 ft or 3 stories whichever is less
Floor Space Limits: None
- 2.) Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.
- AREA**
- Gross = 131,163 square feet or 3.011 acres

DEVELOPER:

Kwik Trip, Inc.
P.O. Box 2107
1626 Oak Street
LaCrosse, WI 54602-2107

Contact person: Steven Lowe
Phone: (608)-793-5954

ARCHITECT/DESIGNER:

Vantage Architects, Inc.
9001 E. Bloomington Freeway
Suite 118
La Crosse, WI 54601

Contact person: Jerrell Schomberg, AIA
Phone: (608)-784-2729

CIVIL ENGINEER:

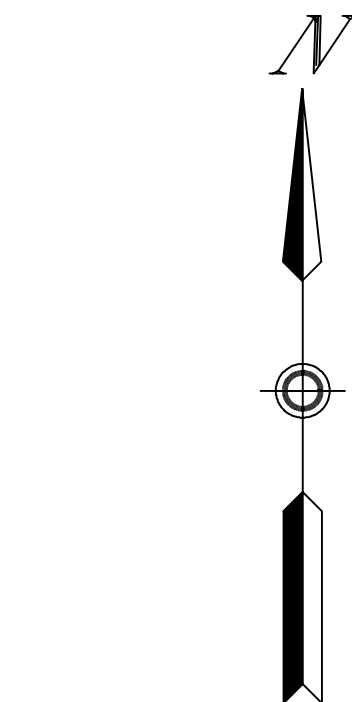
Carlson McCain, Inc.
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449

Contact person: Joseph T. Radach, PE
Phone: (763)-489-7912

SURVEYOR:

Sunde Land Surveying, LLC
9001 E. Bloomington Freeway
Suite 118
Bloomington, MN 55420

Contact person: Arlee Carlson
Phone: (952)-881-2455



LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found 1/2 inch open iron monument, unless otherwise noted
- CB Denotes catch basin
- CBX Denotes communication box
- CS Denotes curb stop
- DIP Denotes ductile iron pipe
- FOL Denotes fiber optic line
- GW Denotes guy wire
- HHC Denotes communication handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- OHE Denotes overhead electric line
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TT Denotes transmission tower
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve

- Easement to the State of Minnesota for trunk highway purposes per Doc. Nos. 199850. Conveyed to the City of Fairbault per Doc. No. 365052.
- Easement to the State of Minnesota for trunk highway purposes per Doc. No. 199850. No documentation indicating release or conveyance from the State of Minnesota.
- Easements to the State of Minnesota for trunk highway purposes no longer retained per Doc. No. 15613.

BENCHMARKS (BM)

- (NAVD 88)
- 1.) Top of railroad spike in south face of 2nd power pole east of 2nd Ave. NW on the north side of 20th St. NW.
Elevation = 969.15 feet
 - 2.) Top of top nut of fire hydrant in the NW quadrant of 20th St. NW and 2nd Ave. NW
Elevation = 976.19 feet
 - 3.) Top of top nut of fire hydrant E side of subject property
Elevation = 969.74 feet

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. 1578721-1, commitment date September 17, 2021)

Lot 3, Block 1, FWF Addition, City of Fairbault, Rice County, Minnesota.

and

Lot 2, Block 1, FWF Addition, City of Fairbault, Rice County, Minnesota.

NOTE: This property is Torrens, the Torrens Certificate No. is 13155.0 and 13156.0.

PLAT RECORDING INFORMATION

The plat of FWF ADDITION was filed of record in the Rice County Recorder office on December 22, 2008, as Document No. 43740.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. 1578721-1, commitment date September 17, 2021, was relied upon as to matters of record.

Schedule B Exceptions:

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

- 8.) The following Memorials(s) appears in the Certificate of Title, and will be carried forward to any Certificate of Title:

Order of Registration recorded June 02, 1992 as Doc. No. T 15613.

(Subject to the Following)

1.1 Easement dated: 06/11/1948 recorded: 11/15/1948 (Deed 166 PP 591) in favor of: City of Fairbault [shown on survey - Doc. No. 143744]

1.2 Easement dated: 08/14/1942 recorded: 11/15/1948 (Deed 166 PP 592) in favor of: City of Fairbault [shown on survey - Doc. No. 143745]

1.3 Easement dated: 10/24/1963 recorded: 08/25/1965 (Deed 225 PP 48) in favor of: State of Minnesota (Over N33° & N56 1/3° E258.78°) [shown on survey - Doc. No. 15613]

1.4 Easement (for Public Highway Purposes for 2nd Ave NW, Over Wly Side of Exhibit B) in favor of: City of Fairbault [shown on survey - lies within right of way dedicated on FWF Addition]

1.5 Easement dated: 03/16/1992 recorded: 06/02/1992 (Described on Exhibit A) in favor of: Northern States Power Company [not shown on survey - no documentation provided]

Certificate of Merger recorded March 19, 2001 as Doc. No. T 27837.

Assignment & Assump of Easement recorded March 19, 2001 as Doc. No. T 27838.

Plat of FWF Addition recorded December 22, 2008 as Doc. No. T 43740.

12.) Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Development Contract between the developer and the City of Fairbault, dated November 08, 2008, recorded December 22, 2008, as Doc. No. 043742 and amended by Doc. No. 156831, which does not contain a forfeiture or reversionary clause. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted. [not shown on survey - it is not on, or does not touch, the surveyed property]

14.) An easement for public open space purposes in the document recorded February 21, 2008 as Doc. No. 042882 of Official Records. [not shown on survey - easement is not on, or does not touch, the surveyed property]

15.) An easement for Public right of way, drainage and utility purposes in the document recorded February 21, 2008 as Doc. No. 042883 of Official Records. [shown on survey]

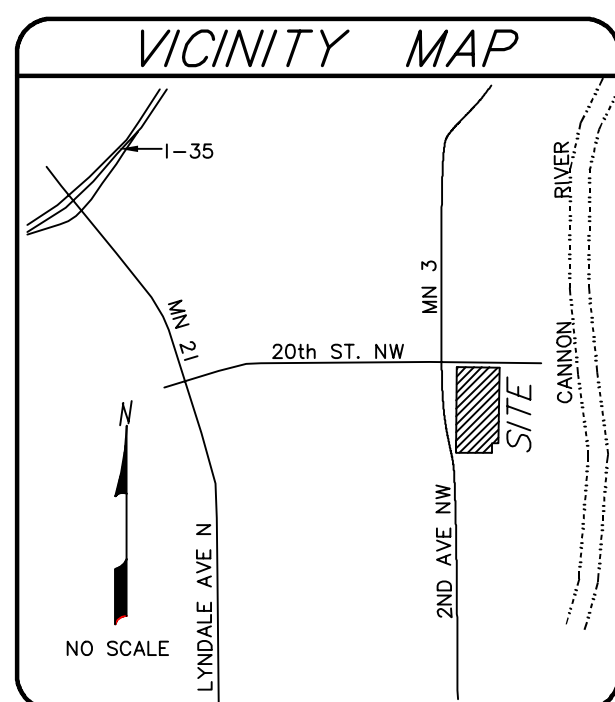
16.) An easement shown or dedicated on the Map as referred to in the legal description For: Roadway, Utility and Drainage Purposes [shown on survey]

17.) The terms and provisions contained in the document entitled "Quit Claim Deed" recorded April 7, 1992 as Book 365, Page 356, as Document No. 3165052 of Official Records. [shown on survey]

18.) The terms and provisions contained in the document entitled "Easement" recorded January 22, 1987 as Book 97 of MR, Page 491 as Document No. 316656 of Official Records. [shown on survey]

Assignment and Assumption of Easements, dated February 7, 2001, recorded March 7, 2001, as Document No. 474738

SEE SHEET 2 FOR EXISTING CONDITIONS AND PROPOSED SITE PLAN



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

Dated this 3rd day of January, 2022

SUNDE LAND SURVEYING, LLC

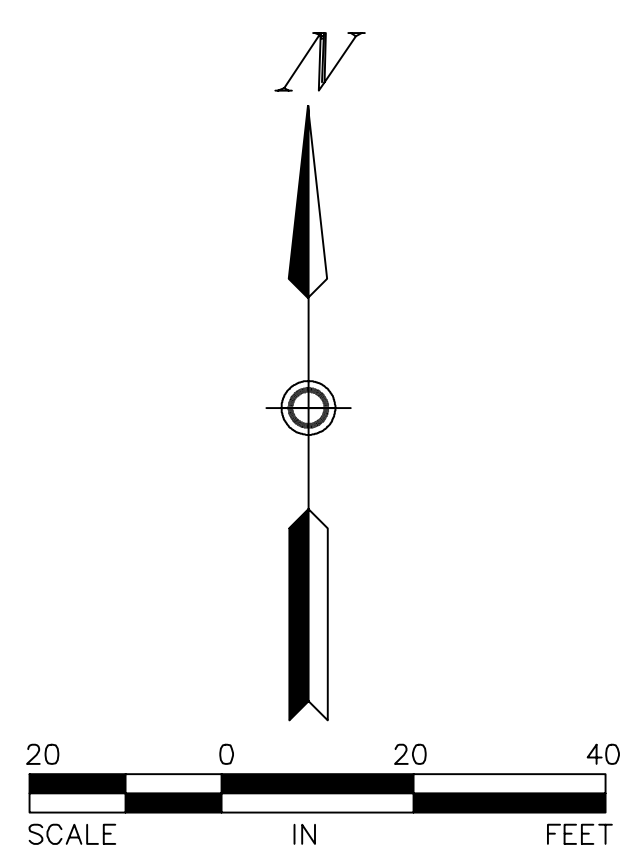
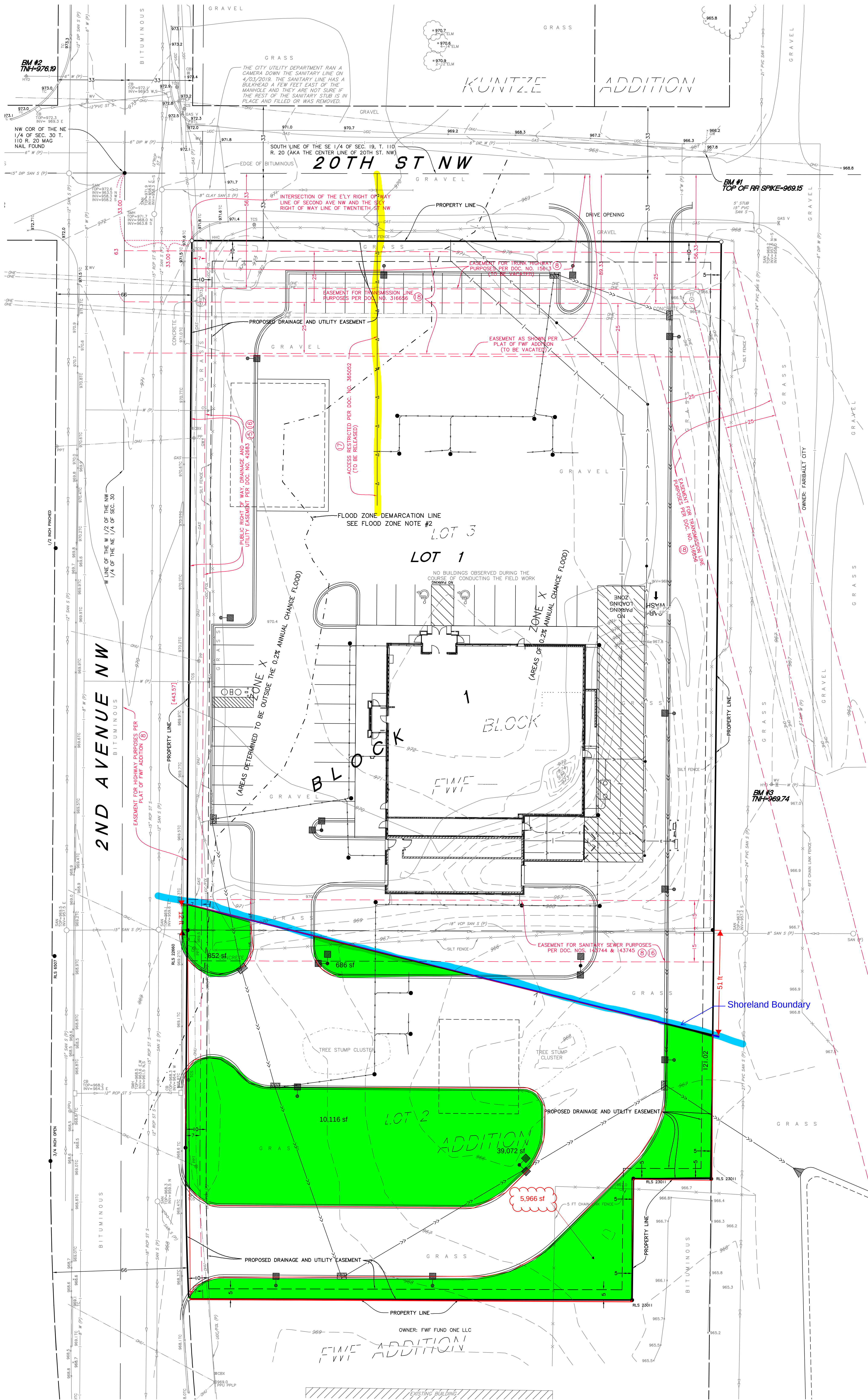
By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Lic. No. 44900

Revision	By	Date
	NDW	

Drawing Title:

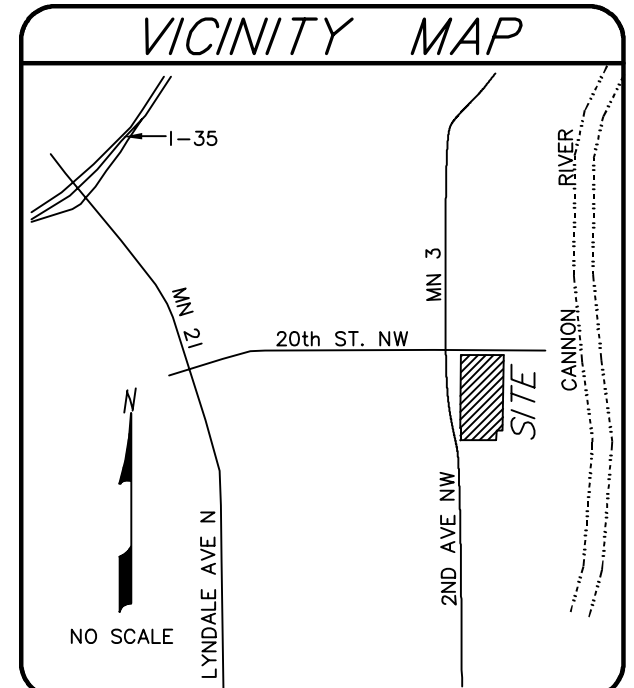
**PRELIMINARY PLAT OF:
KWIK TRIP 793**

SUNDE LAND SURVEYING www.sunde.com	Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-5435 952-881-2455 (Fax: 952-888-9526)
Project: 2019-029-B Township: 110 Range: 20 Section: 30 File: 2019029B001-preplat.dwg	By: BJC/Pjg Date: 01/03/2022 Sheet: 1 of 2



- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 44900
 - Denotes found 1/2 inch open iron monument, unless otherwise noted
- CB Denotes catch basin
CBX Denotes communication box
CIP Denotes curb stop
DIP Denotes ductile iron pipe
FOL Denotes fiber optic line
GW Denotes guy wire
HHC Denotes communication handhole
HYD Denotes fire hydrant
INV Denotes structure invert
OHE Denotes overhead electric line
OHU Denotes overhead utility lines
(P) Denotes per plan
PP Denotes power pole
PPLP Denotes power and light pole
PPT Denotes power pole with transformer
PPU Denotes power pole with underground utility
PVC Denotes polyvinylchloride pipe
RCP Denotes reinforced concrete pipe
SAN Denotes sanitary manhole
SAN S Denotes sanitary sewer
ST S Denotes storm sewer
TCS Denotes top of concrete curb
TCS Denotes traffic control sign
TT Denotes transmission tower
UCC Denotes underground communication line
UCE Denotes underground electric line
VCP Denotes vitrified clay pipe
W Denotes water line
WV Denotes water valve

- BENCHMARKS (BM)**
(NAVD 88)
- Top of railroad spike in south face of 2nd power pole east of 2nd Ave. NW on the north side of 20th St. NW. Elevation = 969.15 feet
 - Top of top nut of fire hydrant in the NW quadrant of 20th St. NW and 2nd Ave NW. Elevation = 976.19 feet
 - Top of top nut of fire hydrant E side of subject property. Elevation = 969.74 feet



Dated this 3rd day of January, 2022
Certified by: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SEE SHEET I FOR BOUNDARY DETAIL

SUNDE
LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3430
952-891-2455 (Fax: 952-888-9526)

File: 20190228001--prop/lot.dwg Sheet: 2 of 2

KWIK TRIP 793

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

Lots 2 and 3, Block 1, FWF Addition, according to the recorded plat thereof, Rice County, Minnesota.

Has caused the same to be surveyed and platted as KWIK TRIP 793 and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

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____.

Signed: _____ its _____

STATE OF _____

COUNTY OF _____

The instrument was acknowledged before me this ____ day of _____, 20____, by _____, _____, of Kwik Trip, Inc., a Wisconsin corporation, on behalf of the corporation.

Notary Public, _____
My Commission Expires: _____

I, Arlee J. Carlson, 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 the 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____.

Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Arlee J. Carlson.

Notary Public, _____
My Commission Expires _____

City of Faribault, State of Minnesota

This plat of KWIK TRIP 793 was approved and accepted by the City of Faribault, Minnesota this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

By: _____
City Administrator

County Surveyor, County of Rice, State of Minnesota

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

Mike Fangman Rice County Surveyor

Department of Property Taxation and Records, County of Rice, State of Minnesota

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

Department of Property Taxation and Records

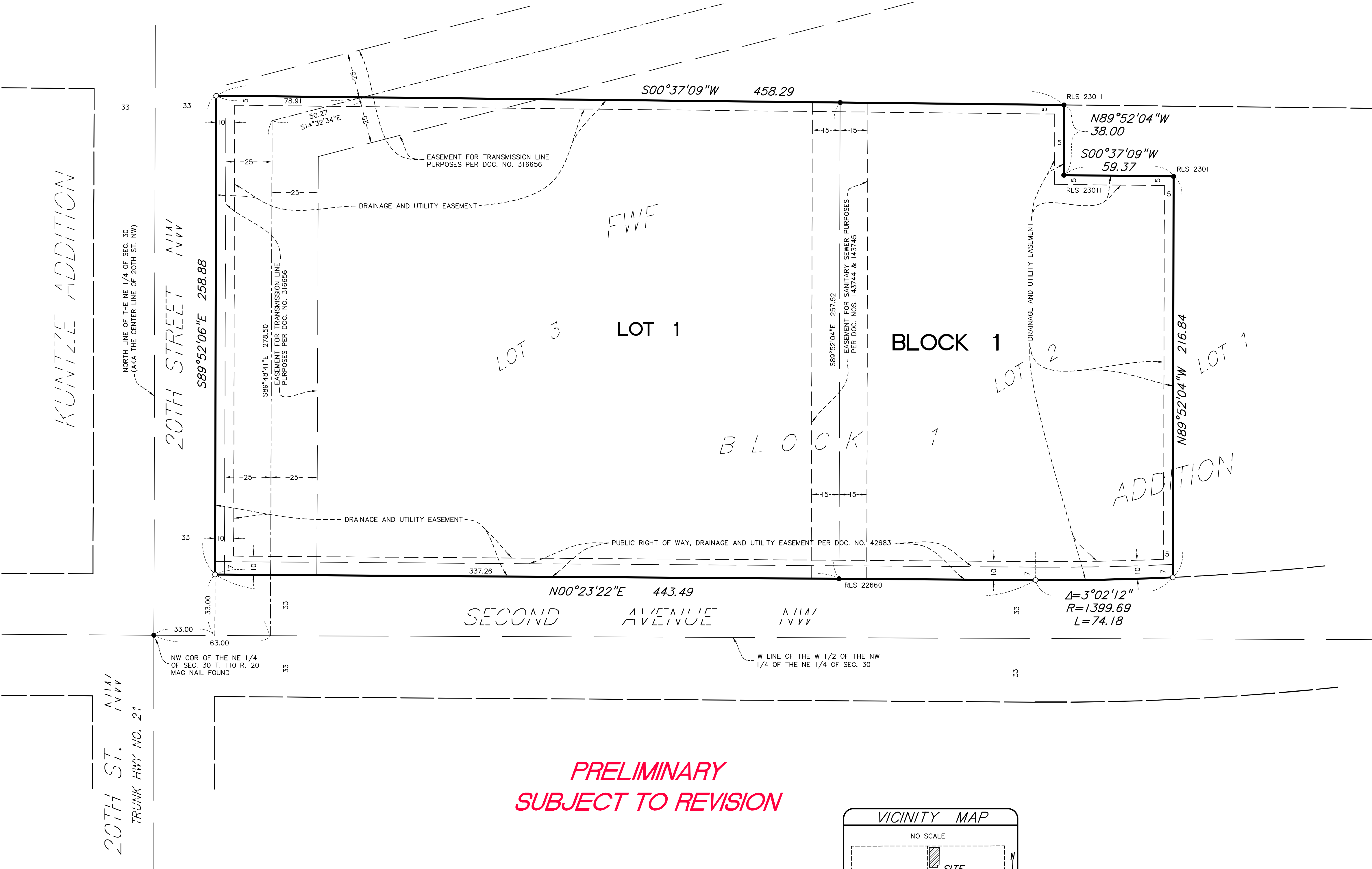
Registrar of Titles, County of Rice, State of Minnesota

I hereby certify that this plat of KWIK TRIP 793 was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20____, at _____ o'clock ____M., and was duly filed as Document Number _____.

_____, Registrar of Titles
Rice County, Minnesota

PRELIMINARY
SUBJECT TO REVISION

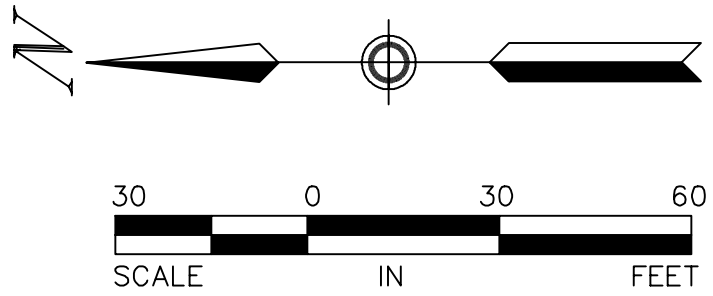
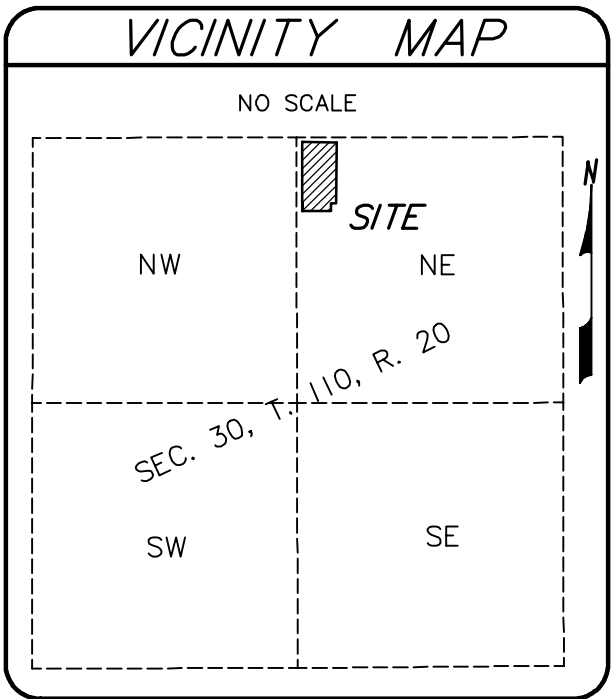
KWIK TRIP 793



PRELIMINARY
SUBJECT TO REVISION

- Denotes iron monument set marked with P.L.S. No. 44900, unless otherwise noted.
- Denotes found 1/2" open iron monument, unless otherwise noted.

FOR THE PURPOSES OF THIS PLAT THE WEST LINE OF LOT 3, BLOCK 1, FWF ADDITION IS ASSUMED TO BEAR N00°23'22"E





Request for Planning Commission

TO: Planning Commission
THROUGH: Deanna Kuennen, Community & Economic Development Director
FROM: Peter Waldock, AICP Planning Coordinator
MEETING DATE: March 7, 2022
SUBJECT: Application for a Conditional Use Permit for Development in the Shoreland Overlay District.

Background:

This action item is the third of three the Planning Commission is asked to consider related to the development of a new convenience store / fuel station with a car wash at 1955 2nd Avenue NW.

The applicants are seeking approval of a Conditional Use Permit (CUP) for development within the Shoreland Overlay District. As noted in the preceding memos, the application meets ordinance requirements for development. Staff has not identified overriding concerns with the application and is therefore recommending approval of the application as noted in the comments from the DRC regarding the applications for development in this case.

Recommendation:

A Planning Commission recommendation that City Council approve the Conditional Use Permit Application in this case based on the findings and subject to the conditions listed in the draft resolution.

Attachments:

1. Resolution Approving a CUP for Shoreland Development Kwik Trip 793 - 1955 2nd Ave. NW
2. Site Plan with notes - Kwik Trip Store 793

3. 2022-01-17 Cover Letter - General
4. Colored Elevations

CITY OF FARIBAULT

RESOLUTION #2022-__

APPROVE CONDITIONAL USE PERMIT FOR DEVELOPMENT WITHIN THE SHORELAND OVERLAY DISTRICT FOR KWIK TRIP INC. AT 1955 2ND AVENUE NW

WHEREAS, Kwik Trip Inc., applicant/developer, on behalf of Malecha Properties LLC., property owner, has requested a conditional use permit to build a new convenience store / fuel station with a car wash on a vacate site with some of the proposed driveways and fuel pump islands and underground fuel tanks to be located in the Shoreland Overlay District at 1955 2nd Avenue NW, legally described in Exhibit A attached hereto; and

WHEREAS, City Staff has completed a review of the application and made a report to the Planning Commission pertaining to said request, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on the 7th day of March, 2022, following proper notice, held a public hearing regarding the request, and following said public hearing made findings and recommended that the City Council approve the request; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of the requested conditional use permit based on the following findings as required by Section 2-300 of the City of Faribault, Unified Development Ordinance as follows:

1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.

The proposed development of a convenience store at the site as proposed, brings a needed use to an underutilized property adding value to area.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed improvements and use of the site will be compatible with adjoining commercial property.

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

The development is designed to be compatible with surrounding and nearby uses and will provide stormwater filtration at the site.

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

The proposal will provide stormwater management systems and natural plants for added filtration meeting state and local development standards for this use at the site.

- 5. The conditional use will not substantially diminish the value of neighboring properties.**

The new use proposed at this site will not be a detriment to property values in the area.

- 6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.**

The site has adequate capacity for public utilities, street capacity and access. There is sufficient police and fire protection levels in place for this use and it will not generate a need for further City services, or additional schools.

- 7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.**

There are sufficient public facilities in place for this use and it will not generate a need for further City services. The proposed use will benefit the economic welfare of the community.

- 8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.**

There is adequate onsite traffic circulation provided in this design.

- 9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.**

The development of this site will not result in damage or destruction of natural or historic features.

10. The conditional use is consistent with the applicable policies and recommendations of the city's Land Use Plan or other adopted land use studies.

The project is designed to meet current land use policies and plans.

11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

The project conforms to applicable regulations of the district and applicable requirements for approval within the ordinance.

WHEREAS, the City Council, on the 22nd day of March, 2022, at a public meeting considered the request; and

WHEREAS, the City Council concurs with all of the determinations and findings of the Planning Commission as stated in the above recitals and hereby makes the identical determinations and findings.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY FARIBAULT, MINNESOTA AS FOLLOWS:

Section 1: Incorporation of Recitals and Exhibits. The recitals set forth in this Resolution and the Exhibits attached hereto are incorporated into and made a part of this Resolution.

Section 2: Approval of a Conditional Use Permits. As authorized in Section 2-290 of the City of Faribault Unified Development Ordinance and in accordance with the required findings listed in Section 2-300 of the City of Faribault, Unified Development Ordinance, as stated in the recitals above, a conditional use permit to allow a new convenience store / fuel station, a portion of which is within the Shoreland Overlay District, is hereby approved in accordance with plans attached as Exhibit B (site plan) as approved by the City Council.

Section 3: Conditions of Approval. As authorized in Section 2-310 of the City of Faribault, Unified Development Ordinance, the following conditions of approval are deemed necessary by the City Council to mitigate adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in City ordinances are as follows:

1. Construction and Design shall result in the minimum necessary new impervious surface coverage at the site and shall not exceed 70% coverage within the Shoreland Overlay District boundary area as proposed on plans attached as Exhibit B.
2. Stormwater Management for this project shall be as approved by the City Engineer in accordance with City Ordinances.

3. Prior to issuance of Building Permits and Grading Permits, the applicants shall address all comments listed in the City Engineers Memo dated March 4, 2022.
4. The applicants shall enter into the necessary agreements with the City to accommodate the proposed stormwater detention for the site on adjoining City owned property.
5. Provide native/forb mixture grass in landscaped areas on site were feasible.
6. The Owner shall obtain the necessary building permits, grading permits and all other applicable permits before construction occurs on the subject property.
7. The driveway and parking areas must be adjusted to meet a 10' front setback requirement measured from the right of way or any right of way easements for 2nd Avenue NW along the west lot line.
8. The City Administrator is authorized to approve plan revisions to carry out the intent of this resolution.

Section 4: This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: March 22, 2021

Faribault City Council

Kevin F. Voracek, Mayor

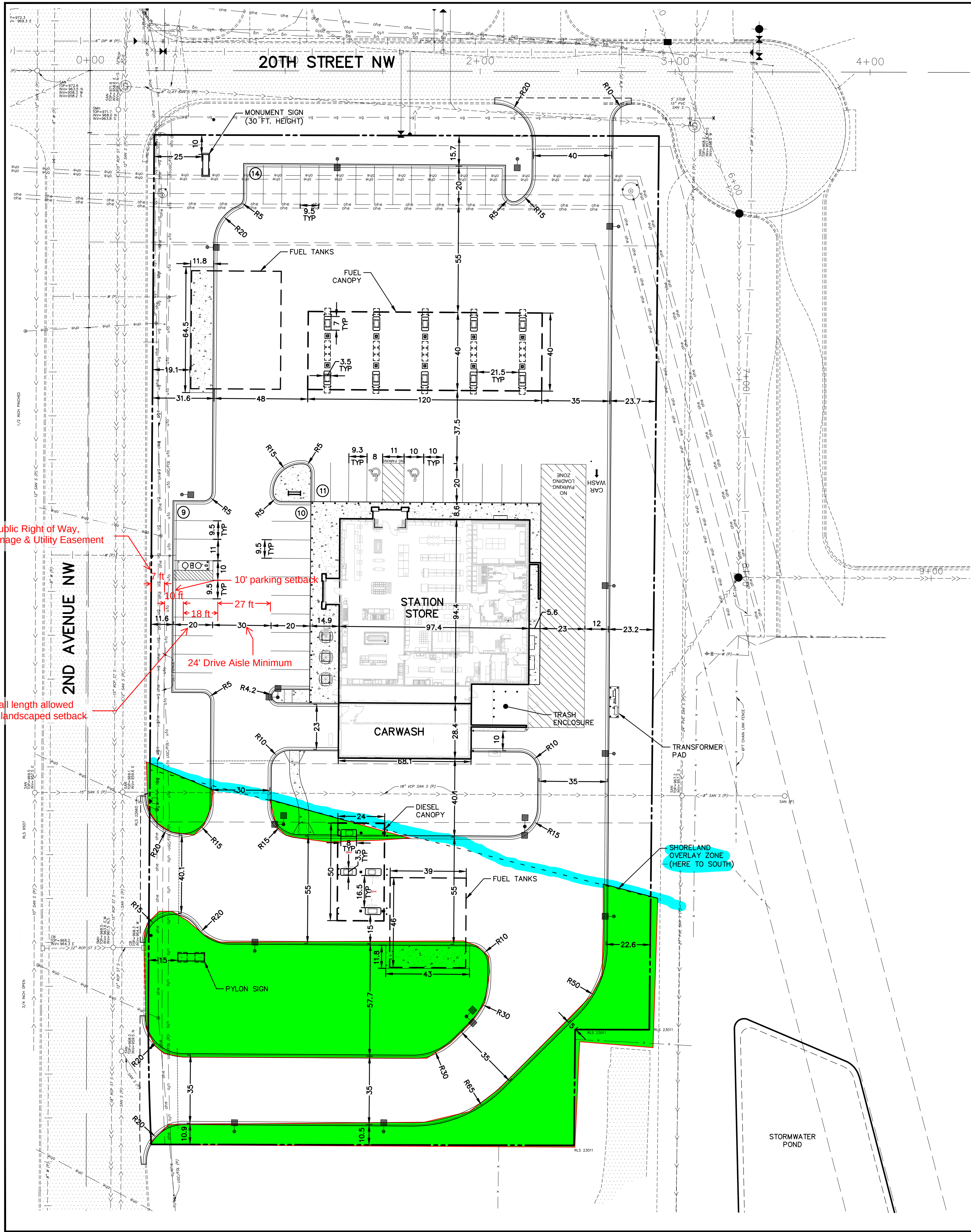
ATTEST:

Timothy C. Murray, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, Kwik Trip 793, City of Faribault, County of Rice, State of Minnesota.

Exhibit B
Site Plan



PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
GRAVEL	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND FIBER OPTIC	
OVERHEAD ELECTRIC	
FENCE	
COMMUNICATIONS BOX	
POWER POLE	
SANITARY MANHOLE	
LIGHT POLE	
SIGN	
TRANSMISSION TOWER	
GAS VALVE	
WATER VALVE	
GUY WIRE	
HYDRANT	

- SITE PLAN NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
SAW CUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS.
EXPANSION JOINT MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.
DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.
CONCRETE SEALER SHALL BE TK-26UV.

SITE DATA

ZONING:	B-2
PARCEL AREA:	131,163 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 7%
CARWASH:	1,931 SF 1%
PAVEMENT:	79,786 SF 61%
TOTAL:	90,843 SF 69%
PERVIOUS SURFACE AREA:	40,321 SF 31%
BUILDING HEIGHTS:	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPIES:	15.5 FT

SHORELAND OVERLAY AREA CALCULATIONS

TOTAL AREA:	38,762 SF
IMPERVIOUS AREA:	22,834 SF 59%
PERVIOUS AREA:	15,928 SF 41%

PARKING SUMMARY

STANDARD STALLS	42
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
DIESEL CANOPY STALLS	2
TOTAL STALLS	66

BENCHMARKS

1. TOP OF RAILROAD SPIKE IN SOUTH FACE OF 2ND POWER POLE EAST OF 2ND AVE NW ON THE NORTH SIDE OF 20TH ST NW ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN THE NW QUADRANT OF 20TH ST NW & 2ND AVE NW ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E SIDE OF SUBJECT PROPERTY ELEVATION = 969.74 (NAVD 88)

CALL BEFORE YOU DIG

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

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.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: Joseph T. Radach, P.E.
Signature: [Signature]
Date: 10/22/21 License #: 45889

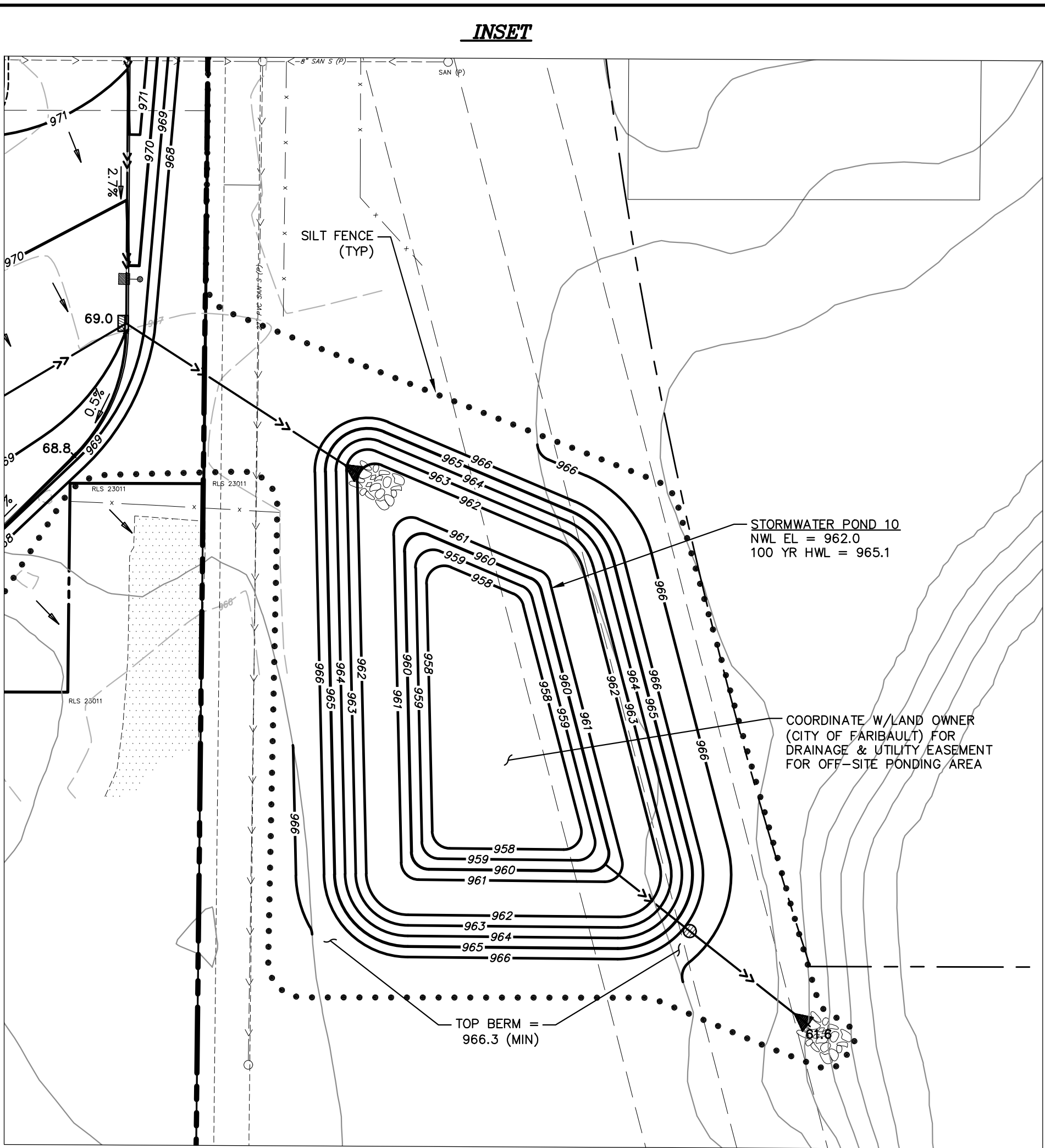
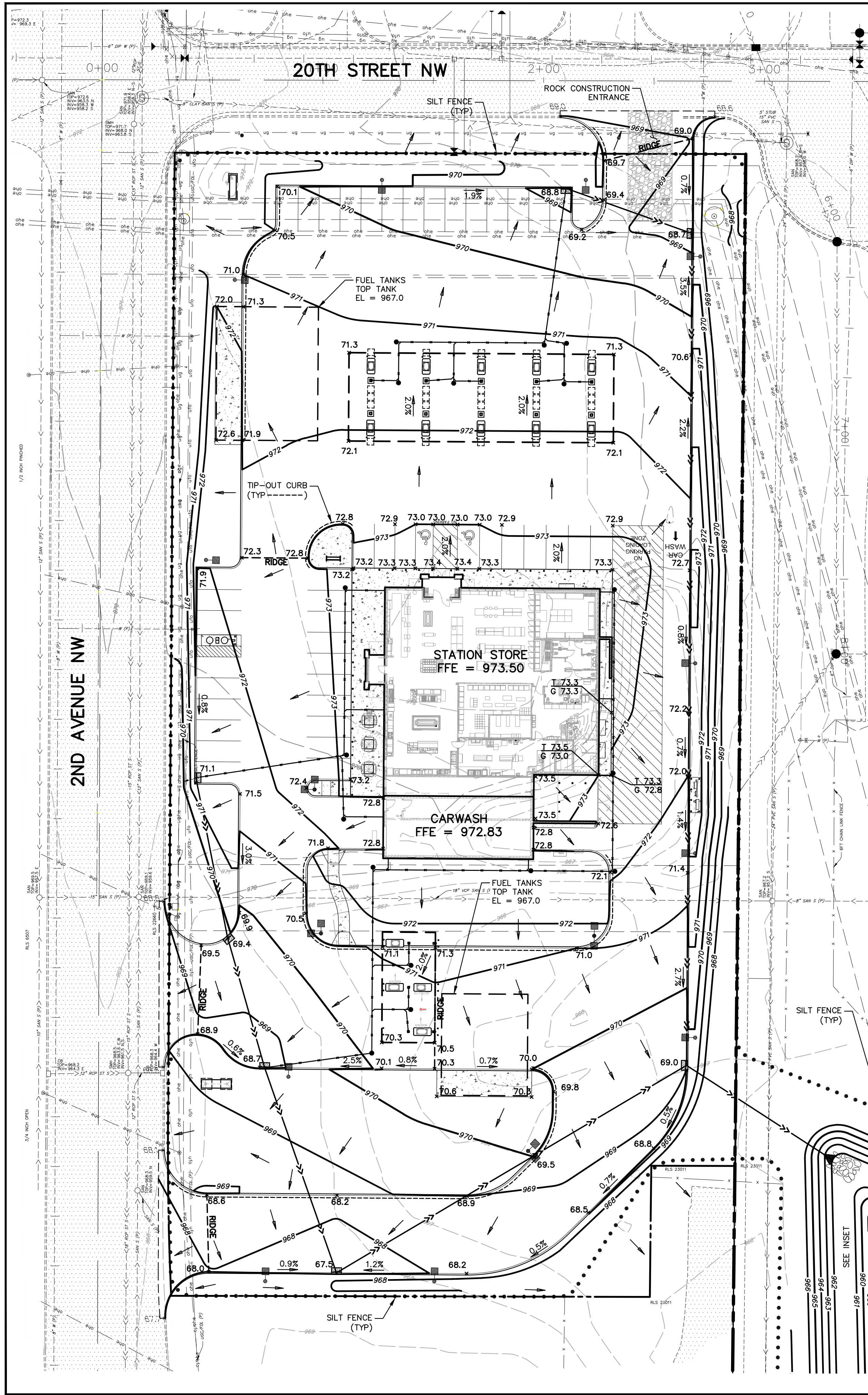
SITE PLAN (LAYOUT)

CONVENIENCE STORE #793 WITH SINGLE BAY CARWASH & SIDE DIESEL

2ND AVE NW & 20TH ST NW FAIRBAULT, MINNESOTA

#	DATE	DESCRIPTION
1	12/01/21	SHORELAND AREAS
2		
3		
4		
5		

DRAWN BY: JTR
SCALE: GRAPHIC
PROJ. NO.: 9566-00
DATE: 2021-10-22
SHEET: 793 SP2



PLAN LEGEND	
EXISTING	PROPOSED
CURB	
BITUMINOUS	
CONCRETE PAVEMENT	
CONCRETE WALK	
GRAVEL	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND FIBER OPTIC	
OVERHEAD ELECTRIC	
FENCE	
COMMUNICATIONS BOX	
POWER POLE	
SANITARY MANHOLE	
LIGHT POLE	
SIGN	
TRANSMISSION TOWER	
GAS VALVE	
WATER VALVE	
GUY WIRE	
HYDRANT	
5' CONTOUR	
1' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	
SILT FENCE	

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF FAIRBAULT 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 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, SEEDDED OR LANDSCAPED.

BENCHMARKS	
1. TOP OF RAILROAD SPIKE IN SOUTH FACE OF 2ND POWER POLE EAST OF 2ND AVE NW ON THE NORTH SIDE OF 20TH ST NW	ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN THE NW QUADRANT OF 20TH ST NW & 2ND AVE NW	ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E SIDE OF SUBJECT PROPERTY	ELEVATION = 969.74 (NAVD 88)



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 MCCAIN

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.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: Joseph T. Radach, P.E.
Signature:
Date: 10/22/21 License #: 45889

GRADING & EROSION CONTROL PLAN

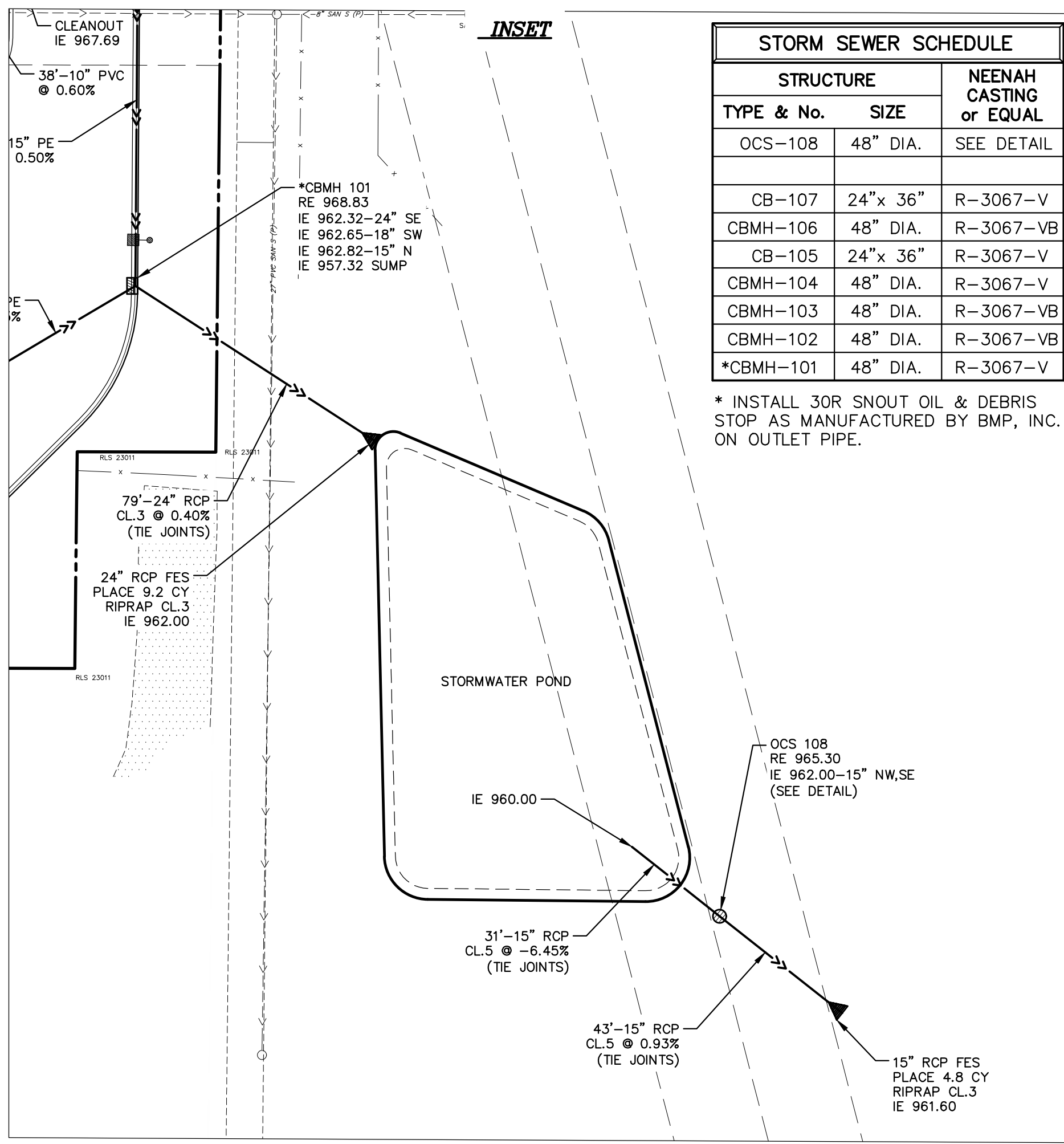
CONVENIENCE STORE #793 WITH SINGLE BAY CARWASH & SIDE DIESEL

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY: JTR
SCALE: GRAPHIC
PROJ. NO.: 9566-00
DATE: 2021-10-22
SHEET: 793 SP3

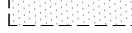
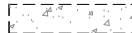
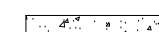
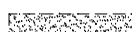
[illegible]



STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
OCS-108	48" DIA.	SEE DETAIL
CB-107	24"x 36"	R-3067-V
CBMH-106	48" DIA.	R-3067-VB
CB-105	24"x 36"	R-3067-V
CBMH-104	48" DIA.	R-3067-V
CBMH-103	48" DIA.	R-3067-VB
CBMH-102	48" DIA.	R-3067-VB
*CBMH-101	48" DIA.	R-3067-V

* INSTALL 30R SNOOT OIL & DEBRIS
STOP AS MANUFACTURED BY BMP, INC.
ON OUTLET PIPE.

PLAN LEGEND

	EXISTING	PROPOSED
CURB	=====	=====
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
GRAVEL		
PROPERTY LINE	----	=====
EASEMENT LINE	-----	=====
STORM SEWER	--<<  <<--	===== <<--
SANITARY SEWER	--<  <--	===== <--
WATER MAIN	-- ----- ---	===== -----
UNDERGROUND GAS	--wg-----wg---	===== G-----G---
UNDERGROUND ELECTRIC	--efo-----efo---	===== E-----E---
UNDERGROUND FIBER OPTIC	--fof-----fof---	===== T-----T---
OVERHEAD ELECTRIC	--oh-----oh---	
FENCE	--X-----X---	
COMMUNICATIONS BOX		
POWER POLE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
TRANSMISSION TOWER		
GAS VALVE		
WATER VALVE		
GUY WIRE	--gw-----	
HYDRANT		



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

GENERAL:

- Guiding Specifications:** The latest editions of the Minnesota Department of Transportation "Standard Specifications for Construction", the City Engineers Association of Minnesota (CEAM) Standard Specifications, the City of Fairbault Standard Specifications and the Minnesota Plumbing Code.
2. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). Comply with all applicable local, state, and federal safety regulations. OSHA prohibits entry into "confined spaces", such as manhole and inlets (see 29CFR Section 1910.146) without undertaking certain specific procedures. Construction safety is solely the responsibility of the Contractor, who is also solely responsible for the means, methods, and sequencing of the construction operations.
3. Perform all utility work in accordance with State and City requirements.
4. Contact the City of Fairbault Public Works Department for inspection of all utility work.
5. Connect to existing sanitary sewer M/W's by cordrolling. Connect to existing sewer sewer M/W's by either sawcutting or cordrolling. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measures before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
6. Perform trench excavations for all utilities in accordance with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches". (www.osha.gov)
7. Coordinate building utility connection locations at 5 ft. out from the proposed building with the interior plumbing contractor prior to construction. Verify water and sewer service locations and elevations with the Mechanical Engineer prior to construction.
8. The locations of existing utilities shown on this plan are from record information and field as-built data. 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 verify the vertical and horizontal location of all existing utilities (including water service lines and appurtenances). Notify the Engineer of any discrepancies.
9. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact 811 for locations of existing utilities at least 72 hours (not including weekends or holidays) before beginning any construction. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information.
10. Pothole to verify the location 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.
11. 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 utility companies. Coordinate new gas, electric and gas line installation, electric meter installation, and telephone service with the local utility companies.
12. Arrange for and ensure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all material not designated for salvage. Waste material and debris include trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operation. 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 local waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
13. Straight line saw-cut existing concrete or concrete surfacing at the perimeter of pavement removal area. Use saws that provide water to the blade. Task, and match all connections to existing bituminous pavement.
14. Relocate overhead power, telephone, and cable lines as required.
15. 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 rebar alloys. Unless otherwise indicated, the Contractor shall furnish all required materials.
16. Restore the public right-of-way. 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.
17. 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.
18. Adjust all curb stops, valve boxes, maintenance hole castings, catch basin castings, cleanout covers, and similar items to finished grade.
19. 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 and receiving groove on the pipe pointing upward. When connecting to an existing pipe, the existing pipe must be in place and the existing pipe must be open to allow any exfiltration in the proposed pipe to flow back into the existing pipe.
20. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project. 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, and regulations pertaining to the particular type of work involved.

STORM DRAINAGE:

- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catch basins conforming to ASTM D478, furnished with water stop gaskets and precast basins. Joints for all precast maintenance hole sections shall have conformed, rubber "O"-ring gaskets in accordance with ASTM D3212. The inside diameter of all catch basins shall be not less than 48 inches, unless otherwise noted.
2. All joints and connections to catch basins or manholes shall be watertight. Use resilient rubber seals, watertight gaskets, or approved cover. Cement mortar joints are not allowed, unless otherwise permitted by local municipality.
3. Maintenance holes and catch basins in paved areas shall be surped 0.05 feet. Catch basins in the gutter line shall be surped 0.17 feet. Elevations shown on the plans represent the surped elevations.
4. PVC Pipe: Use solid-on, SDR-35, ASTM D3034 Polyvinyl Chloride (PVC) Pipe for designated PVC storm sewer 4 to 10-inches in diameter, unless otherwise noted. Joints for all PVC storm sewer shall have push-on joints with molded rubber gaskets meeting the requirements of ASTM D3212, excepting service lateral pipe connections to pits, lines, sumps, and manholes which shall have solvent-cemented joints meeting the requirements of ASTM D2855 and ASTM D3212. Lay all PVC pipe on a continuous granular bed. Installation must comply with ASTM D2321.
5. 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 Bureau of Reclamation type R-4, with conformed rubber "O"-ring gaskets in accordance with ASTM C308.
6. RC Arches: Install a reinforced concrete span on the free end of all daylight RCP storm sewer pipes. The last three sections (including apron) of all daylight RCP storm sewers with a minimum of two tie bar 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. Install safety-trach rods on all concrete aprons.
7. 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 walls, or that pass through soil or water identified as being contaminated. 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.
8. Use minimum depths, or approved cover, of the type indicated in the Storm Sewer Schedule.
9. 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 inches wide and centered on the pipe. Install the insulation bushes 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high-density, closed cell, rigid board equivalent to DOW Styrofoam Hi-40 plastic foam insulation.
10. Cleanouts: Install cleanouts on all roof drains in accordance with S.P.S. 382.35, (3)(C)(i). The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 10-inches and under in size. Cleanouts shall be of the same nominal size as the pipes they serve. Install a meter box frame and solid lid (Nelson R-194-A, or approved equal) over all cleanouts unless otherwise noted.
11. HDPE Requirements:
- 11.1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan.
- 11.2. HDPE pipe shall conform to the requirements of AASHTO M294 and Section 12 of the AASHTO LRFD Bridge Design Specification.
- 11.3. Pipes 4" to 10" in size must comply with AASHTO M252.
- 11.4. Pipes 12" to 60" in size must comply with ASTM F2306.
- 11.5. All fittings must comply with ASTM Standard D3212.
- 11.6. Water-tight joints must be used at all connections including structures.
- 11.7. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D3231. All sections of the corrugated HDPE pipe shall be coupled in order to provide water tight joints.
- 11.8. Testing shall be performed in accordance with the City specifications.

BENCHMARKS

1. TOP OF RAILROAD SPIKE IN SOUTH-
FACE OF 2ND POWER POLE EAST
OF 2ND AVE NW ON THE NORTH
SIDE OF 20TH ST NW

ELEVATION = 969.15 (NAVD 88)
2. TOP OF NUT OF FIRE HYDRANT IN
THE NW QUADRANT OF 20TH ST
NW & 2ND AVE NW

ELEVATION = 976.19 (NAVD 88)
3. TOP OF NUT OF FIRE HYDRANT E
SIDE OF SUBJECT PROPERTY

ELEVATION = 969.74 (NAVD 88)

***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



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.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: Joseph T. Radach, P.E.

Signature: Joe T. K

Date: 10/22/21 License #: 45889

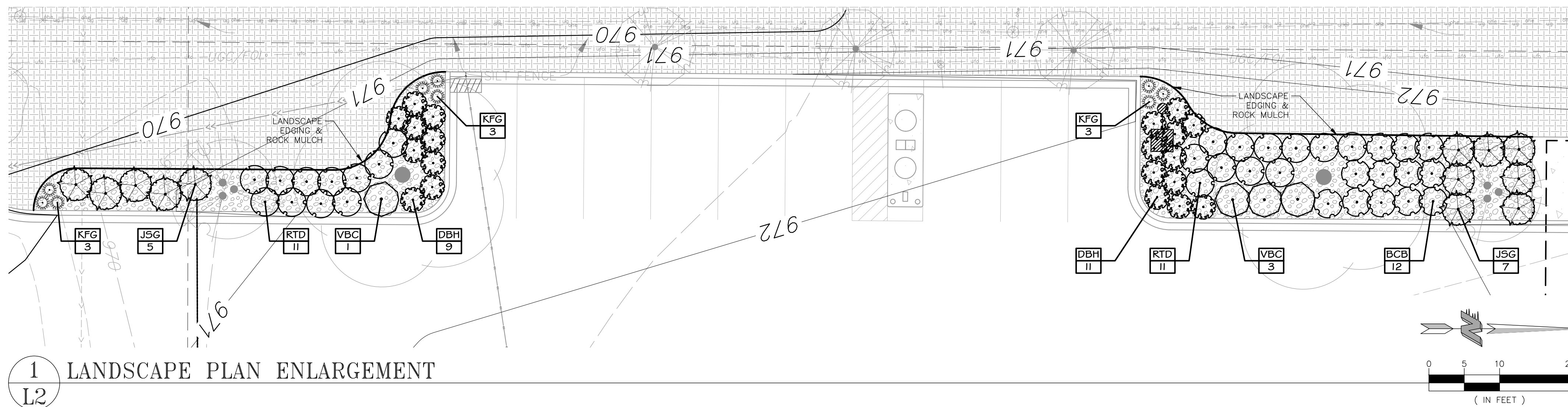
UTILITY PLAN (STORM SEWER)

CONVENIENCE STORE #793
WITH SINGLE BAY CARWASH
& SIDE DIESEL

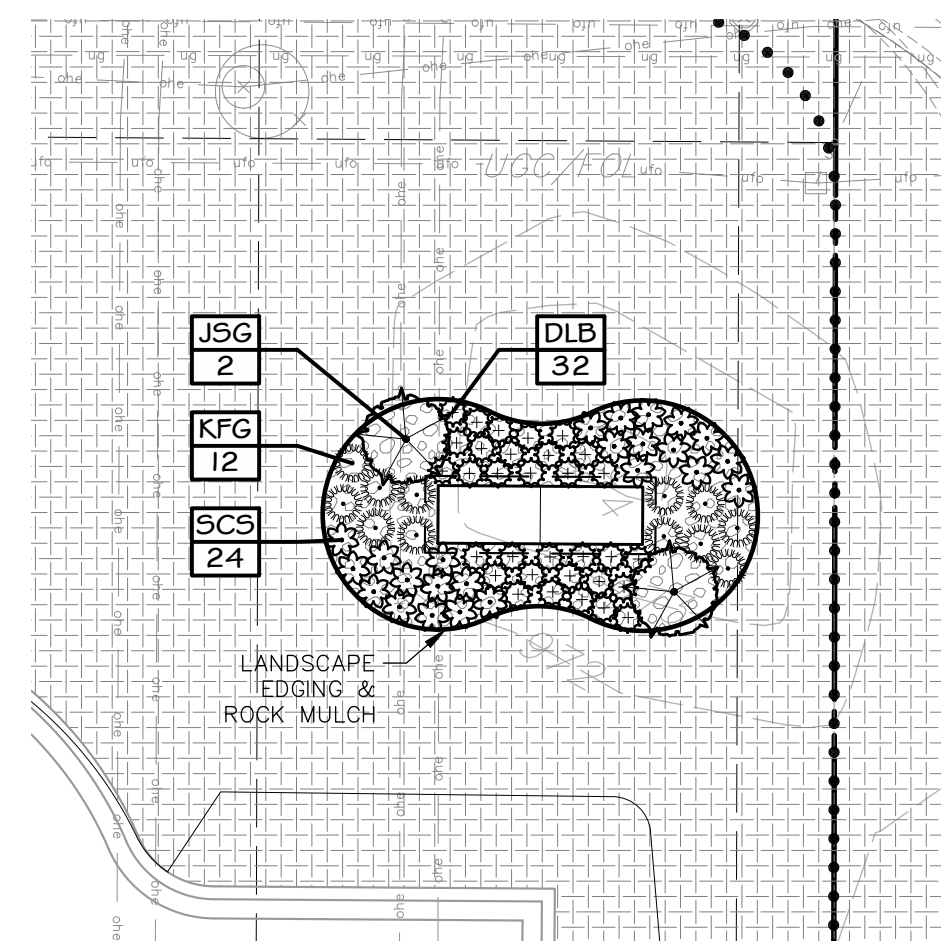
2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

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PROJ. NO.	9566-00	DATE 2021-10-22
SHEET	793 SP4 1	

793 SP4.1

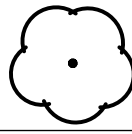
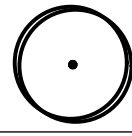
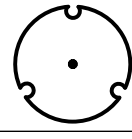
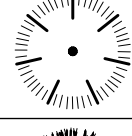
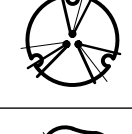
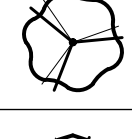
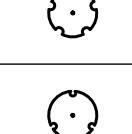
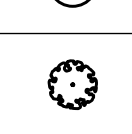
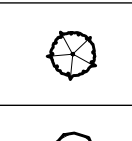
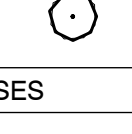
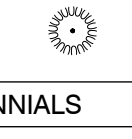
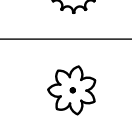
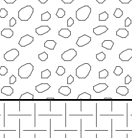
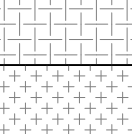
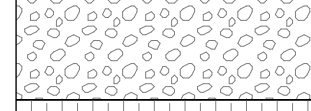
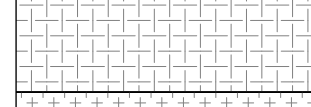
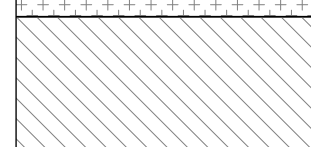


LANDSCAPE PLAN ENLARGEMENT



2 MONUMENT SIGN
L2

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	2	Acer rubrum `Northwood`	Northwood Red Maple	2" Cal.	B&B
	BL	4	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	2	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BH	5	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	5	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	4	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7" Ht.	B&B
	CA	2	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
	JL	3	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BCB	20	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	RTD	22	Cornus sericea `Alleman`'s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	29	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	JSG	14	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	VBC	4	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`'s Compact American Cranberry Bush	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KFG	24	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DLB	32	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
	SCS	24	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	1,578 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	30,766 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	20,716 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	8,411 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	

MISC. LANDSCAPE QUANTTTIES

±200 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, MULCH, EROSION CONTROL, AND ROCK CURBS FOR EROSION CONTROL. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE NOT INDICATED TO BE SOODED OR SEEDING SHALL BE RE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TREF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE TO SOODED AND SEEDING AREAS. APPLY MULCH OR ROCK CURBS TO PREVENT WIND EROSION. PACK NOT EACH CUT MORE THAN 24-HOURS IN ADVANCE OF BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FEE OR WOODS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'X10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SEEDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TO BREAK UP CRUSTS. SOIL SURFACE FOR SODDING SOO SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO 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 PLACED FROM THE INSIDE OF THE PLANTING BED OUTWARD. MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A MINIMUM DEPTH. 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 OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, WET AND BACKFLOW PREVENTERS, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING REPAIRS. THE IRRIGATION SYSTEM DESIGN AND 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 ONE WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. **NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CRASH OCCURS IN THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR TO MAINTAIN A WEED-FREE ENVIRONMENT. HERBICIDE APPLICATION SHALL OCCUR IN YEAR 1. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CRASH HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
17. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR 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**

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489-7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.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.

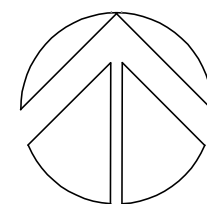
Name: Ryan J. Ruttger, RLA
Signature: 
Date: 10/22/21 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #793
WITH SINGLE BAY CARWASH
& SIDE DIESEL

2ND AVE NW & 20TH ST NW
FAIRBAULT, MINNESOTA

[illegible]



SCALE: 1" = 30'-0"

E 1.0



Store Engineering

FAX 608-793-6237

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

www.kwiktrip.com

City of Faribault
Peter Waldock
208 NW 1st Ave
Faribault, MN 55021

January 17th, 2022

CUP Application Site Plan Review Application

Mr. Waldock,

This letter is intended to accompany our submittal for our application to the City of Faribault for the requested Conditional Use Permit Application and Site Plan Review Application for our proposed project located at the SE Corner of 20th St NW & 2nd Ave NW.

Kwik Trip, Inc. is proposing the construction of a 11,120 S.F. convenience store w/ attached 1-Bay Carwash and an attached dumpster enclosure w/ Fueling Canopy, and separate Diesel Canopy. I have submitted this in digital format as well as hard copies requested in applications. I have included checks for the following: CUP Fee \$500.00 and Site Plan Review Fee \$100.00. If there is anything additional needed, please don't hesitate to reach out to me any time.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. 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: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, off-sale alcohol products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs are \$2,500,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

Jeff Osgood – Sr. Development Manager - Store Engineering - Kwik Trip, Inc.

608-793-5547 - josgood@kwiktrip.com 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

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.



FRONT RIGHT VIEW



REAR RIGHT VIEW



FRONT LEFT VIEW



REAR LEFT VIEW



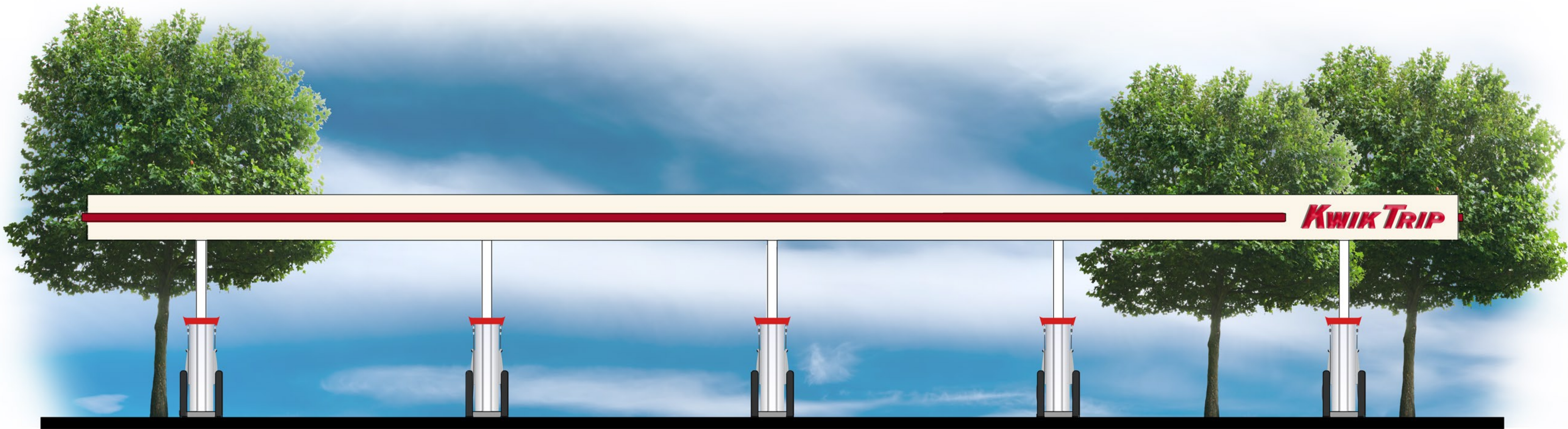
FRONT ELEVATION

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EXTERIOR ELEVATIONS
GEN 3 RIGHT HAND with 1 Bay Carwash



1 FRONT ELEVATION

***KWIK
TRIP***

***KWIK
STAR***

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10 MPD

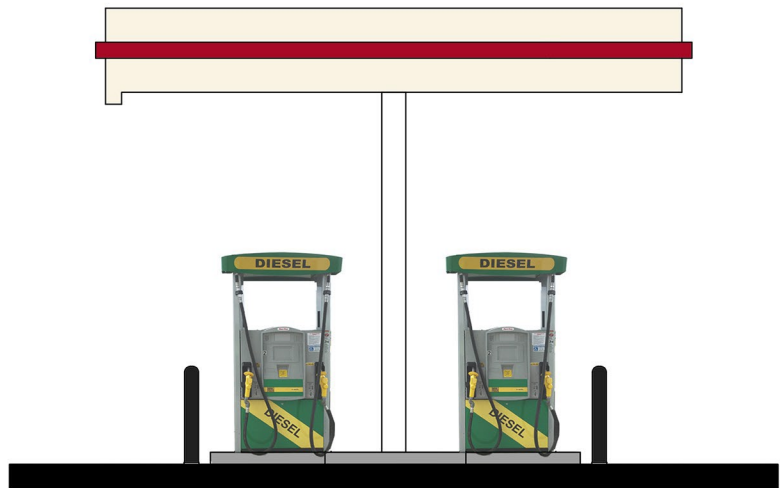


2 SIDE ELEVATION

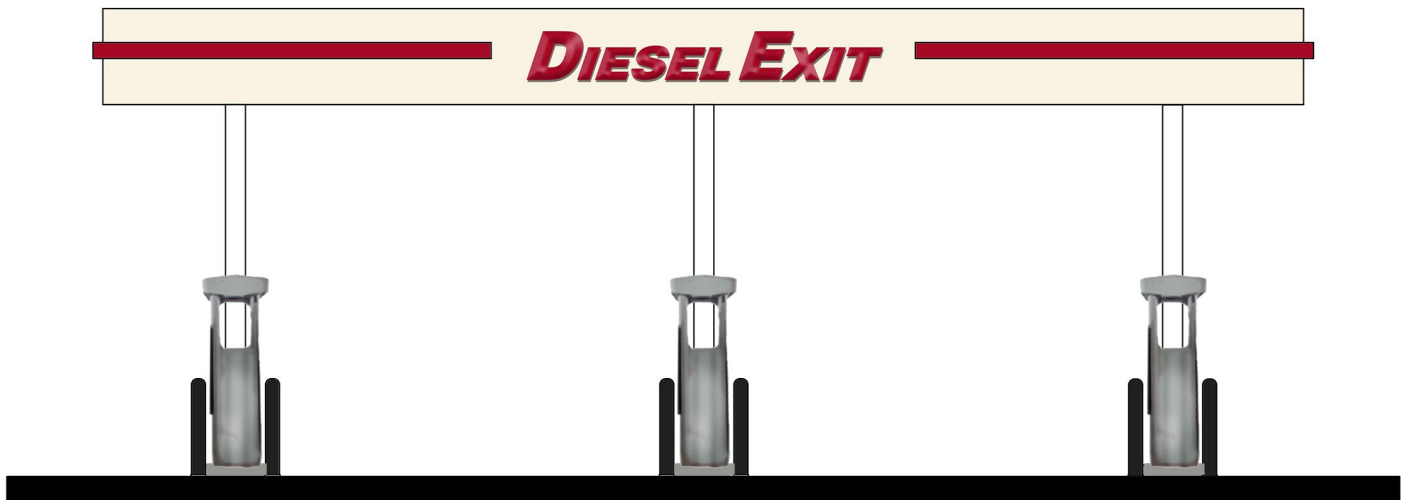
1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION



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2 LANE DIESEL