

City of Maple Plain

Request for Site Plan Review, Conditional Use Permits and Preliminary and Final Plat to Allow the Construction of a New Convenience Retail Store, Fuel Station, Car Wash and Associated Site Improvements for the Property Located on Gateway Boulevard

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	March 7, 2025
<i>Applicant:</i>	Emily Helwig
<i>Owner:</i>	Kwik Trip, Inc.
<i>Location:</i>	Gateway Blvd. (PID No. 25-118-24-11-0040)

Request:

Emily Helwig (Applicant) and Kwik Trip, Inc. (Owner) request that the City consider the following actions for the property located between Gateway Blvd. and Highway 12 without an address (PID No. 25-118-24-11-0040):

- a. Site plan review to consider the development of a new Kwik Trip Convenience Store, Fuel Station and Car Wash.
- b. A conditional use permit to allow the fuel station and car wash.
- c. Preliminary and final plat to allow the existing Outlot to be converted into a buildable lot.
- d. A conditional use permit to allow a sign(s) that do not meet all applicable requirements of the City's sign ordinance. The applicant has submitted a full sign package specific to the requested use of the property.

Property/Site Information:

The property is located along the south north of State Highway 12 between CSAH 29 and Howard Ave. and just south of Gateway Blvd. The subject property is located within the Mixed Use – Gateway District. This property was established as an Outlot at the time that Cassia developed their building and site improvements. property has the following characteristics:

Property Information: PID No. 25-118-24-11-0040

Zoning: *Mixed Use - Gateway*

Comprehensive Plan: *Mixed-Use*

Acreage: ±2.6 Acres

Aerial Photograph



Discussion:

The applicant approached the City about the possibility of developing the property and constructing a new convenience store, fuel station, car wash associated site improvements. All commercial and industrial development is required to go through the site plan review process. Site plan review requires the review of the Planning Commission and City Council. The City shall consider the proposed site plan and subsequent effects relating to evaluation criteria established in the City's ordinance.

153.045 INTENT AND PROCEDURE

(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).

In addition to site plan review, it was noted that the city considers fuel stations and car washes to be conditional uses in the MU-G zoning district. The applicant is seeking a conditional use permit to allow the fuel station and car wash. In order for the applicant to purchase and develop the property it will also be necessary to consider approval of a preliminary and final plat that will accomplish the subdivision of the Outlot into a buildable lot with the remainder staying as an Outlot.

The applicant is proposing to construct a one-story, 9,000 SF convenience store building and a 1,787 SF car wash on the subject property. The proposed building would need to comply with the City's design standards for commercial buildings in the MU-G zoning district. In addition to the buildings and site improvements, the applicant is proposing to construct an off-street parking area to support the proposed use. The parking area would consist of 57 off-street parking spaces. The following summarizes the parking, setback and architectural standards for the proposed use.

Parking is required in accordance with the city's zoning ordinance. Please note that the east bank of spaces is labeled as having nine (9) spaces but there are only eight (8) on the plan. The city does not provide a specific parking requirement for convenience stores or modern motor fuel stations. The city's ordinance notes retail requirements as 1 space per 250 SF of the building GFA. While this is an acceptable requirement, I would consider using 5 spaces per 1,000 SF of the building GFA (total of 51 spaces required). This would generate similar numbers to the total parking spaces proposed. Using both standards, the proposed plans appear to meet applicable parking requirements.

REQUIRED

Motor Fuel Station: 4 spaces

Convenience Store: 1 space per 250 GFA (9,070 SF/250 = 37)

Car Wash: 1 space

TOTAL: 42 spaces

PROVIDED

Standard Stalls 35 spaces

Accessible 2 spaces

Fuel Canopy 20 spaces

TOTAL: 57 spaces

Architectural Guidelines:

First Floor (primary elevation):

- 60% openings, window, doors, fenestration, (~60% proposed)
- 35% wood, brick, stone, hardie board siding (100% brick)

- 5% other materials

The applicant is proposing a new commercial structure that incorporates many of the architectural aspects and building materials in an attempt to meet the intent of the City's design guidelines for the Mixed-use Gateway district. The applicant has proposed a combination of glass windows and doors and brick for the entirety of the building facade. The sides and rear of the building would be 100% brick siding with some windows as shown. The City will need to determine if the proposed building is consistent with the intent of the design guidelines.

Setbacks Required:

Minimum Lot Size: 6,000 SF
Minimum Lot Width: 100 feet
Front Yard Setback: 5 feet
Side Yard Setback Building: 20-foot setback
Rear Yard Setback: 20 feet minimum
Parking Setback: 10 feet from collector streets, 50 feet from Highway 12, 5-foot side yard (commercial)

Setbacks Proposed:

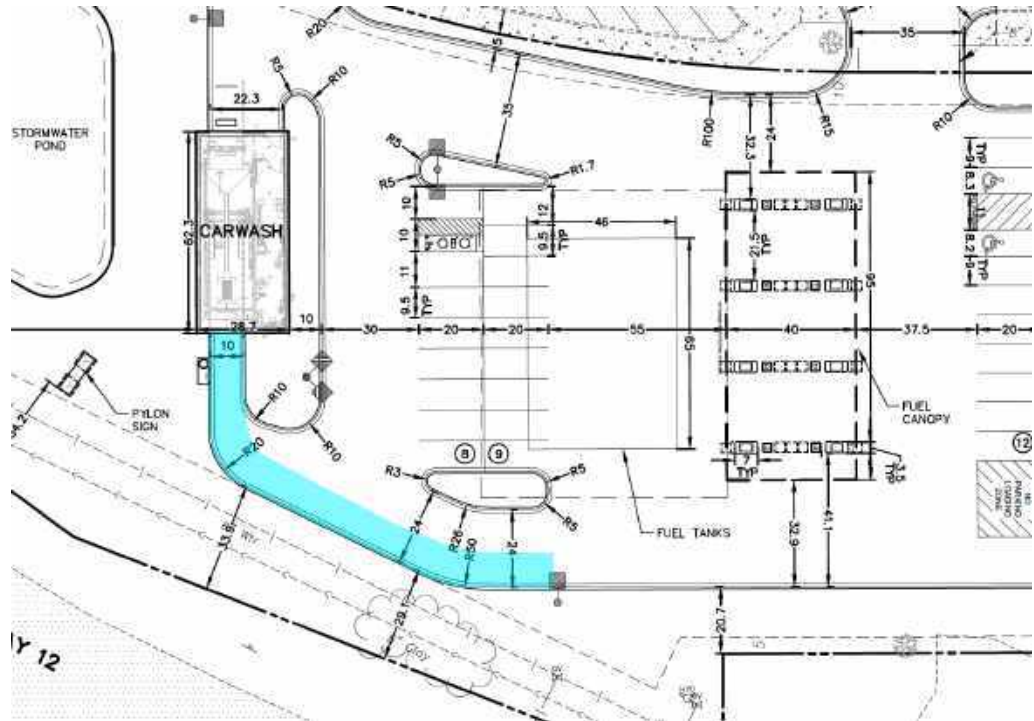
Minimum Lot Size: 113,256 SF
Minimum Lot Width: 750+
Front Yard Setback: 16 feet
Side Yard Setback Building: 92 feet (east) +130 feet (west)
Rear Yard Setback: 59 feet
Parking Setbacks: 50+ feet from Highway 12 and 5 feet from Gateway Blvd.

Parking Space Design:

Minimum Parking Space Width: 9 feet
Minimum Parking Space Length: 20 feet
Minimum Parking Aisle Width: 25 feet

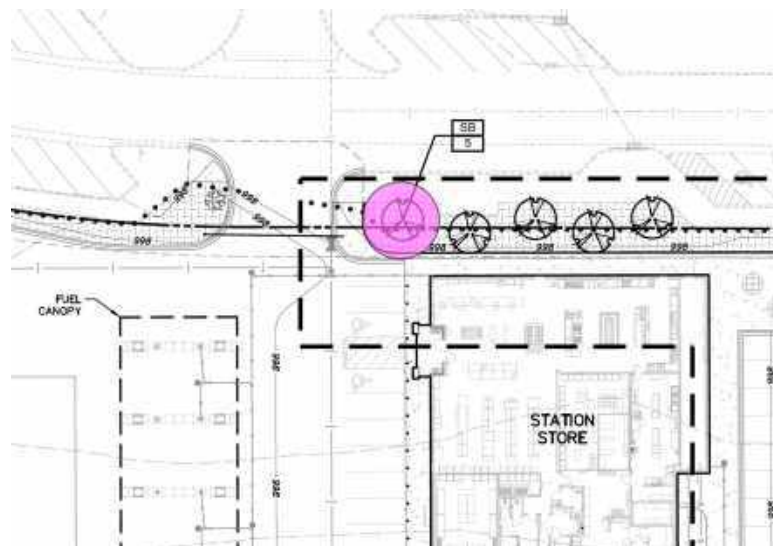
Site Layout and Design:

The plans include a car wash that will have an entrance on the south side of the building. It is anticipated that this car wash will have a high demand and usage due to it being the only one in the area. Staff would recommend that the applicant explore a way to provide designated stacking (striped line and signage) along the south side of the parking lot to avoid cars waiting behind designated parking spaces (see below). Staff is working on this issue with the applicant.



Landscape Plan:

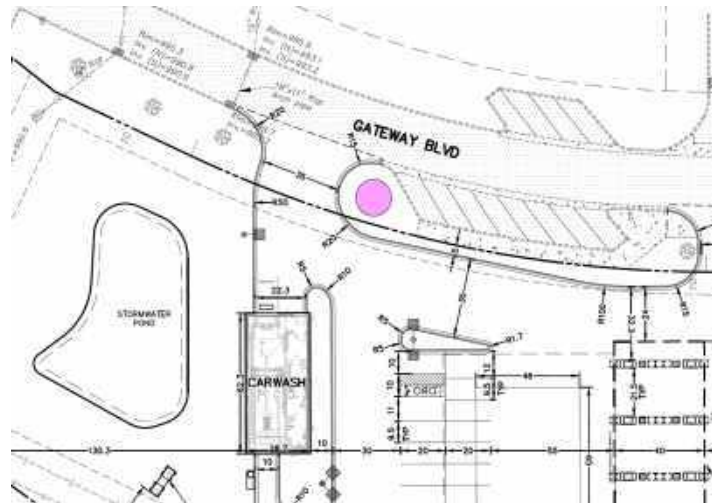
The proposed landscape plan indicates five (5) serviceberries along the north side of the building. As a result of the boulevard tree being removed to accommodate the new drive aisle entrance, it is recommended that one of the serviceberries be replaced with a shade tree (see location below).



Police/Fire/Engineering

The Maple Plain Fire Department has reviewed the plans and has the following comments:

1. Please indicate the location of the FDC on the site/utility plans.
2. Please indicate the location of the mechanical room on the site/utility plans.
3. The Fire Chief has noted that an additional fire hydrant would be needed to adequately protect this property given the proposed layout and use. MPFD would like to have a hydrant installed in the island shown below (pink circle).



Storm Water Management, Grading and Drainage:

The City's engineer has reviewed the plans and provided comments relating to the proposed development. There were minor comments provided that will be addressed by the applicant. It should be noted that the applicant will be constructing a new proposed stormwater basin as a part of the site development. The wet retention basin proposed has been sized adequately to limit peak runoff rates to existing and provide water quality treatment. Any additional conditions required as a result of the city's final review will be incorporated into the conditions of approval should the site plan be approved. The applicant will be required to obtain Minnehaha Creek Watershed District (MCWD) approval.

Lighting:

There are several areas along the north property line/Gateway Blvd. where footcandles exceed 1.0 which is the maximum permitted. The lighting plan will need to be revised to conform to applicable requirements. The city is working with the applicant to obtain all cut sheets for all proposed light fixtures. Based on review of the cut sheets, additional comments may be provided.

Preliminary and Final Plat:

The applicant is proposing to plat the property so that the property can be conveyed and developed. The city had purposefully left this property intact as a single Outlot when the Gateway of Maple Plain plat was established in 2019. Leaving the property as a single Outlot allows the property to eventually be split into a single or multiple parcels at a future date depending on the buyer. The proposed replat of this Outlot will establish a new Lot 1, Block 1 and Outlot A. The city has noted several additional D&U easements that will need to be added to the preliminary and final plat.

Car Wash and Fuel Station CUP:

The applicant is proposing to construct a fuel station and car wash along with the convenience store. Both uses require a conditional use permit. The proposed location of the fuel station and car wash in the mixed-use zoning district and directly adjacent to Highway 12, help to mitigate any potential impacts associated with the proposed use. The city has identified this property as being suitable for convenience services, goods and highway visible retail. The city has also reviewed the car wash and noted that the use is compatible with the site. The proposed entrance to the car wash is internal to the site and located adjacent to Highway 12. This will limit any potential issues relating to its compatibility with or impacts to the surrounding land uses.

Sign Package:

The applicant has submitted a full sign package for consideration by the city. The applicant is seeking the following signs:

Free Standing Sign: Located on CSAH 29. The city allows free standing signs to be a maximum of 80 SF with a maximum height of 20 feet. The applicant is proposing a changeable copy 13-foot-tall free-standing sign that has 75 SF of sign area. The sign is proposed to have a 5' tall brick base that will match the brick of the proposed buildings. The proposed sign is an electronic message sign. Electronic message signs have the following additional requirements.

- Electronic message signs shall be limited to digital text and graphics; video messages are prohibited.
- Text messages shall contain a limited number of words to allow passing motorists to read the message with minimal distraction. Graphic images and static text shall have a minimum duration of five seconds before changing to another display.
- Message duration adjacent to state or county roadways shall comply with state and county requirements. Electronic message signs shall be calculated within the required signs allotment of the zoning district they are placed in, unless approved as part of a signs package.
- Electronic message signs shall occupy no more than 25 percent of the total signs area.

The city noted that the applicant is seeking a conditional use to allow the electronic message area to exceed the maximum of 25%. In addition to the criteria for granting a conditional use in by section 10-482, the city

has criteria specifically relating to granting a conditional use for a sign that exceeds the applicable requirements. Those criteria are provided below.

Signs allowed by a conditional use permit.

- a. A conditional use permit for the adjustment to the height, area, or location of a sign within any district may be approved by the City Council if the following criteria are met:
 1. There are site conditions that require a sign deviation from the district standards to allow the sign to be reasonably visible from a street;
 2. The sign deviation will allow a sign of exceptional design or style that will enhance the area or that is more consistent with the architecture and design of the site; or
 3. The sign deviation will not result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.
- b. In addition to the criteria for approval as specified within the procedures for conditional use permits by section 10-482, the following standards shall also be taken into account:
 1. Placement of any electronic message sign could be considered within residential zoning districts where appropriate to surrounding land uses.
 2. The sign placement, height, or design does not create a safety hazard with regards to, from, or on a public street or roadway.
 3. The sign placement, height, or design does not create a safety problem or negatively affect adjoining properties or use.
 4. Considerations shall be given to the possible adverse effects of the proposed conditional use permit and satisfactorily address any additional requirements that may be necessary to reduce such adverse effects. The City's judgment shall be based upon, but not limited to, the following factors:
 - (i) The geographical area involved.
 - (ii) The character of the surrounding area.
 - (iii) The demonstrated need for such conditional use permit.

Pylon Sign: Located on Highway 12. The city allows one pylon sign for a gas station to be a maximum of 64 SF with a maximum height of 30 feet. The applicant is proposing a 20-foot-tall pylon sign that has 63 SF of sign area and is 20 feet tall. The sign is proposed to be mounted on a black painted pole. The proposed sign is an electronic message sign (see conditional use permit criteria above).

Wall Signs: Located on three (3) sides of the convenience store and one (1) side of the car wash. The total square footage permitted for each wall sign is 10% of the total wall area that it is attached. The size of the proposed wall signs varies, but all were found to meet applicable square footage requirements. Note that all proposed wall signs are individual letters and proposed to be internally illuminated. The city has discussed this provision before and noted that signs are encouraged to be backlit where possible, and to avoid internal lighting and neon signs. Box-lit signs are not permitted in the Gateway.

Canopy Signs: Located on the canopy of the fuel station. The applicant is proposing three (3) canopy signs that will be internally illuminated “Kwik Trip” signs along with an LED lit red strip down the middle of the canopy on all four sides. Each of the canopy signs are 36 SF. Canopies are considered their own structure for the purposes of signs as noted in the ordinance.

There are several considerations that should be made by the city relating to the proposed sign package:

- The proposed use is unique to the city and located within the MU-G zoning district. There are not many locations throughout the city that would accommodate a convenience store and fuel station.
- The property does have some visibility limitations due to the existing building located to the southeast of the proposed building. Not having full corner visibility from the Highway was noted as a limitation to this site by the applicant.
- The remainder of the site signs (smaller directional and building) proposed by the applicant meets applicable requirements.
- The city will need to review the criteria for granting the conditional use permit to allow the larger electronic message signs and internally illuminated signs.

Additional Considerations:

Staff will be seeking direction and feedback relating to the proposed application for a new convenience store, fuel station and car wash. The city has worked with the applicant for several years to find a suitable location for this use along Highway 12. The proposed location does work for the applicant and the city but does have some limitations as a result of the limited visibility.

- The plat has been submitted to Hennepin County and MNDOT for review and comment. Any comments provided will need to be addressed prior to City Council review and approval.
- The applicant is proposing to have outdoor storage between the fuel pumps. The city will want to understand how this will be maintained, how long products can/will be displayed and if there is a way to establish a requisite organization to the outdoor storage. More information will be discussed at the meeting relating to the outdoor storage.
- The city noted that the sidewalk surrounding the building should connect with the city’s sidewalk on Gateway Blvd. It was noted by the applicant that there are grade issues that may prevent this connection. The city is continuing to work on this issue with the applicant.

Neighbor Comments:

The City has not received any verbal or written comments at the time this report was prepared.

Recommendation:

Staff is seeking direction from the Planning Commission relating to the requested Preliminary and Final Plat, Site Plan Review and Conditional Use Permit. Should the Planning Commission recommend approval of the requested actions to the City Council, the following findings and conditions should be included:

1. The proposed site plan, conditional use permit and preliminary and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. Prior to City Council consideration of the application, the following items shall be completed by the applicant:
 - a. The Applicant shall revise the plans as necessary to accommodate all known or additional comments made by the City, including Fire Department comments, engineering comments, Planning Commission, and staff comments.
 - b. The applicant shall receive all applicable approvals from all outside agencies with authority over this site including:
 - MCWD
 - MNDOT
 - Hennepin County
3. The approval of the development and sign plan shall be in accordance with the approved plans. Any changes, expansions or alterations to the building, site and signage shall require the review and approval of the City.
4. The Applicant shall pay for all costs associated with the City's review of the site plan review and variance.

Attachments:

1. Application
2. Survey
3. Site Plan Package
4. Preliminary Plat
5. Building Elevations
6. Sign Package
7. City Review Letter



City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

ZONING & LAND USE APPLICATION

APPLICANT INFORMATION

Applicant Name Emily Helwig	Company, if applicable Kwik Trip, Inc.
Address 1813 Kramer St	Phone Number (608)-791-7443
City, State, Zip La Crosse, WI, 54603	Email ehelwig@kwiktrip.com
Are you the owner of the property? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. (If not, property owner information is required.)	

Owner Name Norbert Villamil	Company, if applicable Maple Plain Gateway Properties LLC
Address 300 Lindawood Lane	Phone Number 612-743-3604
City, State, Zip Wayzata, MN 55391	Email norbvillamil@gmail.com

Applicant Signature <i>Emily Helwig</i>	Owner Signature <i>Willamil</i>
Date 1-8-2025	Date 1-8-2025

PROJECT INFORMATION

Site Address or Property Identification Number 25-118-24-11-0040
Type of Request (Check all that apply.)

	Fee	Escrow		Fee	Escrow
<input type="checkbox"/> Appeal Administration Decision	\$250	\$250			
<input type="checkbox"/> Concept Plan Review	\$500				
Residential Application	Fee	Escrow	Commercial Application	Fee	Escrow
<input type="checkbox"/> Conditional Use Permit	\$750	\$1500	<input checked="" type="checkbox"/> Conditional Use Permit	\$1500	\$3000
<input type="checkbox"/> Interim Use Permit	\$750	\$1500	<input type="checkbox"/> Interim Use Permit	\$1500	\$3000
<input type="checkbox"/> Site Plan	\$750	\$1500	<input checked="" type="checkbox"/> Site Plan	\$1500	\$3000
<input type="checkbox"/> Minor Subdivision	\$750	\$1500	<input type="checkbox"/> Minor Subdivision	\$1500	\$3000
<input type="checkbox"/> Variance	\$750	\$1500	<input type="checkbox"/> Variance	\$1500	\$3000
<input type="checkbox"/> Rezoning	\$750	\$1500	<input type="checkbox"/> Rezoning	\$1500	\$3000
<input type="checkbox"/> Text Amendment	\$750	\$1500	<input type="checkbox"/> Text Amendment	\$1500	\$3000
<input type="checkbox"/> Vacation of Property	\$750	\$1500	<input type="checkbox"/> Vacation of Property	\$1500	\$3000
<input type="checkbox"/> Home Occupation	\$400	\$1000	<input checked="" type="checkbox"/> Sign Package	\$500	\$3000

Residential/Commercial Industrial/Office Planning and Zoning Application	Fee	Escrow	Grading and Excavation Park Fees and Signs	Fee	Escrow
<input checked="" type="checkbox"/> Preliminary Plat	\$1000	\$3000	<input type="checkbox"/> <100 Cubic Yards	N/C	
<input type="checkbox"/> Subdivision Application	\$1000	\$3000	<input type="checkbox"/> >100 Cubic Yards	\$500	
<input type="checkbox"/> Rezoning	\$1000	\$3000	<input type="checkbox"/> >1000 Cubic Yards	\$1000	*See below
<input type="checkbox"/> Comprehensive Plan Amendment	\$1000	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	\$1000
<input type="checkbox"/> Planned Unit Development	\$1500	\$3000			
<input type="checkbox"/> Final Plat	\$750	\$3000	<input type="checkbox"/> Park Dedication Fee- Residential	10% of land value of development**	
			<input type="checkbox"/> Park Dedication Fee- Other	10% of land value of development	
			<input checked="" type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	

*Escrow or surety bond in amount of 150% of land alteration costs

** Minimum of 3,750 per unit and maximum of \$8,000 per unit

Brief Project Narrative / Overview *(Use additional paper if necessary. Please be thorough.)*

Construction of a new Kwik Trip convenience store with a fueling canopy with 8 Multi-Product Dispensers. Construction of a detached 1-bay carwash.

NOTICE TO APPLICANT

The Maple Plain City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in the City's pre-application workshop prior to submitting a formal land use application. The workshop is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the pre-application process does not provide approval, or guarantee of approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of Maple Plain often uses consulting firms to assist in the review of projects. City staff and consultant review costs are billed hourly; all other costs are billed at cost. Applicants shall be billed directly for incurred expenses upon receipt by the City. The City reserves the right to request an applicant to submit a development escrow in advance of the formal project review.

Please refer to the City's Fee Schedule for information on planning review fees and deposits, and other applicable costs.

By signing this form, the applicant recognizes his/her responsibility for any and all fees associated with the land use application from project review through to construction and release of financial guarantees for an approved project. All fees associated with a project that is denied or withdrawn remain the sole responsibility of the applicant and shall be paid upon receipt of invoice.

I hereby understand the fee statement and responsibilities associated with this land use application:

Applicant Signature

Date 1-8-2025

Emily Helwig

Owner Signature

Date 1-8-2025

William

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties.

Please review the corresponding checklist that goes with the request as all materials are required unless waived by the City. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date shown may result in a delay of the review by the Planning Commission and City Council.

DEADLINES

Planning Commission meetings are held on the first Thursday of the month at 6:00 P.M.
All applications are due 30 days prior to meeting.

OFFICE USE ONLY

Application Type	Review Deadline
	<input type="checkbox"/> 15 Business Days: _____ <input type="checkbox"/> 60 Day Review: _____ <input type="checkbox"/> 120 Day Review: _____
Fees Collected	Received by
<input type="checkbox"/> Application Fee Collected: \$ _____ <input type="checkbox"/> Escrow: \$ _____ <input type="checkbox"/> Total Receipt: \$ _____	<input type="checkbox"/> Name: _____ <input type="checkbox"/> Signature: _____ <input type="checkbox"/> Date: _____
Receipt	Application Complete
<input type="checkbox"/> Receipt Number(s) _____	Are there any missing materials? <input type="checkbox"/> Yes. <input type="checkbox"/> No. If yes, was the application accepted? <input type="checkbox"/> Yes. <input type="checkbox"/> No.



City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

SITE PLAN CHECKLIST & PROCEDURE

APPLICATION REQUIREMENTS

The following materials are required in order for each application to receive consideration. The City reserves to waive certain requirements. An application that is missing materials may not be accepted.

- | | |
|--|--|
| <input type="checkbox"/> Completed Land Use Application and pay all applicable fees. | |
| <input type="checkbox"/> All materials as required by City Zoning Code regarding Site Plans. | |
| <input type="checkbox"/> Certified survey of property (8 full size, 10 reduced) plus CAD and PDF electronic files. | |
| <input type="checkbox"/> Written narrative of outlining project and purpose of request. | |
| <input type="checkbox"/> Wetland report by Certified Wetland Specialist. | |
| <input type="checkbox"/> Scaled site plan showing dimensions & distances | <input type="checkbox"/> Parking plan |
| <input type="checkbox"/> Existing & proposed property conditions (<i>page 2</i>) | <input type="checkbox"/> Lighting plan |
| <input type="checkbox"/> Four-sided architectural plans and elevations | <input type="checkbox"/> Landscape plan |
| <input type="checkbox"/> Specifications for exterior finishes | <input type="checkbox"/> Utility plan |
| <input type="checkbox"/> Grading, erosion control & drainage plans (<i>page 2</i>) | <input type="checkbox"/> Tree Preservation plan |
| <input type="checkbox"/> Location of fire suppression, if applicable | <input type="checkbox"/> Signage plan |
| <input type="checkbox"/> Soil borings, if applicable | <input type="checkbox"/> Storage & waste enclosure |

APPROVALS & PERMITS

Project applications may require review and comment from the following agencies. Applicants should allow for enough time for agency review. The City encourages applicants to contact each state and county agency and the appropriate watershed district prior to submitting formal application to understand agency requirements.

- | | |
|--|---|
| <input type="checkbox"/> City of Maple Plain | <input type="checkbox"/> MN Pollution Control Agency (NPDES) |
| <input type="checkbox"/> Hennepin County | <input type="checkbox"/> Minnehaha Creek Watershed District |
| <input type="checkbox"/> MN Department of Transportation | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |

Upon completion of the formal review period, the following permits may be required for an approved project. The City, county, state and other jurisdictional agencies each have a review period for all permit requests.

- | | |
|---|--|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Hennepin County Right of Way Permit |
| <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> MnDOT Right of Way Permit |
| <input type="checkbox"/> Excavation & Grading Permit | <input type="checkbox"/> Minnehaha Creek Watershed District Permit |
| <input type="checkbox"/> Right of Way Permit | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |
| <input type="checkbox"/> Sewer Availability Charges (SAC) | <input type="checkbox"/> MnPCA Storm Water (NPDES) Construction Permit |
| <input type="checkbox"/> Water Availability Charge (WAC) | <input type="checkbox"/> Wetland Conservation Act requirements |
| <input type="checkbox"/> Sign Permit | |

NOTICE TO APPLICANT

In order to receive consideration, the applicant must complete a number of steps.

1. Meet with City staff to discuss the proposed use, whether permitted or conditional, obtain a land use application packet, and schedule a pre-application meeting.
2. Assemble information outlining the request.
3. Submit a completed application packet, including all materials as required by City Zoning Code related to the type of request, to City Hall by the dates noted on the Land Use Application.
4. Participate in the review process by attending City staff and public meetings.
5. Attend all Public Hearings, and Planning Commission and City Council meetings.

By law, the City of Maple Plain must notify adjacent property owners of proposed projects that may impact their properties. This notification is mailed to property owners within 350 feet of the project area at least 10 days prior to the public hearing. A Certified List of Property Owners will be compiled by the City of Maple Plain.

ADDITIONAL INFORMATION

Drawings of Existing & Proposed Conditions should include:

- gross and net acreages of the proposed development
- location, width and name of all existing streets and highway, public property, railroad, utility rights of way, & easements within the proposed development
- location and size of existing buildings & infrastructure (water, sewer and storm sewer lines)
- wetlands, wooded areas & other natural features
- tree inventory, including trees to be removed & saved
- layout of proposed streets, rights of way and appropriate street information
- layout proposed sidewalks, trails and pedestrian ways
- location and dimension of all easements
- minimum building setback lines.

Grading & Erosion Control & Drainage Plans must show the following:

- existing & proposed topography
- existing natural features, such as trees, wetlands, ponds, swales, drainage channels, etc.
- existing and proposed storm sewer facilities
- proposed storm water improvements
- flood elevations based on a 100-year flood plain
- spot elevations & directional arrows representing drainage patterns
- wetland delineation & mitigation plan at 2:1 ratio

ACKNOWLEDGEMENT

By signing this form, the applicant hereby acknowledges the receipt of the checklist and procedure for the project to be submitted for consideration. It is the responsibility of the applicant to submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature

Date

Owner Signature

Date

1-8-2025

Willamit



Store Engineering

PHONE 608-793-5555

FAX 608-781-8960

1626 Oak St., P.O. Box 2107

La Crosse, WI 54602

www.kwiktrip.com

January 2025

City of Maple Plain
Mark Kaltsas

RE: Kwik Trip 1775 Maple Plain New Construction

Dear Mr. Kaltsas:

This letter is intended to accompany the submittal for our application to the City of Maple Plain for the requested conditional use permit, plat, site plan and sign plan review. Kwik Trip request a conditional use permit for automobile fuel service and carwash.

Kwik Trip, Inc. is proposing the construction of a convenience store with 8 dispenser fueling canopy, detached carwash and detached dumpster enclosure. Included in the submittal is the application, civil plans, stormwater calculations, elevations, and sign plan.

Operations

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

Buildings, Architecture and Site Design

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

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.

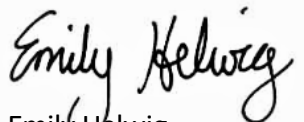
Investment in the City

This project will be a multi-million-dollar investment in the City of Maple Plain. Not only in the physical improvements and development, but also an investment of approximately 25 to 30 new permanent jobs in the City. The projected payroll here is estimated to be approximately \$500,000 annually.

Community Partner

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

Sincerely,

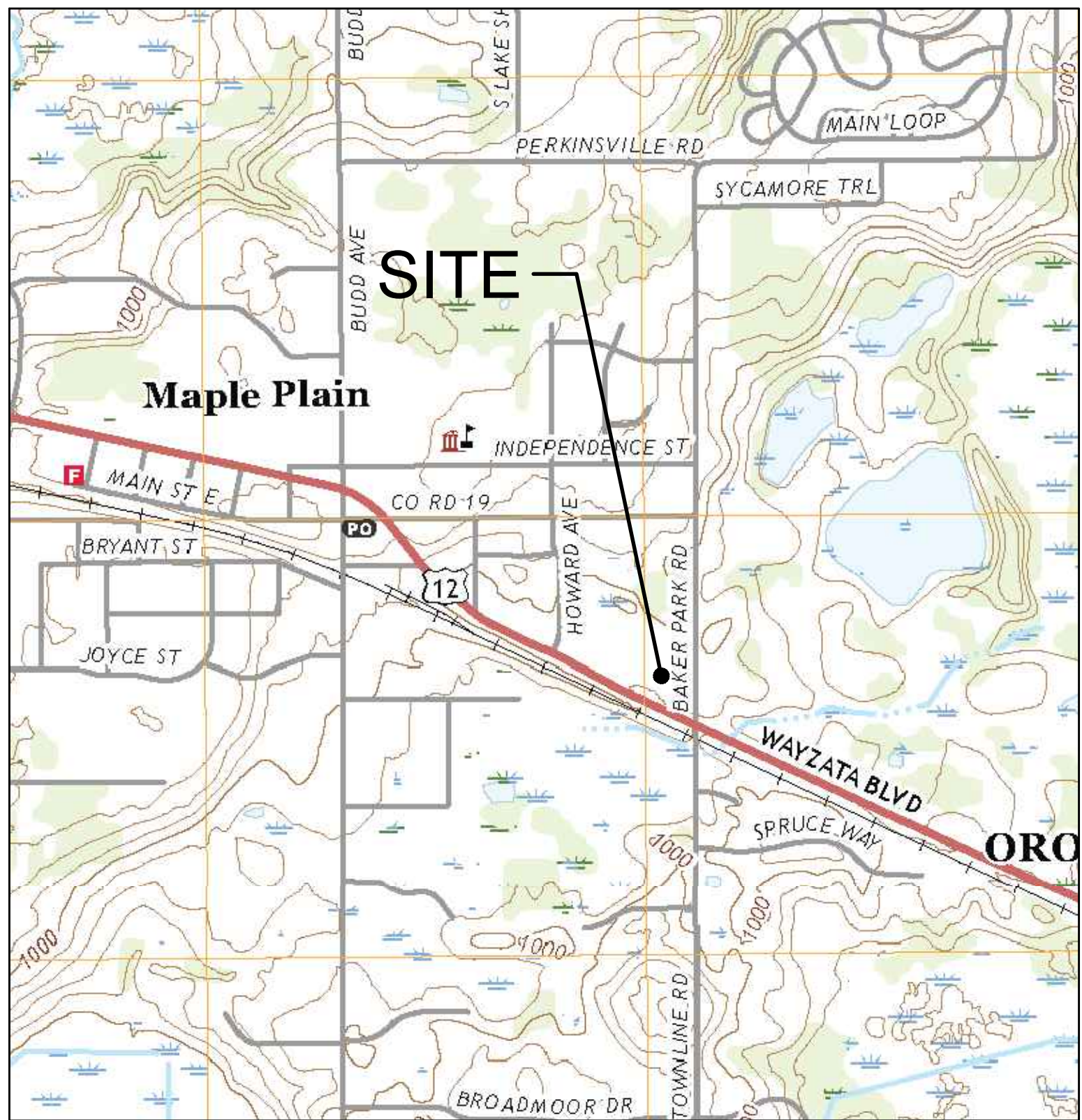
A handwritten signature in black ink that reads "Emily Helwig". The signature is fluid and cursive, with the first name "Emily" and last name "Helwig" clearly distinguishable.

Emily Helwig
Project Manager
Store Engineering
ehelwig@kwiktrip.com
608-791-7443

KWIK TRIP STORE #1775

PERMIT SET

CITY OF MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA



SITE LOCATION MAP



AERIAL LOCATION MAP

DRAWING INDEX	
C001	TITLE SHEET
C010	EXISTING CONDITIONS SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	LANDSCAPE PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

**Kwik
TRIP**

**Kwik
Star**

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

**CARLSON
ENGINEERING**

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature: *[Signature]*
Date: 1/15/25 License #: 53182

COVER SHEET

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

OWNER
KWIK TRIP, INC
EVAN ROTHWELL
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-793-4967
EMAIL: erothwell@kwiktrip.com

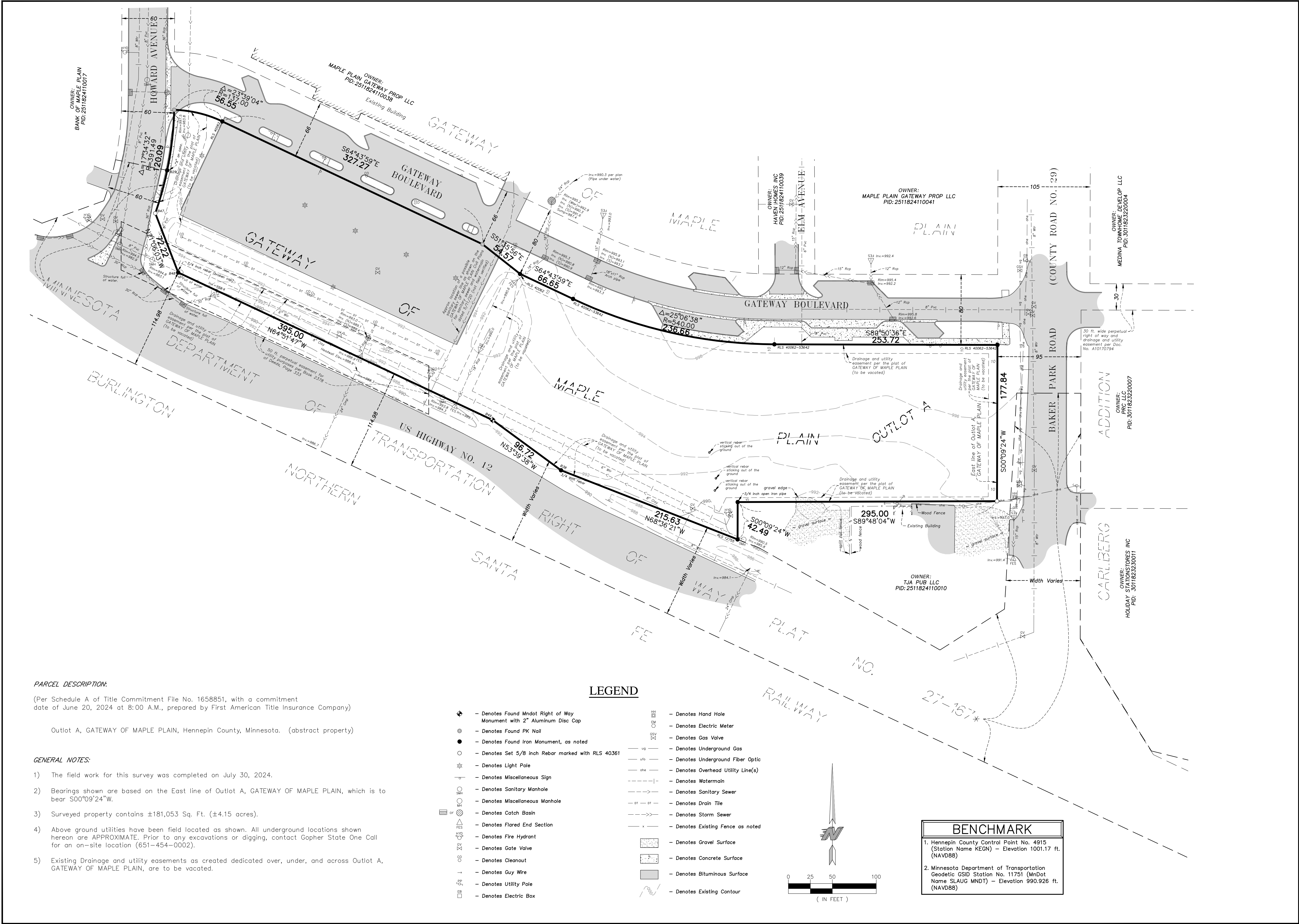
CIVIL ENGINEER
CARLSON ENGINEERING, INC.
DANIEL WILKE
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
CARLSON ENGINEERING, INC.
DANIEL WILKE
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

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

#	DATE	DESCRIPTION

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2025-01-15
SHEET	1775 C001



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 763.489.7999 \ CARLSONMCCAIN.COM

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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 12/19/24 License #: 40361

EXISTING CONDITIONS SURVEY

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY

NPC/NJS

SCALE

GRAPHIC

PROJ. NO.

11109-00

DATE

2024-12-19

SHEET

1775 C010

[illegible]

STORM DRAINAGE:

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

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



3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules, Chapter 4714.0793. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstop", "Press-Seal" "Waterstop GROUTING Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.

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

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

6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F856 pipe primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D3231, which requires open-trench installation on a continuous granular bed.

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

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

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

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

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

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

13. Drontite: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all drontite 3-inches to 6-inches in diameter. Install drontite with high permeability circular knit polymeric filament filter sock per ASTM D6707-01. Mdot 3733 Type 1 seam seam non-woven fabric shall not be used. Drontite pipe directly connected to the storm sewer is classified as storm sewer. Drontite inlet elevations to the catch basins must be above the storm sewer outlet elevations.

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

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

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

17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinal08.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground-red, storm sewer-green, sanitary sewer-green, and water lines-blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dycrom 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer-green, sanitary sewer-green, and water lines-blue.

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

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

20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the

tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to Dow Styrofoam HI-40 plastic foam insulation.

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

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

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

24. Telesive all existing lines prior to connection.

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

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

HDPE REQUIREMENTS:

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

2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2366 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.

3. All fittings must comply with ASTM Standard D3212.

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

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

6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D3231. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.

7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the manual for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 90% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

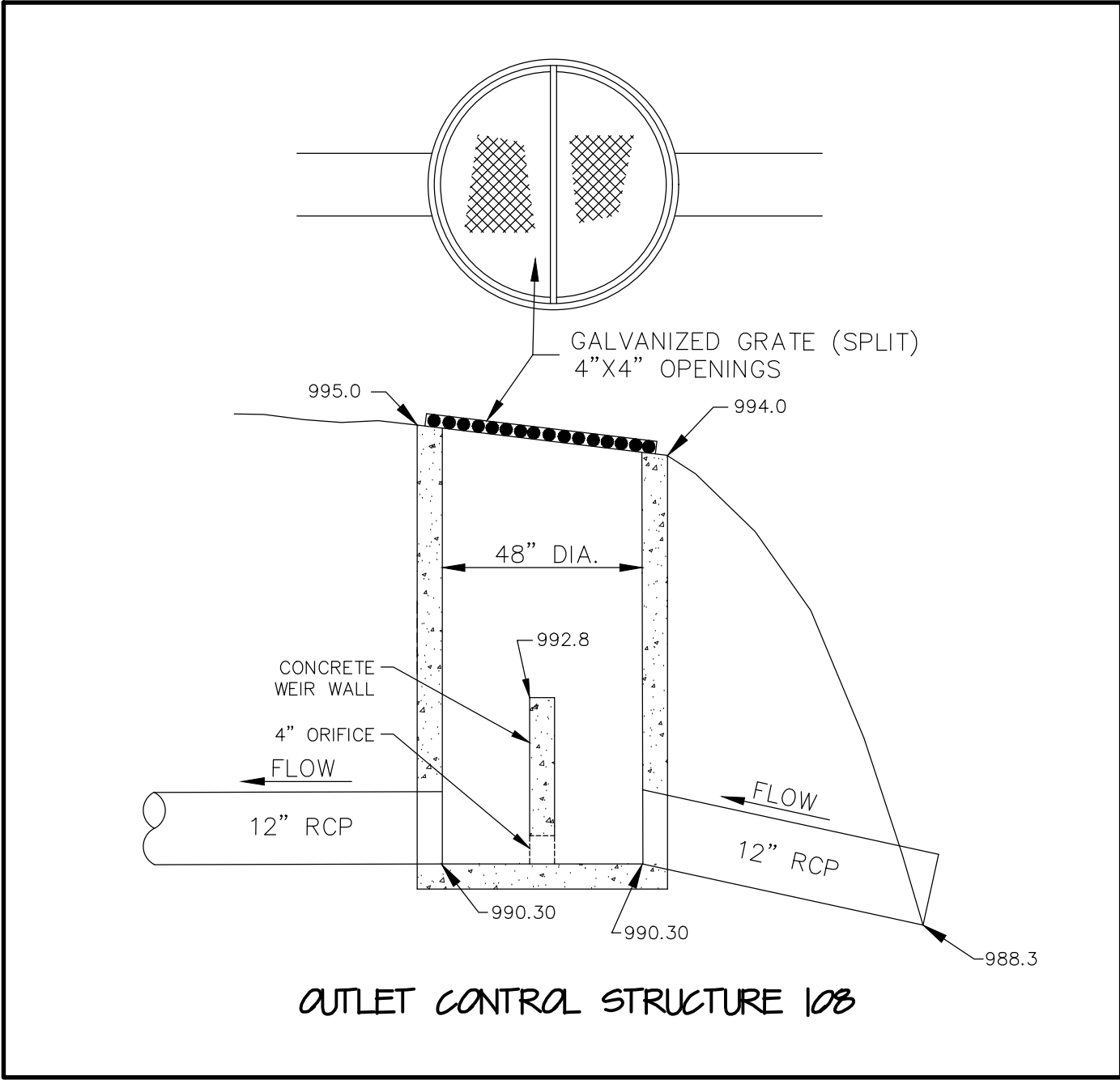
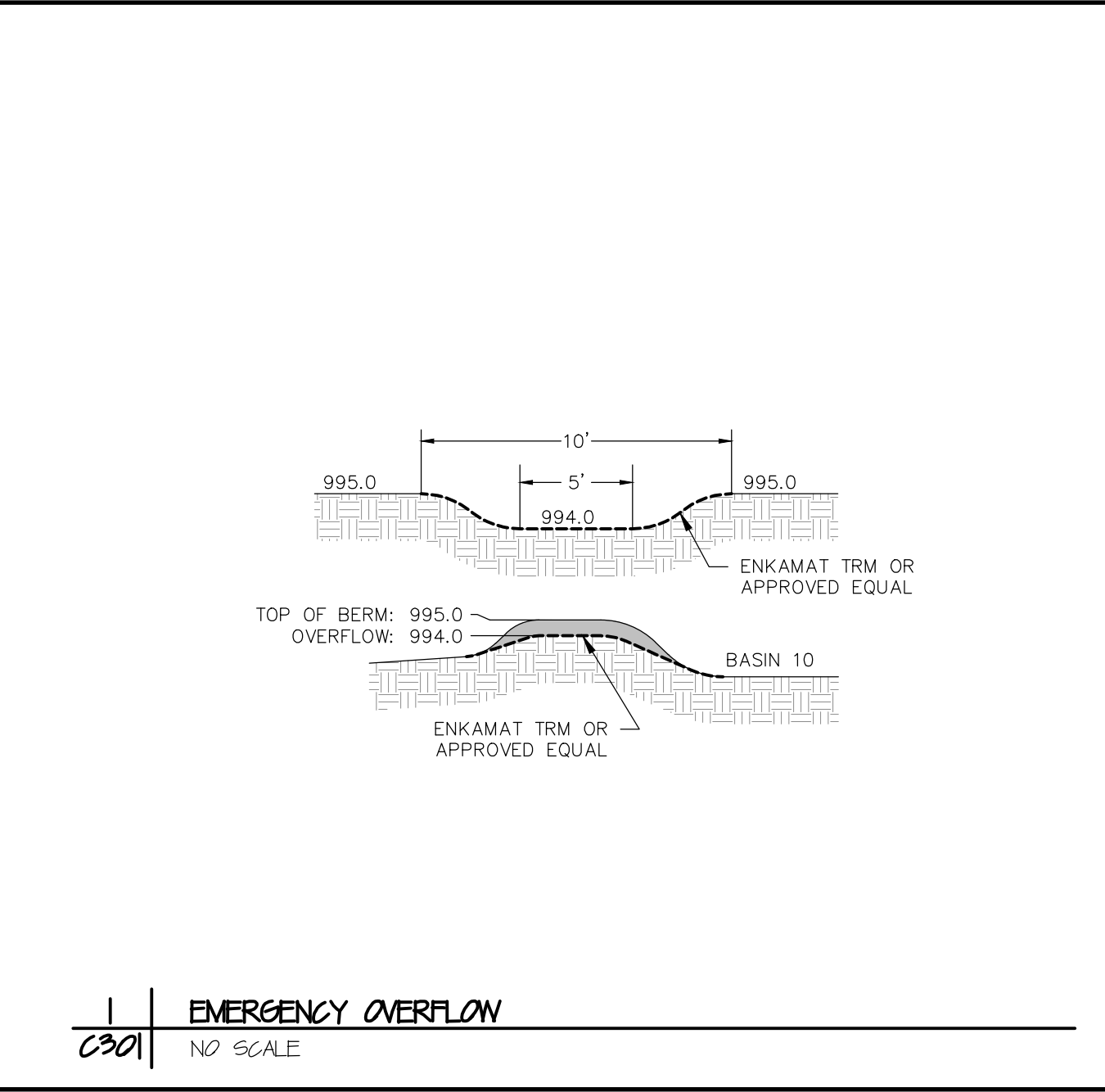
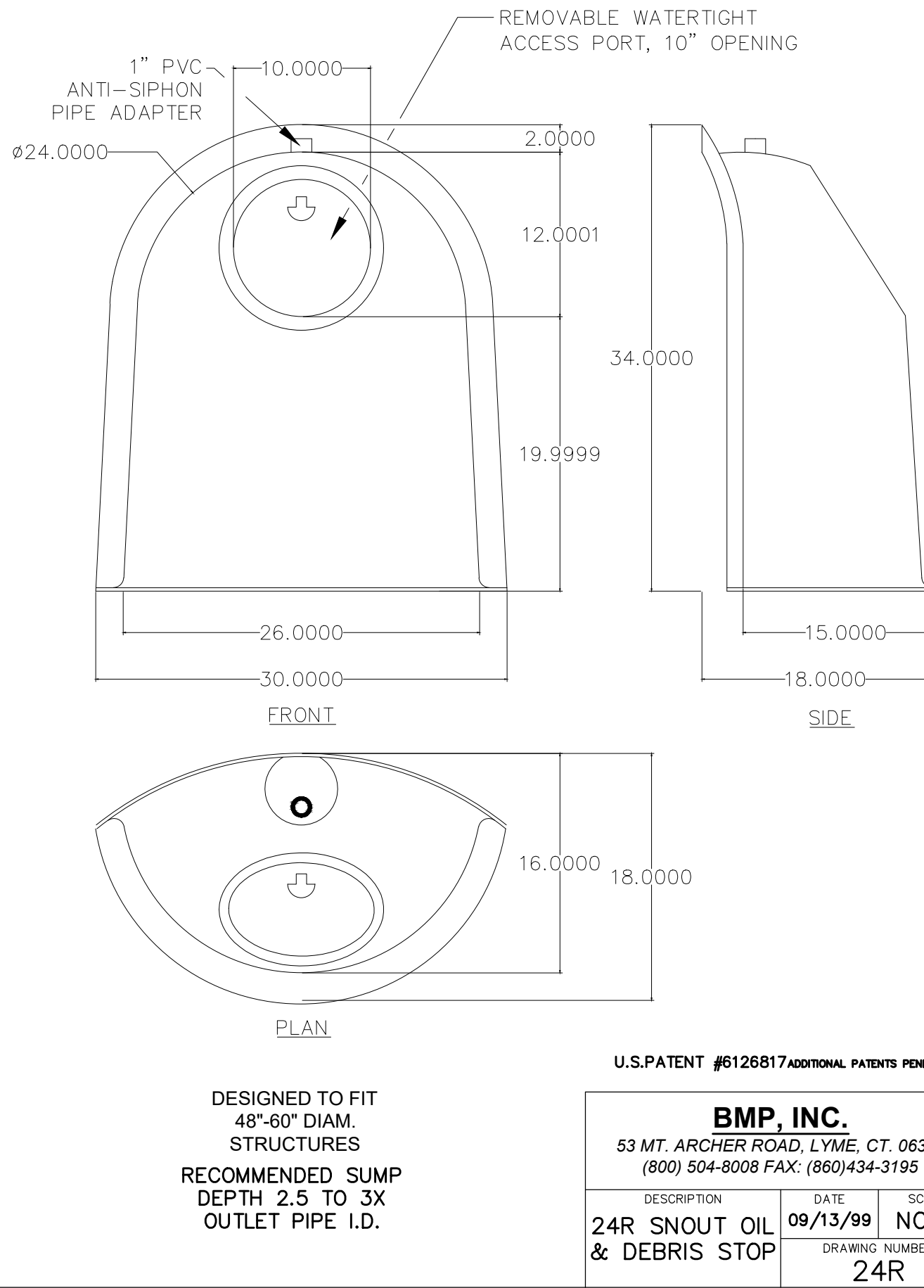


TABLE OF QUANTITIES RIPRAP AT RCP OUTLETS											
DIA. OF ROUND PIPE (IN.)	SPAN OF PIPE (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"			24" DEPTH (CU. YD.)
		GEO-TEXTILE FILTER UNDER APRON	12" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	18" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	24" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	18" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	
12	8	16.8	0.2	3.0	18.6	0.3	4.4	22.6	0.3	5.9	
15	8	18.0	0.2	3.2	20.6	0.3	4.8	23.8	0.3	6.4	
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5	
21	10	24.1	0.4	4.7	27.4	0.6	8.0	31.2	0.7	9.4	
24	12	29.7	0.5	6.2	35.4	0.8	9.2	37.3	1.0	12.3	
27	12	33.4	0.6	6.6	39.2	0.9	9.8	41.3	1.2	13.2	
30	14	31.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4	
36	16	45.9	1.1	10.6	59.5	1.6	15.6	55.4	2.1	21.1	
42	18	55.8	1.2	12.5	67.8	1.7	17.7	63.0	2.3	24.9	
48	20	81.1	1.5	14.8	86.5	2.2	22.2	75.0	2.9	29.6	

TABLE OF QUANTITIES RIPRAP AT RCP-A OUTLETS											
SPAN OF PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"			24" DEPTH (CU. YD.)
		GEO-TEXTILE FILTER UNDER APRON	12" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	18" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	24" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	18" DEPTH RIPRAP	GEO-TEXTILE FILTER UNDER APRON	
28	10	28.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1	
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3	
36	14	37.5	0.6	7.5	41.5	1.1	11.2	45.9	1.5	14.9	
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0	
51	18	52.5	1.2	11.3	57.9	1.7	16.3	62.9	2.3	22.5	
58	20	59.9	1.5	13.2	65.4	1.9	18.8	70.7	2.9	25.4	

NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
① FOR PIPES GREATER THAN OR EQUAL TO 30", USE LSI.
② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3101.
④ GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER TO INCIDENTAL.
⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE BOTTOM PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1/2" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 3100 3601 3733 3911	STANDARD PLATE NO. 3133D
---------------------------	--	--	-----------------------------------

RIPRAP AT RCP OUTLETS

Kwik TRIP

Kwik Star

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

CARLSON ENGINEERING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7700 \ FAX 763.489.7959 \
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 1/15/25 License #: 53182

STORM SEWER NOTES & DETAILS

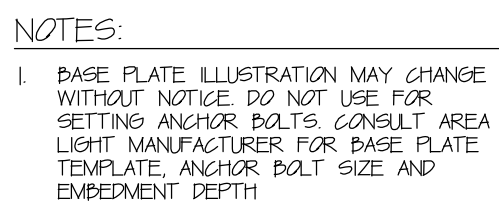
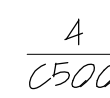
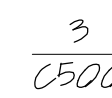
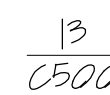
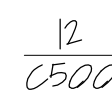
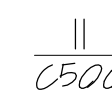
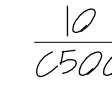
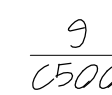
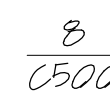
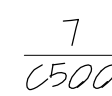
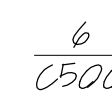
CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

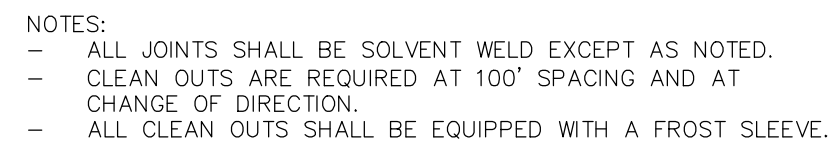
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DRAWN BY DJW
SCALE GRAPHIC
PROJ. NO. 11109-00
DATE 2025-01-15
SHEET 1775 C301


$$\frac{1}{0500}$$

$$\frac{2}{6500}$$

$$\begin{array}{r} 5 \\ \hline 0500 \end{array}$$


DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2025-01-15
SHEET	1775 C500



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

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

ACCESS COVER OR STORM GRATE

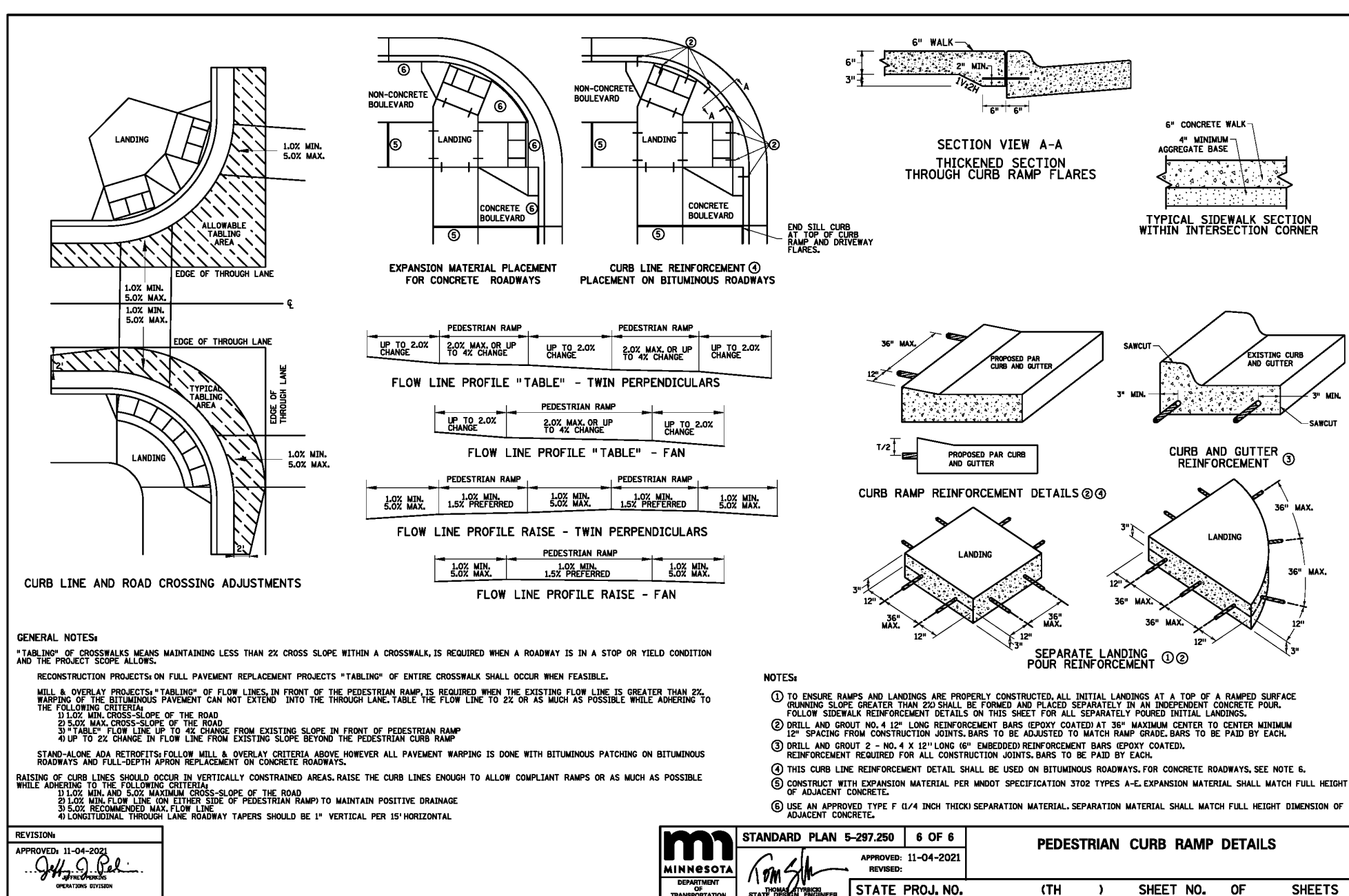
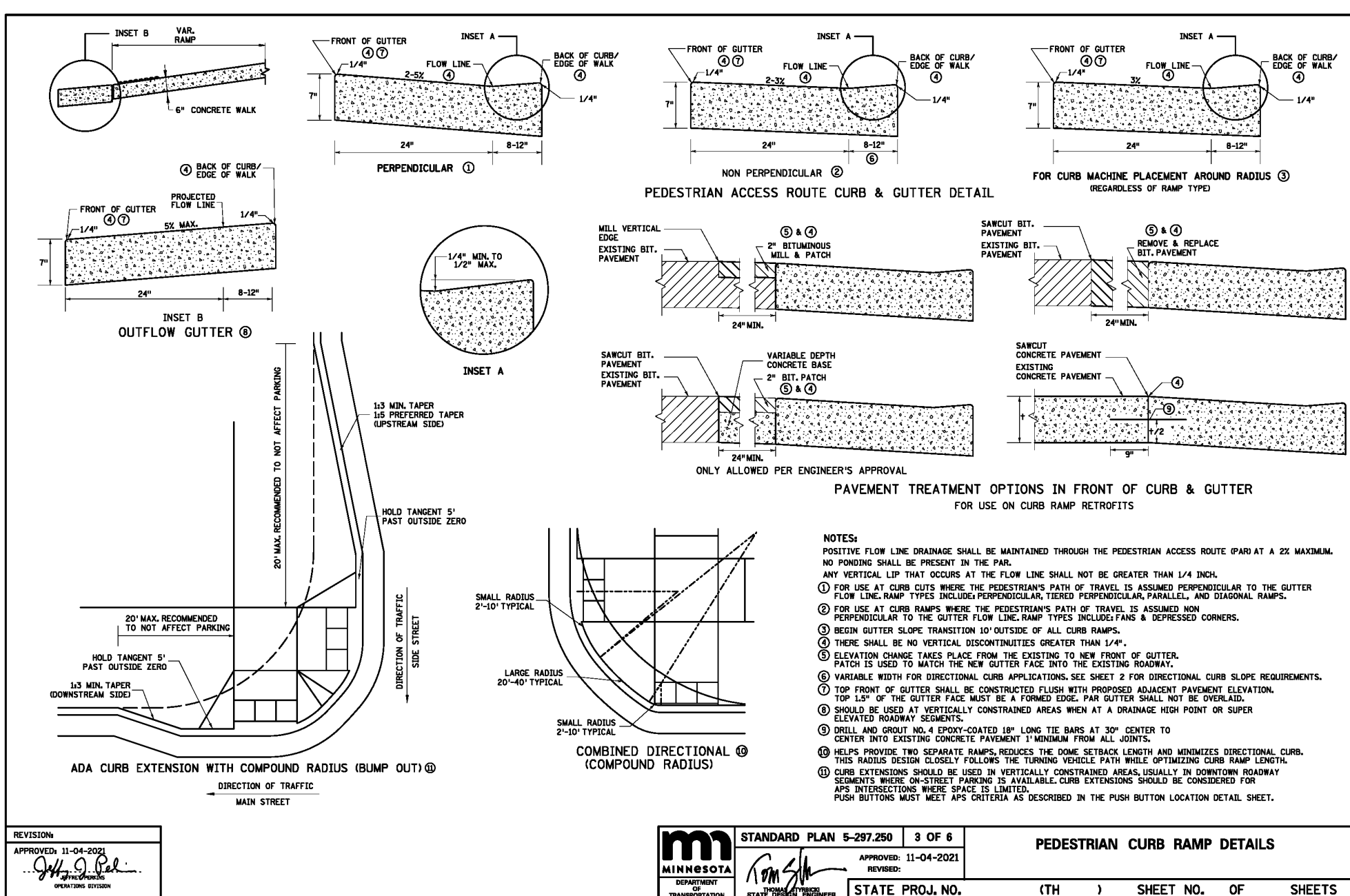
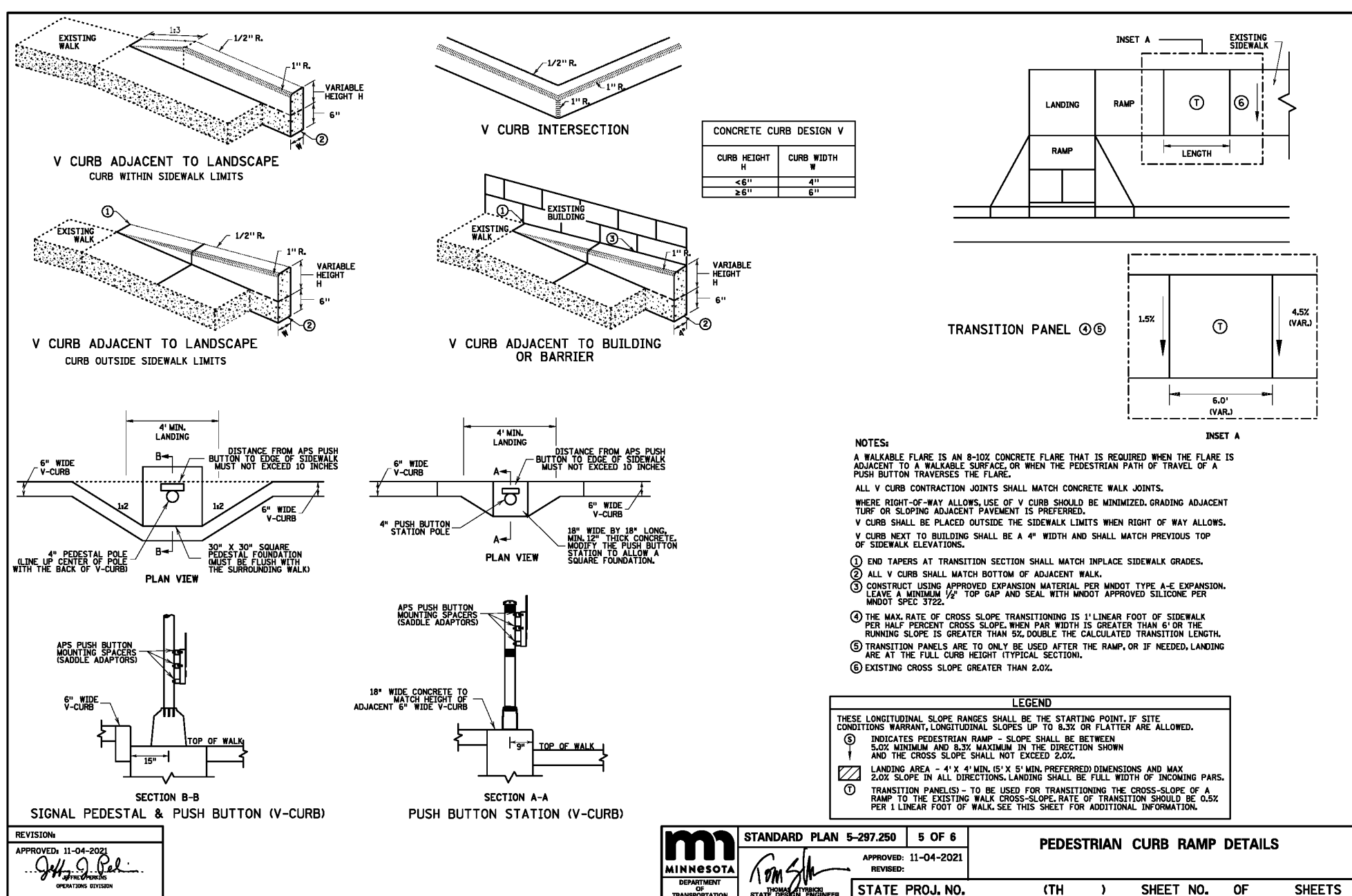
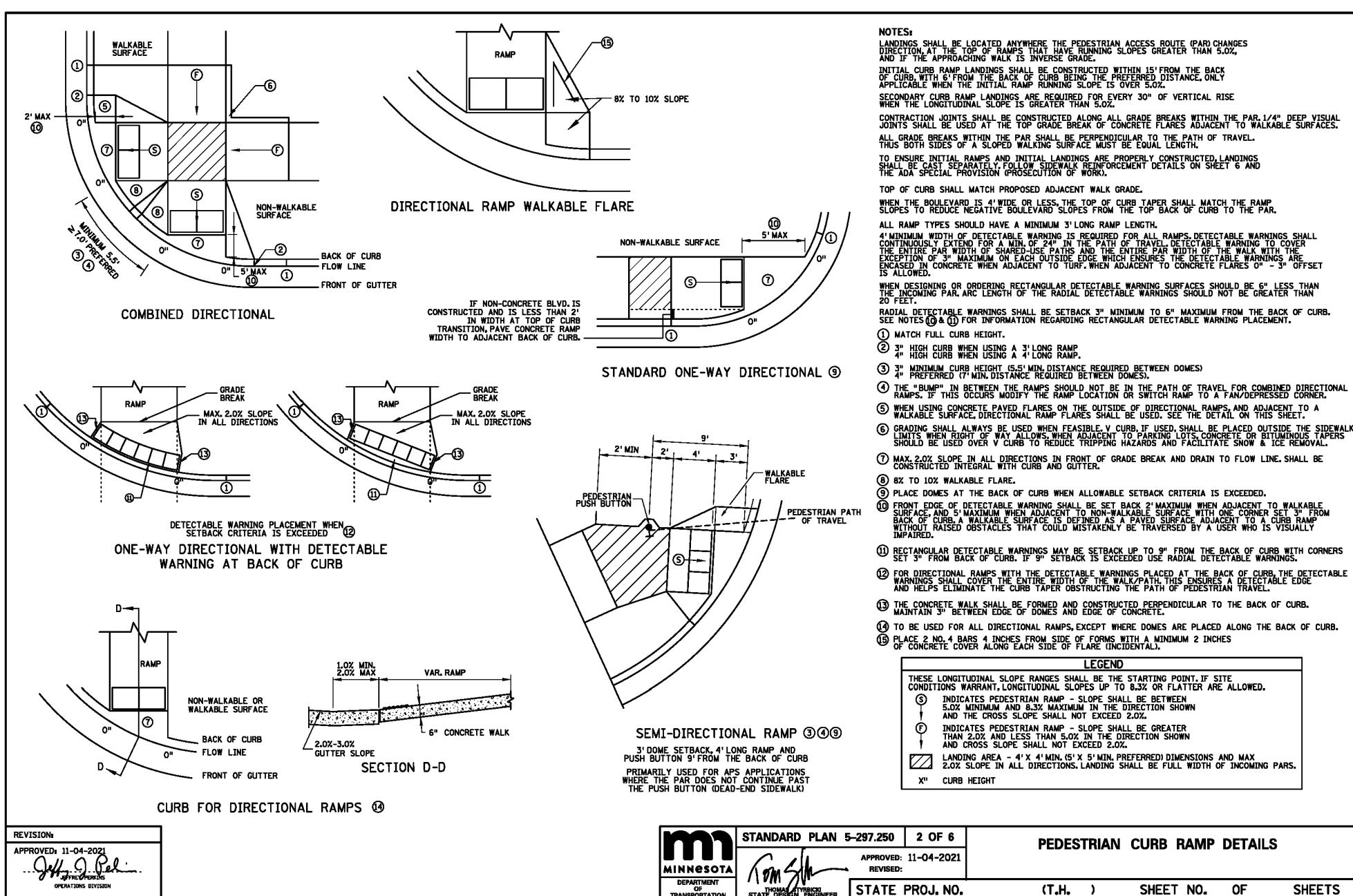
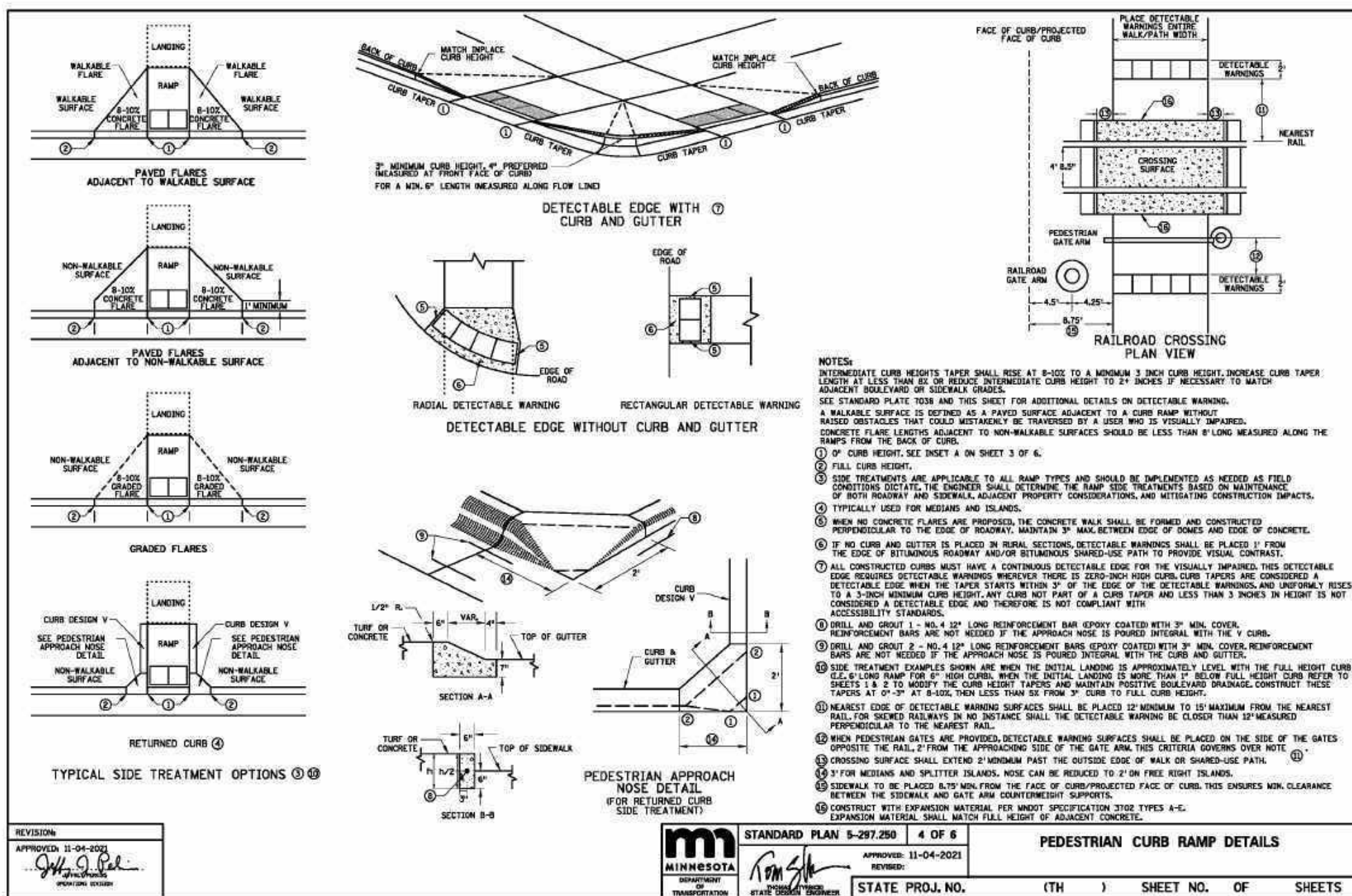
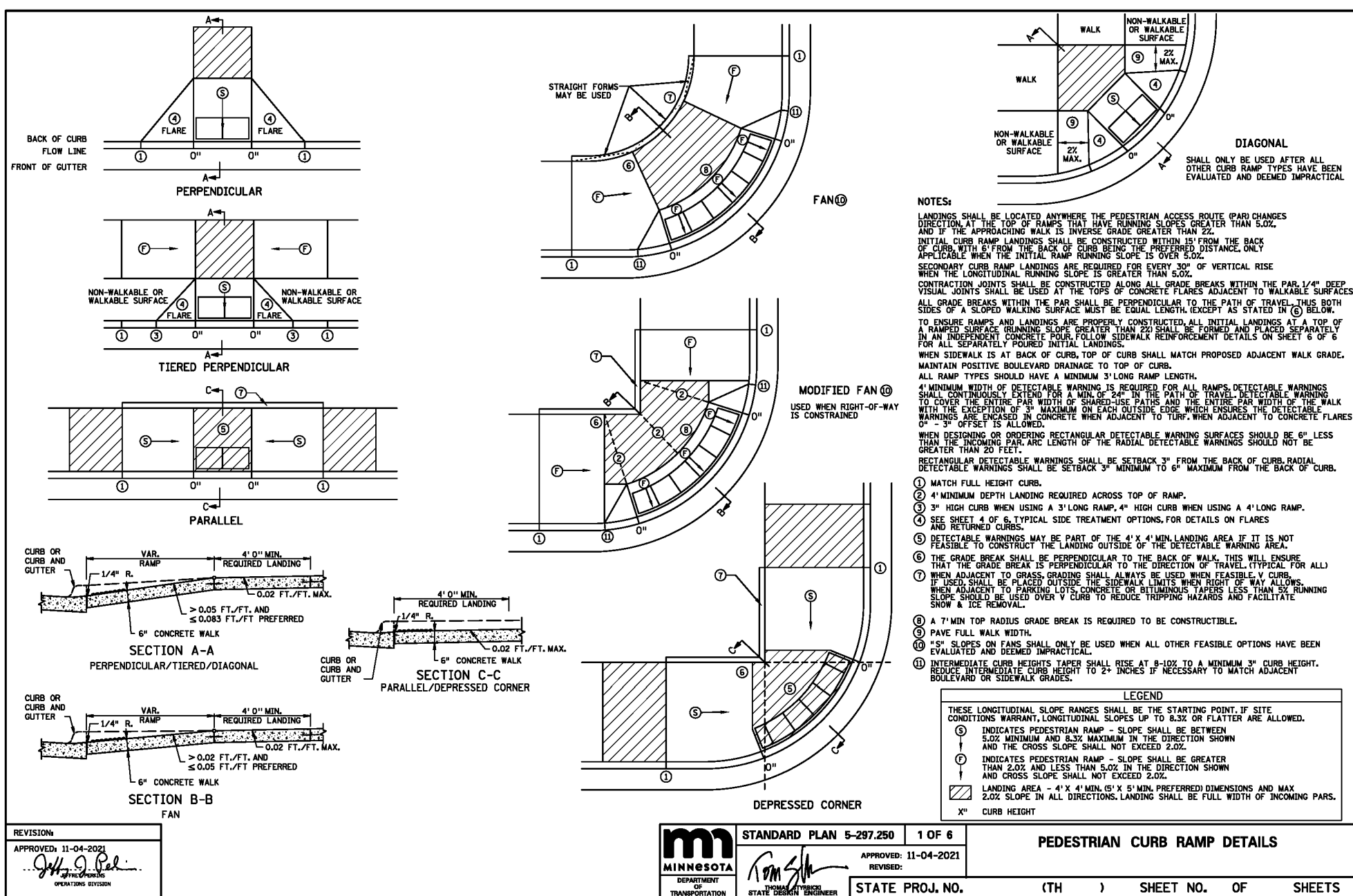


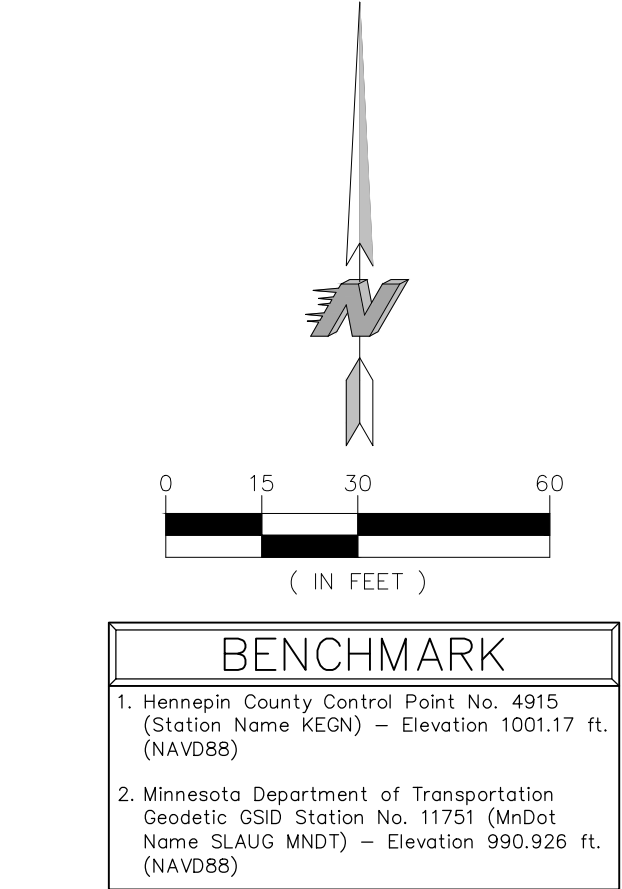
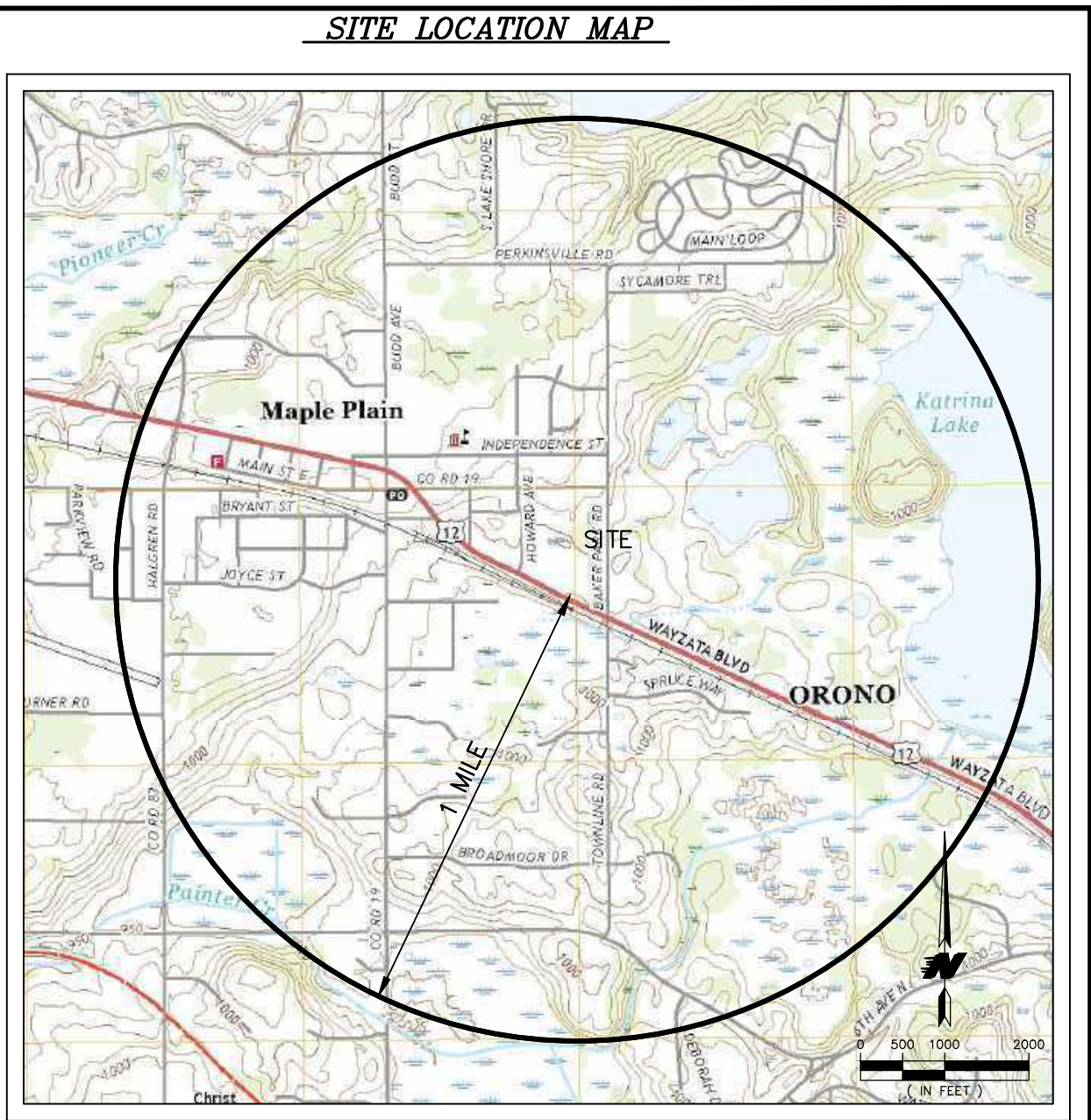
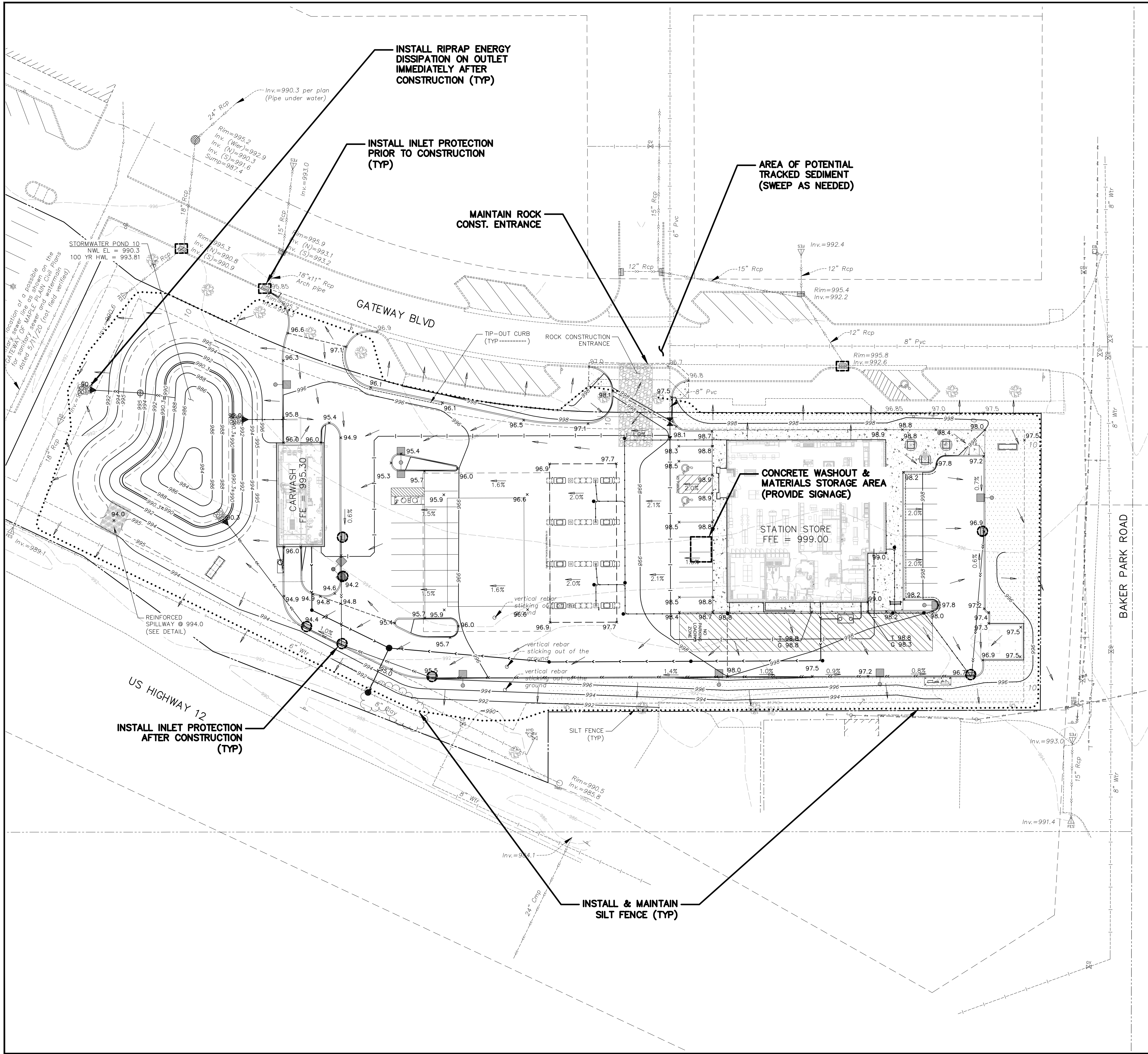
NOTES:

1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WDDT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.



DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2025-01-15
SHEET	1775 C501





CALL BEFORE YOU DIG

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

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

CARLSON
ENGINEERING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 1/15/25 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION

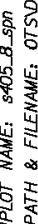
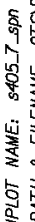
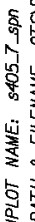
DRAWN BY: DJW

SCALE: GRAPHIC

PROJ. NO.: 11109-00

DATE: 2025-01-15

SHEET: 1775 C600




- | | |
|------|-------------------------|
| 1 | EROSION CONTROL BLANKET |
| C603 | NO SCALE |



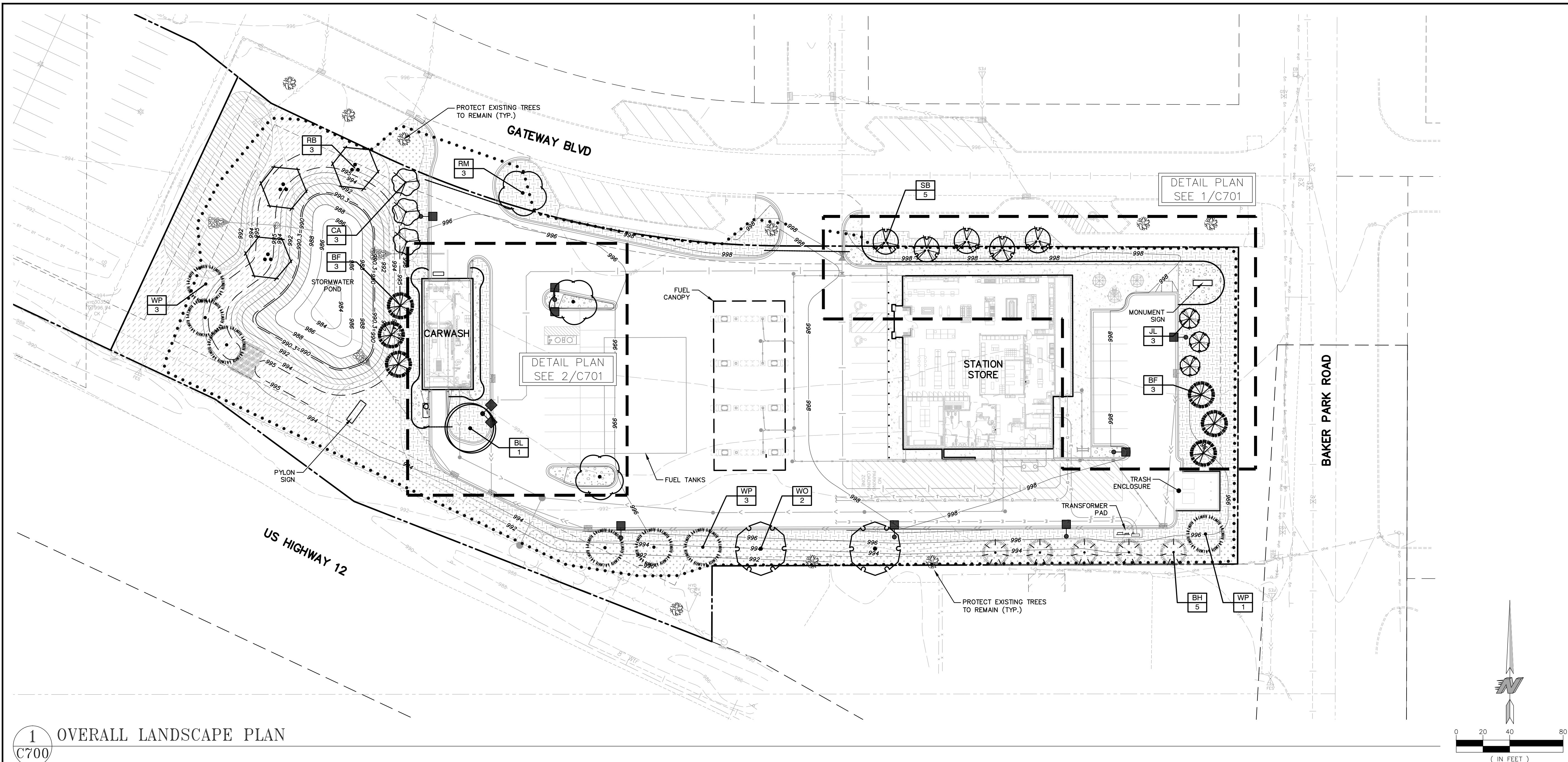
- | | |
|------|------------------|
| 2 | CONCRETE WASHOUT |
| 1603 | NO SCALE |

- | | |
|------|----------|
| 3 | TURF ES |
| 6603 | NO SCALE |

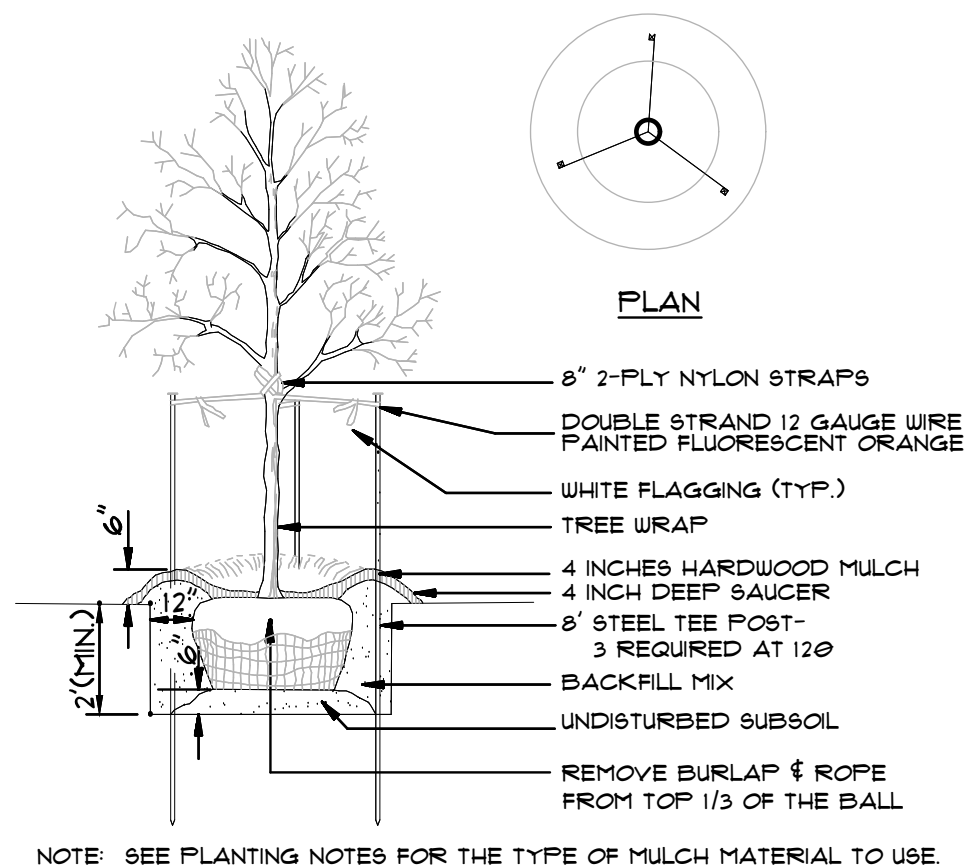
[illegible]

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 1/15/25 License #: 56346

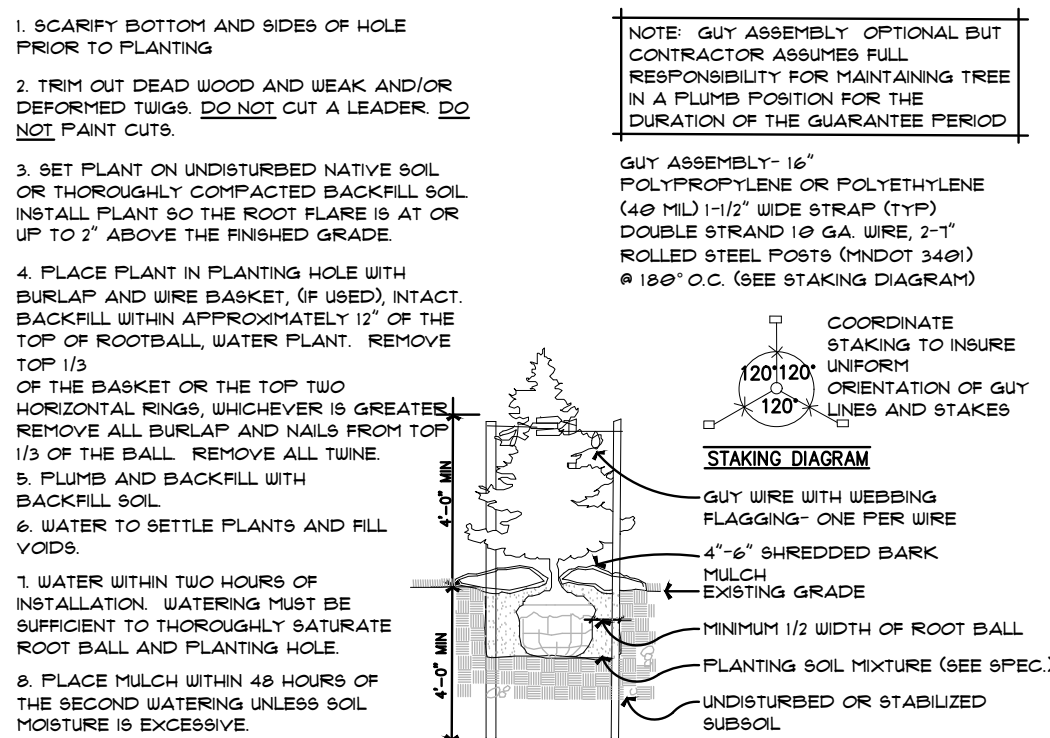
#	DATE	DESCRIPTION
DRAWN BY	RJR	SCALE
GRAPHIC	PROJ. NO.	1109-00
DATE	2025-01-15	SHEET
1775 C700		



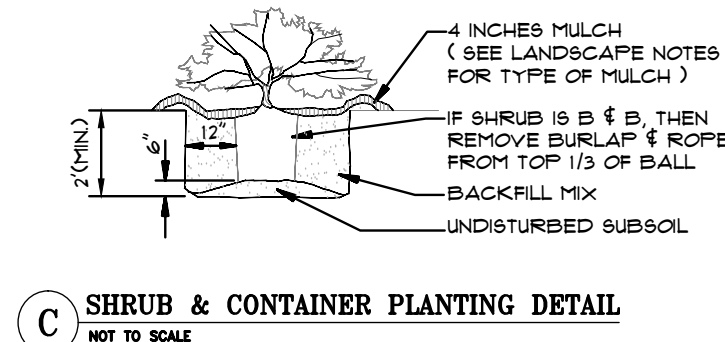
1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. 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.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE




C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



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

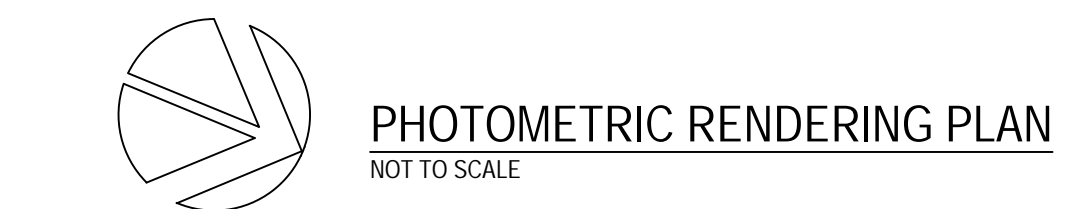


CARLSON
ENGINEERING

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 1/15/25 License #: 56346

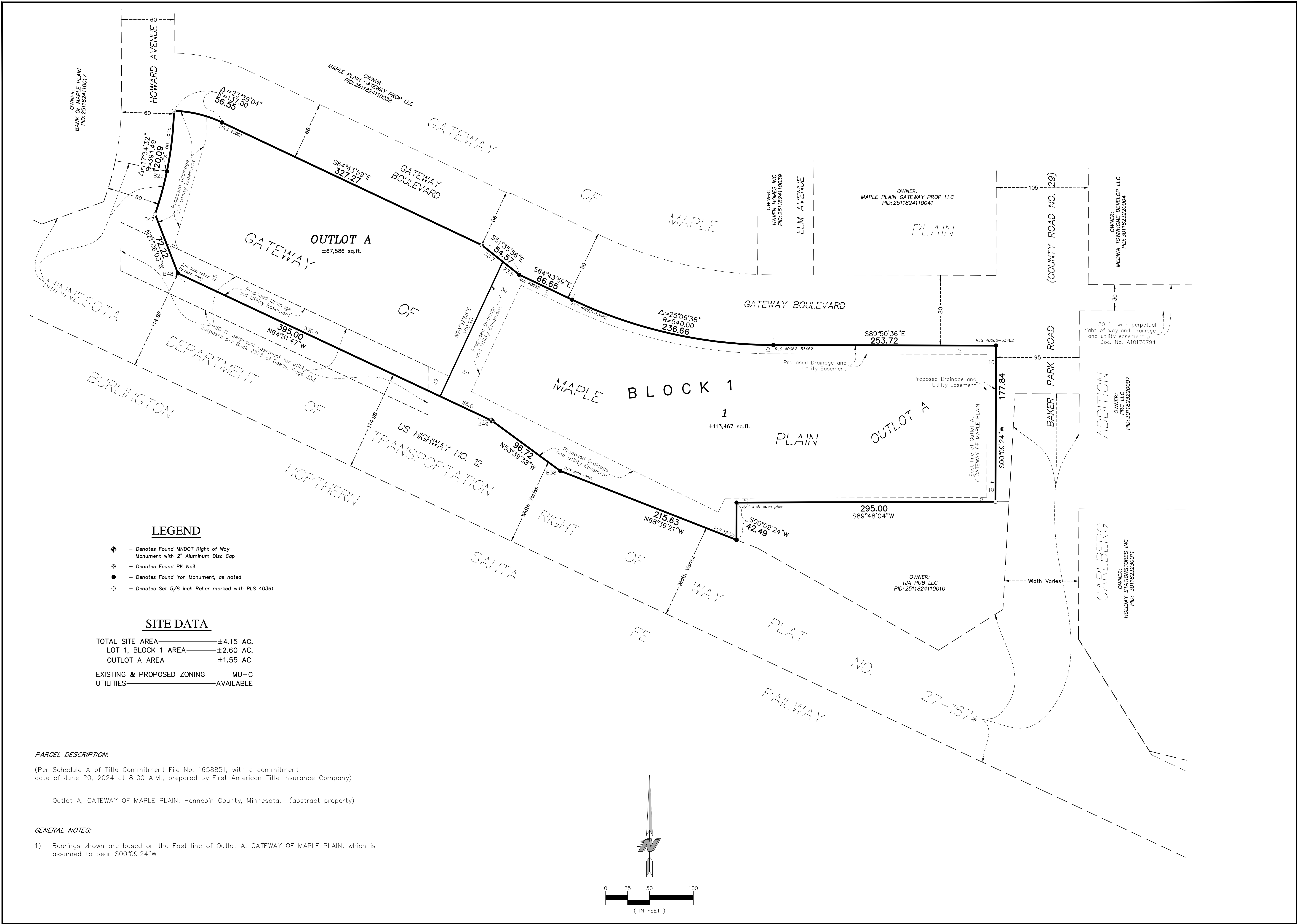
BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
DRAWN BY		RJR
SCALE		GRAPHIC
PROJ. NO.		11109-00
DATE		2025-01-15
SHEET	1775 C701	



GRÄEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

[illegible]



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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 12/19/24, License #: 40361

PRELIMINARY PLAT

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	NPC/NJS
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2024-12-19
SHEET	1775 C011

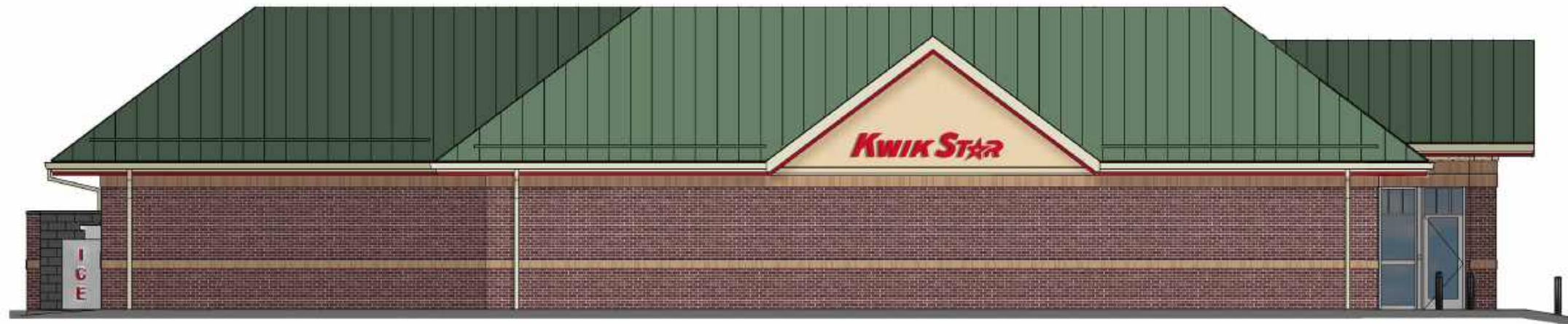
1 FRONT ELEVATION



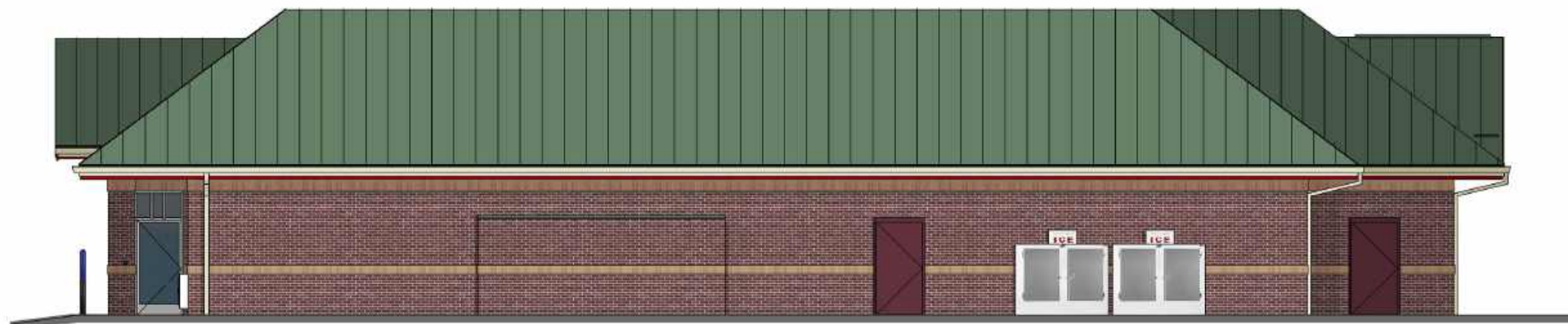
2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION



**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) 781-8969



1 FRONT ELEVATION



2 RIGHT ELEVATION



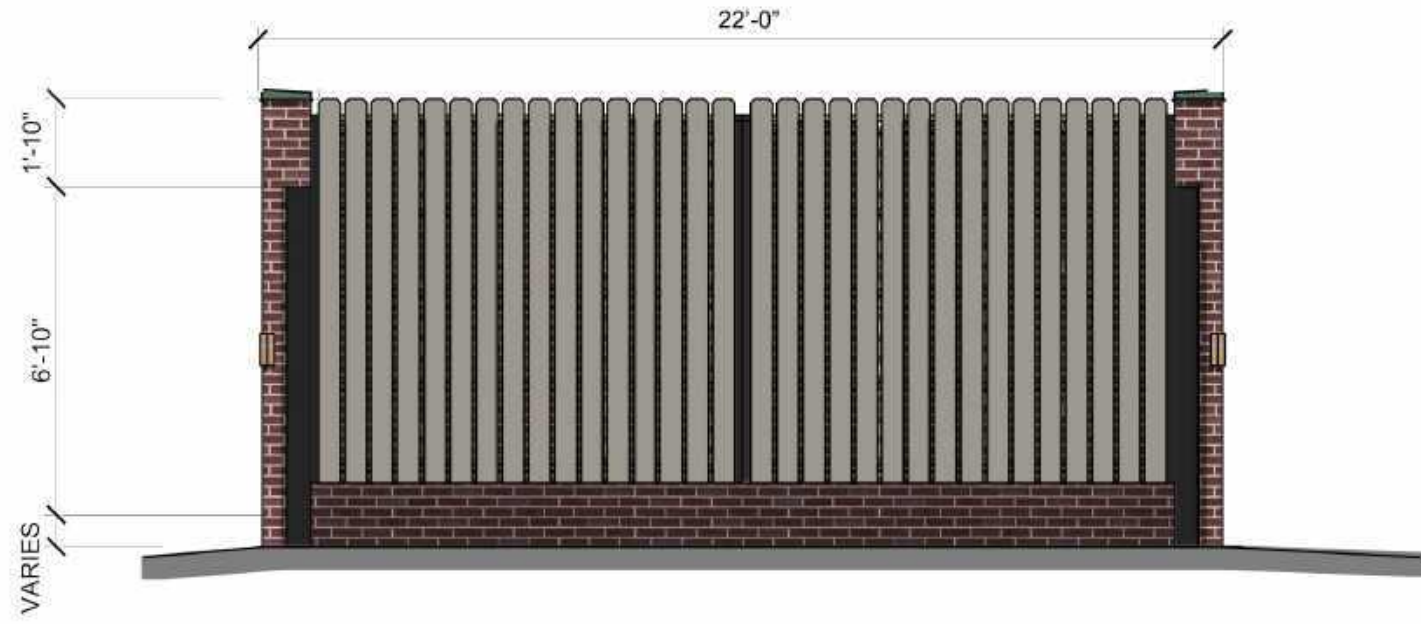
3 REAR ELEVATION



4 LEFT ELEVATION



KWIK TRIP, INC.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8968
FAX (608) 781-8900

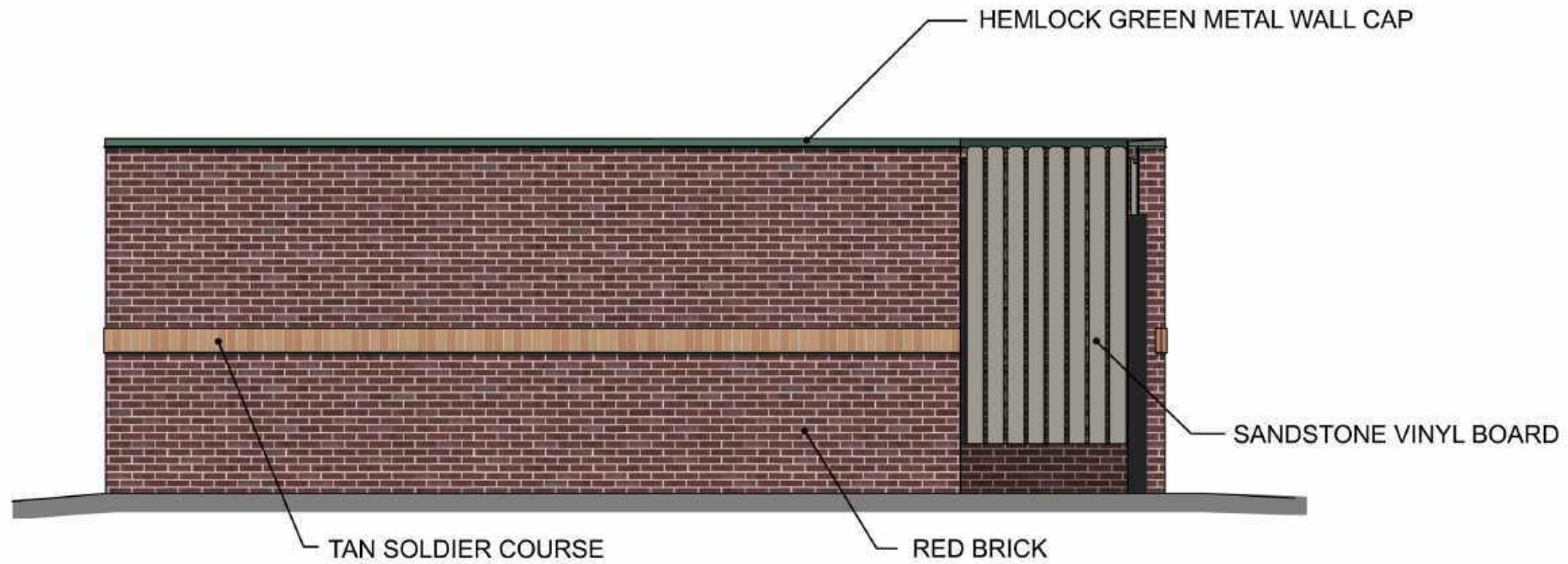


TRASH ENCLOSURE - FRONT ELEVATION

**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



TRASH ENCLOSURE - SIDE ELEVATION



1 FRONT ELEVATION



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

8 MPD

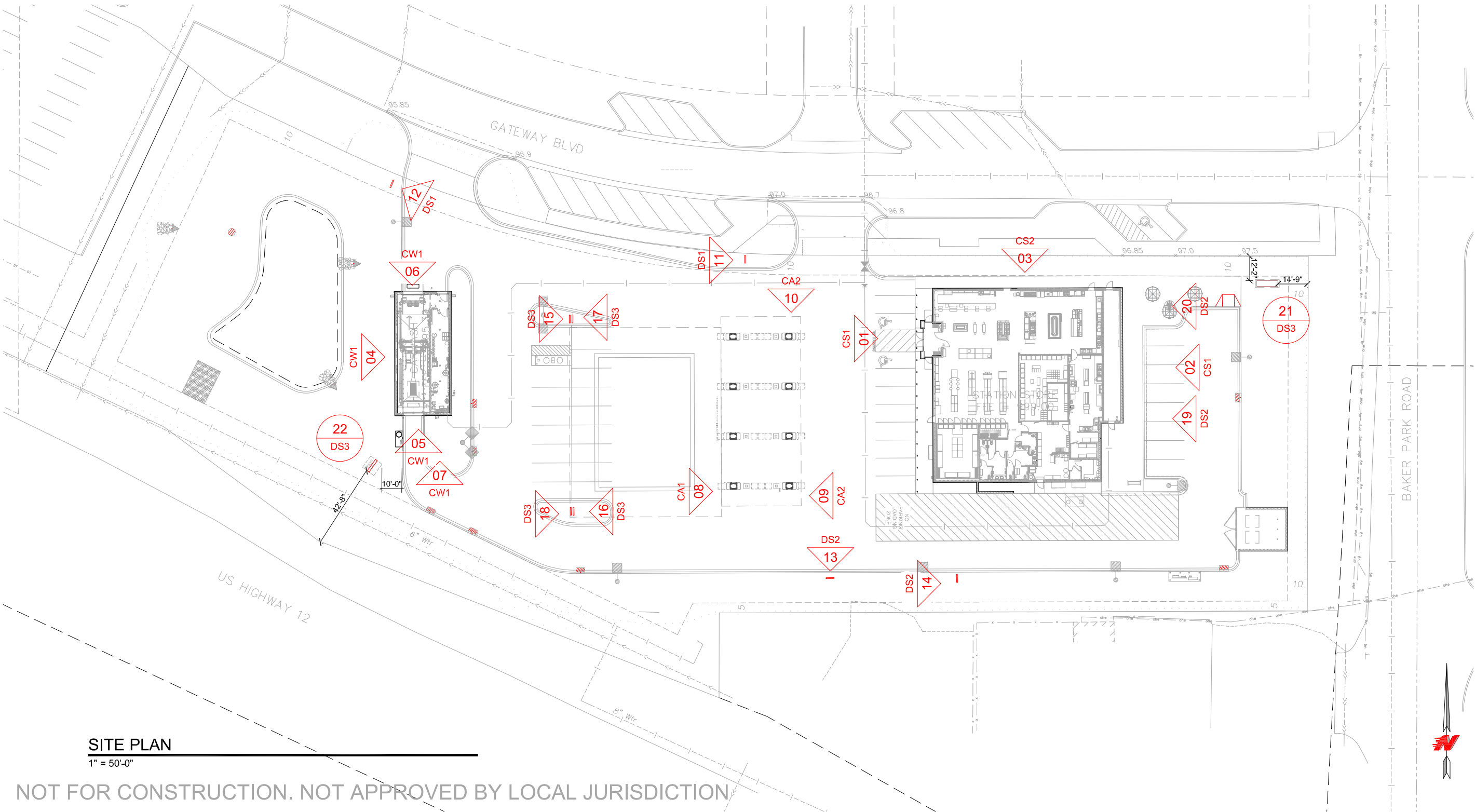


2 SIDE ELEVATION

- PROPOSED SIGNS:
#01 24" LED KWIK TRIP BUILDING LETTERS
#02 24" LED KWIK TRIP BUILDING LETTERS
#03 24" LED KWIK TRIP BUILDING LETTERS
#04 24" LED CARWASH BUILDING LETTERS
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN
#08 24" LED KWIK TRIP CANOPY LETTERS
#09 24" LED KWIK TRIP CANOPY LETTERS
#10 24" LED KWIK TRIP CANOPY LETTERS
#11 DRIVEWAY DIRECTIONAL
#12 DRIVEWAY DIRECTIONAL
#13 DRIVEWAY DIRECTIONAL
#14 DRIVEWAY DIRECTIONAL
#15 - # 18 2-HOUR PARKING SIGN
#19 EMPLOYEE PARKING SIGN
#20 EMPLOYEE PARKING SIGN
#21 FREESTANDING MONUMENT SIGN
#22 FREESTANDING PYLON SIGN



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



SITE PLAN
1" = 50'-0"

NOT FOR CONSTRUCTION. NOT APPROVED BY LOCAL JURISDICTION

SITE PLAN

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION
	2024 12/17	BKGD UPDATE
	2025 01/15	BKGD UPDATE

DRAWN BY

SCALE

PROJ. NO.

DATE

SHEET

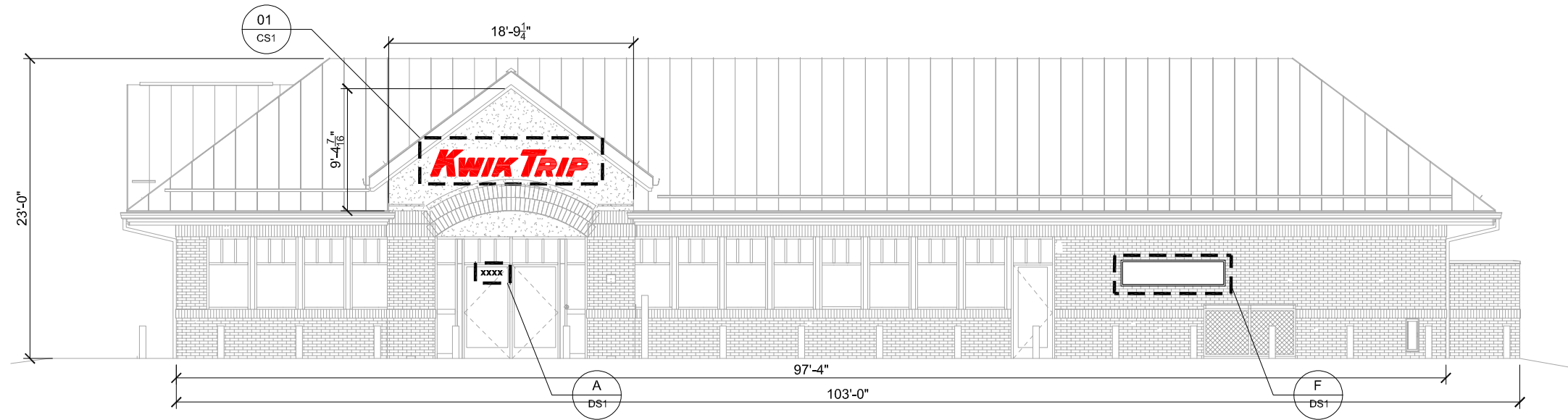
KMK

MULTIPLE

0001

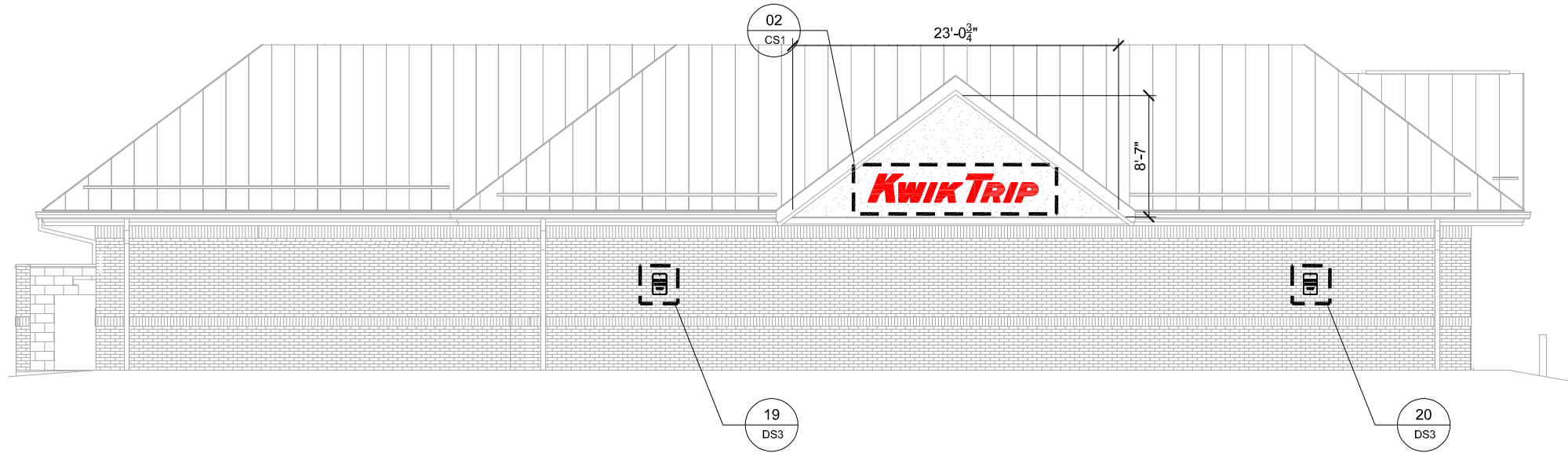
2024 10/08

SP1



STORE ELEVATION

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



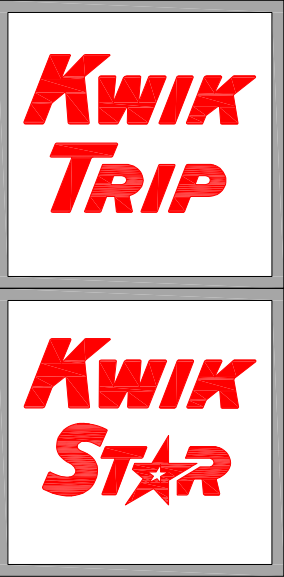
STORE ELEVATION

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



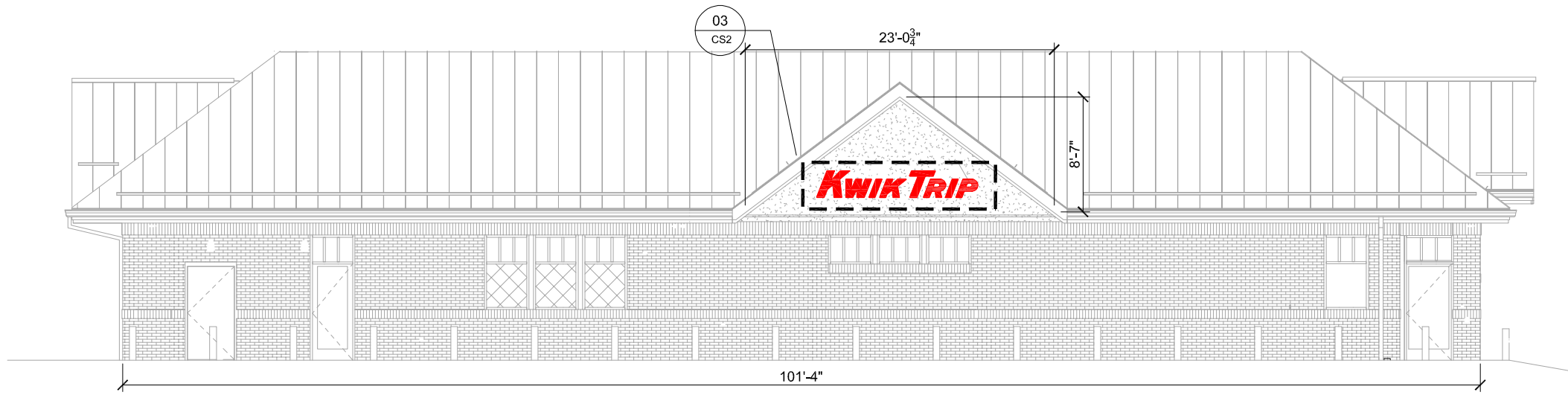
LOGO DETAIL - SIGNS #01 & #02

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



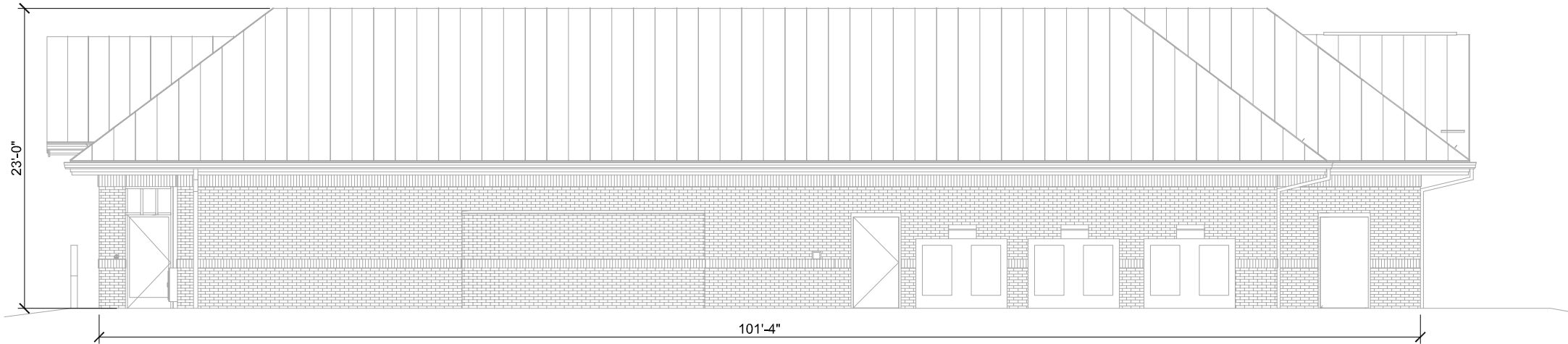
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CONVENIENCE STORE SIGNAGE		
CONVENIENCE STORE #1775 WITH DETACHED CARWASH		
US HWY 12 & CO RD 29 MAPLE PLAIN, MN		
#	DATE	DESCRIPTION
△	2024 12/17	BKGD UPDATE
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2024 10/08
SHEET		CS1



STORE ELEVATION

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



STORE ELEVATION

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



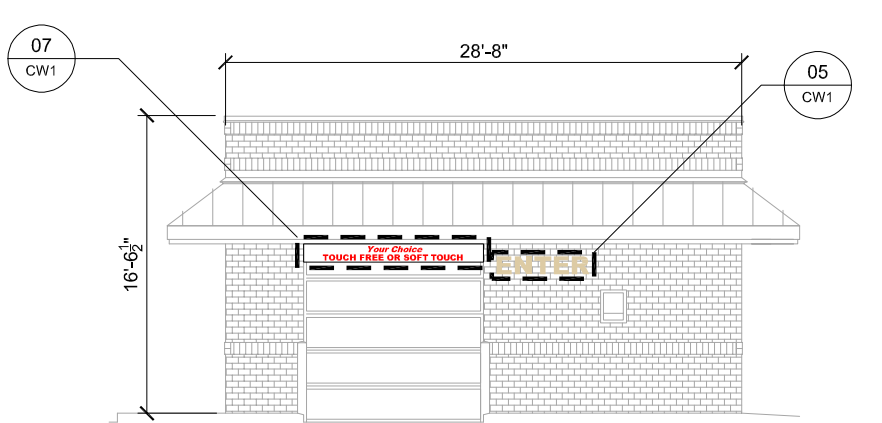
LOGO DETAIL - SIGN #03

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



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

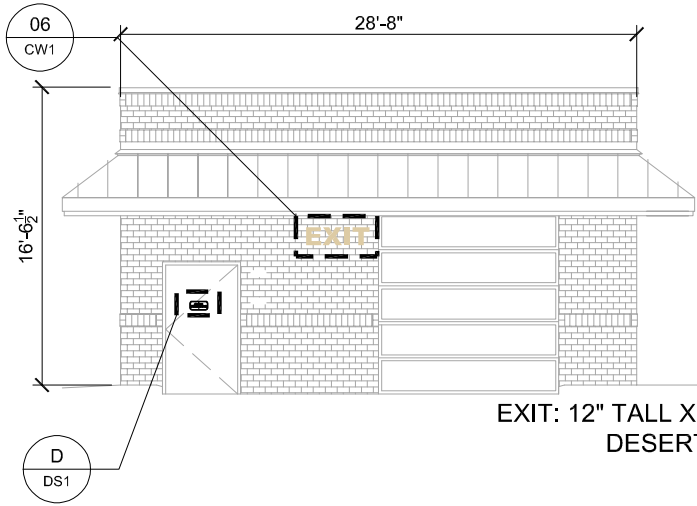
CONVENIENCE STORE SIGNAGE		
CONVENIENCE STORE #1775 WITH DETACHED CARWASH		
US HWY 12 & CO RD 29 MAPLE PLAIN, MN		
#	DATE	DESCRIPTION
△	2024 12/17	BKGD UPDATE
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2024 10/08
SHEET		CS2



ENTER: 12" TALL X 48" LONG
DESERT SAND (TAN) LETTERS

ENTER ELEVATION

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



EXIT: 12" TALL X 36" LONG
DESERT SAND (TAN) LETTERS

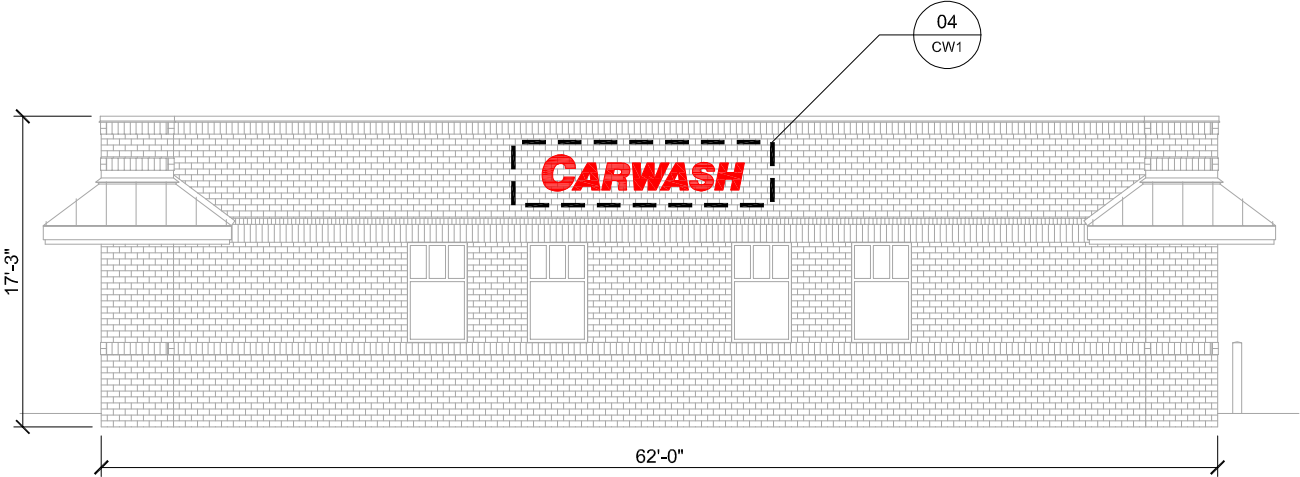
EXIT ELEVATION

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



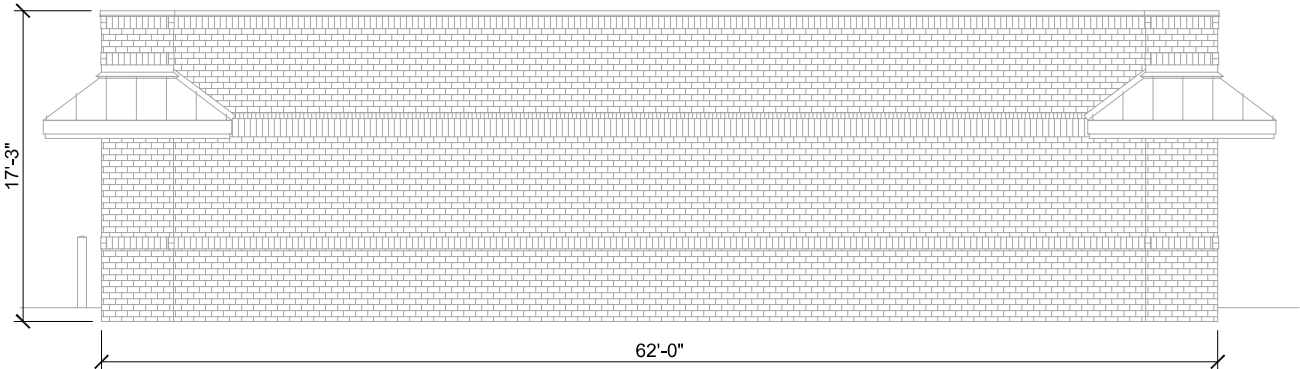
LOGO DETAIL - SIGN #04

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



SIDE ELEVATION

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



SIDE ELEVATION

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



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

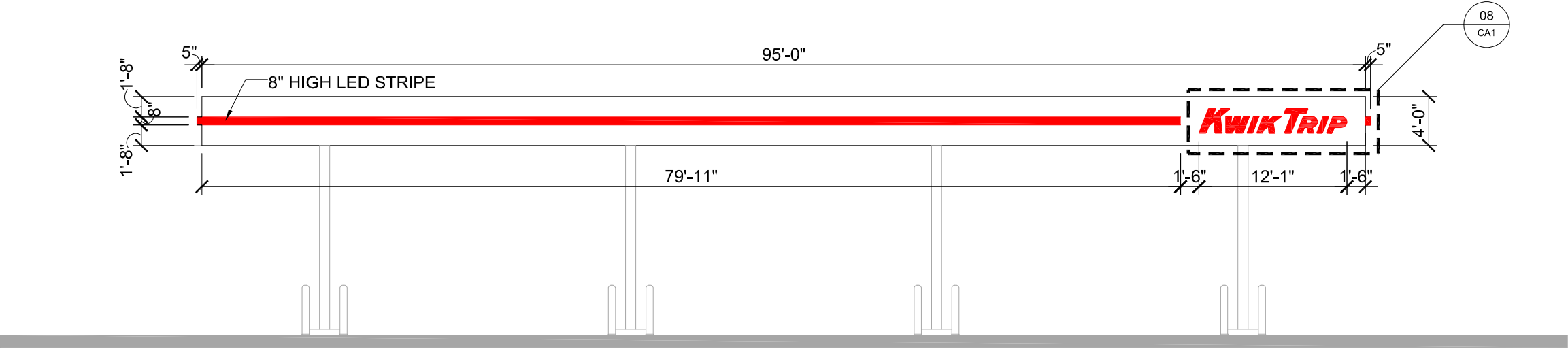
INFORMATIONAL SIGN #07

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



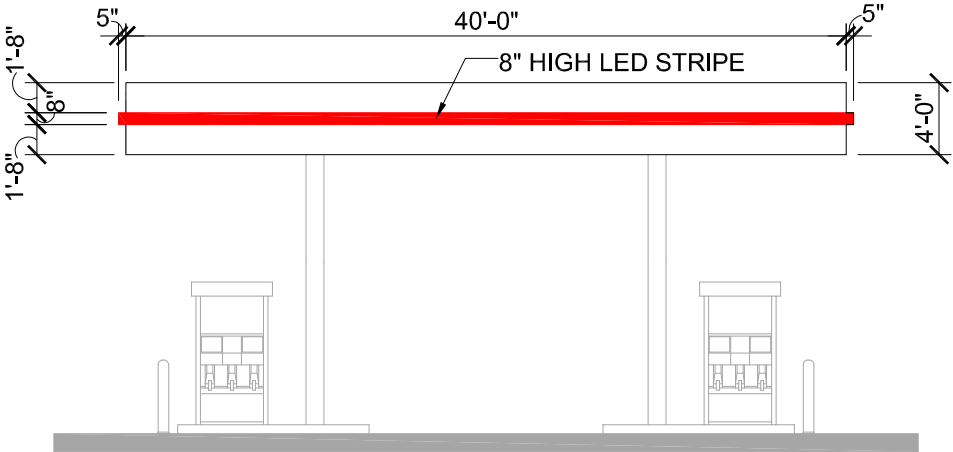
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARWASH SIGNAGE		CONVENIENCE STORE #1775 WITH DETACHED CARWASH		US HWY 12 & CO RD 29 MAPLE PLAIN, MN	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY				KMK	
SCALE				MULTIPLE	
PROJ. NO.				0001	
DATE				2024 10/08	
SHEET				CW1	



CANOPY ELEVATION

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



CANOPY ELEVATION

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



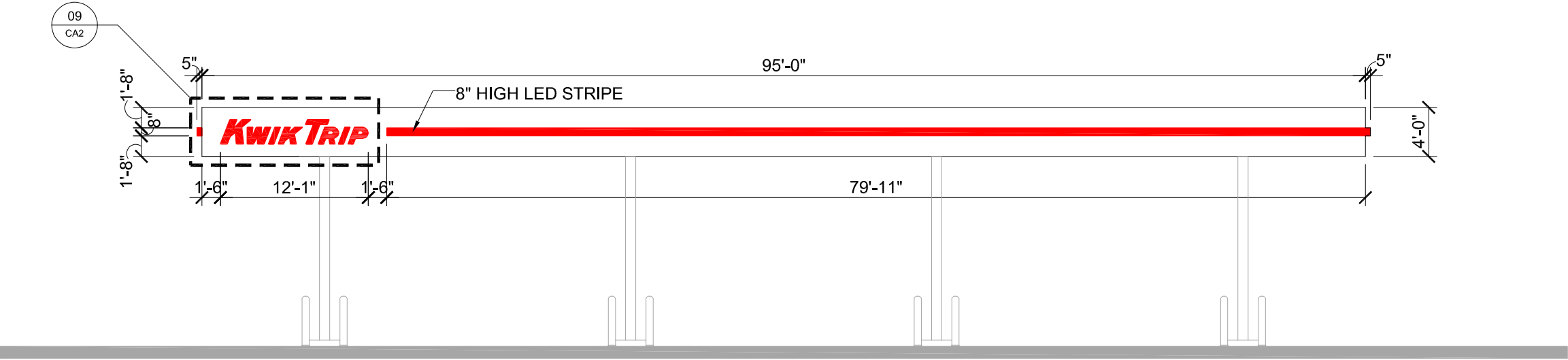
LOGO DETAIL - SIGN #08

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



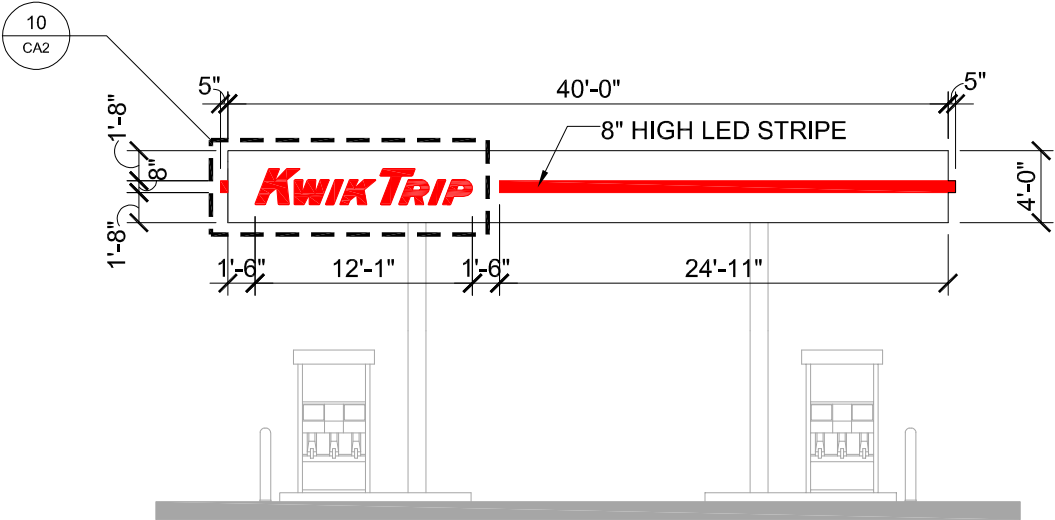
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE	CONVENIENCE STORE #1775 WITH DETACHED CARWASH	
	US HWY 12 & CO RD 29 MAPLE PLAIN, MN	
	#	DATE
	DESCRIPTION	
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2024 10/08
SHEET		CA1



CANOPY ELEVATION

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



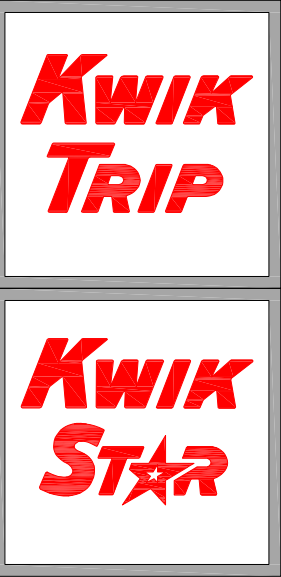
CANOPY ELEVATION

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



LOGO DETAIL - SIGNS #09 & #10

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



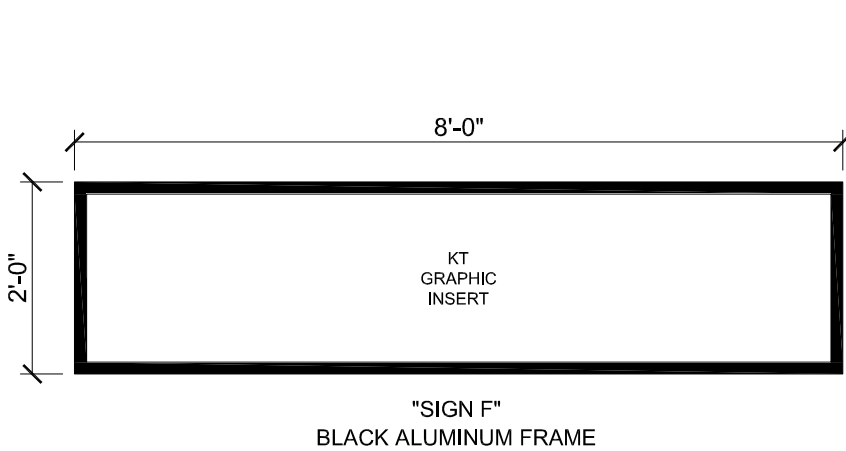
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE	CONVENIENCE STORE #1775 WITH DETACHED CARWASH	
	US HWY 12 & CO RD 29 MAPLE PLAIN, MN	
	#	DATE
	DATE	DESCRIPTION
	DATE	DESCRIPTION
	DATE	DESCRIPTION
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2024 10/08
SHEET		CA2



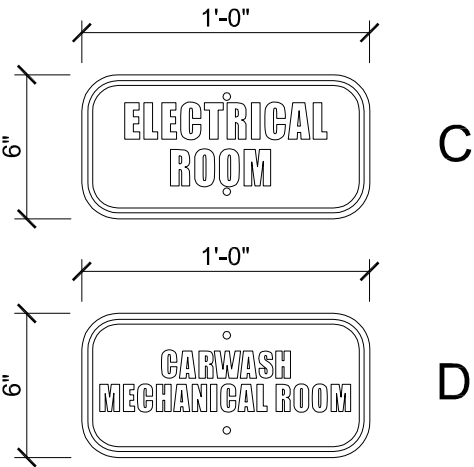
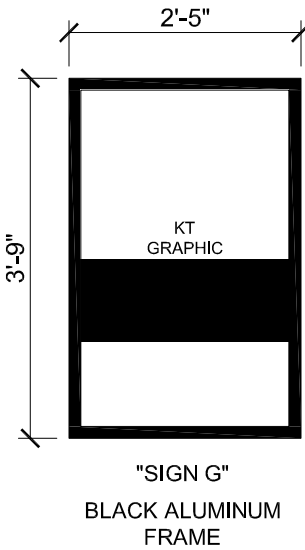
ADDRESS SIGN A

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



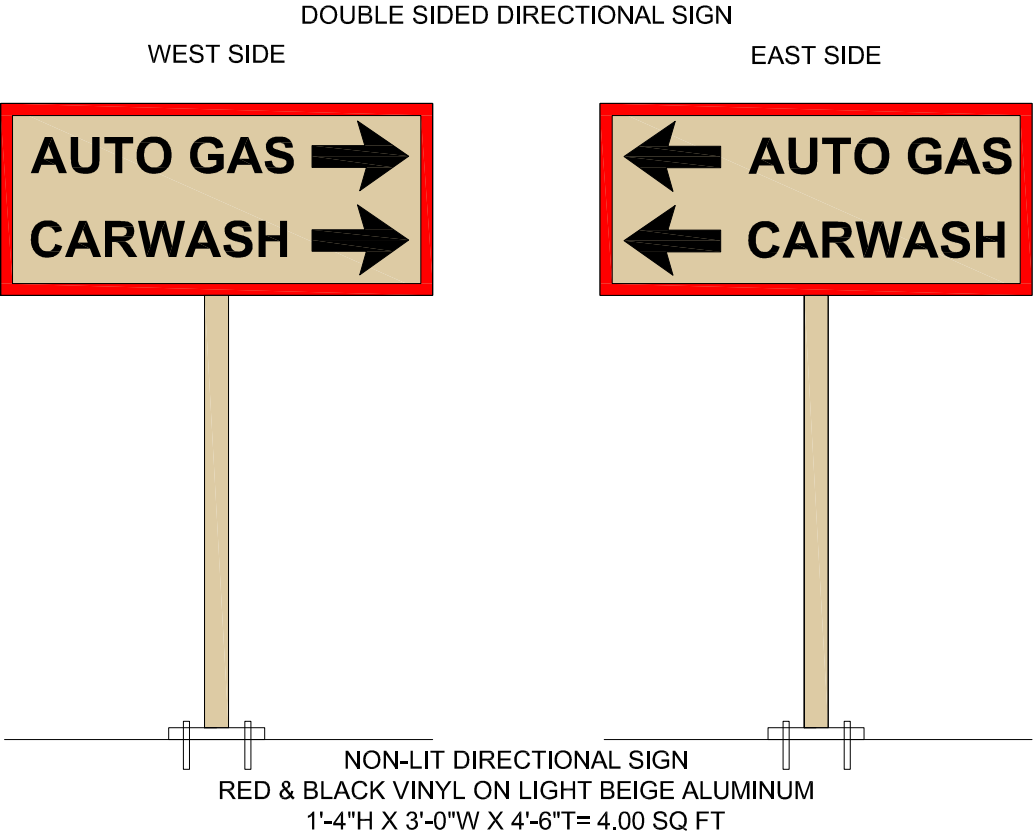
INFORMATIONAL SIGNS F & G

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



INFORMATIONAL SIGNS C & D

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



DIRECTIONAL SIGNS #11 & #12

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

GENERAL SPECIFICATIONS

ROOM SIGNS

Qty: 3 total (different copy on each)

Size: per art

Material: white sign blank

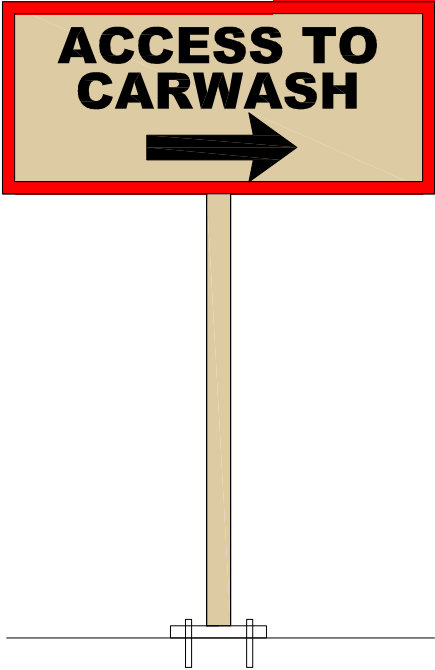
Finish: cut vinyl

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

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

DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1775 WITH DETACHED CARWASH	
	US HWY 12 & CO RD 29 MAPLE PLAIN, MN	
	#	DATE
		DESCRIPTION
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2024 10/08
SHEET		DS1

SINGLE SIDED DIRECTIONAL SIGN
NORTH SIDE

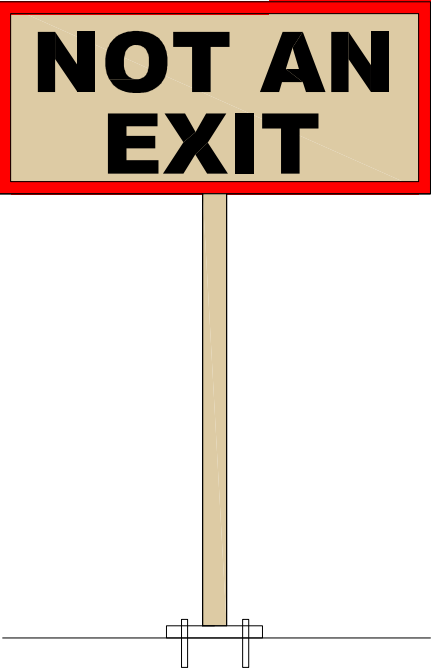


NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-4"H X 3'-0"W X 4'-6"T= 4.00 SQ FT

DIRECTIONAL SIGN #13

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

SINGLE SIDED DIRECTIONAL SIGN
WEST SIDE

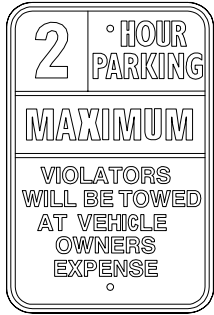


NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-4"H X 3'-0"W X 4'-6"T= 4.00 SQ FT

DIRECTIONAL SIGN #14

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

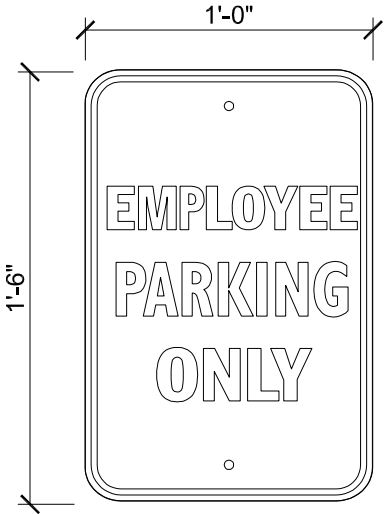
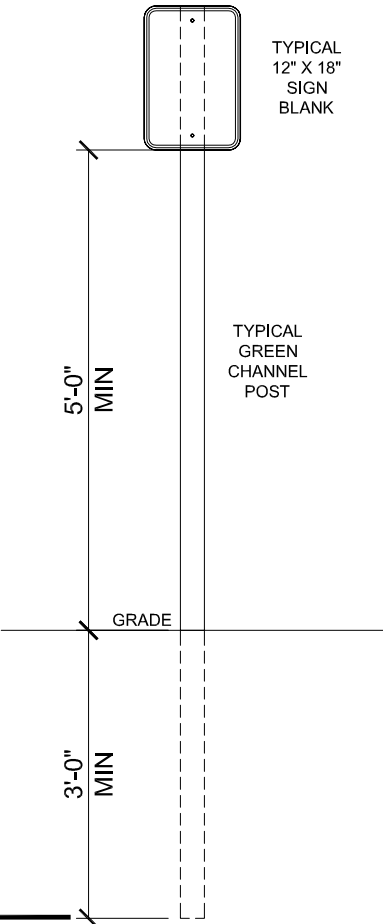
SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 4

2 HOUR PARKING SIGNS #15 - # 18

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



EMPLOYEE PARKING SIGNS #19 & #20

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

GENERAL SPECIFICATIONS

18"x12" ALUMINUM SIGN
Qty: 2
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:

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

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION



DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2024 10/08
SHEET	DS2

#21 KWIK TRIP FREESTANDING MONUMENT SIGN

SEE ATTACHED ARTWORK

#22 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHED ARTWORK



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

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION

DRAWN BY

KMK

SCALE

MULTIPLE

PROJ. NO.

0001

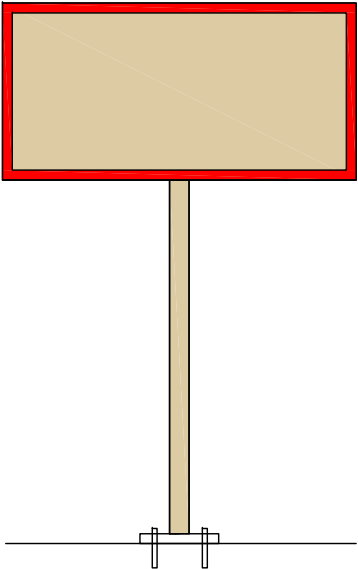
DATE

2024 10/08

SHEET

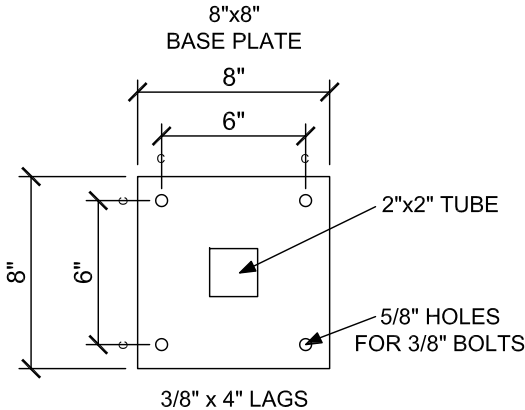
DS3

SINGLE SIDED NON-LIT DIRECTIONAL SIGN



DIRECTIONAL SIGN EXAMPLE

SCALE: NTS




NOTES:

- Sign vendor to anchor sign/s to concrete pad
- Sign vendor to anchor signs with (4) 3/8" x 4" lags & shield anchors. Use stainless steel hardware
- Stainless steel flat washers may be used under base plate as needed to shim sign to be plumb
- Concrete Pad installed by others (Kwik Trip/Kwik Star Concrete Vendor)
 - Concrete Pad to be 5"x 36"x 36"
 - Center of footing to be installed 48" from face of curb



DIRECTIONAL SIGN BASE PLATE

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

	<p>KWIK TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LA CROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960</p>	<p>PROJECT: Store- All Stores Date - 08/31/2023</p> <p>DESCRIPTION: All Directional signs will have a single post per the detail above</p>	SCB #1



Client

Kwik Trip

Maple Plain, MN

Project

A - Monument

Consultant Design Art

Carlee Strong

Danielle Hadley

Monument Sign Specifications

-Aluminum construction w/ LED illuminated Kwik Trip faces, products & 8" pricers

-New Dak EMC 90 x 180 - 8mm RGB

Sign Area

75 Sqft

Color Key

- 1 Black S/G
- 2 PPG NA 208400 S/G
- 3 PPG NA 209420 Brown S/G
- 4 Cardinal Red (3630-53)
- 5 Black (3630-22)
- 6 Yellow (3630-015)

Job Number

126985 A

Creation Date

10/9/2024

Revision Date

Revision Number

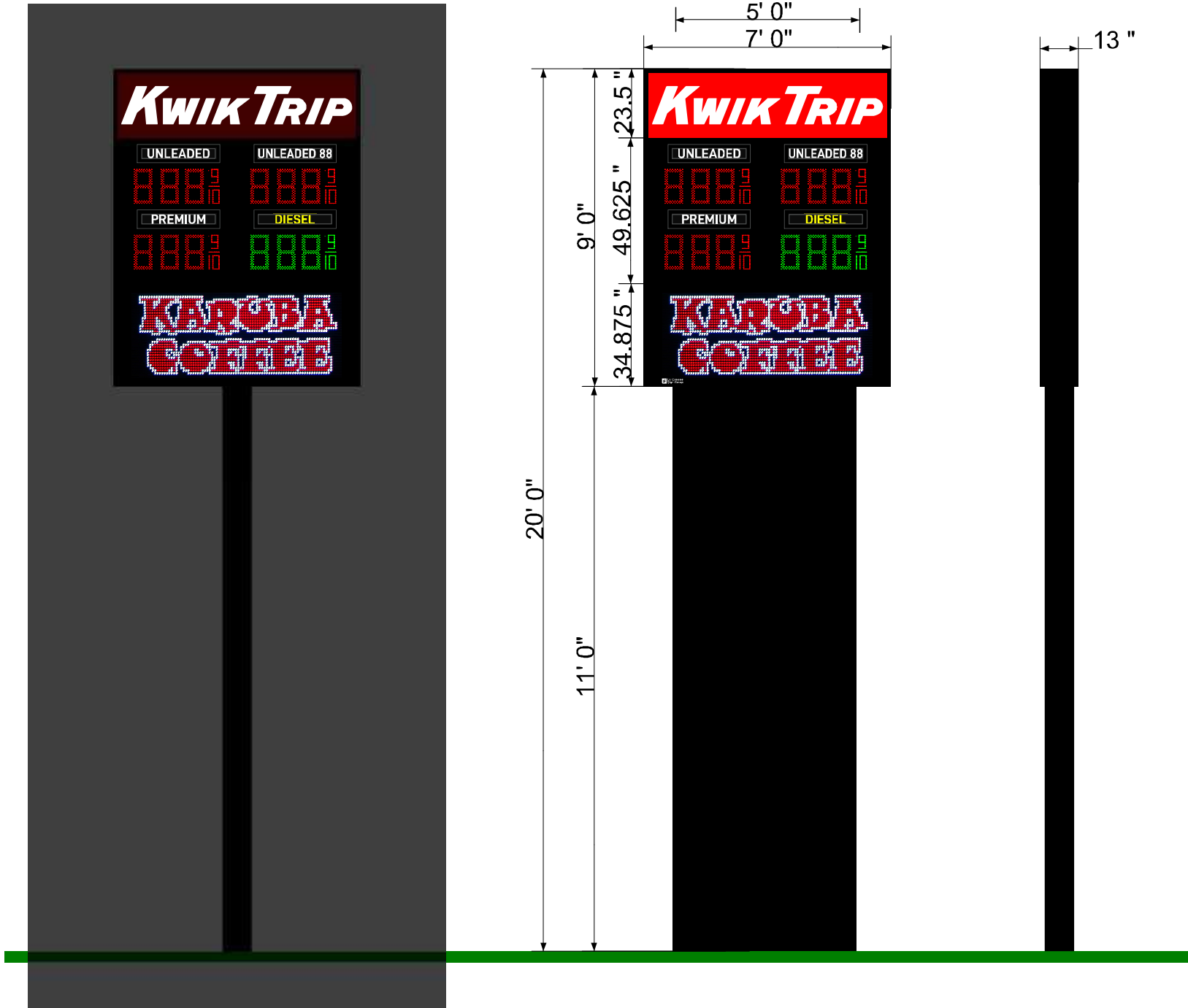
File Path

1 - Kwik Trip\Maple Plain, MN 1775\126985-Artwork for KT1775 Maple Plain\Design\1775 Maple Plain Art 126985 A Monument

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.



1450 Oak Forest Drive
2242 Mustang Way
2502 Melby Street

Onalaska, WI 54650
Madison, WI 53718
Eau Claire, WI 54703

608-781-1450
608-222-5353
715-835-6189

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

Client

Project

Consultant Kelly Voegelé
Design Art Danielle Hadley

Pylon Sign Specifications

- Fabricated Aluminum KT Cabinet w/ White LED Lighting
- KT Faces Have Opaque Background w/ Illuminated Copy
- Fuel Products Have Opaque Background w/ Illuminated Copy & 12" Pricers
- EMC 90 x 225 8mm 2'5" x 6'0" active / 2'11" x 6'3" cabinet = 14.5 sq.ft.

- Area
- KT Area 13.71 sqft
 - Price Area 28.95 sqft
 - EMC Area 14.5 sqft
 - Total 63 sqft
- Color Key

- 1 Black S/G
- 2 PMS 186c Red
- 3 White Flex
- 4 White Lexan
- 5 Black (3630-22)
- 6 Yellow (3630-015)

Job Number
125435-1 B

Creation Date
5/20/2024

Revision Date 6/13/2024
Revision Number 1

File Path

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.



5050 INDEPENDENCE STREET | P.O. BOX 97 | MAPLE PLAIN, MN 55359
Ph: (763) 479-0515 | Fax: (763) 479-0519 | www.mapleplain.com

February 10, 2025

Emily Helwig, Project Manager
Kwik Trip
1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

RE: Kwik Trip Preliminary/Final Plat and Site Plan Review

Dear Emily:

The city has completed a review of your application for Site Plan Review and Preliminary/Final Plat for the property generally located at 4855 Gateway Blvd. The city has prepared a detailed review of your submittal. Please review and if requested, make any revisions and or provide additional information. It is anticipated that your application will initially be considered by the City's Planning Commission on Thursday, March 6th, 2025, at 6:00 pm.

The City offers the following comments:

Site Plan/Preliminary Plat

1. The City has submitted the plans to Hennepin County and MNDOT for review.
2. The city finds that the proposed site plan layout meets applicable requirements. The city noted that the eight (8) parking spaces located to the east of the building create a "dead end" without a means for vehicle turnaround. The city is concerned that vehicles will attempt to go around the building to park or exit the site. If all spaces are occupied, there is not a way to exit without backing out of the area. It is recommended that a designated space be striped and or provided for vehicle turn around. In addition, it is recommended that a sign indicating no exit be provided near the southwest corner of the building.
3. Parking is required in accordance with the city's zoning ordinance. Please note that the east bank of spaces is labeled as having nine (9) spaces but there are only eight (8) on the plan. The city does not provide a specific parking requirement for convenience stores or modern motor fuel stations. The city's ordinance notes retail requirements as 1 space per 250 SF of the building

GFA. While this is an acceptable requirement, I would consider using 5 spaces per 1,000 SF of the building GFA (total of 51 spaces required). This would generate similar numbers to the total parking spaces proposed. Using both standards, the proposed plans appear to meet applicable parking requirements.

REQUIRED

Motor Fuel Station: 4 spaces

Convenience Store: 1 space per 250 GFA (9,070 SF/250 = 37)

Car Wash: 1 space

TOTAL: 42 spaces

PROVIDED

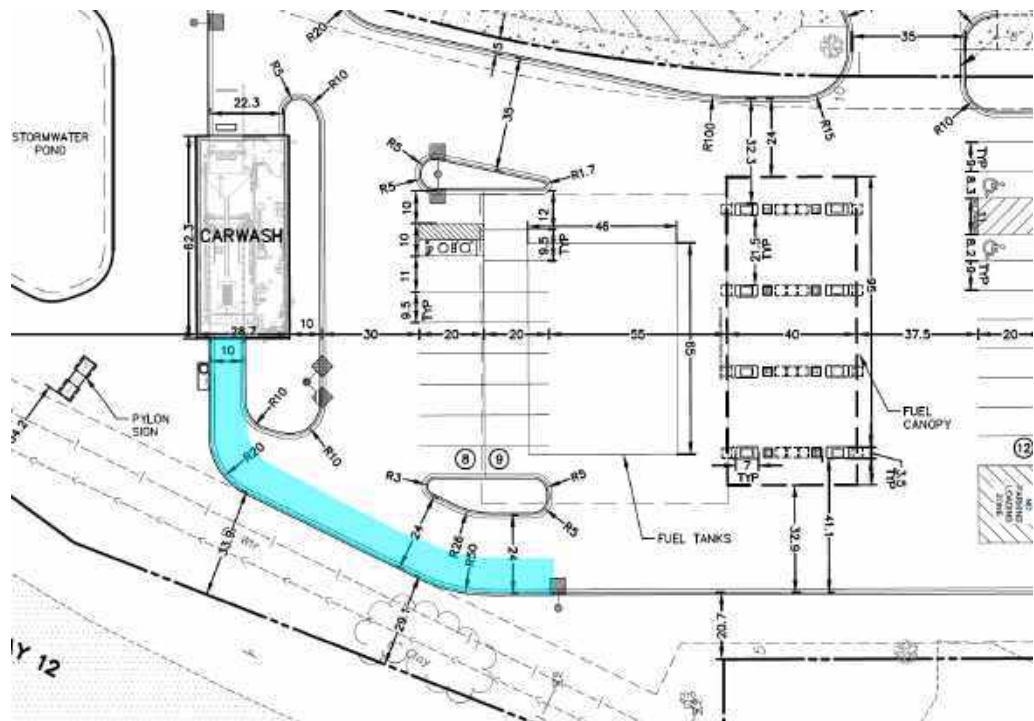
Standard Stalls 35 spaces

Accessible 2 spaces

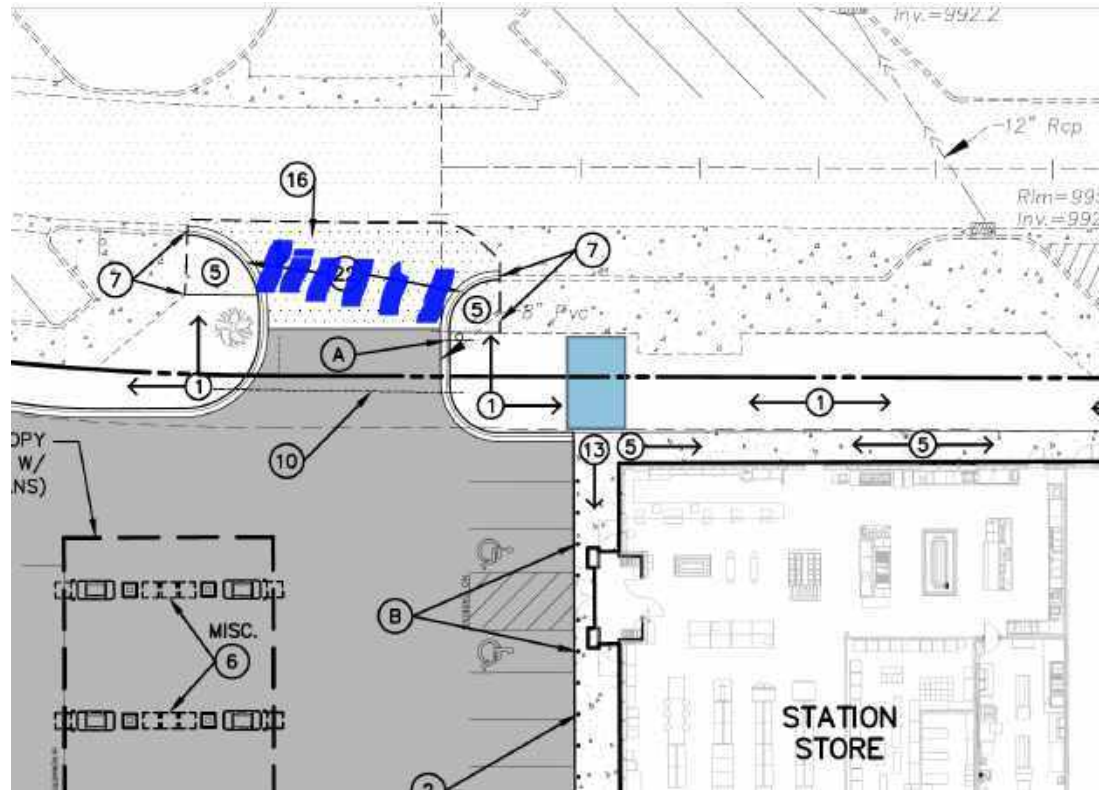
Fuel Canopy 20 spaces

TOTAL: 57 spaces

- The plans include a car wash that will have an entrance on the south side of the building. It is anticipated that this car wash will have a high demand and usage due to it being the only one in the area. Staff is trying to determine if there is a way to provide designated stacking (striped line and signage) along the south side of the parking lot to avoid cars waiting behind designated parking spaces (see below). Please review and let's discuss possible solutions.



5. It is recommended that the proposed sidewalk around the building perimeter and the sidewalk in the boulevard be connected (see below).
6. It is recommended that a pedestrian crosswalk be stripped (consistent with drive aisles along Gateway Blvd. – see below).



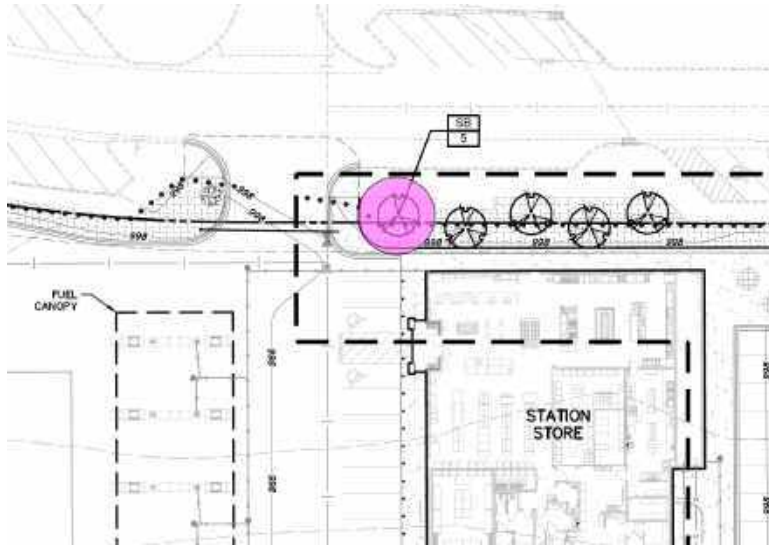
7. There are several areas along the north property line/Gateway Blvd. where footcandles exceed 1.0 which is the maximum permitted. Please review the lighting plan and revise proposed plans to conform.
8. Please provide cut sheets for all proposed light fixtures. Based on review of the cut sheets, additional comments may be provided.

Architectural Plans/Building Materials

9. The City has adopted the Maple Plain Design Guidelines. The guidelines provide general direction and information pertaining to permitted architecture, building materials and other similar design standards. The guidelines provide specific requirements for commercial building architecture and general guidelines for residential development. The City has reviewed the proposed building materials and architecture and believes that it meets the intent of the City's Design Guidelines.

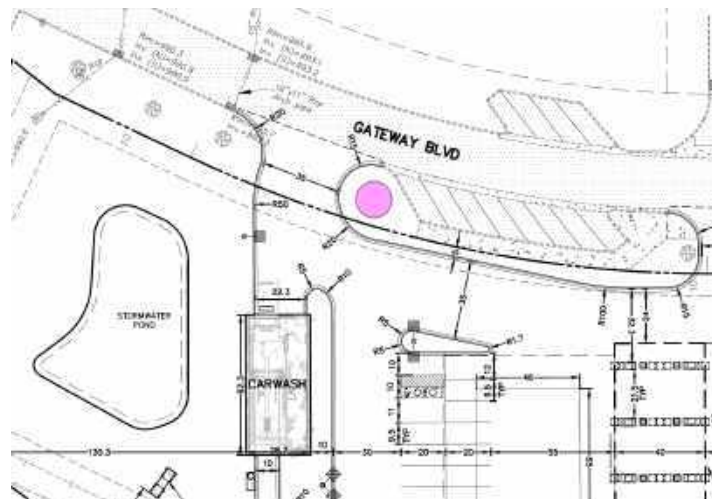
Landscape Plan/Tree Preservation

10. The proposed landscape plan indicates five (5) serviceberries along the north side of the building. As a result of the boulevard tree being removed to accommodate the new drive aisle entrance, it is recommended that one of the serviceberries be replaced with a shade tree (see location below).



Police/Fire/Engineering

11. The Maple Plain Fire Department has reviewed the plans and has the following comments:
- Please indicate the location of the FDC on the site/utility plans.
 - Please indicate the location of the mechanical room on the site/utility plans.
 - The Fire Chief has noted that an additional fire hydrant would be needed to adequately protect this property given the proposed layout and use. MPFD would like to have a hydrant installed in the island shown below (pink circle).



12. Please see the attached review letter and SWPPP Checklist provided by the City's Engineer and dated February 7, 2025.

Sign Plans

13. Sign plans are being reviewed, and comments will be provided in separate review letter.

Please let me know if you have any questions regarding any recommendations/comments or would like additional information.

Sincerely,



Mark Kaltsas, Planner
City of Maple Plain

CC: Jacob Kolander, City Administrator
Matt Bauman, City Engineer
Gary Kroells, West Hennepin Public Safety Director
Rick Denneson, Maple Plain Fire Chief

ATTACHMENTS: Engineering Memo



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

February 7, 2025

City of Maple Plain
Attn: Jacob Kolander, City Administrator
5050 Independence Street
Maple Plain, MN 55359

RE: Site Plan Review
Kwik Trip
Engineering Review #1

Dear Mr. Kolander:

As requested, Bolton & Menk, Inc. has completed an engineering review of the documents submitted for the above-referenced project. We offer the following comments for your consideration:

1. Modify the east entrance to include pedestrian ramps on each side of the driveway, increase the walk thickness for ramp areas to 6-inches, and recommend connecting the existing walkway to the walk around the building perimeter for pedestrians.
2. One wet retention basin is proposed to provide stormwater runoff management. The following must be considered regarding stormwater management:
 - a. Per City requirements, the proposed stormwater management system must limit proposed peak runoff rates to that of existing for the 2, 10, and 100 year – 24h hour events. Also, per the City's NPDES MS4 requirements, the system must treat the water quality volume, calculated as 1" times the sum of new and fully reconstructed impervious surface.
 - b. Due to site runoff coming from areas where vehicle maintenance and fueling occur, infiltration of the water quality volume is not required. The wet retention basin proposed has been sized adequately to limit peak runoff rates to existing and provide water quality treatment.
3. Final Plans must include a SWPPP meeting current NPDES requirements. See attached checklist for complete requirements.
4. The following permits will need to be provided conditional to City approval:
 - a. NPDES Construction Stormwater Permit
 - b. MCWD Permit
 - c. MnDOT Access/Work in ROW Permit
5. The condition of the adjacent street should be reviewed by the City and Contractor prior to any work and verified with video or pictures. Any damage to the street after work commences should be deemed to be caused by the Contractor and the Owner's responsibility to repair.
6. The condition of the existing storm sewer in adjacent areas should be documented prior to

any work. Any sediment deposited in the sewer after construction begins should be deemed to be the responsibility of the Contractor and be removed at the Contractor's expense prior to final site approval.

7. Work in the public right of way and connection to utilities must be coordinated with the City. A minimum 24-hour prior notice must be provided. Bituminous pavement shall be saw-cut, and concrete removed to the joint to provide clean match lines. Removal limits shall be marked by the City prior to any work.
8. Perimeter erosion control must be installed by the Contractor and inspected by the City prior to any other work. The Contractor must provide a minimum of 24 hours' notice prior to inspection.
9. The plans will need to be reviewed by the Fire Chief to verify hydrant, valve, and fire connections are adequately provided.
10. The applicant will be required to submit a Maintenance Agreement for all stormwater management structures and facilities. The agreement must define maintenance responsibilities following completion of project, specify types and frequencies of inspection and maintenance activities, designate who will conduct inspection and maintenance activities, and outline reporting requirements. The Agreement must be written in favor of the City and be recorded with the Final Plat.
11. Drainage and Utility Easements must be provided as follows:
 - a. Overall stormwater management facilities, including access routes, used to meet regulatory requirements.
 - b. All swales and piping providing drainage for multiple properties.
 - c. 5' along all side lot lines, unless adjacent to Development boundary.
 - d. 10' along all front lot lines, rear lot lines, and adjacent to Development boundary.
12. Record drawings must be provided upon completion of the project.

If you have any questions or comments, please contact me to discuss.

Sincerely,

Bolton & Menk, Inc.



Matthew S. Bauman, P.E.

Project Manager