Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, February 8, 2023
7:00 p.m.

PLANNING COMMISSION REGULAR MEETING – AGENDA

Commissioners: Chair Syed Husain, Vice Chair Liam Cavin, General Officer John Kiekow, Kathy Fraser, James Turnham, Christopher Udomah, Rich Xiong, Roberta Reindorf
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsccc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** or emailing planning@brooklynpark.org by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call in number to address the Planning Commission.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Josie.Shardlow@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

3. EXPLANATION BY CHAIR

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at brooklynpark.org. The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

5.1. **Approval of Minutes** – January 11, 2023 Regular Meeting

6. PUBLIC HEARING

6.1 610 Zane Speculative Industrial Buildings – Preliminary Plat and Site Plan Review, #23-101 for two lots and two speculative office/warehouse buildings (151,750 and 172,680 square feet each).
Presented by: Amber Turnquest

7. OTHER BUSINESS

A. Business Forward Advisory Board

8. DISCUSSION ITEMS

9. INFORMATION ITEMS

A. Council Comments
B. Commission Comments
C. Staff Comments

10. ADJOURNMENT

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – JANUARY 11, 2023

1. CALL TO ORDER

The meeting was called to order at 7:01 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Fraser, Husain, Kiekow, Turnham, and Udomah, and Xiong; Council Liaison Mayor Winston; Planning Director Mogush; Principal Planner Turnquest.

Those arrived late: None

Those not present were: Commissioner Reindorf (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION CAVIN, SECOND TURNHAM TO APPROVE THE JANUARY 11, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. ORGANIZATIONAL MEETING

A. Adoption of Bylaws

Commission Chair Husain noted on page three, number three, General Officer should not be crossed out.

MOTION CAVIN, SECOND XIONG TO ADOPT THE BYLAWS WITH THE NOTED CORRECTION.

MOTION CARRIED UNANIMOUSLY.

B. Chair

Commission Chair Husain noted that these elections would be for the term beginning April 1, 2023. He stated that his term ends March 31st and therefore would not be considered.

Commissioner Udomah asked if members of the Commission with expiring terms can reapply.

Commission Chair Husain confirmed that those with expiring terms can reapply, as long as their maximum term limit has not been reached.

Planning Director Mogush confirmed that everyone else with an expiring term could reapply if desired. He noted that the deadline for applications is the end of the month.

Commission Chair Husain explained the officer terms, noting that a Chair, Vice Chair, General Officer, and other liaisons will be elected tonight for terms beginning April 1st. He opened the floor for nominations for the position of Chair.

MOTION HUSAIN, SECOND TURNHAM TO NOMINATE COMMISSIONER CAVIN AS CHAIR.

There were no other nominations.

MOTION CARRIED UNANIMOUSLY.

Commissioner Cavin was elected as Chair.

C. Vice Chair

Commission Chair Husain opened the floor for nominations for Vice Chair.

MOTION HUSAIN, SECOND HUSAIN TO NOMINATE COMMISSIONER TURNHAM AS VICE CHAIR.

MOTION UDOMAH, SECOND XIONG TO NOMINATE COMMISSIONER KIEKOW AS VICE CHAIR.

Commissioner Kiekow declined the nomination.

MOTION CARRIED UNANIMOUSLY.

Commissioner Turnham was elected as Vice Chair.

D. General Officer

Commission Chair Husain opened the floor for nominations for General Officer.

MOTION CAVIN, SECOND TURNHAM, TO NOMINATE COMMISSIONER FRASER AS GENERAL OFFICER.

There were no other nominations.

MOTION CARRIED UNANIMOUSLY.

Commissioner Fraser was elected as General Officer.

E. Recreation and Parks Advisory Commission Liaison

Commission Chair Husain noted that per the amended bylaws, this position has been eliminated.

F. Business Forward Liaison

Commission Chair Husain opened the floor for nominations for Business Forward Liaison.

Planning Director Mogush provided details on the meeting dates and times. He noted that this could be a volunteer position rather than a nomination process. He noted that if the meetings do not work for someone's schedule in the future, it can be changed.

There were no volunteers at this time.

6. CONSENT AGENDA

G. Minutes – December 14, 2022

Commissioner Xiong noted that he was not present at the work session and should be marked as such.

MOTION FRASER, SECOND CAVIN TO APPROVE THE JANUARY 11, 2023 CONSENT AGENDA WITH THE NOTED CHANGE.

MOTION CARRIED UNANIMOUSLY.

7. PUBLIC HEARING

A. Range USA – Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.

Principal Planner Turnquest presented a request for a 14,955 square foot building to be used as a gun range which is classified as a commercial indoor recreational facility and is an allowed use in the zoning district. She provided background information on previous consideration of this request for a Conditional Use Permit which conditioned this Site Plan Review. She provided details on the subject property and adjacent uses as well as the zoning. She reviewed the details of the proposed site plan including access, traffic and required pedestrian improvements, landscape plan, and building elevations. She stated that staff recommends approval with the noted conditions.

Chris Neill (the applicant), introduced himself and stated that they are present to answer any questions and agree with the recommendations of staff.

Commission Chair Husain opened the public hearing.

Seeing no one approach the podium, Commission Chair Husain closed the public hearing.

Commissioner Kiekow asked if there would be limits on the caliber of weapons that could be discharged inside the facility.

Kevin Allee, Range USA, replied that there are limits on the caliber of weapons that could be shot within the facility and provided additional details. He confirmed that automatic weapons would not be allowed.

Commissioner Kiekow asked if there would be weapon rentals and for details on ventilation.

Mr. Allee confirmed that weapons could be rented for use in the range and provided detail on the ventilation system that is used.

Commissioner Kiekow asked if lead shot would be allowed.

Mr. Allee replied that he did not believe shotguns were allowed. He stated that lead is cleaned up by a third party and provided details on that process.

Commissioner Udomah asked for clarification on whether 50 caliber weapons are allowed.

Mr. Allee replied that although the system could handle 50 caliber weapon rounds, they do not allow them because of the level of noise produced. He stated that they are the nation's leading gun safety trainer and educate more people than the NRA.

Commissioner Udomah asked if gun sales are offered at the business.

Mr. Allee replied that they do sell guns and ammunition.

Commissioner Xiong thanked the business for considering Brooklyn Park and commented that he supports this use. He hoped that this would benefit law enforcement and that there could be a discount for members of law enforcement.

Mr. Allee confirmed that they do have a department that reaches out to local law enforcement for training opportunities.

Commissioner Xiong asked if shotguns would be allowed for sighting in.

Mr. Allee commented that he believed there was a recent change that shotgun shells are not allowed.

Commissioner Kiekow asked for details on security.

Mr. Allee commented on the different elements that they have incorporated for security.

Commissioner Cavin asked if the Fire Department has reviewed this to ensure there is sufficient access.

Joe Bailey, Sambatek, replied that the Fire Department would not have drivable access around the back of the building, but the Fire Department did review the plans to ensure sufficient access. He stated that the required fire hydrant was also provided.

Commissioner Cavin asked if the site would be irrigated.

Mr. Bailey confirmed that the site would have irrigation.

Commissioner Cavin asked if any approach to sustainability was considered.

Mr. Bailey replied that was not proposed as part of this proposal.

Commissioner Udomah asked for details on the anticipated employment.

Mr. Allee replied that the store would have 35 employees, 12 of which would be full-time. He stated that they do value manager positions and pay for that quality.

Commissioner Cavin asked the anticipated opening.

Mr. Allee replied that they would begin construction once weather allows, noting that construction is typically six months but there have been some delays in certain materials and equipment. He hoped that this could open in the fourth quarter of 2023.

Commission Chair Husain asked if there has been any feedback from the Police Department.

Mr. Allee replied that they have not had direct contact but noted that members were present at the City Council meeting and blessed the security plan. He noted that they would be reaching out to develop potential interest in the department using the range.

Commission Chair Husain referenced the unnamed road in front of the property and asked who would be responsible for constructing the road.

Mr. Neill replied that the road already exists and all the parties subject to the easement maintain that roadway.

Commissioner Fraser asked for details on the customer base and hours of operation.

Mr. Allee described the typical customer, noting that it varies based on location. He stated that they have a large female contingency because they work hard to gain that component. He stated that typical hours of operation would be 10 am to 9 pm on weekdays with shorter times on weekends.

MOTION HUSAIN, SECOND TURNHAM TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on January 30, 2023.

8. OTHER BUSINESS

None.

9. DISCUSSION ITEMS

A. 2023 Work Plan

Planning Director Mogush stated that at the beginning of each year they review the major initiatives for the coming year. He reviewed the items that were completed in 2022 as well as

those that will continue into 2023. He noted that this is not an action item and welcomed any input.

Commissioner Kiekow asked if the planning would be from 610 to 109th.

Planning Director Mogush confirmed that they would plan from 610 to 109th and from 169 to the Maple Grove border.

Commission Chair Husain noted that a General Officer would need to be appointed for the remaining term of January through March as that position has been vacated.

MOTION HUSAIN, SECOND CAVIN, TO NOMINATE COMMISSIONER KIEKOW AS GENERAL OFFICER FOR THE TERM JANUARY THROUGH MARCH 2023.

There were no other nominations.

MOTION CARRIED UNANIMOUSLY.

Commissioner Kiekow was elected as General Officer for the term January through March 2023.

10. INFORMATION ITEMS

A. Council Comments

Council Liaison Mayor Winston commented that there is a general consensus that there is not much land left for development in the community and they need to match the available infrastructure with the highest and best use. He stated that he plans to reach out to the Commissioner to gain additional input.

B. Commission comments

Commissioner Kiekow stated that he noticed soil sampling on the south side of 610, east of Jefferson, and asked for details.

Planning Director Mogush provided details on a developer that could be pulling those samples.

Commissioner Udomah commented on a news segment that he saw related to heating loss at Huntington Place and asked for comments from staff.

Planning Director Mogush commented that he also noticed that article in the news but was unsure of the details. He stated that the City is deeply engaged in Huntington Place matters in an ongoing basis.

Council Liaison Mayor Winston stated that he has been involved in matters involving Huntington Place as well. He provided details on funding allocations from the City and legislature to AEON for improvements at Huntington Place. He noted that in order to fix the infrastructure issues at the development, there would be a cost upwards of $150,000,000. He stated that the City can continue to look for funding opportunities, as will AEON. He stated that although Huntington Place

is the largest development, aging infrastructure is an issue all the apartment complexes in the community are dealing with.

Commission Chair Husain asked if a tear down and rebuild has been considered.

Council Liaison Mayor Winston stated that scenario is not desired by anyone as it would displace 2,500 to 3,000 residents.

C. Staff Comments

Planning Director Mogush acknowledged that Mayor Winston is the new Council Liaison for the first few months of the year until a new West District Councilmember is elected. He thanked everyone that stepped up to serve as officers in the next term. He stated that there will not be a work session later this month and the next meeting will be the regular February meeting.

11. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:49 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	6.1	**Meeting Date:**	February 8, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Amber Turnquest, Principal Planner
Ordinance:	X		
Attachments:	5	**Presented By:**	Amber Turnquest, Principal Planner
Item:	**610 Zane Speculative Industrial Buildings**– An application by Ryan Companies for a Final Plat and Site Plan Review for two speculative office/warehouse buildings (151,750 and 172,680 square feet each). The final plat consists of two lots (9.56 and 10.11 acres each). The site is located at the southeast quadrant of Hampshire Avenue North and 94th Avenue North and is zoned Business Park District/Planned Development Overlay.		

Proposed Actions

MOTION _____ SECOND _____ TO RECOMMEND FINAL PLAT APPROVAL FOR "SIX TEN ZANE FIFTH ADDDITION" AT THE SOUTHEAST QUADRANT OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE FOR THE CREATION OF TWO LOTS.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS, 151,750 AND 172,680 SQUARE FEET EACH, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Summary

Ryan Companies proposes two speculative office/warehouse facilities at the southeast quadrant of Hampshire Avenue North and 94th Avenue North. The 19.67 acres site is an outlot has been used for agriculture. The western building, on proposed Lot 1 is 151,750 square feet and the eastern building on proposed Lot 2 is 172,680 square feet. The buildings will be used as offices, warehousing and other uses allowed in the Business Park zoning district. There are existing stormwater ponds on the east and west sides of the site that are to be modified as a part of this project. The use is consistent with the existing Business Park with a Planned Development Overlay (BP/PD) zoning. Both buildings are speculative, and the future tenants are currently unknown. The applicant has indicated that each building is designed to accommodate as many as four tenants.

In 2015, the City Council approved a development plan for 610-Zane, the area bounded by Zane Avenue North, 93rd Avenue North, Hampshire Avenue North and Highway 610. This development plan included retail and business park uses, including what became Hy-Vee and Star Exhibits. This proposal is consistent with the development plan.

Previous Approvals

Ordinance #2015-1194 was adopted by the City Council on July 27, 2015, to rezone the property from Town Center to Business Park District/Planned Development Overlay (BP/PD).

The PD Overlay applied to this property includes several requirements regulating development, these include Subparts 1, 4, 5, 6, 7, 8, and 10. Subpart 3 will be brought forward as a condition of approval and is addressed below:

1. **Distribution facilities are not permitted. For the purposes of this Planned Development Overlay, a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made or packaged.**

The application is for speculative buildings to be used as offices and warehousing. Future development applications will be reviewed for consistency with the Zoning Code and PD overlay when a tenant building permit application is submitted.

3. **The development plan dated 5-26-2015 showing the following items:**
   a. **Shared driveways, truck courts, and parking lots; and**
   b. **Shared storm water management basins.**

The development plan for the area has been revised (plan dated 2016-01-19), and any development must conform with the approved plan.

4. **The minimum standards of development for all buildings and sites shall include:**
   a. **A uniform style of parking lot lighting;**
   b. **High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.**
   c. **Landscaping must include boulevard trees.**

The application shows conformance with development standards for lighting, building materials and landscaping. These standards will verified with any future development applications.

5. **The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.**

The impervious surface coverage is consistent with this requirement and is addressed in the 'Impervious Surface' section of this report.

6. **A Site Plan Review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.**

Submittal of this Site Plan Review satisfies this requirement.

7. **Truck courts must be screened from public roads.**

The Site Plan shows that the buildings will screen the truck court from view of public roadways.

9. **Each monument sign near the intersections of Hampshire and 94th Avenues and Colorado and 93rd Avenues must provide signage for at least two different businesses in the business park.**
10. **All freestanding signs must have opaque panels with only letters and logos backlit.**

For Subparts 9 and 10, signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

Current Conditions

The subject property is 19.67 acres and is located east of Hampshire Avenue North and south of 94th Avenue North. The site is currently vacant and contains a stormwater pond.

Future Land Use Plan	Business Park
Current Zoning	BP/PD - Business Park with a Planned Development Overlay

Proposed Zoning	BP/PD - Business Park with a Planned Development Overlay
Neighborhood	Tessman
Site Area	19.67 Acres (Lot 1- 9.56 acres; Lot 2- 10.11 acres)
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	45 Public Hearing Notices mailed
Timeline (MN §15.99) 60-day 120-day	 February 28, 2023 March 30, 2023

Land Use/Zoning and Overlay
The site is zoned Business Park District/Planned Development Overlay (BP/PD) and is within the Tessman neighborhood. The future land use for the property is Business Park. Adjacent property to the south and east of the subject site are also zoned BP/PD. The property to the north, beyond 94th Avenue North, is zoned BP/PD and the property to the west beyond Hampshire Avenue North is zoned BP.

Final Plat
The subject property was previously platted as Outlot A of Six Ten Zane Fourth Addition. The applicant is seeking to replat the outlot as two lots in Six Ten Zane Addition Fifth Addition. Lots 1 and 2 will be 9.56 and 10.11 acres respectively. A development agreement, dated 2016-01-19, depicts the preliminary plats of the 610 Zane area, which includes this property, therefore these proposed lots are shown as a final plat. Planning and Engineering staff have reviewed the plat and found it to be in conformance with the Subdivision Ordinance. Easements will be required for drainage and utilities. To accommodate the regrading and reshaping of the eastern infiltration basin an easement vacation application has been submitted for the public drainage and utility easement that encompasses this basin. The new easement will not be defined on the final plat submitted with this application, but rather a separate document once the easement vacation process has been completed. Provision and acceptance of these easements by the City Engineer will be a condition of the plat approval.

On January 6, 2023, the final plat and additional development documents were submitted to Hennepin County and the Minnesota Department of Transportation (MnDOT) for plan review. At the time of this staff report, comments were still outstanding. Relevant comments will be incorporated into the report and additional conditions of approval may be required.

The City Attorney must review the draft final plat with an updated title commitment prior to final plat approval. Additional conditions of approval may be required based on the title opinion. These must be met prior to plat recordation.

Site Plan
The two proposed buildings will be used as offices and warehousing. The breakdown of uses is as follows (in square feet):

Use	West Building	East Building
Office	16,500	17,500
Warehouse	135,000	155,000

Office spaces will be located throughout the building, an office space at each corner and two spaces in the middle of the building. This would accommodate potentially four tenants within each building. Similarly, the parking lot and loading docks are internal to the site and can be utilized by multiple tenants for future flexibility.

Vehicular Access
Five total access locations are proposed for this project. Two driveway access points are proposed to 94th Avenue North and three connections are proposed from to the private road to the south that was developed as a part of the Star Exhibits approval. Resolution #2016-44 includes conditions relevant to this project:

> **3.03 A cross-access and maintenance agreement between Lots 1 and the future development on Outlot A must be reviewed and approved by the City Attorney and recorded against both parcels prior to building permit.**
>
> A cross-access and maintenance agreement between Six Ten Zane First Addition, Block 1, Lot 1 (Star Exhibits) and the proposed lots must be recorded against the parcel prior to building permit. The two proposed lots were previously Outlot A. The agreements must be submitted for review by the City Attorney.

Access to the existing private road for the proposed project is covered under an existing shared access easement and connects with Hampshire Avenue North to the west or 93rd Avenue North to the south. The southwest, southeast, and northeast access points will be used exclusively for vehicular traffic. The large southern access point will be used for trucks entering/exiting the loading court. The northern driveway access will be a shared truck and automobile traffic access point.

Off-Street Parking
The project is proposing to utilize a shared loading court to serve the two buildings with access and utility easements proposed. Each building will have 10 dock doors and two drive-in doors. As required by Code, all staging areas and loading docks are off-street and are located on the same lot as the building. The loading area is shielded from view of Hampshire Avenue North by the western most building in this development and is not visible from the public right-of-way.

The parking areas are spread around the exteriors of the buildings totaling 179 standard and 6 accessible stalls for the west building and 192 standard and 8 accessible stalls for the east building, exceeding parking requirements established by Code (§152.142) . Warehousing uses do not have a maximum requirement and the plan is in conformance with the Code.

Pedestrian Connections
Internal pedestrian connections are present and appropriate around the buildings and to the parking areas. Bike racks are provided adjacent to each building. There are two sidewalk connections to 94th Avenue North and one connection on the southwest portion of the site to Hampshire Avenue North.

There is a bus stop located at the northwest portion of the site at the southeast quadrant of Hampshire Avenue North and 94th Avenue North. Typically, the City would encourage a connection to the bus stop, however the steep grade change makes that impractical. The applicant should consider exploring ways to strengthen that connection.

Architecture

The two speculative industrial warehouse buildings will incorporate painted architectural precast concrete panels with reveals and undulating precast panels to create shadow lines and break down the facades. There will be three glazed entries for up to 4 tenants per building. Entries will incorporate fiber board panels aiding the incorporation of articulation and variety. The buildings mirror each other and with similar percentages of precast concrete panels, glazing, and Nichiha fiber cement panels. This meets the requirements of the Zoning Code.

Primary building entrances are located on the east side of the east building and west side of the west building. There are three separate entrances on each building, with storefront glazing systems, sunshade features, and clerestory windows above to allow natural daylighting into the office spaces. The entrances are highlighted with taller, dark accent panels that contrast the lighter panels on the rest of the building.

Lighting
The approved Planned Development Overlay ordinance requires a uniform style of parking lot lights. The photometric plans are consistent with the Zoning Code.

Landscaping
A large variety of trees and shrubs have been selected to provide species diversification, native plant community benefit and ornamental and multi-seasonal interest. The landscape plan shows the required number of overstory and evergreen trees.

Screening
Screening on the site will be achieved through a combination of berming and landscaping. Trash and recycling will be stored internal to both buildings.

Park Land Dedication
Park dedication determinations are made at the time of preliminary plat. In every plat allowing development, a portion of such land and/or cash must be set aside as open space for park and playground purposes, public open space for park and playground purposes, public open space or public ponds, except where adjustment to lot lines do not create additional lots. The proposed plat creates two new, buildable lots for a commercial use.

Dedication has been satisfied for this property, as memorialized in a document titled ‘Assignment and Assumption of Park Dedication Credits’ signed on behalf of Gracelyn Development, L.L.P. The park dedication credits to be assumed include this property.

Impervious Surface
The planned development overlay document for the Astra Village/610 Zane site states that the maximum impervious coverage for the entire business park development shall not exceed 70%. The combined impervious percentage for the two proposed spec industrial parcels is just over 70%, however, the combined impervious percentage of the 4 parcel area bounded by Hampshire Avenue North, 94th Avenue North, Colorado Avenue North, and 93rd Avenue North, is under 70% (assuming 70% impervious for the future development of the Six Ten Zane fourth addition land).

Stormwater Management
West Mississippi Watershed approval is also required, including a standard storm water maintenance agreement.

Staff Recommendation

Staff recommends approval of the final plat and site plan with the conditions listed in the attached draft resolutions.

Alternatives to Consider:

1. Approve the Final Plat and Site Plan as presented.
2. Approve the Final Plat and Site Plan with modifications.
3. Deny the Final Plat and Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

A. DRAFT RESOLUTION – FINAL PLAT
B. DRAFT RESOLUTION – SITE PLAN
C. LOCATION MAP
D. SUPPORTING DOCUMENTS
E. PLAN SET

RESOLUTION #2023-

RESOLUTION APPROVING PRELIMINARY PLAT “SIX TEN ZANE FIFTH ADDITION” SUBDIVIDING 19.67 ACRES INTO TWO LOTS AT THE SOUTHEAST INTERSECTION OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE NORTH, SUBJECT TO CONDITIONS CONTAINED IN THIS RESOLUTION

Planning Commission File #23-101

WHEREAS, the plat of “Six Ten Zane Fifth Addition” has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #23-101 “Six Ten Zane Fifth Addition” shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. Any development must conform with the approved development plan dated 01-12-2016 showing the following items:
    a. Shared driveways, truck courts, and parking lots; and
    b. Shared storm water management basins.
5. Official approvals of a formal Site Plan Review must be obtained prior to any development of the site.
6. No additional grading may occur without a permit issued by the City Engineer.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the sub divider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2023-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS, 151,750 AND 172,680 SQUARE FEET EACH, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION

Planning Commission File #23-101

WHEREAS, an application has been made by Ryan Companies for a Site Plan Review under the provisions of the City Code on properties legally described as:

Lots 1 and 2, Block 1 of Six Ten Zane Fifth Addition, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Business Park/Planned Development Overlay, BP/PD –in which offices and warehouses are approved uses; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on February 8, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for two speculative office/warehouse buildings, 151,750 and 172,680 square feet each is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans for both properties on file in the City Clerk's office dated December 29, 2022 are approved, subject to conditions listed below.

1.02 Building elevations for the offices and warehouse facilities dated January 11, 2023 are approved to proceed to building permit, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$_____.00**, a cash bond in the amount of **$_____.00**, and a developer's escrow in the amount of **$_____.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.

4.03 No burying of construction debris shall be permitted on the site.

4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.

4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.

4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

5.01. Final plat “Six Ten Zane Fifth Addition” must be approved prior to Site Plan approval.

5.02 A cross access easement between the property and the Star Exhibits site to the south must be recorded and a copy provided to the City at the time of building permitting.

5.03 The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.

5.04 Development must be in conformance with the Six Ten Zane development plan revision dated January 19, 2016, showing the following items:

a. Shared driveways, truck courts, and parking lots; and

b. Shared storm water management basins.



Site Plan Review and Final Plat
Case #23-101 – 610 Zane Speculative Industrial Buildings
Area of Request (Spring 2018 Air Photo)
6500 93rd Ave N

Brooklyn Park



ORDINANCE #2015-1194

ORDINANCE AMENDING CHAPTER 152 OF THE ZONING CODE TO REZONE PROPERTY FROM TOWN CENTER (TC) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AND GENERAL BUSINESS DISTRICT WITH PLANNED DEVELOPMENT OVERLAY (B3/PD) AT THE SOUTHWEST CORNER OF HIGHWAY 610 AND ZANE AVENUE

The City Of Brooklyn Park Does Ordain:

Section 1.

The following property is rezoned from Town Center (TC) to Business Park with Planned Development Overlay (BP/PD):

Outlot A, Six Ten Zane First Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements:

1. Distribution facilities are not permitted. For the purposes of this Planned Development Overlay, a distribution facility is defined as a business that receives packages, sorts, and delivers them without product storage. Distribution as an accessory use is permitted when it occurs from a manufacturing facility or a warehouse where a product is made or packaged.
2. Buildings along Highway 610 must have at least two stories. The second story must cover at least half of the building footprint.
3. The development plan dated 5-26-2015 showing the following items:
    a. Shared driveways, truck courts, and parking lots; and
    b. Shared storm water management basins.
4. The minimum standards of development for all buildings and sites shall include:
    a. A uniform style of parking lot lighting;
    b. High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.
    c. Landscaping must include boulevard trees.
5. The maximum impervious coverage for the entire business park development shall not exceed 70 percent. All sites must include at least 15 percent green space.
6. A Site Plan Review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
7. Truck courts must be screened from public roads.
8. The area identification sign along Highway 610 must provide signage for up to four different businesses in the business park.
9. Each monument sign near the intersections of Hampshire and 94th Avenues and Colorado and 93rd Avenues must provide signage for at least two different businesses in the business park.

10. All freestanding signs must have opaque panels with only letters and logos backlit.
11. Other provision of the City Code not modified here shall still apply.

Section 2.

The following properties are rezoned from Town Center (TC) to General Business District with Planned Development Overlay (B3/PD):

Lot 1, Block 1, Six Ten Zane First Addition, Hennepin County, Minnesota
Outlot B, Six Ten Zane First Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements:

1. The area identification sign along Highway 610 must include at least two businesses located on Outlot B.
2. The monument sign at the southwest corner of 94th and Zane Avenues must include at least two different businesses located on Outlot B.
3. All freestanding signs must have opaque panels with only letters and logos backlit.
4. The minimum standards of development for all buildings and sites shall include:
    a. A uniform style of parking lot lighting;
    b. High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.
    c. Landscaping must include boulevard trees.
5. A Site Plan Review or Conditional Use Permit review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
6. Site improvement flexibility for Lot 1, Block 1, shall be described in its conditional use permit.
7. Other provision of the City Code not modified here shall still apply.

Section 3.

Both Planned Development Overlays described in Sections 1 and 2 above are subject to requirements in the 610 Zane Design Guidelines book dated May 26, 2015, unless otherwise modified above.

Section 4.

The zoning map of the City on file with the City Clerk and referred to in Section 152 of the City Code is hereby amended in accordance with the provisions of this ordinance.

ATTEST:

_____
JEFFREY JONEAL LUNDE, MAYOR

_____
DEVIN MONTERO, CITY CLERK

Approved as to Form by City Attorney
Passed on First Reading: 04-28-2015
Passed on Second Reading: 07-27-2015
Published in Official Newspaper: 08-06-15

RESOLUTION #2016-44

RESOLUTION APPROVING SITE PLAN REVIEW
FOR AN OFFICE/MANUFACTURING/WAREHOUSE BUILDING
AT 6688 93RD AVENUE NORTH
WITH AN AMENDMENT TO THE 610-ZANE DEVELOPMENT PLAN RELATING TO SIGNAGE

Planning Commission File #16-100

WHEREAS, Mr. Casey Hankinson of Ryan Companies US, on behalf of Star Exhibits, has made an application for a Site Plan Review for a building under the provisions of Chapter 152 of the City Code on property legally described as:

Lot 1, Block 1, Six Ten Zane First Addition, Hennepin County, Minnesota

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions and its effect on the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review for a building in the 610-Zane Business Center is hereby approved in accordance with the following:

1.00 PLANS

1.01 Per site and civil plans dated January 19, 2016, except as modified below.

1.02 Per landscaping plans dated January 19, 2016, except as modified below.

1.03 Per building elevations and plans dated January 19, 2016, except as modified below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required in the amount of **$1,494,700.00** as a development bond or letter of credit, a **$78,600.00** cash bond, and a **$47,200.00** developer's escrow as required by Chapter 152. The developer's escrow must be posted with the City Treasurer to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete. This bonding must include the following:

a. Grading and drainage
b. Utilities
c. Landscaping
d. Paving of parking and driveways
e. Sidewalks and walkways
f. Parking lot lighting

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

3.02 Approval from the West Mississippi Watershed Management Commission is required.

3.03 A cross-access and maintenance agreement between Lots 1 and the future development on Outlot A must be reviewed and approved by the City Attorney and recorded against both parcels prior to building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

4.02 No burying of construction debris shall be permitted on the site.

4.03 Dust control measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust.

4.04 During construction, streets must be passable, at all times, free of debris, materials, soils, snow, and other obstructions.

4.05 All rooftop equipment must be screened from public views.

4.06 The landscaping plans must be revised to show the required number of trees. Credit is given for the preserved honey locust trees along Hampshire Avenue, provided that they are pruned.

4.07 Maintenance of the Hampshire Avenue and 93rd Avenue boulevards and trees are the responsibility of the adjacent property owner. The boulevards must be irrigated.

4.08 Storm water basins must be lined with organic material suitable for supporting grasses in the event of low or no water.

4.09 Signs must conform to Chapter 150 of City Code and obtain the necessary permits.

4.10 Lighting must conform to Chapter 152. All lighting must be downcast and shielded. Freestanding lights must match the style of lights used in the retail portion of the 610 Zane development.

4.11 Bicycle racks must be located near the entrance to the building.

4.12 The driveway to 93rd Avenue must meet Hennepin County Transportation design standards and receive a permit.

4.13 Shoebox-style street lights must be added along the east side of Hampshire Avenue at 250-foot intervals when 94th Avenue is extended.

5.00 DEVELOPMENT PLAN AMENDMENT

5.01 An area identification sign may be located at the northeast corner of 93rd and Hampshire Avenues. This sign must meet all setback, height, and area requirements and display at least two users in the western portion of the business park.

If the petitioner needs additional time to satisfy the requirements listed in this Site Plan Review, then a one-year time extension must be requested. Time extension requests are subject to the conditions found in the Zoning Code (Section 152.031(H)). The failure on the part of the petitioner to obtain a building permit by December 31, 2017 shall deem the Site Plan Review approval to be null and void.

The foregoing resolution was introduced by Council Member Trepanier and duly seconded by Council Member Crema.
The following voted in favor of the resolution: Mata, Crema, Parks, Lunde, Gates, Trepanier and Jordan.
The following voted against: None.
The following was absent: None.
Where upon the resolution was adopted.

ADOPTED: February 22, 2016

_____
JEFFREY JONEAL LUNDE, MAYOR

CERTIFICATE
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF BROOKLYN PARK
I, the undersigned, being the duly qualified City Clerk of the City of Brooklyn Park, Minnesota, hereby certify that the above resolution is a true and correct copy of the resolution as adopted by the City Council of the City of Brooklyn Park on February 22, 2016.

WITNESS my hand officially as such Clerk and the corporate seal of the City this 23rd day of February 2016

_____
(SEAL) DEVIN MONTERO, CITY CLERK

610 ZANE

DESIGN GUIDELINES



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THE PURPOSE of the design guideline is to establish the aesthetic tone for prospective users of the 610 ZANE development. The guidelines are constructed to ensure that a common theme will be created throughout the entire development, while allowing for individuality and corporate branding.

These guidelines provide a framework within which creative design can occur. Each tenant plays an important role within the development and must recognize their impact on the community. Each building must fit within the context of the master plan. Individual projects shall complement, not compete with adjacent properties.

THE GOAL of the design guideline is to ensure building and site quality while offering a unified environment for varied businesses to thrive. These guidelines will protect and enhance property values, allow for the planning and construction of unified developments that may be phased over time, and create a friendly neighbor to the surrounding community.

DESCRIPTION OF THE DEVELOPMENT



The west portion of 610 ZANE is a 98-acre development set to become a vibrant center for a variety of commercial mixed uses.

610 ZANE is a perfect place for companies to call home. This mixed-use development will be designed to respect and enhance the surrounding community. It is located within a diverse neighborhood offering great highway access and excellent visibility from Hwy 610.

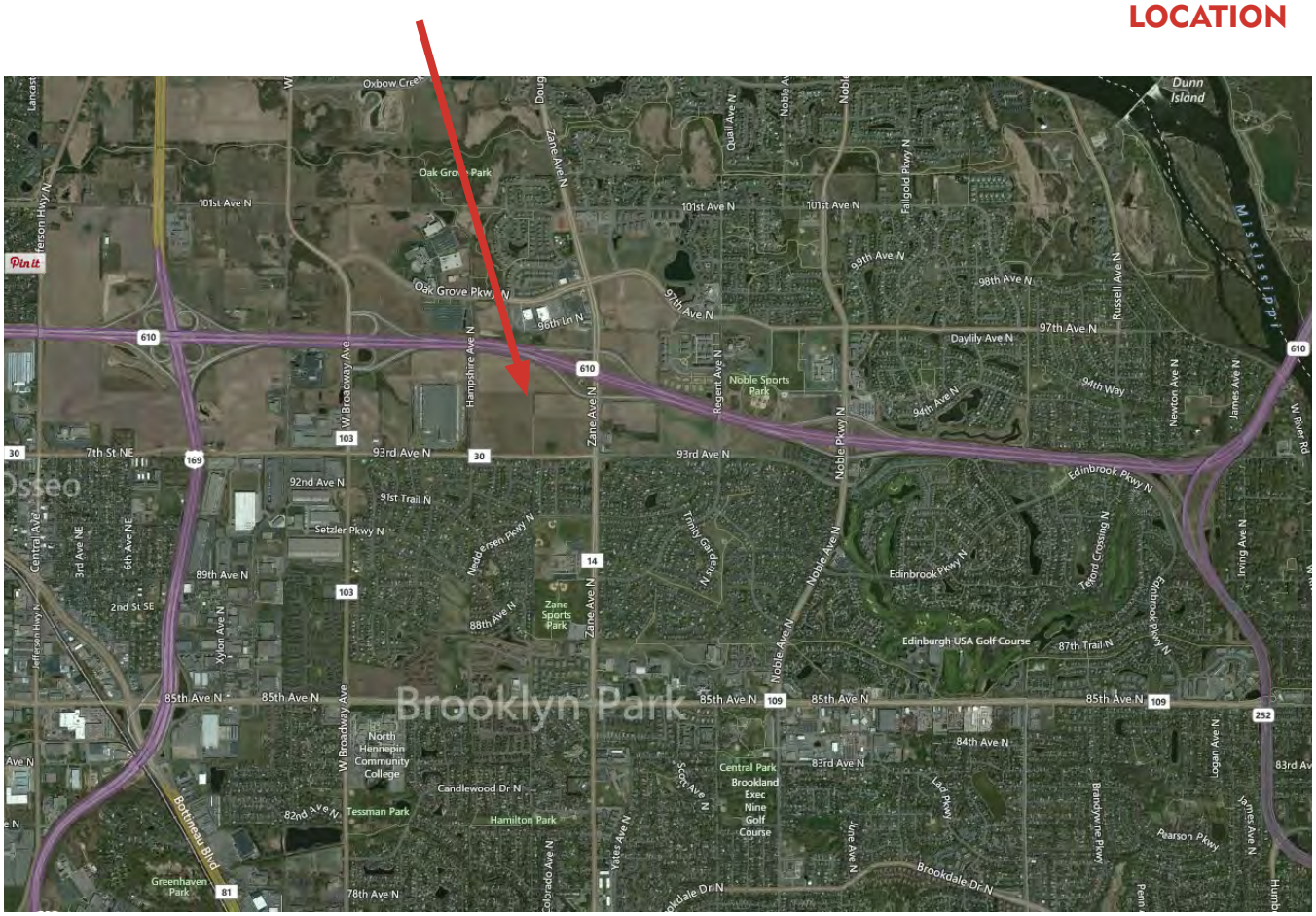
Project types planned for 610 ZANE include facilities built for office/warehouse, industrial, high-tech commercial, grocery, retail, and restaurant.

The Conceptual Masterplan pictured shows a strong central spine with anticipated general arrangement of building, ponding and open space.

Developing 610 ZANE will not only provide the community with access to valuable services but also an abundance of jobs.

610 ZANE will be an environment that is approachable, coherent and harmonious with the surrounding community.

LOCATION



The Development is located at Zane Avenue North and 93rd Avenue North in the growing city of Brooklyn Park. It is bounded by Highway 610 on the north and 93rd Avenue North on the south; Hampshire Avenue North on the west and Zane Avenue North on the east.

The site and building quality for this development will complement other major new developments being added along the 610 corridor and 93rd Avenue.

Developmental land use types are as follows:

Business Park:
580,000+/- SF
(office, office/warehouse, showroom)

Retail/Commercial:
190,000+/- SF

GENERAL GUIDELINES

These general guidelines provide direction to designers and outline the overall principals of the development and once followed, will ensure attractive, cohesive buildings and spaces.

For specific information pertaining to parking criteria, setback constraints and other code requirements not addressed in these guidelines, please refer to the city of Brooklyn Park zoning requirements for (BP) Business Park and Commercial.

BUILDING PLACEMENT / ORIENTATION

Building placement and orientation shall be done in a thoughtful manner that preserves the overall character of 610 ZANE. Special attention to details shall be considered for the the buildings facing Highway 610. Placement of structures should create a complementary pattern that evokes a sense of unity. All building service areas shall be designed as simply and with as much understatement as possible. The design of these areas should focus on optimum locations and minimal visual interference.

ENTRANCE SEQUENCE

Quality streets are essential components of an attractive and inviting development. The entrance sequence at 94th Avenue North coming off of Zane Avenue North shall have an upgraded appearance and include one or two lanes in each direction and a 150-foot-long landscaped median to provide a safe, aesthetically pleasing access point.

COMMON MATERIAL USE

Architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses.

To create a design vocabulary that produces a sense of continuity while allowing variety, the use of a common material will be encouraged. The selection of materials should strive to involve interest and character. These guidelines encourage the integration of both traditional and contemporary design with a color palette that conveys "Techy" – earthtones with splashes of vibrant colors.

The use of concrete, stone and steel is encouraged throughout the building design as a consistent element. These materials can be used in the form of an integrally-colored concrete masonry unit, wall panel, painted pre-cast, natural or cultured stone, and decorative metals. These materials can be used in larger applications or at a minimum in prominent detail areas.

The planned building types do not require large areas of fenestration. Interest will be created with textured materials, reveals, and building setbacks. These building design options will create pronounced shadow lines and visual interest.

LIGHTING

Lighting is an important component to any development or individual building design, and is often given too little consideration. Lighting has a significant influence on impressions of safety, security, sense of place and aesthetics. Attention must be given to lighting levels, intensities, direction and uniformity, due to the location of the development and its neighbors.

The overall development will have roadway lighting provided through the use of light pole standards at appropriate locations and intervals. The street lighting will follow the city

standards at the height of 30' with 90 degree angle cut-off fixtures. Light trespass is a major concern and each property will control the amount of light that leaves their property. Light levels at property lines shall be a max of 1.0 footcandles.

PEDESTRIAN CONNECTIONS

Pedestrian connections are an important component of this development and shall provide a green access to all sites. Sidewalks should be clear and inviting from main streets to buildings and through major intersections. A bituminous path will be constructed along 94th Avenue connecting to the existing paths at Hampshire and Zane. Pedestrian crosswalks shall include specialty paving patterns, enhanced landscaping and signage where necessary.

SIGNAGE

Signage will be a critical component to the overall context and continuity of the development. The signage requirements are intended to create a high quality signage vocabulary that will contribute to a coherent development. A consistent signage package will help reinforce the development's visual presence.

Monument signage will be an integral component of the design continuity. The main entry, located at Zane Ave and 94th Avenue North Parkway, shall consist of a development monument sign. The other two entrances will also have a monument sign, all three will be designed with similar materials and colors.

Individual buildings will be allowed identification monument signs that shall complement the development monument sign in architectural quality. Tenants shall consider general guidelines and common material when designing and sizing entrance and building signage. Tenant signage shall be easy to read while still providing opportunity for tenant branding.

Signage not allowed within the development is as follows:

- Revolving or moving signs
- Projection Signs
- Roof Mounted signs
- Painted wall signs
- Message boards
- Portable signs

Refer to city requirements pertaining to specific signage square footage restrictions.

SCREENING

Screening will be strongly encouraged and will be done either through the use of the building materials that are complimentary to the building, earth berming, planting materials or the combination of the two or more methods.

- Screening buffers are suggested between different zoning areas by the use of landscape features.
- Special attention shall be given to properties adjacent to residentially zoned areas. Screening elements shall provide a buffer at 3' tall from headlights, noise and views into the site.
- Screening shall help minimize the impact of public view to all mechanical equipment, storage and trash areas.

STORMWATER

Stormwater management practices are important and essential components to each site. Best management practices will be used in treating all stormwater that moves through the site. 610 ZANE will promote environmentally responsible and visually pleasing strategies to manage runoff, cleaning the water before it enters our rivers, lakes, ponds and drinking water.

Stormwater management areas shall be designated for each site as a percentage of the site area. We encourage each site to highlight stormwater management best practices as an amenity and integrate them into the landscape. Some examples of effective stormwater management best practices is as follows:

- Infiltration ponds/swales
- Infiltration islands
- Rainwater reuses
- Rain gardens/Teaching gardens

Refer to the city requirements for stormwater quality and quantity requirements.

LANDSCAPING

Landscape design is essential to create a cohesive development, while special attention shall be given to specific areas. Enhanced landscaping shall exist at entrances, around signage, at pedestrian crossings, at parking lot edges and at building facade.

Landscaping shall consist of a complement of overstory trees, ornamental trees, shrubs, perennials and ornamental grasses, bringing attention to specific areas throughout the site. Plantings shall be placed in groupings or drifts verses singular spaced out plantings. Special attention shall be paid to building facades facing public roadways and residentially zoned areas.

Parking areas should include generous perimeter and internal landscaping.

The use of natives and adaptive plantings are suggested to reduce the use of potable water and fertilizer, creating low-maintenance landscapes. Lawns should be minimized and reserved for high use locations or as focal areas of intense green. Native or naturalized prairies shall be considered for large expanses in lieu of turf grass.

All planting areas and groups of plantings shall have shredded hardwood mulch without a weed barrier. Rock mulch may also be used in areas with weed barrier underneath.

Plants shall be installed with initial sizing that will promote healthy plant growth and jump start a more mature looking landscape. Potted perennials at installation shall be a minimum of 1 gallon container size. All trees shall be a minimum of 2" caliper size.

Refer to city requirements for additional landscape requirements.



BUSINESS PARK GUIDELINES

Approximately, 580,000 sf of new construction will be located in the business park. This area will provide a location for uses with high concentrations of employees such as corporate or light industrial users. Consistent and attractive site and buildings are essential for these highly visible sites from Hwy 610. The business park district shall conform to the general guidelines of the development.

For specific information pertaining to development standards, please refer to the city of Brooklyn Park zoning requirements for (BP) Business Park.

SITE PLANNING

Site planning shall be done in a thoughtful manner; orientation of building, landscape treatment and screening must adhere to these guidelines.

Users of lots along Highway 610 or facing residential are encouraged to orientate their building so loading docks, mechanical equipment, or large parking areas face internal to the site. They are further encouraged to make all efforts to position loading or mechanical equipment so that it is not visible from Highway 610 or 93rd Avenue North and is screened from public view.

Surface parking lots provide convenient access to building users but present an additional challenge to the overall visual character and aesthetic appeal of the site. Special attention shall be directed to landscaping around and within the parking lot. Shared parking lots and reduction of parking is encouraged provided there is proof of parking to meet city code. Consideration for motorcycle parking is encouraged.

SIGNAGE

Signage is important to the user and their clients. A consistent signage package will help reinforce the development's consistent visual presence. The 610 ZANE development will have monument signs at major intersections to initiate the wayfinding experience. Individual tenants shall consider general guidelines and common material when designing and sizing entrance and building signage. Tenant signage shall be easy to read while still providing opportunity for individual branding.

SITE LIGHTING

610 ZANE will provide street, building and parking lot lighting that meets all safety standards of the city and design criteria of this document. Having a predefined lighting package will help maintain safety and keep the unique character of this development.

SCREENING

Building orientation and landscaping can achieve the maximum effect for screening service and parking areas from street frontage and residential zoned areas. Screening is encouraged for loading areas and mechanical equipment visible from 93rd Avenue. Parking lots adjacent to residential zoned areas shall provide a screen buffer of a minimum of 3' in height. This buffer can consist of architectural walls, berming, and/or landscaping.

Architectural screen walls shall be comprised of material similar to the buildings facade in texture and color. Landscape will be used to soften large runs of screen walls.

ARCHITECTURE FAÇADE

Buildings in the business park will make a significant contribution to first impressions as people pass the development along Highway 610. Therefore, buildings need to express the feeling and character of this development from afar. Architectural

elements and choice of materials convey quality and permanence. Façades facing Highway 610 shall have the appearance and the mass and height of a two-story building.

Refer to Common Use Materials in the general guidelines along with the following.

- We encourage the building design to create features that are interesting and architecturally animated, without being thematic or artificial.
- Consider building facades with articulation and variety that face Highway 610.
- Avoid large, un-articulated facades particularly on building facades facing Highway 610 and public roadways
- Emphasize important nodes by placing distinctive architectural elements at prominent locations.
- Encourage a variety of color, texture and materials to compliment other buildings within this development

Minimize the impact of mechanical equipment as viewed from ground levels at all locations. All mechanical equipment located on the roof of a structure shall be screened by a raised parapet. Rooftop equipment not screened by a parapet that is seen from ground level shall be of the color to match the sky or building. All mechanical equipment at ground level shall be screened by an architectural wall or evergreen plantings from view of neighboring sites.

SITE FURNISHINGS

Brooklyn Park and 610 ZANE pride themselves on the forward thinking and sustainability. Therefore, each user shall consciously consider bike racks servicing 2% of their employees, exterior employee patios with seating, and trash/recycling receptacles.



RETAIL/COMMERCIAL GUIDELINES

The Retail/Commercial district is intended to provide a mixture of related experiences and benefits to the community. Anchored by a neighborhood grocery store, it is expected to include restaurant, pharmacy, liquor store, and other retail offerings. The district shall include a generous amount of landscaping and attention shall be paid to the details of lighting, signage, building materials , and other site furnishings. All buildings in this district shall conform to the general guidelines of the development, and Tenants will refer to the City of Brooklyn Park's ordinances for any codes not addressed by these guidelines.

SITE PLANNING

The retail/commercial district is located on the eastern portion of the development, anchored by a major brand grocery store. The southeastern corner will be comprised of smaller format retail. Successful retail and commercial site planning requires the combination of auto and pedestrians to be accommodated. These design guidelines are intended to create a vibrant and safe neighborhood experience.

In that spirit, they will encourage a balance of hardscape and softscape in creating an outdoor landscape architectural element such as a plaza or courtyard.

Special attention also shall be directed to landscaping around and within parking areas. Marked pedestrian crosswalks shall provide safe travels across roads and through parking lots up to buildings.

SIGNAGE

Signage is important to retailers and their customers. 610 ZANE will have consistent monument signs at major intersections to provide a consistent welcoming experience. Individual tenants shall consider general guidelines and common material when designing and sizing entrance signage and building signage. Signs shall be easy to read and architecturally compatible while still providing opportunity for tenant branding.

SITE LIGHTING

Street, building and parking lot lighting will be designed that meets all safety standards of the city and design criteria of this document. A consistent lighting package will help maintain safety and keep the unique character of this development.

SCREENING

Landscaping is the preferred buffering choice for buildings adjacent to residential areas in the retail district. Plant material will reduce noise, soften views, and block potential light trespass that may occur. Architectural screen walls, as needed, shall be comprised of material similar to the buildings facade in texture and color, and landscape will be used to soften large runs of screen walls.

ARCHITECTURE FAÇADE

Buildings in the retail district shall emphasize the pedestrian experience with architectural features at street level. Façades facing Highway 610 shall have an upgraded appearance.

Refer to Common Use Materials in the general guidelines along with the following.

- The use of canopies, material details and decorative light fixtures.
- Building design will include features that are interesting and

RETAIL/COMMERCIAL GUIDELINES

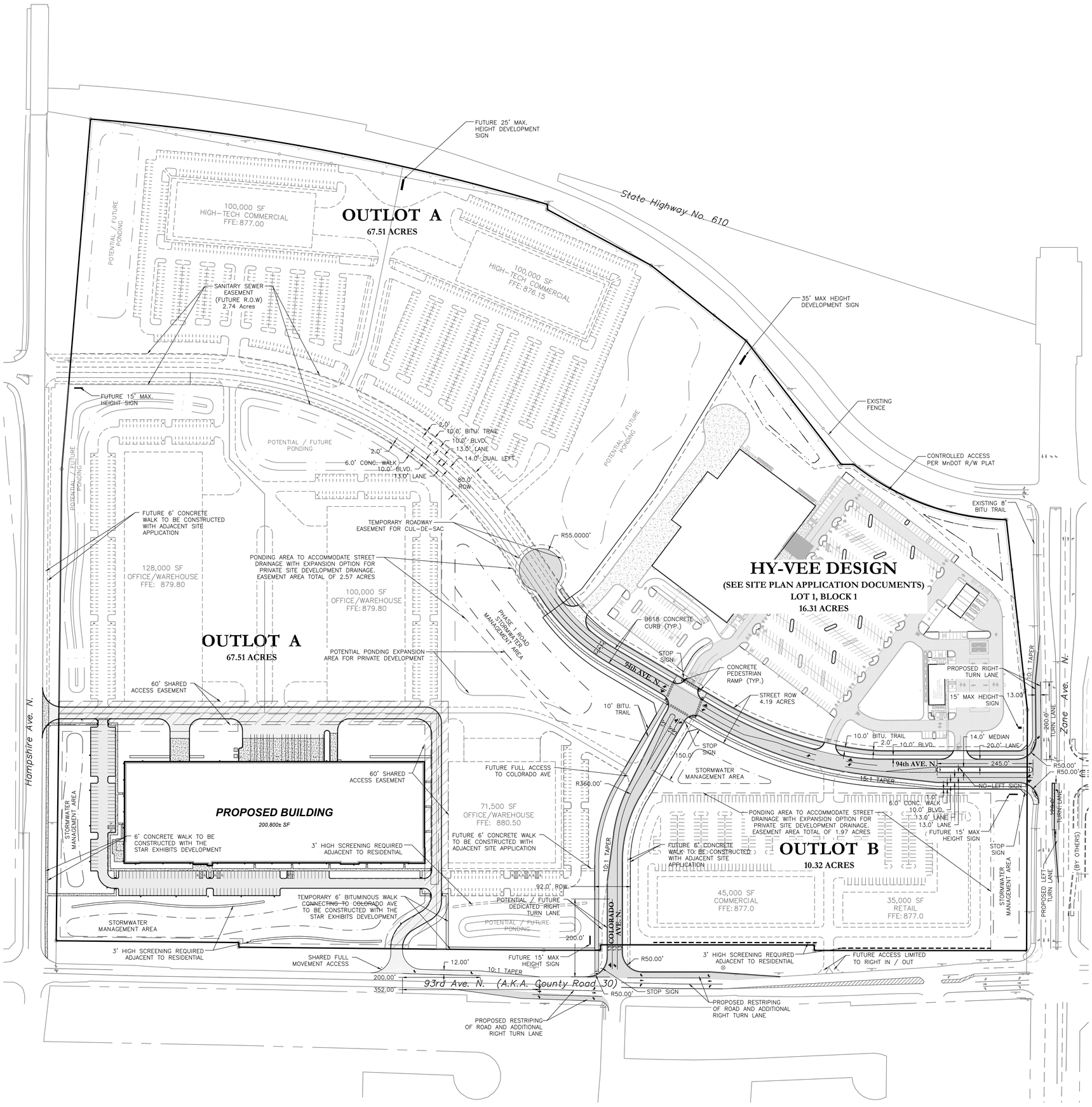
architecturally animated, without being thematic or artificial.

- Building façades facing public streets will feature articulation and variety.
- Important nodes will be emphasized with distinctive architectural elements at prominent locations.
- A variety of color, texture, and materials to complement other buildings within this development will be encouraged.
- Service entries and mechanical equipment will be screened with architectural screen walls mixed with landscaping.
- Mechanical equipment located on the roof of a structure will be screened by a raised parapet or painted a color to match the building.

SITE FURNISHINGS

Brooklyn Park and 610 ZANE take pride in exemplifying sustainability. Therefore, each user will be asked to consider incorporating bike racks for 2% of users, exterior employee patios with seating, and trash/recycling receptacles. These efforts will be designed to advance Brooklyn Park's goal to become a walkable/bikeable city.





SITE NOTES:

1. CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
3. FINAL DESIGN FOR PUBLIC IMPROVEMENTS TO BE PREPARED BY OTHERS BY PETITION REQUEST.

EXISTING PARCEL AREA: 98.34 ACRES

LOT 1, BLOCK 1:	16.31 ACRES
OUTLOT A:	67.51 ACRES (INCLUDES FUTURE R/W:2.73 ACRES.)
OUTLOT B:	10.32 ACRES
PROPOSED R.O.W.	4.19 ACRES
TOTAL:	98.34 ACRES

	BUILDING SETBACK	PARKING SETBACK
FRONT YARD	50'	15'
SIDE YARD	15'	5'
REAR YARD	30'	5'
SIDE OR REAR FROM RESIDENTIAL DISTRICT LOT LINE	110'	35'

SPECIAL PROVISIONS::

1. ZERO LOT LINE PARKING SETBACK FOR SHARED PARKING FACILITIES
2. SHARED PARKING PERMISSIBLE, PROVIDED PROOF OF PARKING IS DEMONSTRATED ON A LOT BY LOT BASIS MEETING CODE REQUIREMENTS.
3. REDUCTION OF REQUIRED PARKING STALL TOTALS PERMISSIBLE, PROVIDED PROOF OF PARKING DEMONSTRATED TO MEET PARKING DEMAND AND CODE REQUIREMENTS.
4. SITE SIGNAGE; THREE SIDED BUILDING SIGNAGE ALLOWABLE WITHIN THE COMMERCIAL/RETAIL DISTRICT. TWO SIDED BUILDING SIGANGE ALLOWABLE WITHIN THE BUSINESS DISTRICT. FREESTANDING DEVELOPMENT AND MONUMENT SIGNAGE ALLOWABLE PER PLAN HEREIN. ALL MONUMENT & DEVELOPMENT SIGNS TO BE SET BACK A MINIMUM OF 15' FROM PARCEL BOUNDARY LINES.
5. FUTURE DEVELOPMENT DENSITY SHALL NOT EXCEED 75% IMPERVIOUS FOR ALL DISTRICTS WITHIN 610 ZANE.
6. EACH PROJECT SHALL PROVIDE 3' HIGH BERMING OR SCREENING ALONG 93RD AVE N. SCREENING SHALL ALSO BE PROVIDED FOR LOADING DOCKS AND MECHANICAL EQUIPMENT THROUGHOUT THE DEVELOPMENT.
7. EACH DEVELOPMENT SHALL PROVIDE A PEDESTRIAN CONNECTION TO SIDEWALKS AND / OR TRAILS WITHIN THE PUBLIC RIGHT OF WAYS.

LEGEND:

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT LINE
		CURB
		TIP OUT
		EASEMENT
		BITUMINOUS
		CONCRETE
X	X	CHAIN LINK FENCE
		WOOD FENCE
		HIGH WATER LEVEL
		POWER POLE
		SIGN
		PROPERTY CORNER
		DECIDUOUS TREE
		CONIFEROUS TREE
		WELL
		TRUNCATED DOME

N

0 100 200
SCALE IN FEET

RYAN®
BUILDING LASTING RELATIONSHIPS
RYAN A+E, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-3000 fax

PROJECT NAME
610 ZANE

LOCATION
BROOKLYN PARK, MINNESOTA

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	05 / 01 / 15	DEVELOPMENT PLAN
2	05 / 26 / 15	RESUBMITTAL TO CITY
3	06 / 23 / 15	RESUBMITTAL TO CITY
4	01/19/16	RESUBMITTAL TO CITY
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PRELIMINARY NOT FOR CONSTRUCTION

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

JARED OLSON, P.E.

REGISTRATION NO. 42340
DATE 01/19/2016

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SHEET TITLE
SITE PLAN

SHEET NO.
C300

DRAWN BY CDL
CHECKED BY JBO
JOB NO. 700-185
DATE 01/19/2016

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610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

BROOKLYN PARK, MN

50% CD SET

PROJECT CONTACTS

OWNER
RYAN A+E, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
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Jared.Olson@ryancompanies.com

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NAME
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###-###-##### (FAX)
name@ryancompanies.com

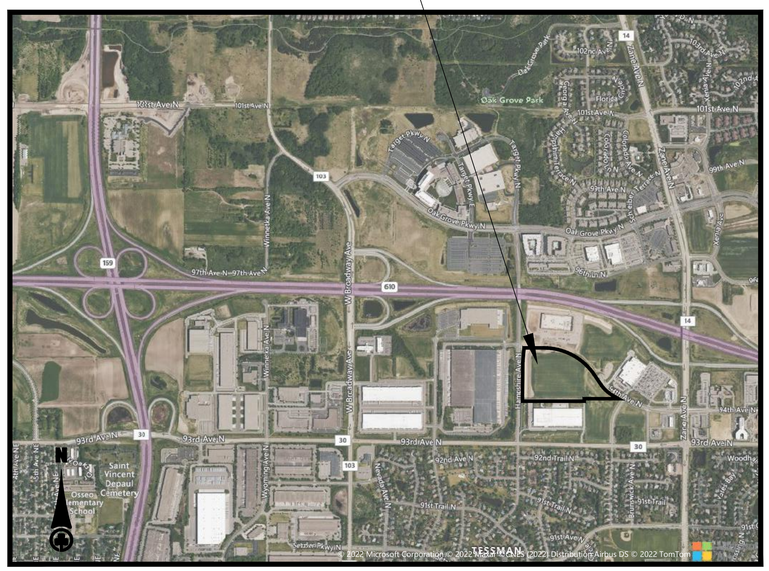
LANDSCAPE ARCHITECT
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STRUCTURAL
ADVANCED STRUCTURAL TECHNOLOGIES
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EDINA, MN 55439
JOHN LEVAR
952-854-9302
jlevar@asteng.com

PROJECT LOCATION



VICINITY MAP

NOT TO SCALE

SHEET INDEX

●		01/19/2023	C001	COVER SHEET
●		3/29/2022	C100	SURVEY
●		01/19/2023	C102	REMOVALS PLAN
●		01/19/2023	C200	EROSION CONTROL PLAN
●		01/19/2023	C300	SITE PLAN
●		01/19/2023	C400	GRADING PLAN
●		01/19/2023	C500	UTILITY PLAN
●		01/19/2023	C600	CIVIL DETAILS
●		01/19/2023	C601	CIVIL DETAILS
●		01/19/2023	L001	LANDSCAPE TITLE SHEET
●		01/19/2023	L100	OVERALL SITE LANDSCAPE REFERENCE PLAN
●		01/19/2023	L200	SITE LANDSCAPE LAYOUT & SURFACING PLAN
●		01/19/2023	L400	OVERALL SITE LANDSCAPE TREE PLANTING PLAN
●		01/19/2023	L401	LANDSCAPE PLANTING PLAN DETAIL-WEST
●		01/19/2023	L402	LANDSCAPE PLANTING PLAN DETAIL-EAST
●		01/19/2023	L500	LANDSCAPE DETAILS

DRAWING INDEX LEGEND

FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE
MOST RECENT REVISION NUMBER
MOST RECENT ISSUE OR REVISION DATE

○	-	X/XX/20XX	CX	SHEET TITLE

RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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

REGISTRATION NO. DATE

© 2022 RYAN A+E, INC.

DRAWN BY	CHECKED BY
ZRJ	ATA
JOB NO.	**DATE**
701315	01/19/2023

ISSUE RECORD

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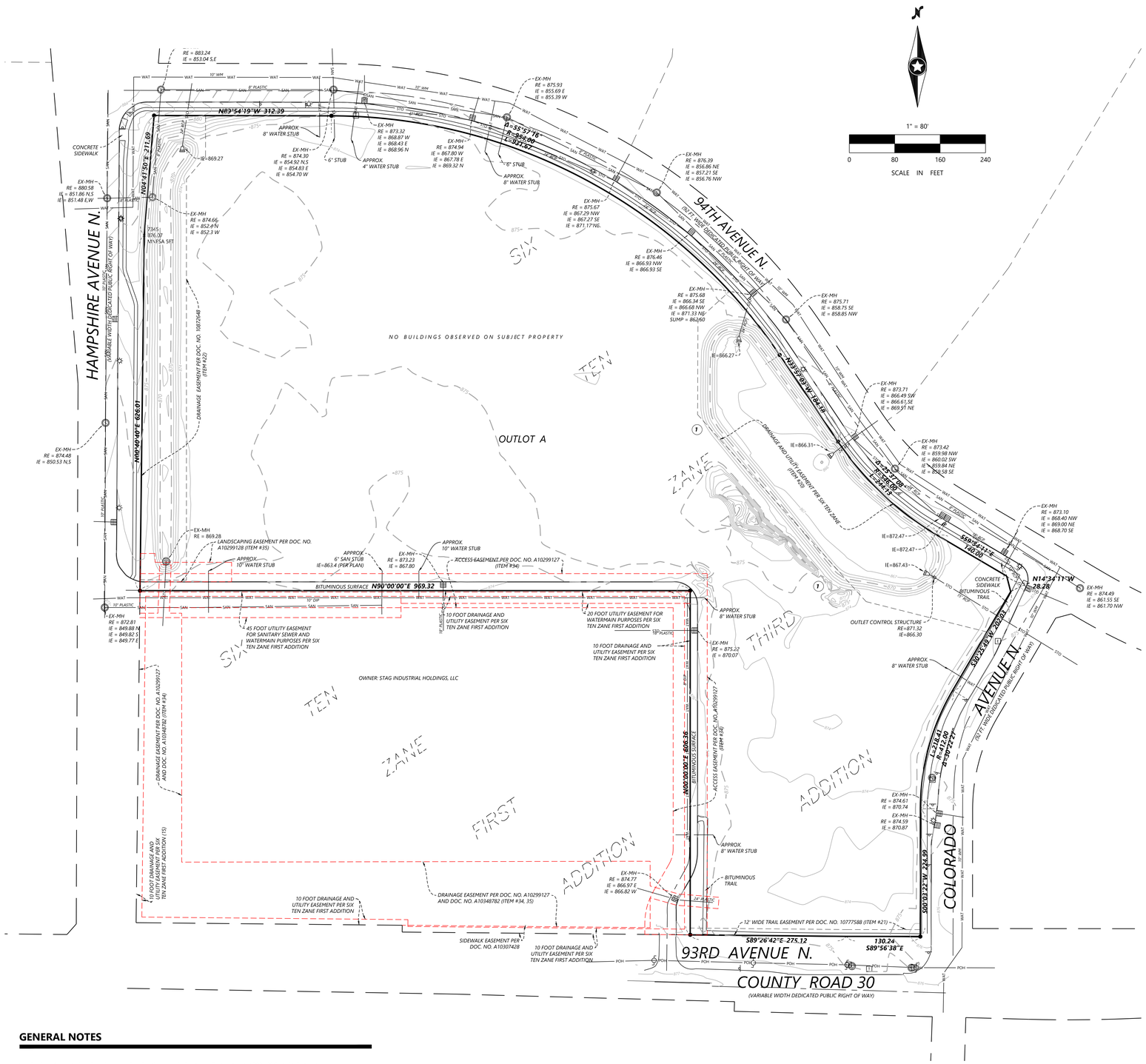
50% CD SET

COVER SHEET

C001

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LEGAL DESCRIPTION

This survey was prepared using Old Republic National Title Insurance Company Commitment Number ORTE748193 Supplemental #2 having an effective date of February 22, 2022.

Parcel 1:
Outlot A, Six Ten Zane Second Addition, Hennepin County, Minnesota. ***(NOT INCLUDED ON THIS SURVEY)***

Together with easements set forth in Reciprocal Easement Agreement dated September 28, 2017, filed October 18, 2017 as Document No. 10490783 as amended by First Amendment to Reciprocal Easement Agreement dated June 26, 2019, filed July 9, 2019 as Document No. 10678005.

Abstract Property

Parcel 2:
Outlot A, Six Ten Zane Third Addition, Hennepin County, Minnesota.

Together with easements set forth in Cross Access and Drainage Easement Agreement dated March 31, 2016, filed April 1, 2016 as Document No. 10299127.

AND

Outlot B, Six Ten Zane Third Addition, Hennepin County, Minnesota. ***(NOT INCLUDED ON THIS SURVEY)***

Abstract Property

Parcel 3:
Outlot B, Astra Village 5th Addition, Hennepin County, Minnesota. ***(NOT INCLUDED ON THIS SURVEY)***

Abstract Property

NOTES CORRESPONDING TO TABLE A

1. *Property corner markers were found or set as shown hereon.*
2. *The address of the surveyed property are: 6500 93rd Avenue N, Brooklyn Park, MN 55443*
3. *Subject property appears to be classified as Zone X (area of minimal flooding) when scaled from Flood Insurance Rate Map Community - Panel Number 27053C0088F dated11/04/2016 & Flood Insurance Rate Map Community - Panel Number 27053C0201F dated11/04/2016.*
4. *Area of subject property: 1,179,286 Sq. Ft. or 27.073 Acres more or less*
5. *Elevations and contours shown hereon are relative to the NAVD88 vertical datum.*

6(a). *The following information was provided in a report from Old Republic National Title Company dated 3/22/2022.*
Zoning Classification: Business Park with Planned Development Overlay (BP/PD #2015-1194)
Setback Requirements:
Front: Not provided
Rear: Not provided
Side: Not provided
Building Height Restriction: Not provided
Floor Space Area Restrictions: Not provided
Parking Requirements: Not provided

6(b). *The report or letter referenced in Item 6(a) does not adequately define the setback lines for the subject property in order to depict them hereon.*

7a. *There are no buildings on the subject property.*

7b1. *There are no buildings on the subject property.*

8. *Substantial features observed in the process of conducting fieldwork are shown hereon. There may be additional underground or otherwise obscured improvements on the site which are not shown.*

9. *The subject property contains 0 parking stalls.*

11a,b. *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 220771121).*

13. *Names of owners of adjoining lands were obtained from the Hennepin County GIS web-map.*

16. *There was no evidence of recent earth moving or construction on the subject property at the time of survey.*

17. *The surveyor is not aware of any proposed changes in street right of way nor did they observe evidence of recent street or sidewalk construction.*

18. *Plottable offsite easements are shown hereon.*

SCHEDULE B II TITLE ITEM NOTES

The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-16, 23-33 and 36 do not affect the subject property or are not survey matters and are not addressed hereon.

17. *Limitations on right of access to Trunk Highway 610. Right of access was reserved in favor of the State of Minnesota as evidenced by Final Certificate filed May 18, 2000 as Document No. 7300010. (as to Parcel 2)* - ***THE SUBJECT PROPERTY DOES NOT ADJOIN HIGHWAY 610 AND IS NOT AFFECTED BY THIS RIGHT OF ACCESS***

18. *Limitations of right of access to Trunk Highway 610 as depicted on Minnesota Department of Transportation Right Of Way Plat No. 27-96 filed January 28, 1998 as Document No. 6842473 and as depicted on Minnesota Department of Transportation Right Of Way Plat No. 27-93 filed August 5, 1998 as Document No. 6943381. (as to Parcel 2)* - ***THE SUBJECT PROPERTY DOES NOT ADJOIN HIGHWAY 610 AND IS NOT AFFECTED BY THIS RIGHT OF ACCESS***

19. *Terms and conditions of Declaration of Use Restrictions dated September 14, 2015, filed September 15, 2015 as Document No. 10237278. (as to Parcels 2 and 3)* - ***ALL OF THE SUBJECT PROPERTY IS DESCRIBED AS THE RESTRICTED PARCEL IN THIS DOCUMENT***

20. *Drainage and utility easements as shown on the recorded plat of Six Ten Zane Third Addition. (as to Parcel 2)* - ***THE DRAINAGE AND UTILITY EASEMENT DEDICATED ON THE PLAT OF SIX TEN ZANE (AS SHOWN ON SIX TEN ZANE 3RD ADDN) IS SHOWN HEREON.***

21. *Terms, conditions and easements in Declaration of Trail Easement dated April 8, 2020, filed April 20, 2020 as Document No. 10777588. (as to Parcel 2)* -***SAID EASEMENT IS SHOWN HEREON.***

22. *Terms, conditions and easements contained in Perpetual Drainage Easement dated October 14, 2020, filed November 17, 2020 as Document No. 10872648. (as to Parcel 2)-****SAID EASEMENT IS SHOWN HEREON.***

34. *Terms, conditions and easements of Cross Access And Drainage Easement Agreement filed April 1, 2016 as Document No. 10299127. (as to Parcel 2 Outlot A)* -***SAID EASEMENT IS SHOWN HEREON.***

35. *Terms and conditions of Access and Landscape Easement Agreement, dated March 31, 2016, filed April 1, 2016 as Document No. 10299128. (as to Parcel 2 Outlot A)* -***SAID EASEMENT IS SHOWN HEREON.***

POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to drawn the users attention, the items below may not in fact constitute an encroachment.

(1) *Pond grading extends beyond drainage and utility easement boundary.*

SURVEYOR'S CERTIFICATE

To: Ryan Companies US, Inc., a Minnesota corporation, Benjamin W. McCleary and Walter B. Cotter, as Trustees of the James Michael Seed Trust & Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof.

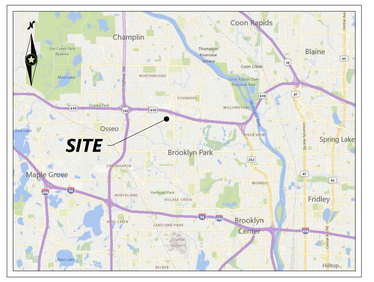
The fieldwork was completed on March 29, 2022.

Date of Plat or Map: 03/XX/2022

Chris Ambourn, LS
Minnesota License No. 43055
chris.ambourn@westwoodps.com

VICINITY MAP

(NOT TO SCALE)



GENERAL NOTES

1. *Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD83 - 86 Control Adjustment).*
2. *Lengths of lines and distances between features are measured in US-Survey Feet.*

LEGEND

- *FOUND MONUMENT (SEE LABEL)*
- *SANITARY MANHOLE*
- *STORM MANHOLE*
- *CATCH BASIN*
- *FLARED END SECTION*
- *CATCH BASIN MANHOLE*
- *HYDRANT*
- *GATE VALVE*
- *ELECTRIC BOX*
- *GUY WIRE*
- *POWER POLE*
- *TELEPHONE BOX*
- *SIGN*
- *CONIFEROUS TREE*
- *DECIDUOUS TREE*
- *TREE LINE*
- *POWER OVERHEAD*
- *POWER UNDERGROUND*
- *SANITARY SEWER*
- *STORM SEWER*
- *WATERMAIN*
- *FENCE LINE*
- *CURB & GUTTER*
- *CONCRETE SURFACE*
- *BITUMINOUS SURFACE*

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CHECKED:	CNA
DRAWN:	CNA/BJY
FIELD CREW:	DGG
FIELD WORK DATE:	SEE CERT.

REVISIONS: XX/XX/2022

PREPARED FOR:
RYAN COMPANIES US, INC., A MINNESOTA CORPORATION

6500 93RD AVENUE
BROOKLYN PARK, MINNESOTA

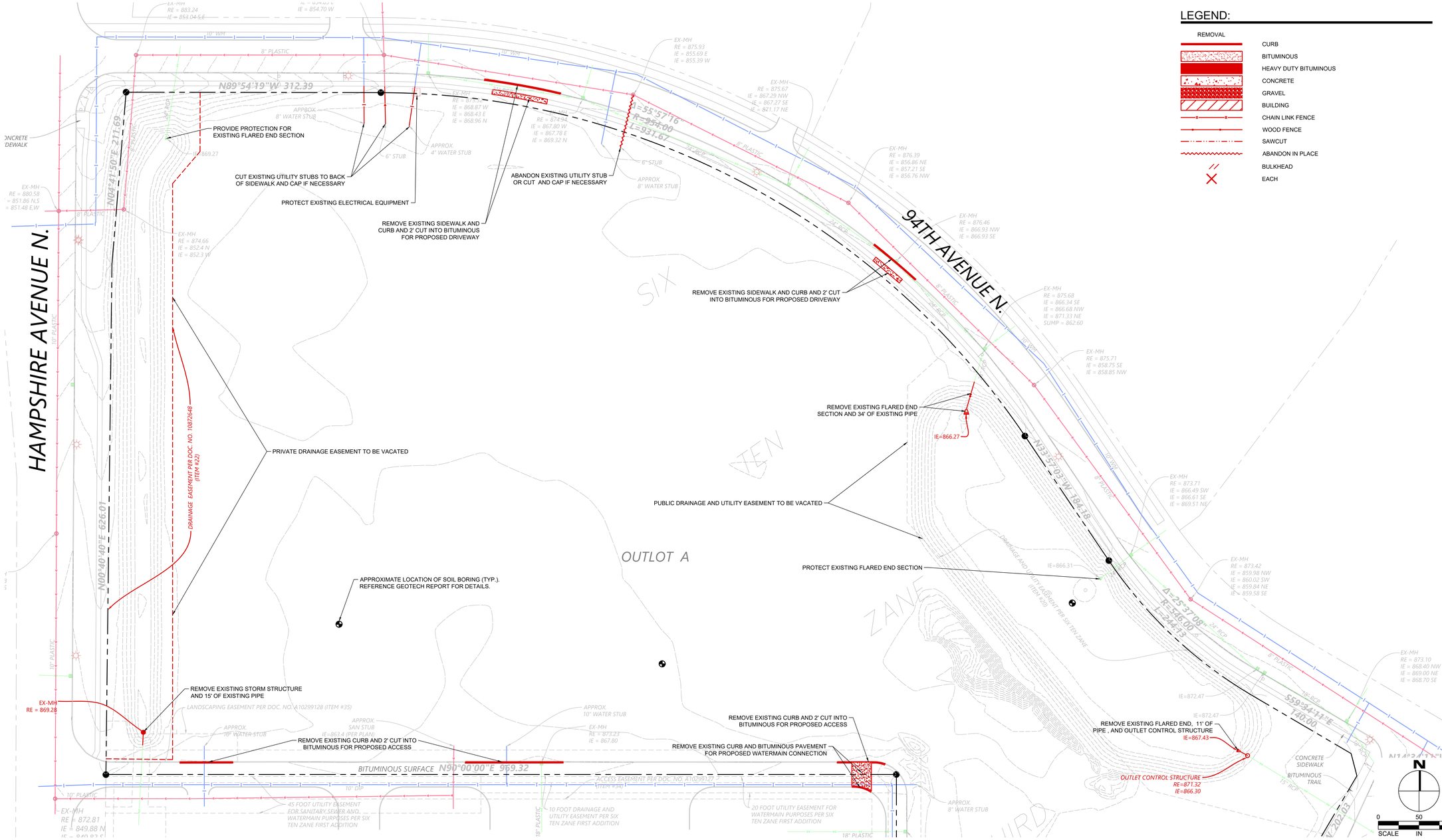
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
Land Title Survey

PROJECT NUMBER: R0035778.00

SHEET NUMBER:
1 OF 1

DATE: SEE CERTIFICATION



LEGEND:

REMOVAL

- CURB
- BITUMINOUS
- HEAVY DUTY BITUMINOUS
- CONCRETE
- GRAVEL
- BUILDING
- CHAIN LINK FENCE
- WOOD FENCE
- SAWCUT
- ABANDON IN PLACE
- BULKHEAD
- EACH

REMOVAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF REMOVALS AND SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" 651-454-0002 FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.
3. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO REMOVALS.
4. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NOTED ON PLANS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING, OR REMOVING AND REINSTALLING ALL FENCES, SIGNS, AND OTHER MISCELLANEOUS ITEMS. SERVICE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY OR PERMANENT RELOCATION OF ABOVE ITEMS MAY BE NECESSARY AND SHALL BE COORDINATED WITH THE APPROPRIATE PARTY. ALL WORK REQUIRED TO COMPLETE THE ABOVE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
7. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
8. EXISTING PAVEMENT WITHIN RIGHT-OF-WAY SHALL BE SAWCUT IN ACCORDANCE WITH CITY OF BROOKLYN PARK REQUIREMENTS.
9. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED. STRIP TOPSOIL, AND STOCKPILE ON-SITE. REFER TO EROSION CONTROL PLAN, GRADING PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
11. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO REMAIN WITHIN THE LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

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WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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

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ISSUE RECORD

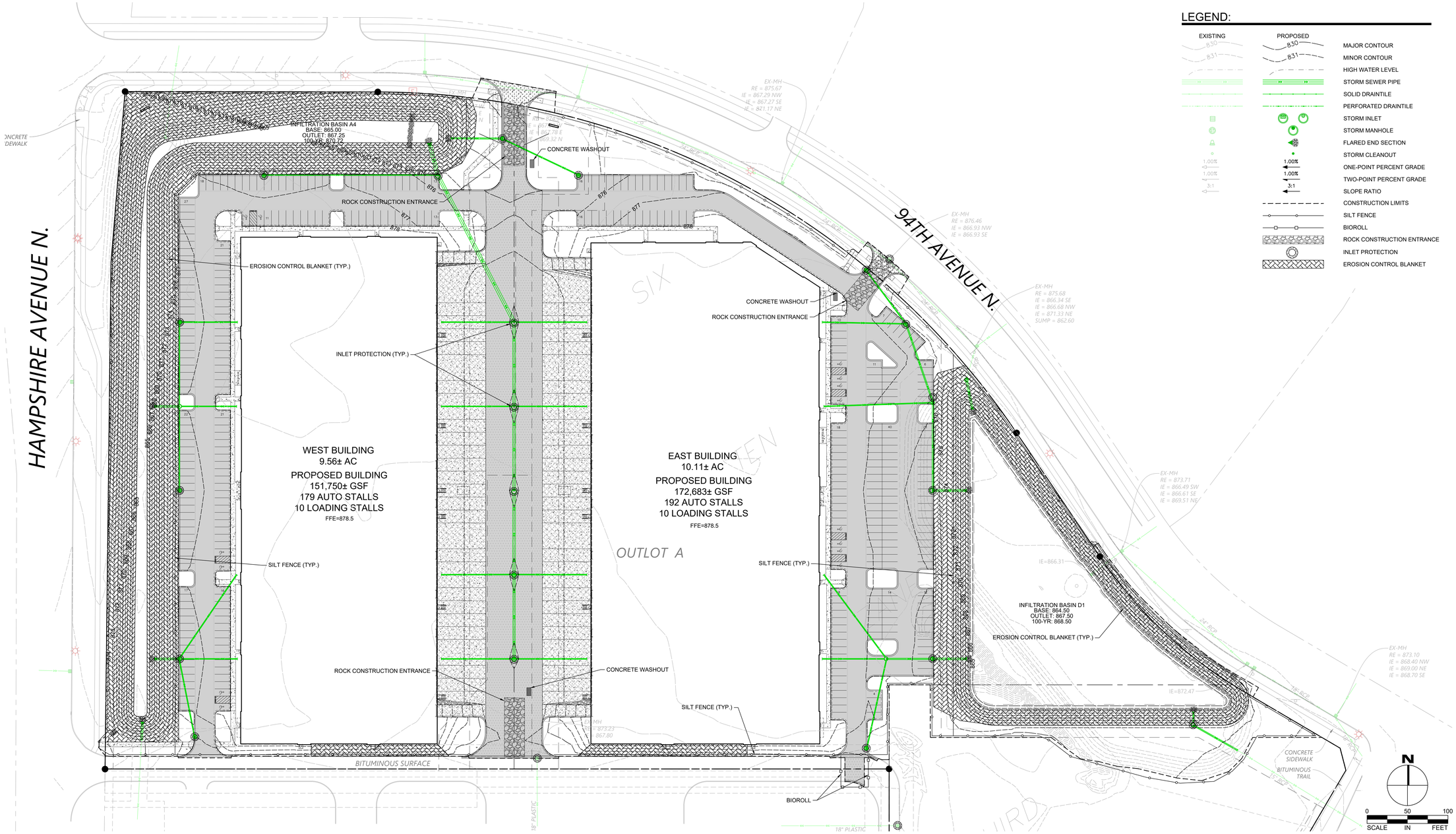
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REMOVALS PLAN

C102

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LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		HIGH WATER LEVEL
		STORM SEWER PIPE
		SOLID DRAINTILE
		PERFORATED DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
1.00%	1.00%	ONE-POINT PERCENT GRADE
1.00%	1.00%	TWO-POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
		CONSTRUCTION LIMITS
		SILT FENCE
		BIOROLL
		ROCK CONSTRUCTION ENTRANCE
		INLET PROTECTION
		EROSION CONTROL BLANKET

ESTIMATED QUANTITIES

ITEM DESCRIPTION	UNIT	QUANTITY
SILT FENCE	LF	5,500
ROCK CONSTRUCTION ENTRANCE	SF	5,625
INLET PROTECTION	EA	23
EROSION CONTROL BLANKET	SY	14,600
BIOROLL	LF	100

EROSION CONTROL NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SEE CONSTRUCTION SEQUENCING.
2. THE GRADING CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
3. INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 DAYS OF SITE GRADING OR INACTIVITY, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, EROSION CONTROL BLANKET OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, WATERSHED, COUNTY AND STATE PERMITS AS REQUIRED.
5. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES DURING THE DURATION OF CONSTRUCTION.
6. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE GRADING CONTRACTOR.
7. REMOVE ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
8. THE GRADING CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
9. DUST MUST BE ADEQUATELY CONTROLLED. IF BLOWING DUST BECOMES A NUISANCE, THE GRADING CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
10. CONTRACTOR TO CLEAN OUT INFILTRATION BASINS, PONDS, CATCH BASINS, AND STORMSEWER SYSTEM AT THE END OF THE PROJECT.
11. ESTIMATED QUANTITIES REFER TO INITIAL INSTALLED QUANTITIES. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND/OR REPLACE BMPS AS NEEDED.
12. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED AND MAINTAINED. SWEEP ADJACENT STREETS IN ACCORDANCE WITH CITY REQUIREMENTS.
13. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
14. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
16. FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
17. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS VERIFYING PROPER CONSTRUCTION OF THE BMPS. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS.
18. REFER TO SWPPP FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.

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612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

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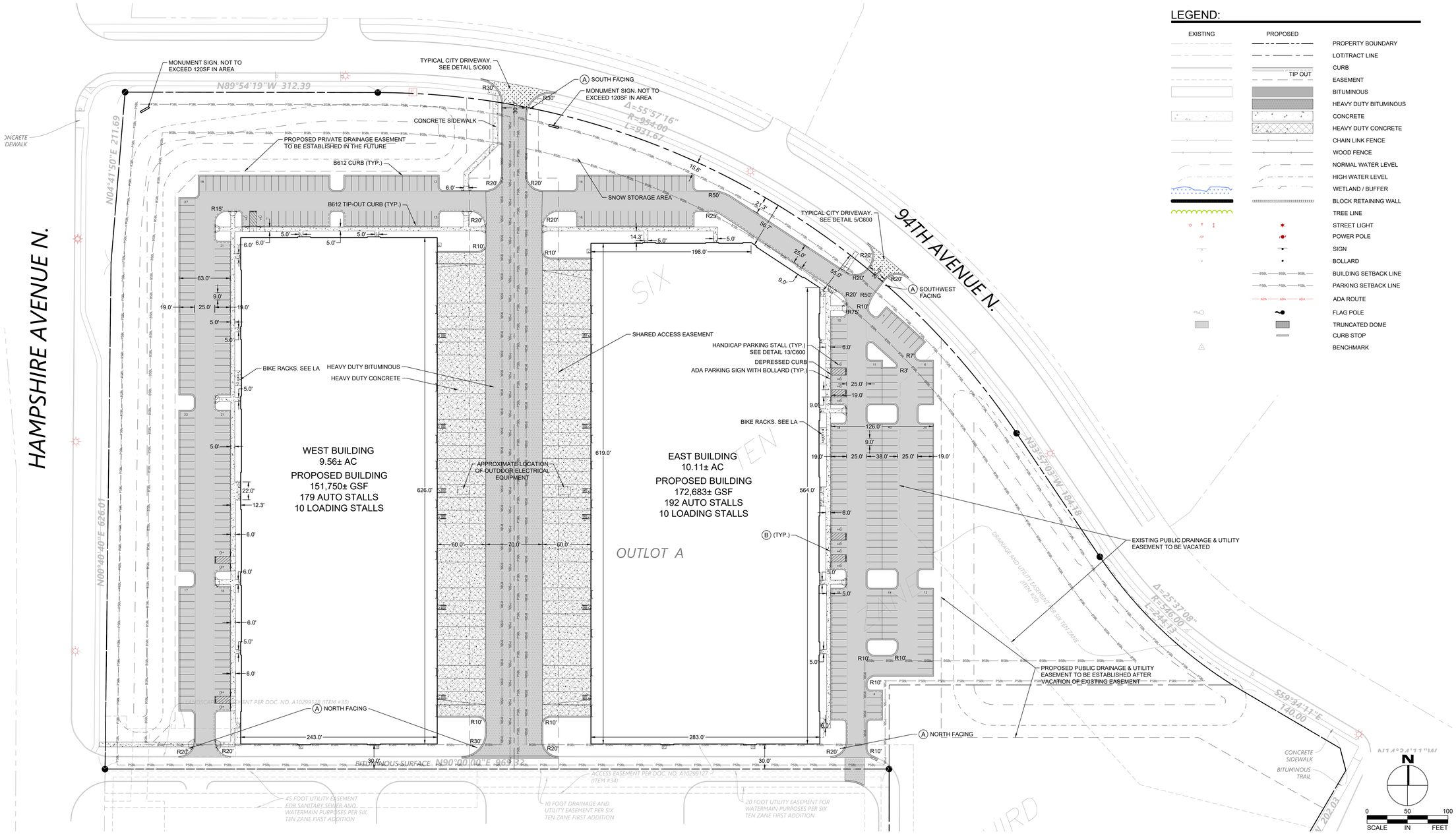
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EROSION CONTROL PLAN

C200

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LEGEND:

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT/TRACT LINE
		CURB
	TIP OUT	EASEMENT
		BITUMINOUS
		HEAVY DUTY BITUMINOUS
		CONCRETE
		HEAVY DUTY CONCRETE
		CHAIN LINK FENCE
		WOOD FENCE
		NORMAL WATER LEVEL
		HIGH WATER LEVEL
		WETLAND / BUFFER
		BLOCK RETAINING WALL
		TREE LINE
		STREET LIGHT
		POWER POLE
		SIGN
		BOLLARD
		BUILDING SETBACK LINE
		PARKING SETBACK LINE
		ADA ROUTE
		FLAG POLE
		TRUNCATED DOME
		CURB STOP
		BENCHMARK

	BUILDING SETBACK	PARKING SETBACK
FRONT YARD	50'	15'
SIDE YARD	15'	5'
REAR YARD	30'	5'

	EXISTING	PROPOSED
ZONING	BP	BP
PERVIOUS AREA	19.33 AC	5.72 AC
IMPERVIOUS AREA	0.34 AC	13.95 AC

	SITE AREA	IMPERVIOUS AREA	IMPERVIOUS PERCENTAGE
SPEC INDUSTRIAL	19.67 AC	13.95 AC	70.92%
STAR EXHIBITS	13.31 AC	9.03 AC	67.84%
610 ZANE FOURTH ADD.	7.40 AC	5.18 AC	70.00%
TOTAL	40.38 AC	28.16 AC	**69.74%**

THE MAXIMUM IMPERVIOUS COVERAGE FOR THE ENTIRE BUSINESS PARK DEVELOPMENT SHALL NOT EXCEED 70 PERCENT. ALL SITES MUST INCLUDE AT LEAST 15 PERCENT GREEN SPACE

WEST BUILDING

	REQUIRED	PROPOSED
REG. PARKING STALLS	150	179
HANDICAP PARKING	6	6

OFFICE=5 PER 1,000 SF OF GROSS FLOOR AREA (16,500 SF)
WAREHOUSE=1 PER 2,000 SF OF GROSS FLOOR AREA (135,000 SF)

EAST BUILDING

	REQUIRED	PROPOSED
REG. PARKING STALLS	165	192
HANDICAP PARKING	7	8

OFFICE=5 PER 1,000 SF OF GROSS FLOOR AREA (17,500 SF)
WAREHOUSE=1 PER 2,000 SF OF GROSS FLOOR AREA (155,000 SF)

SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE CIVIL DETAILS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
4. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
5. TYPICAL FULL SIZED PARKING STALL IS 9.0' X 18.0' UNLESS OTHERWISE NOTED.
6. ALL RADII ARE TO GUTTER LINE OR PAVEMENT EDGE UNLESS OTHERWISE NOTED.
7. ALL CONCRETE CURB AND GUTTER RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
8. ALL CURB TERMINI TO HAVE A 3.0' TAPER UNLESS OTHERWISE NOTED.
9. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
10. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN

SIGNAGE AND STRIPING NOTES

1. ALL TEMPORARY AND PERMANENT SITE SIGNAGE, STRIPING, AND TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. CONTRACTOR SHALL PAINT ALL STALLS, ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SIGN LEGEND

A — STOP SIGN
R1-1, 30" x 30"

B — PARKING VEHICLE ID REQUIRED UP TO $200 FINE FOR VIOLATION VAN ACCESSIBLE
ADA SIGN W/BOLLARD
R7-8m, R7-8bP

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PROJECT INFORMATION
610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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

REGISTRATION NO. DATE

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ZRJ	ATA
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701315	01/19/2023

ISSUE RECORD

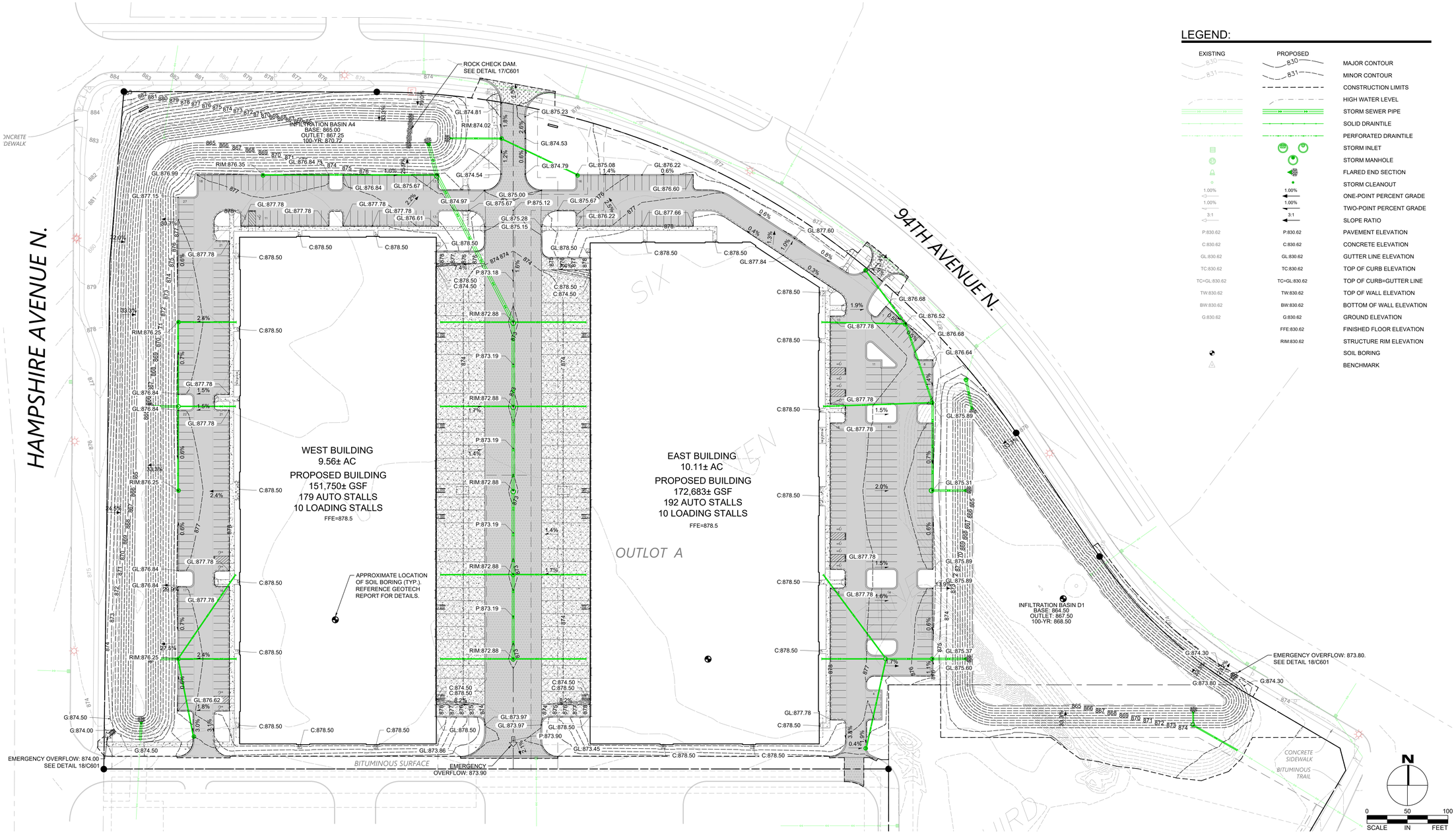
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50% CD SET

SITE PLAN

C300

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LEGEND:

EXISTING	PROPOSED	
830	830	MAJOR CONTOUR
831	831	MINOR CONTOUR
		CONSTRUCTION LIMITS
		HIGH WATER LEVEL
		STORM SEWER PIPE
		SOLID DRAINTILE
		PERFORATED DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
1.00%	1.00%	ONE-POINT PERCENT GRADE
1.00%	1.00%	TWO-POINT PERCENT GRADE
3:1	3:1	SLOPE RATIO
P:830.62	P:830.62	PAVEMENT ELEVATION
C:830.62	C:830.62	CONCRETE ELEVATION
GL:830.62	GL:830.62	GUTTER LINE ELEVATION
TC:830.62	TC:830.62	TOP OF CURB ELEVATION
TC=GL:830.62	TC=GL:830.62	TOP OF CURB=GUTTER LINE
TW:830.62	TW:830.62	TOP OF WALL ELEVATION
BW:830.62	BW:830.62	BOTTOM OF WALL ELEVATION
G:830.62	G:830.62	GROUND ELEVATION
	FFE:830.62	FINISHED FLOOR ELEVATION
	RIM:830.62	STRUCTURE RIM ELEVATION
		SOIL BORING
		BENCHMARK

GRADING NOTES

1. SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL CONTACT "GOPHER STATE ONE-CALL" 651-454-0002 FOR UTILITY LOCATIONS 48 HOURS PRIOR TO EXCAVATION. HE/SHE SHALL REPAIR OR REPLACE DAMAGED UTILITIES DURING CONSTRUCTION AT NO COST TO OWNER OR GENERAL CONTRACTOR.
2. EXISTING TOPOGRAPHY PER WESTWOOD PROFESSIONAL SERVICES, INC., ALTA/NSPS LAND TITLE SURVEY, DATED 03/29/2022.
3. REFER TO GEOTECHNICAL EVALUATION REPORT, DATED 04/05/22 AS PREPARED BY JOEL C. KURPIUS FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
4. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
5. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY GENERAL CONTRACTOR.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
8. PROPOSED GRADES SHOWN ARE FINISHED GRADES.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE SUBCONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
10. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 2 PERCENT UNLESS OTHERWISE NOTED.
11. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION UNLESS OTHERWISE NOTED.
12. EARTHWORK & PAVING CONTRACTORS ARE RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND PREVENT PONDING IN LOWER AREAS. ANY DERIVATION FROM PLANS SHALL BE APPROVED BY THE PROJECT ENGINEER.
13. GRADING BEHIND CURBS SHALL START AT THE TOP OF CURB.
14. CONTRACTOR SHALL VERIFY THAT EXISTING UTILITIES HAVE ADEQUATE COVER TO MEET PROVIDER REQUIREMENTS IN AREAS OF GRADE REVISIONS.
15. RETURN ALL TEMPORARY DIVERSIONS TO EXISTING GRADE UPON FINAL STABILIZATION.
14. CONTRACTORS TO FOLLOW XCEL ENERGY SAFETY GUIDELINES INSIDE EASEMENT AREAS.
15. RESHAPING OF POND TO BE COMPLETED WITHOUT DRAINING. IF DEWATERING IS DESIRED, SUBCONTRACTOR TO PULL APPROPRIATE PERMITS AND COORDINATE WITH ENGINEER FOR NPDES REQUIREMENTS.
16. REMOVE SEDIMENT FROM EXISTING STORM SEWER IF PRESENT.
17. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
18. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
19. GRADING OF THE INFILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
20. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES (COMPACTED) OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. SEE LANDSCAPE PLAN FOR DETAILS.
21. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
22. DUST MUST BE ADEQUATELY CONTROLLED.
23. ON SLOPES 4:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
24. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
25. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
26. FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
27. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS VERIFYING PROPER CONSTRUCTION OF THE BMPS.
28. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
29. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
30. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.

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PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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

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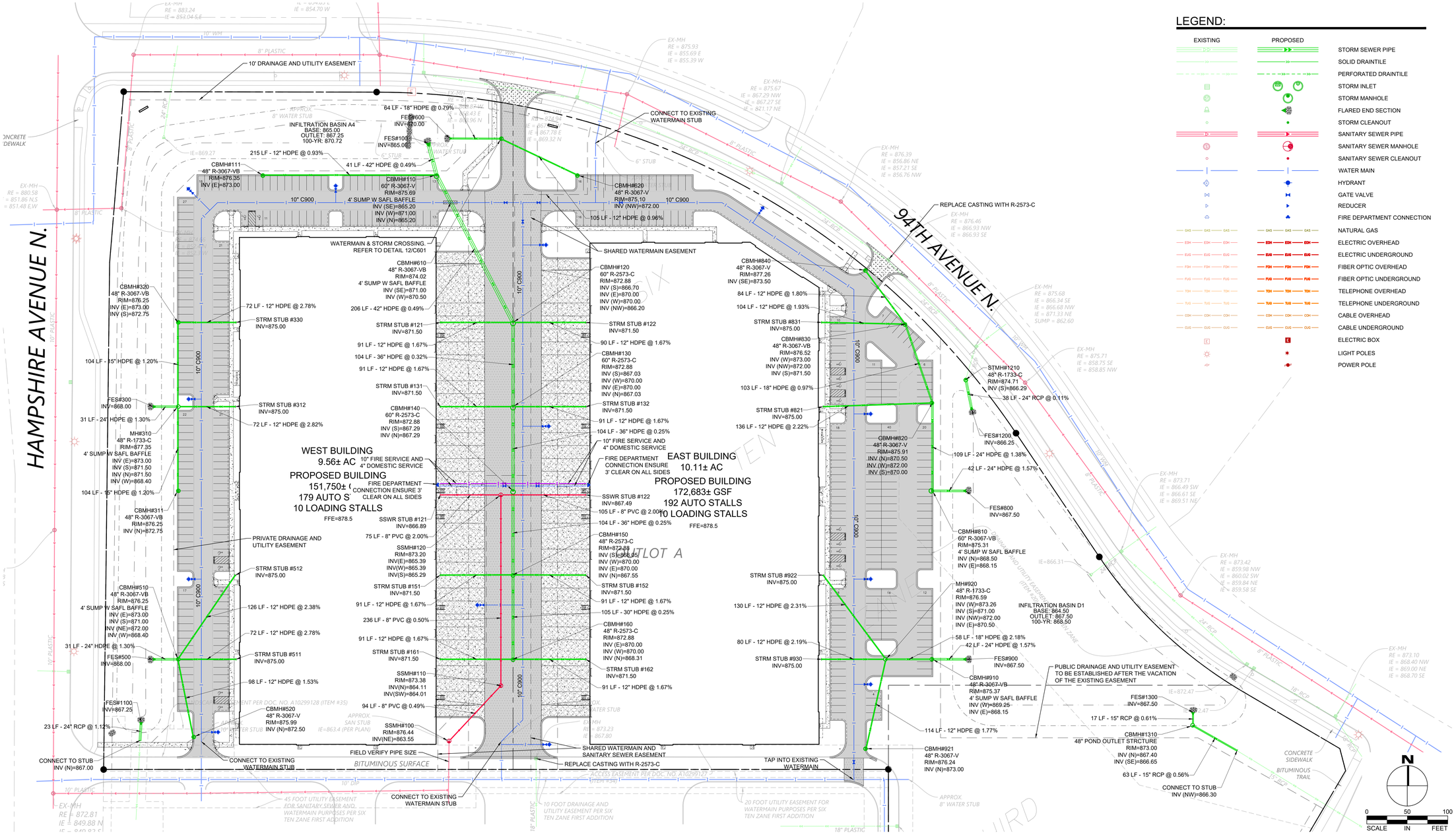
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GRADING PLAN

C400

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LEGEND:

EXISTING	PROPOSED	
		STORM SEWER PIPE
		SOLID DRAINTILE
		PERFORATED DRAINTILE
		STORM INLET
		STORM MANHOLE
		FLARED END SECTION
		STORM CLEANOUT
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		WATER MAIN
		HYDRANT
		GATE VALVE
		REDUCER
		FIRE DEPARTMENT CONNECTION
GAS	GAS	NATURAL GAS
EOH	EOH	ELECTRIC OVERHEAD
EUG	EUG	ELECTRIC UNDERGROUND
FOH	FOH	FIBER OPTIC OVERHEAD
FUG	FUG	FIBER OPTIC UNDERGROUND
TOH	TOH	TELEPHONE OVERHEAD
TUG	TUG	TELEPHONE UNDERGROUND
COH	COH	CABLE OVERHEAD
CUG	CUG	CABLE UNDERGROUND
		ELECTRIC BOX
		LIGHT POLES
		POWER POLE

UTILITY NOTES

1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
3. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
4. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. UTILITY TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PROVIDED BY THE GEOTECHNICAL ENGINEER.
5. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
6. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
7. CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY.
8. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
9. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY OF BROOKLYN PARK BUILDING DEPARTMENT.
10. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES.
11. VERTICAL CLEARANCE BETWEEN SANITARY, STORM AND WATERMAIN TO BE 18" MINIMUM. HORIZONTAL CLEARANCE BETWEEN SEWER (SANITARY/STORM) AND WATERMAIN TO BE 10' MINIMUM.
12. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0' OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0' MINIMUM DEPTH CAN NOT BE ATTAINED.
13. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
14. PROPOSED PIPE MATERIALS:
    - WATERMAIN: C900 PVC
    - SANITARY SEWER: SDR 35 PVC, SCH 40 PVC
    - STORM SEWER: DUAL WALL HDPE (SITE DRAINAGE)
    - STORM SEWER: SCH 40 PVC (BUILDING SERVICES)
    - STORM SEWER: RCP (POND OUTLET)
15. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
16. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
17. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
18. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
    a) PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
    b) PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
    c) ALL FITTINGS MUST COMPLY WITH ASTM D3212.
    d) WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
19. SEWERS CROSSING ABOVE OR LESS THAN 12 INCHES BELOW A WATER SERVICE MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE MN PLUMBING CODE SECTIONS 609.2, 720.1, AND TABLE 701.1). PER MN PLUMBING CODE:
    a. THE LENGTH OF SEWER OR DRAINAGE PIPING THAT MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING SHALL SPAN THE TRENCH WIDTH OVER WATERMAIN, SEE SECTION 609.2
    b. FOR A LIST OF MATERIALS APPROVED FOR USE WITHIN A BUILDING SEE TABLE 701.1
    c. THE WATER SERVICE SHOULD NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING

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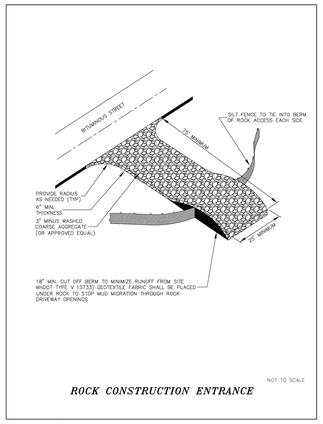
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UTILITY PLAN

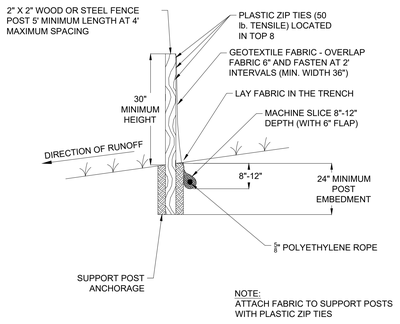
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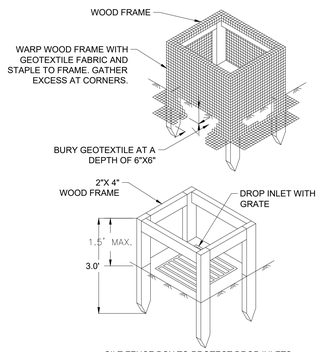
ROCK CONSTRUCTION ENTRANCE

1 C600 NTS



SILT FENCE - MACHINE SLICED

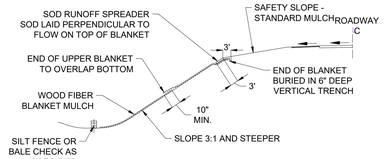
2 C600 NTS



SILT FENCE BOX TO PROTECT DROP INLETS
USE WHERE INLET DRAINS AN AREA WITH SLOPES AT 3:1 OR LESS

EROSION CONTROL AT CB - SILT FENCE BOX

3 C600 NTS



EROSION CONTROL BLANKET INSTALLATION ON AN INSLOPE (WHEN REQUIRED)

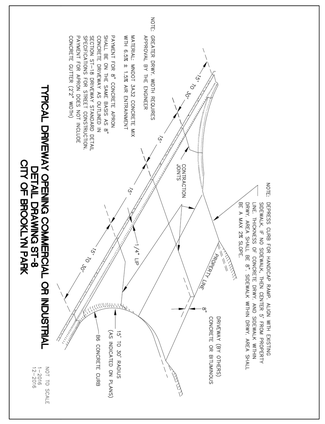
CATEGORY	SLOPE	VELOCITY
1	FLAT	-
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3	3:1	< 6.5 fps
4	2:1	< 7.0 fps

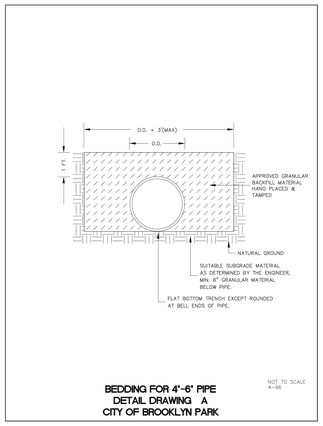
CATEGORY	ACCEPTABLE TYPES
1	STRAW RD 1S, WOOD FIBER RD 1S
2	STRAW 1S, WOOD FIBER 1S
3	STRAW 2S, WOOD FIBER 2S
4	STRAW/COCONUT 2S, WOOD FIBER HV 2S

THE LETTERING DESIGNATION SHALL BE DEFINED AS FOLLOWS:
1S - NETTING ON ONE SIDE
RD - RAPIDLY DEGRADABLE
2S - NETTING ON TWO SIDES
HV - HIGH VELOCITY

EROSION CONTROL BLANKET

4 C600 NTS

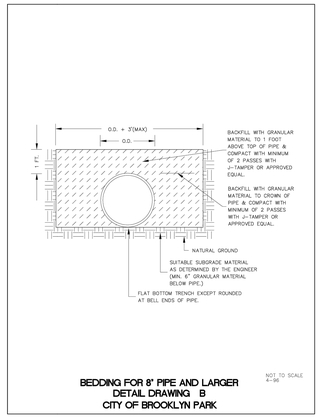

TYPICAL DRIVEWAY OPENING COMMERCIAL OR INDUSTRIAL
DETAIL DRAWING ST-8
CITY OF BROOKLYN PARK
NOTE: DRIVEWAY OPENINGS SHALL BE CONSTRUCTED WITH 6" CONCRETE OVER 4" AGGREGATE BASE. CONCRETE SHALL BE PLACED ON GRADE AND NOT ON BITUMINOUS. CONTRACTOR SHALL SAWCUT BITUMINOUS AT DRIVEWAY EDGE AND REMOVE BITUMINOUS FOR SMOOTH TRANSITION TO CONCRETE. CONTRACTOR SHALL SAWCUT CONCRETE AT DRIVEWAY EDGE AND REMOVE CONCRETE FOR SMOOTH TRANSITION TO BITUMINOUS.
CONCRETE DRIVEWAY APRON
CONCRETE CURB AND GUTTER
CONSTRUCTION JOINTS
NOTE: CONCRETE CURB PANS SHALL BE 24" WIDE WITH A 6" DEPTH AT THE CENTER AND SHALL SLOPE TOWARD THE CENTER AT 1/4" PER FOOT. CONCRETE CURB PANS SHALL BE CONSTRUCTED OF CONCRETE AND SHALL NOT BE CONSTRUCTED OF BITUMINOUS.
CONCRETE CURB PAN
CONCRETE DRIVEWAY APRON
BITUMINOUS PAVEMENT
CONCRETE CURB AND GUTTER
15' TO 30' RADIUS
15' TO 30' RADIUS
24'
6"
4"
6"
6"
6



BEDDING FOR 4"-6" PIPE
DETAIL DRAWING A
CITY OF BROOKLYN PARK

NOT TO SCALE
4-96

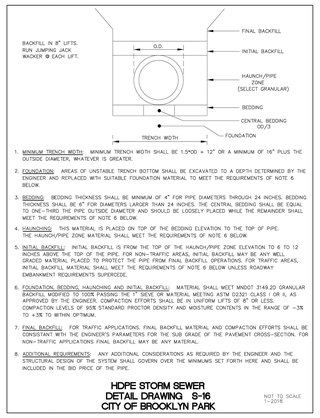
1 C601 NTS



BEDDING FOR 8" PIPE AND LARGER
DETAIL DRAWING B
CITY OF BROOKLYN PARK

NOT TO SCALE
4-96

2 C601 NTS

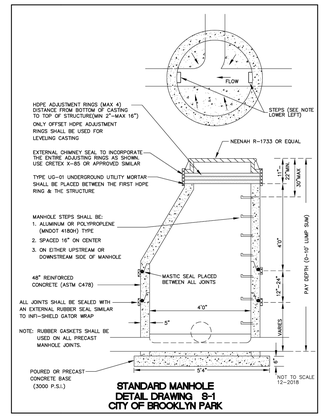


1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED WITH SUITABLE FOUNDATION MATERIAL TO MEET THE REQUIREMENTS OF NOTE 6 BELOW.
3. BEDDING: BEDDING THICKNESS SHALL BE MINIMUM OF 4" FOR PIPE DIAMETERS THROUGH 24 INCHES. BEDDING THICKNESS SHALL BE 6" FOR DIAMETERS LARGER THAN 24 INCHES. THE CENTRAL BEDDING SHALL BE EQUAL TO ONE-THIRD THE PIPE OUTSIDE DIAMETER AND SHOULD BE LOOSELY PLACED WHILE THE REMAINDER SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
4. HAUNCHING: THIS MATERIAL IS PLACED ON TOP OF THE BEDDING ELEVATION TO THE TOP OF PIPE. THE HAUNCH/PIPE ZONE MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW.
5. INITIAL BACKFILL: INITIAL BACKFILL IS FROM THE TOP OF THE HAUNCH/PIPE ZONE ELEVATION TO 6 TO 12 INCHES ABOVE THE TOP OF THE PIPE. FOR NON-TRAFFIC AREAS, INITIAL BACKFILL MAY BE ANY WELL GRADED MATERIAL PLACED TO PROTECT THE PIPE FROM FINAL BACKFILL OPERATIONS. FOR TRAFFIC AREAS, INITIAL BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS OF NOTE 6 BELOW UNLESS ROADWAY EMBANKMENT REQUIREMENTS SUPERCEDE.
6. FOUNDATION, BEDDING, HAUNCHING AND INITIAL BACKFILL: MATERIAL SHALL MEET MNDOT 3149.2D GRANULAR BACKFILL MODIFIED TO 100% PASSING THE 1" SIEVE OR MATERIAL MEETING ASTM D2321 CLASS I OR II, AS APPROVED BY THE ENGINEER. COMPACTION EFFORTS SHALL BE IN UNIFORM LIFTS OF 8" OR LESS. COMPACTION LEVELS OF 95% STANDARD PROCTOR DENSITY AND MOISTURE CONTENTS IN THE RANGE OF -3% TO +3% TO WITHIN OPTIMUM.
7. FINAL BACKFILL: FOR TRAFFIC APPLICATIONS, FINAL BACKFILL MATERIAL AND COMPACTION EFFORTS SHALL BE CONSISTANT WITH THE ENGINEER'S PARAMETERS FOR THE SUB GRADE OF THE PAVEMENT CROSS-SECTION. FOR NON-TRAFFIC APPLICATIONS FINAL BACKFILL MAY BE ANY MATERIAL.
8. ADDITIONAL REQUIREMENTS: ANY ADDITIONAL CONSIDERATIONS AS REQUIRED BY THE ENGINEER AND THE STRUCTURAL DESIGN OF THE SYSTEM SHALL GOVERN OVER THE MINIMUMS SET FORTH HERE AND SHALL BE INCLUDED IN THE BID PRICE OF THE PIPE.

HDPE STORM SEWER
DETAIL DRAWING S-16
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2018

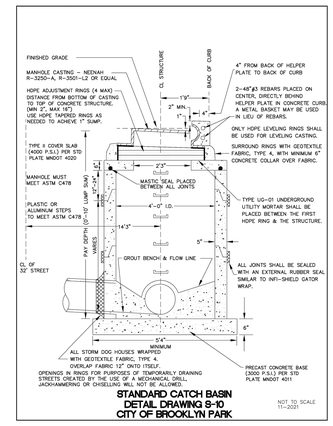
3 C601 NTS



STANDARD MANHOLE
DETAIL DRAWING S-1
CITY OF BROOKLYN PARK

NOT TO SCALE
12-2018

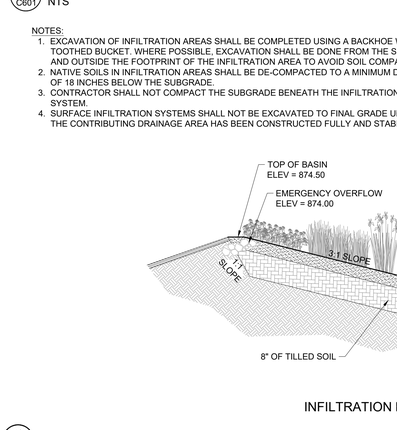
4 C601 NTS



STANDARD CATCH BASIN
DETAIL DRAWING S-10
CITY OF BROOKLYN PARK

NOT TO SCALE
11-2021

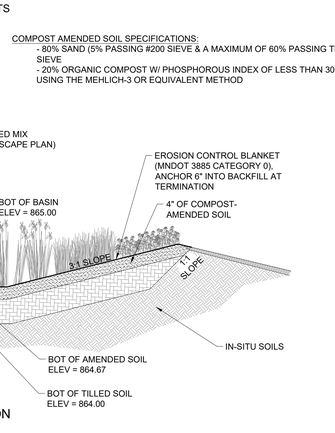
5 C601 NTS



SHALLOW CATCH BASIN
DETAIL DRAWING S-11
CITY OF BROOKLYN PARK

NOT TO SCALE
11-2021

6 C601 NTS

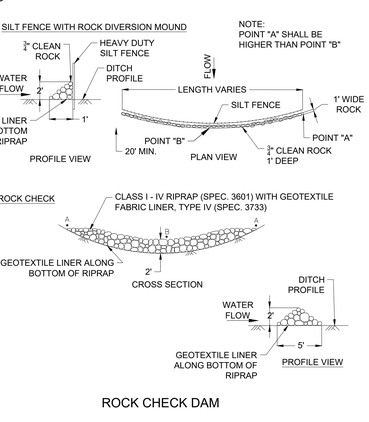


A	B	C	D	E
5'	8"	8"	7'6"	8"
6'	8"	7"	9'2"	8"
7'	8"	8"	10'8"	8"
8'	8"	9"	12'0"	8"

LARGE DIAMETER CATCH BASIN
DETAIL DRAWING S-12
CITY OF BROOKLYN PARK

NOT TO SCALE
11-2021

7 C601 NTS



POND	100 YR	NYL	INLET	INLET EL	OUTLET	OUTLET EL	OUTLET B

STRUCTURE TABLE

POND OUTLET STRUCTURE
DETAIL DRAWING S-13
CITY OF BROOKLYN PARK

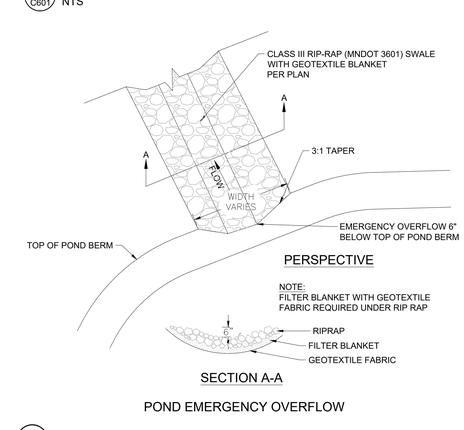
NOT TO SCALE
11-2021

8 C601 NTS

Round Pipe D Inches	Minimum Class III Rip Rap Cu. Yds.
12	5.0
15	6.0
18	7.0
21	8.2
24	9.4
27	10.6
30	12.0
36	17.1
42	20.6
48	24.3
54	28.5
60	33.0
66	37.7
72	42.8
78	50.0
84	55.9
90	62.0

TIE LAST FOUR SECTIONS
USE 2 TIE BOLT FASTENERS PER JOINT
2" MIN CLASS I RIP-RAP

SPECIFIED MATERIALS ARE FOR HAND PLACED RIP-RAP OF IGNEOUS OR METAMORPHIC ORIGIN (i.e. GRANITE)



CLASS I RIP-RAP PLACED UNDER THE FES SHALL BE INCLUDED IN THE BID PRICE OF THE FES

ECB = EROSION CONTROL BLANKET

NOTE: RIP-RAP MUST EXTEND TO THE BOTTOM OF THE POND, CREEK OR DITCH

FLARED END SECTION
DETAIL DRAWING S-14
CITY OF BROOKLYN PARK

NOT TO SCALE
12-2018

9 C601 NTS

GRATE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
	12"–24"	3/4"	5/8"	5/8"
	27"–48"	7/8"	3/4"	3/4"
	54"–90"	1-1/8"	1"	1"

NOTE: FOR ARCH PIPE USE ROUND EQUIVALENT

* POND INLET PIPES NO GRATE NEEDED FOR ROUND PIPE SIZES 21" AND SMALLER
4" MIN OPENING FOR 24" ROUND PIPE
5" MIN OPENING FOR ROUND PIPE SIZES 27" AND GREATER
* POND OUTLET PIPES 6" MAX OPENING FOR ALL PIPES

NOTE:
1.) AFTER FABRICATION – HOT DIP GALVANIZED PER MNDOT 3392 OR ASTM – A153 OR ELECTROPLATE PER ASTM – A164 USE STANDARD CARBON STRUCTURAL STEEL
2.) NUTS AND BOLTS ARE TO BE GALVANIZED

STANDARD TRASH GUARD
DETAIL DRAWING S-15
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2003

10 C601 NTS

NOTE:
1.) RETAINER GLANDS MAY BE USED IN LIEU OF TIE RODS. ALL PIPE JOINTS SHALL BE RESTRAINED ON THE HYDRANT LEAD BETWEEN THE HYDRANT VALVE AND WATERMAIN.
2.) HYDRANTS THAT ARE SET IN AREAS WHERE GROUND WATER LEVELS ARE WITHIN 2 FT. OF THE BOTTOM OF THE HYDRANT OR LESS, THE DRAIN HOLES SHALL BE PLUGGED AND PUMPER NOZZLE CAP PAINTED BLUE.
3.) IN LIEU OF HYDRANT EXTENSION, OFFSETTING FITTINGS SHALL BE USED, FOR VERTICAL (6"–24") ADJUSTMENT OF HYDRANT LEADS. PAYMENT FOR THESE FITTINGS SHALL BE INCLUDED IN THE BID ITEMS "REMOVE AND RELOCATE HYDRANT" AND "HYDRANT W/VALVE."

HYDRANT
DETAIL DRAWING W-3
CITY OF BROOKLYN PARK

NOT TO SCALE
2-98
3-07
3-09
11-15

11 C601 NTS

NOTES:
1. EXCAVATION OF INFILTRATION AREAS SHALL BE COMPLETED USING A BACKHOE WITH A TOOTHED BUCKET. WHERE POSSIBLE, EXCAVATION SHALL BE DONE FROM THE SIDES AND OUTSIDE THE FOOTPRINT OF THE INFILTRATION AREA TO AVOID SOIL COMPACTION.
2. NATIVE SOILS IN INFILTRATION AREAS SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 18 INCHES BELOW THE SUBGRADE.
3. CONTRACTOR SHALL NOT COMPACT THE SUBGRADE BENEATH THE INFILTRATION SYSTEM.
4. SURFACE INFILTRATION SYSTEMS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED FULLY AND STABILIZED.

INFILTRATION BASIN A4 SECTION

12 C601 NTS

COMPOST AMENDED SOIL SPECIFICATIONS:
- 80% SAND (5% PASSING #200 SIEVE & A MAXIMUM OF 60% PASSING THE #40 SIEVE
- 20% ORGANIC COMPOST W/ PHOSPHOROUS INDEX OF LESS THAN 30 MG/KG USING THE MEHLICH-3 OR EQUIVALENT METHOD

INSULATION REQUIREMENTS	
DEPTH "D"	WIDTH "W"
2' TO 3'	12'
3' TO 4'	10'
4' TO 5'	8'
5' TO 6'	6'
6' TO 7'	4'
7' OR MORE	NONE

NOTES:
1. INSULATION SHALL BE CENTERED OVER PIPE.
2. PROVIDE GRANULAR BEDDING MATERIAL PER MNDOT 3149.2F.
3. INSULATION SHALL BE 2" THICK DOW HIGHLOAD 40 (MNDOT 3760) OR APPROVED EQUAL.
4. STAGER ALL INSULATION JOINTS A MINIMUM OF 12"

INSULATION DETAIL

13 C601 NTS

INFILTRATION BASIN D1 SECTION

14 C601 NTS

ROCK CHECK DAM

15 C601 NTS

SECTION A-A

POND EMERGENCY OVERFLOW

16 C601 NTS

17 C601 NTS

18 C601 NTS

6.1E PLAN SET
PAGE 38

RYAN

RYAN A+E, INC.
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Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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

REGISTRATION NO. **DATE**

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DRAWN BY	CHECKED BY
ZRJ	ATA
JOB NO.	**DATE**
701315	01/19/2023

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	02/23/2022	CONCEPT DESIGN PACKAGE
02	03/02/2022	ADDENDUM 1
03	04/08/2022	SD SET
04	12/29/2022	50% DD SET
05	01/13/2023	DD SET
06	01/19/2023	50% CD SET
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50% CD SET

CIVIL DETAILS

C601

R:\Projects\701\300\701-315 610 Zane Spec Industrial Buildings\01 CIVIL\01 CAD\02 Sheet files\701315 - C600 CIVIL DETAILS.dwg

VERIFY SHEET SCALE HERE
0 1" 2" 3"



1 L001 OVERALL SITE LANDSCAPE CONTEXT PLAN
1" = 100'-0"

GENERAL NOTES

SHEET INDEX

SHEET	SHEET NAME	SD SET	50% DD SET	DD SET	50% CD SET
03 - LANDSCAPE					
L001	LANDSCAPE TITLE SHEET	•	•	•	•
L100	OVERALL SITE LANDSCAPE REFERENCE PLAN	•	•	•	•
L200	SITE LANDSCAPE LAYOUT & SURFACING PLAN	•	•	•	•
L400	OVERALL SITE LANDSCAPE TREE PLANTING PLAN	•	•	•	•
L401	LANDSCAPE PLANTING PLAN DETAIL-WEST	•	•	•	•
L402	LANDSCAPE PLANTING PLAN DETAIL-EAST	•	•	•	•
L500	LANDSCAPE DETAILS	•	•	•	•

SURFACE TREATMENT LEGEND

SURFACE TYPE	GRAPHIC ID
Concrete Pavement	
Native Seed-Mesic Mix-Modified MNDOT #35-241	
Native Seed-Wet Mix-Modified MNDOT #33-261	
Planting Areas	
Turfgrass-Seeded	
Turfgrass-Sodded	

PLANTING LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME
TREES		
Coniferous Tree		
	NORWAY SPRUCE	Picea abies
	BLACK HILLS SPRUCE	Picea glauca densata
	WHITE PINE	Pinus strobus
Deciduous Tree		
	CRIMSON SENTRY MAPLE	Acer platanoides 'Crimson Sentry'(PP3,258)
	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'
	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'
	WHITE OAK	Quercus alba
	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'(PP12,232)
	PRINCETON ELM	Ulmus americana 'Princeton'
Ornamental Deciduous Tree		
	PINK SPIRES CRABAPPLE	Malus 'Pink Spires'
	PINK FLAIR CHERRY	Prunus sargentii 'JFS-KW58'
	JAPANESE CLUMP LILAC	Syringa reticulata

0 100' 200' 300'
N TN

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KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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JCB	JCB
JOB NO.	DATE
701315	01/19/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
DD 1	12/29/2022	50% DD SET
DD	01/13/2023	DD SET
CD	01/19/2023	50% CD SET

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50% CD SET
01/19/2023

LANDSCAPE TITLE SHEET

L001

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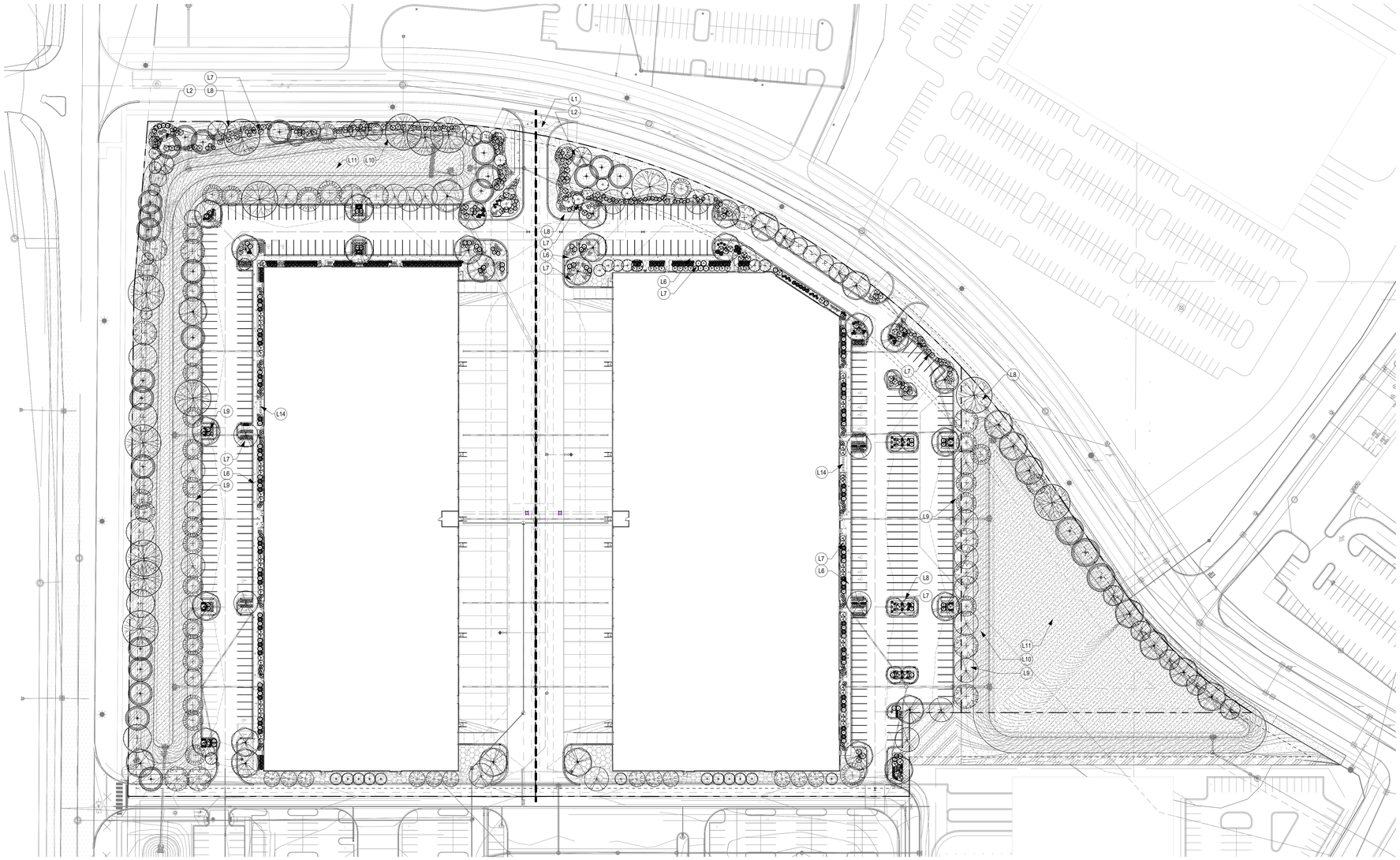
3"
2"
1"
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VERIFY SHEET SCALE HERE

GENERAL NOTES

1. REFER TO CIVIL PLANS FOR EASEMENTS, GRADING, DRAINAGE & UTILITY INFORMATION.
2. SEE SHEET L200 FOR LAYOUT & SURFACE TREATMENT PLAN.

KEYNOTE LEGEND

L1 MAIN ENTRY DRIVE;
L2 MONUMENT SIGNS; (BY OTHERS);
L6 SURFACE TREATMENT; CONCRETE, TYP.; JOINTING PER PLANS
L7 SURFACE TREATMENT; PLANTING AREAS; SHREDDED HARDWOOD MULCH; 3" DEPTH; DRIP IRRIGATED
L8 SURFACE TREATMENT; TURFGRASS; SODDED; IRRIGATED;
L9 SURFACE TREATMENT; TURFGRASS; HYDROSEED;
L10 SURFACE TREATMENT; NATIVE PRAIRIE MIX, SEEDED-MODIFIED MNDOT MIX #35-241;
L11 SURFACE TREATMENT; WET/POND MIX, SEEDED-MODIFIED MNDOT MIX #33-261;
L14 BIKE RACKS;



1 L100 OVERALL SITE LANDSCAPE REFERENCE PLAN
1" = 60'-0"

0 60' 120' 180'
NTN

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KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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JCB	JCB
JOB NO.	DATE
701315	01/19/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
DD.1	12/29/2022	50% DD SET
DD	01/13/2023	DD SET
CD	01/19/2023	50% CD SET

PRELIMINARY
NOT FOR CONSTRUCTION

50% CD SET
01/19/2023

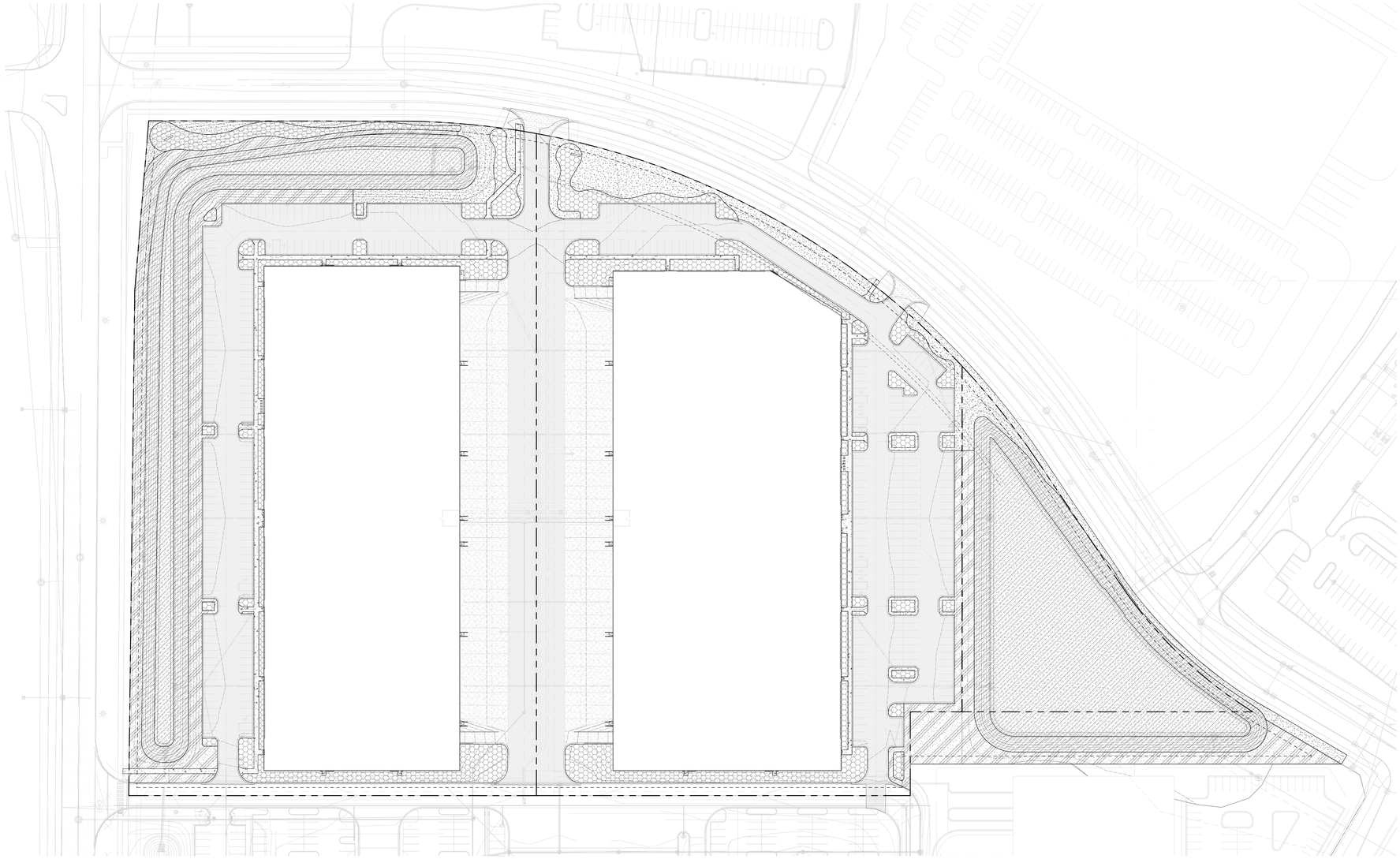
OVERALL SITE LANDSCAPE REFERENCE PLAN

L100

NOT FOR CONSTRUCTION

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VERIFY SHEET SCALE HERE
0 1" 2" 3"



1 L200 OVERALL SITE LANDSCAPE LAYOUT & SURFACING PLAN
1" = 60'-0"

0 60' 120' 180'

NTN

GENERAL NOTES

SURFACE TREATMENT SCHEDULE

SURFACE TYPE	GRAPHIC ID	KEYNOTE ID (SEE KEYNOTE LEGEND)	AREA
Concrete Pavement			15538 SF
Native Seed-Mesic Mix-Modified MNDOT #35-241			63546 SF
Native Seed-Wet Mix-Modified MNDOT #33-261			79114 SF
Planting Areas			56861 SF
Turfgrass-Seeded			59125 SF
Turfgrass-Sodded			35335 SF
			309520 SF

NATIVE SEED MIXES

The native seed mixes below are designed with four specific requirements in mind: Biomass production, specific site saline soil conditions, rapid first year initial establishment and the need to be budget conscious. Considered sources include MNDOT Seeding Manual (2014), Dr. Jack Norlands "Spike Seeding" method and Minnesota Native Landscapes.

MODIFIED/COMPARED TO MNDOT PONDS & WET MIX #33-261

Storm Basin Bottom Seed Mix to NWL (wet conditions per plan)

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
Grasses				
Liberty Switch Grass	*Panicum virgatum*	1.00	2.778%	8.93
Mandan Canada Rye	*Elymus canadensis*	2.00	5.556%	3.82
Virginia Wild Rye	*Elymus virginicus*	1.58	4.389%	2.44
Slender Wheat Grass	*Elymus trachycaulus*	1.70	4.722%	5.27
Fringed Brome	*Bromus ciliatus*	0.50	1.389%	1.84
Prairie Cordgrass	*Spartina pectinata*	0.80	2.222%	1.94
Indian Grass	*Sorghastrum nutans*	1.35	3.750%	6.32
Dark Green Bulrush	*Scirpus atrovirens*	0.05	0.139%	8.45
Woolgrass	*Scirpus cyperinus*	0.02	0.056%	12.49
	Grasses Subtotal	9.00	25.000%	36.30
Forbs				
Yarrow	*Achillea millefolium*	0.15	0.417%	9.81
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.694%	8.45
Golden Alexander	*Zizia aurea*	0.14	0.389%	0.57
Blue Vervain	*Verbena hastata*	0.15	0.417%	5.12
Panicle Aster	*Symphyotrichum lanceolatum*	0.03	0.083%	1.72
New England Aster	*Symphyotrichum novae-angliae*	0.04	0.111%	0.97
Common Ox-eye Sunflower	*Heliopsis helianthoides*	0.33	0.917%	0.56
Wild Bergamot	*Monarda fistulosa*	0.14	0.389%	3.60
Purple Prairie Clover	*Dalea purpurea*	0.45	1.250%	2.48
Swamp Milkweed	*Asclepias incarnata*	0.32	0.889%	0.56
	Forbs Subtotal	2.00	5.556%	33.83
Cover Crop*				
Oats	*Avena sativa*	25.00	69.444%	7.35
	Cover Crop Subtotal	25.00	69.444%	7.35
	Basin Rim Seed Mix Total	**36.00**	100.000%	**77.48**

MODIFIED/COMPARED TO MNDOT MESIC PRAIRIE MIX #35-241

Upland Seed Mix (upland conditions per plan)

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
Grasses				
Big Bluestem	*Andropogon gerardii*	1.50	3.488%	5.67
Prairie Brome	*Bromus kalmii*	0.20	0.465%	0.73
Side-oats Grama	*Bouteloua curtipendula*	3.00	6.977%	6.61
Buffalograss - Bowie	*Buchloe dactyloides*	1.50	3.488%	1.98
Canada Wild Rye	*Elymus canadensis*	2.25	5.233%	4.30
Slender Wheat Grass	*Elymus trachycaulus*	2.80	6.512%	8.68
Liberty Switch Grass	*Panicum virgatum*	1.00	2.326%	8.93
Little Bluestem	*Schizachyrium scoparium*	2.00	4.651%	11.02
Indian Grass	*Sorghastrum nutans*	1.75	4.070%	7.71
	Grasses Subtotal	16.00	37.209%	55.64
Forbs				
Yarrow	*Achillea millefolium*	0.08	0.186%	5.23
Black-eyed Susan	*Rudbeckia hirta*	0.15	0.349%	5.07
Purple Prairie Clover	*Dalea purpurea*	0.40	0.930%	2.20
Wild Bergamot	*Monarda fistulosa*	0.16	0.372%	4.11
Anise Hyssop	*Agastache foeniculum*	0.02	0.047%	0.66
Common Milkweed	*Asclepias syriaca*	0.20	0.465%	0.29
Butterfly Weed	*Asclepias tuberosa*	0.02	0.047%	0.03
White Prairie Clover	*Dalea candida*	0.02	0.047%	0.14
Canada Tick Trefoil	*Desmodium canadense*	0.20	0.465%	0.40
Golden Alexander	*Zizia aurea*	0.20	0.465%	0.81
Blue Vervain	*Verbena hastata*	0.02	0.047%	0.68
Culvers Root	*Veronicastrum virginicum*	0.02	0.047%	5.88
Mountain Mint	*Pycnanthemum virginianum*	0.01	0.023%	0.81
Long-Headed Cone Flower	*Ratibida columnifera*	0.16	0.372%	2.47
Smooth Blue Aster	*Symphyotrichum laeve*	0.04	0.093%	0.97
New England Aster	*Symphyotrichum novae-angliae*	0.04	0.093%	0.81
Maximillian's Sunflower	*Helianthus maximiliani*	0.10	0.233%	0.48
Common Ox-eye Sunflower	*Heliopsis helianthoides*	0.10	0.233%	0.17
Prairie Blazing Star	*Liatris pycnostachya*	0.02	0.047%	0.08
Yellow Cone Flower	*Ratibida pinnata*	0.02	0.047%	0.22
Stiff Goldenrod	*Oligoneuron rigidum*	0.02	0.047%	0.30
	Forbs Subtotal	2.00	4.651%	12.17
Cover Crop*				
Oats	*Avena sativa*	25.00	58.140%	7.35
	Cover Crop Subtotal	25.00	58.140%	7.35
	Basin Rim Seed Mix Total	**43.00**	100.000%	**75.16**

* Oats shall be used in all seeding periods except fall seeding, which shall use the alternate listed below.				
Cover Crop - Fall Seeding				
Winter Wheat	*Triticum aestivum*	25.00		6.89
	Cover Crop Subtotal	25.00		6.89

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OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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JCB	JCB
JOB NO.	**DATE**
701315	01/19/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
DD.1	12/29/2022	50% DD SET
DD	01/13/2023	DD SET
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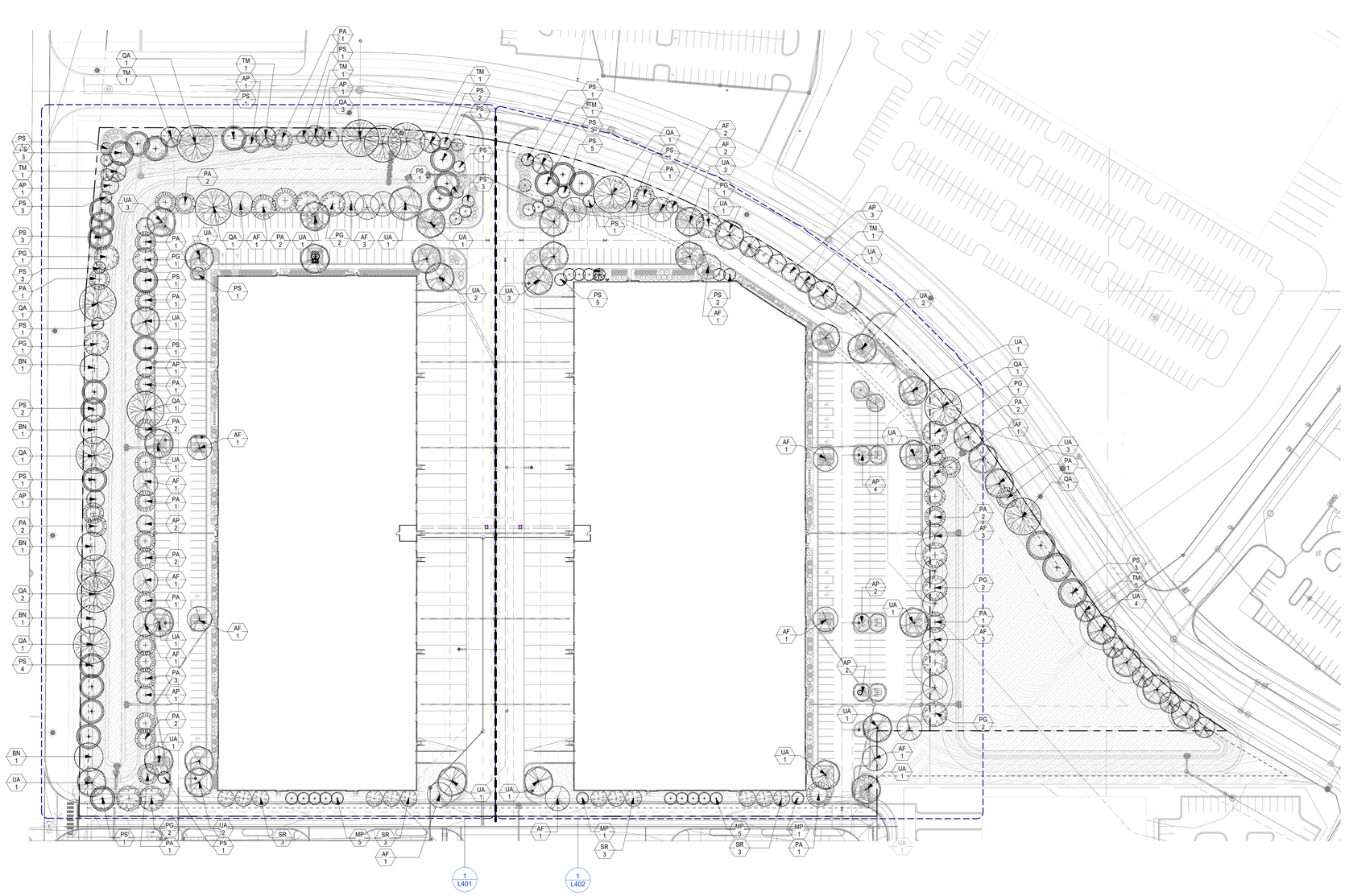
SITE LANDSCAPE LAYOUT & SURFACING PLAN

L200

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VERIFY SHEET SCALE HERE
3" 2" 1" 0



1 L400 OVERALL SITE LANDSCAPE TREE PLANTING PLAN
1" = 60'-0"

0 60' 120' 180'
NTN

GENERAL NOTES

1. SEE SHEET L401-L402 FOR ADDITIONAL AND SUPPLEMENTAL PLANTING IDENTIFICATION
2. ONLY TREES ARE IDENTIFIED ON THIS PLAN FOR GRAPHIC CLARITY

PLANTING NOTES

1. REFER TO CIVIL GRADING PLAN FOR PROPOSED GRADING AND EROSION CONTROL INFORMATION.
2. REFER TO L-500 FOR LANDSCAPE NOTES AND DETAILS.
3. THE LANDSCAPE PLANT SCHEDULE IS FOR THE CONVENIENCE TO THE LANDSCAPE SUBCONTRACTOR. THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PLANT COUNTS ON PLAN.
4. THIS PLAN ILLUSTRATES THE MINIMUM PLANTINGS TO BE PROVIDED FOR CITY APPROVAL. THE OWNER RETAINS THE RIGHT TO INCREASE PLANT SIZES / QUANTITIES.
5. ALL TREES AND SHRUBS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
6. ALL OPEN SPACE AREAS SHALL RECEIVE PLANT MATERIALS AND IRRIGATION. EXCLUDED FROM IRRIGATION AREAS IS THE BUILDING FOOTPRINT, HARDSCAPE AREAS, ROCK MULCH MAINTENANCE STRIPS AND AREAS BELOW THE NORMAL WATER LEVEL IN STORMWATER BMPS. AREAS RECEIVING NATIVE SEED SHALL BE ON A DEDICATED IRRIGATION ZONE.

LANDSCAPE CALCULATIONS

LANDSCAPE VEGETATION REQUIRED

CANOPY COVER
1 TREE/360 SF OF REQUIRED PARKING LOT GREEN SPACE: 14,052 SF (**39 TREES**)
FOUNDATION
50% OF BUILDING PERIMETER SODDED OR LANDSCAPED WITH SHRUBS. NO LESS THAN A 6' WIDE SHRUB BED.
OPEN SPACE LANDSCAPE
OPEN SPACE REQUIRED 30% - OPEN SPACE PROVIDED 273,028
CHOOSE 3 OF THE FOLLOWING
A. 1 OVERSTORY TREE / 3,000 SF: 273,028 / 3,000 = **91 TREES**
B. 1 ORNAMENTAL TREE / 1,500 SF: 273,028 / 1,500 = **182 TREES**
C. 1 EVERGREEN TREE / 3,000 SF: 273,028 / 3,000 = **91 TREES**
D. 1 SHRUB / 100 SF: 273,028 / 100 = **2,730 SHRUBS**
STREET TREES
1 OVERSTORY TREE / 70 LF OF R.O.W. FRONTAGE: 2,496 LF / 70 = **36 TREES**

TOTAL VEGETATION PROVIDED

THE PLANT TOTALS REFLECT THE VEGETATION PROVIDED PER PLAN. THE OPEN SPACE LANDSCAPE SECTION REQUIRES 3 OF THE 4 CATEGORIES BE CHOSEN. THE PROJECT PROPOSES TO FULFILL THE REQUIREMENT BY CHOOSING TWO CATEGORIES (A & C) AT 100% OF THE REQUIREMENT AND CHOOSING THE OTHER TWO CATAGORIES (B & D) AT 50% OF THEIR REQUIREMENT. THIS METHOD OF FULFILLMENT HAS BEEN SELECTED TO PROVIDE A BALANCED LANDSCAPE DESIGN PALLET OF TREE TYPES AND SHRUBS.

A. OVERSTORY DECIDUOUS TREES: 114 TREES AT 2" CAL (65.9% OF REQUIRED)
B. ORNAMENTAL DECIDUOUS TREES: 56 TREES AT 2" CAL. (30.8% OF REQUIRED)
C. EVERGREEN TREES: 70 TREES AT 6' HEIGHT (76.9% OF REQUIRED)
D. SHRUBS: 1386 SHRUBS (48.7% OF REQUIRED)

PLANT SCHEDULE

SYMBOL	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT/WIDTH	COMMENTS
TREES							
Coniferous Tree							
	31	PA	NORWAY SPRUCE	Picea abies	6' B&B	60'/25'	<varies>
	13	PG	BLACK HILLS SPRUCE	Picea glauca densata	6' B&B	35'/22'	<varies>
	26	PS	WHITE PINE	Pinus strobus	6' B&B	50'/30'	<varies>
	70						
Deciduous Tree							
	19	AP	CRIMSON SENTRY MAPLE	Acer platanoides 'Crimson Sentry'(PP3,258)	2" B&B	25'/15'	Shade Area: 750 SF
	24	AF	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2" B&B	55'/35'	Shade Area: 750 SF
	5	BN	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	2" B&B	50'/35'	Shade Area: 750 SF
	14	QA	WHITE OAK	Quercus alba	2" B&B	60'/60'	Shade Area: 750 SF
	13	TM	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'(PP12,232)	2" B&B	35'/25'	Shade Area: 750 SF
	39	UA	PRINCETON ELM	Ulmus americana 'Princeton'	2" B&B	50'/35'	Shade Area: 750 SF
	114						
Ornamental Deciduous Tree							
	12	MP	PINK SPIRES CRABAPPLE	Malus 'Pink Spires'	2" B&B	15'/12'	Shade Area: 750 SF
	32	PS	PINK FLAIR CHERRY	Prunus sargentii 'JFS-KW58'	2" B&B	20'/15'	Shade Area: 750 SF
	12	SR	JAPANESE CLUMP LILAC	Syringa reticulata	2" B&B	30'/22'	Shade Area: 750 SF
	56						
TOTAL TREES	240						

RYAN

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OWNER

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KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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CHECKED BY JCB
JOB NO. 701315
DATE 01/19/2023

ISSUE RECORD

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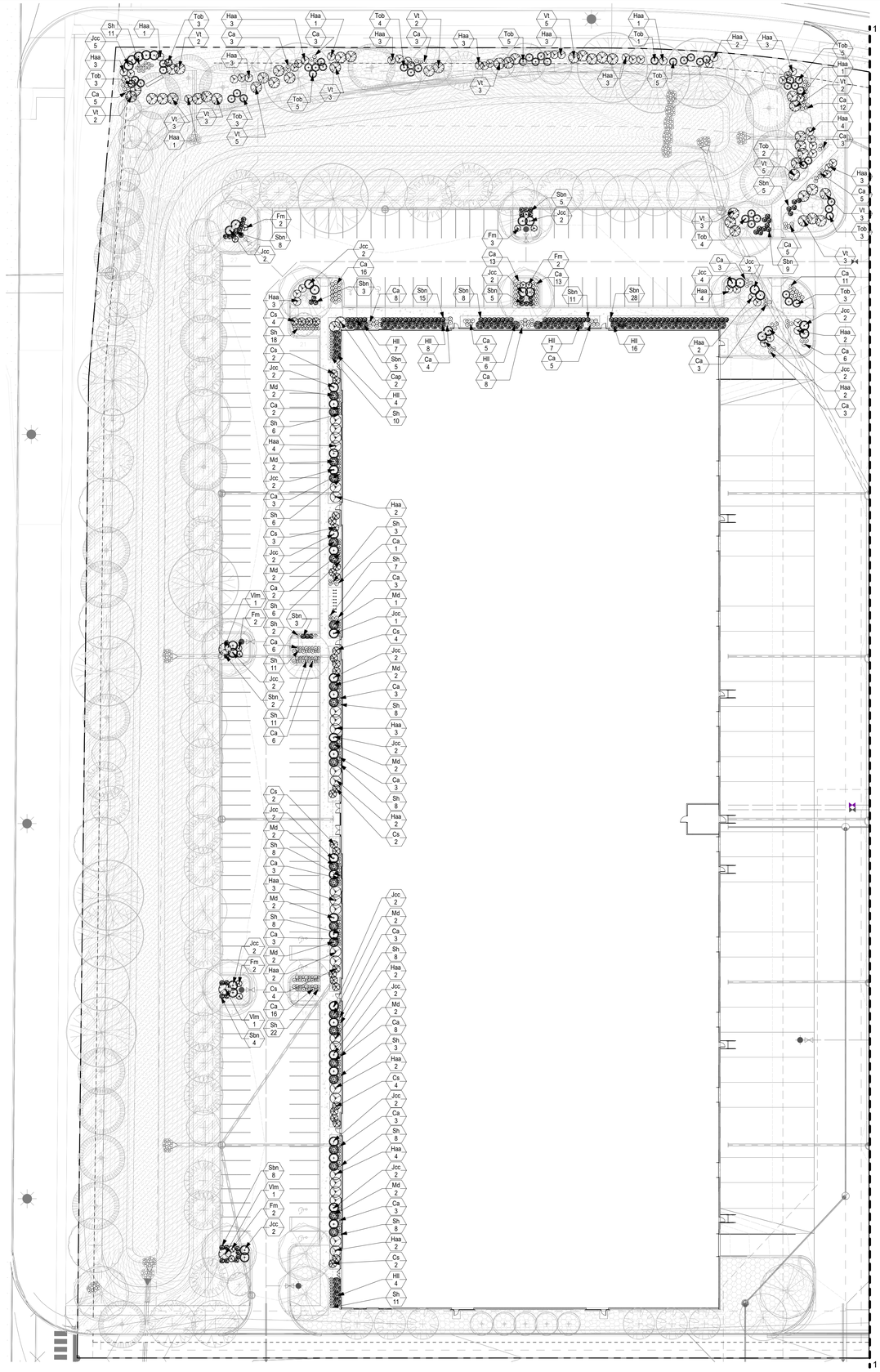
OVERALL SITE LANDSCAPE TREE PLANTING PLAN

L400

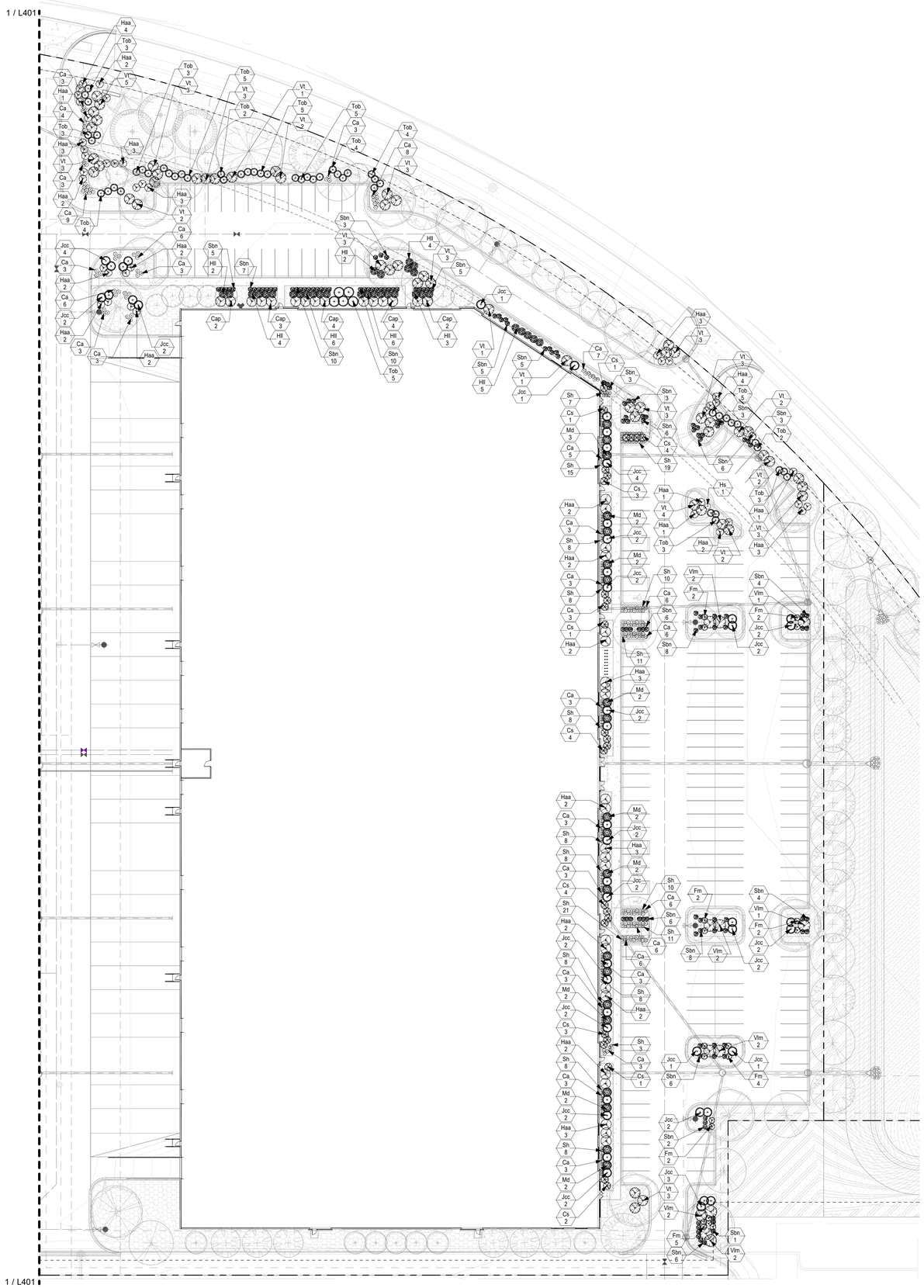
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Jcc 5
Haa 3
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Ca 5
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Haa 3
Ca 3
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Haa 1
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Tob 4
Haa 3
Vt 2
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Sbn 3
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Cs 3
Jcc 2
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Ca 2
Vim 1
Sh 6
Fm 2
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Sh 22
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Fm 3
Ca 13
Jcc 2
Sbn 5
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Fm 2
Ca 13
Sbn 28
Hll 7
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Hll 4
Sh 10
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Cs 2
Hll 4
Sh 11
Sbn 8
Vim 1
Fm 2
Jcc 2

VERIFY SHEET SCALE HERE
0 1" 2" 3"



1 / L402 OVERALL SITE LANDSCAPE PLANTING PLAN DETAIL-EAST
1/32" = 1'-0"

GENERAL NOTES

1. SEE SHEET L400 FOR ADDITIONAL AND SUPPLEMENTAL PLANTING IDENTIFICATION
2. ONLY SHRUBS ARE IDENTIFIED ON THIS PLAN FOR GRAPHIC CLARITY

PLANTING NOTES

1. REFER TO CIVIL GRADING PLAN FOR PROPOSED GRADING AND EROSION CONTROL INFORMATION.
2. REFER TO L-500 FOR LANDSCAPE NOTES AND DETAILS.
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PLANT SCHEDULE

SYMBOL	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT/WIDTH	COMMENTS
TREES							
Coniferous Tree							
	31	PA	NORWAY SPRUCE	Picea abies	6' B&B	60'/25'	<varies>
	13	PG	BLACK HILLS SPRUCE	Picea glauca densata	6' B&B	35'/22'	<varies>
	26	PS	WHITE PINE	Pinus strobus	6' B&B	50'/30'	<varies>
	70						
Deciduous Tree							
	19	AP	CRIMSON SENTRY MAPLE	Acer platanoides 'Crimson Sentry'(PP3,258)	2" B&B	25'/15'	Shade Area: 750 SF
	24	AF	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2" B&B	55'/35'	Shade Area: 750 SF
	5	BN	HERITAGE RIVER BIRCH	Betula nigra 'Heritage'	2" B&B	50'/35'	Shade Area: 750 SF
	14	QA	WHITE OAK	Quercus alba	2" B&B	60'/60'	Shade Area: 750 SF
	13	TM	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold'(PP12,232)	2" B&B	35'/25'	Shade Area: 750 SF
	39	UA	PRINCETON ELM	Ulmus americana 'Princeton'	2" B&B	50'/35'	Shade Area: 750 SF
	114						
Ornamental Deciduous Tree							
	12	MP	PINK SPIRES CRABAPPLE	Malus 'Pink Spires'	2" B&B	15'/12'	Shade Area: 750 SF
	32	PS	PINK FLAIR CHERRY	Prunus sargentii 'JFS-KW58'	2" B&B	20'/15'	Shade Area: 750 SF
	12	SR	JAPANESE CLUMP LILAC	Syringa reticulata	2" B&B	30'/22'	Shade Area: 750 SF
	56						
SHRUBS							
Coniferous Shrub							
	97	Jcc	CALGARY CARPET JUNIPER	Juniperus sabina 'Calgary Carpet' TM	#3 CONT.	9'/6'	
	44	Md	RUSSIAN CYPRESS	Microbiota decussata	#3 CONT.	1'/6'	
	102	Tob	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn'(PP15,850)	48" B&B	8'/4'	
	243						
Deciduous Shrub							
	17	Cap	PRAIRIE FIRE DOGWOOD	Cornus alba 'Prairie Fire'	#5 CONT.	7'/7'	
	57	Cs	FIREDANCE DOGWOOD	Cornus sericea 'Balladeline'	#3 CONT.	4'/5'	
	32	Fm	MOUNTAIN WITCHALDER	Fothergilla major 'Blue Shadow	#3 CONT.	5'/4'	
	140	Haa	ANABELLE SMOOTH HYDRANGEA	Hydrangea arborescens 'Annabelle'	#3 CONT.	5'/5'	
	81	Hll	LITTLE LIME HYDRANGEA	Hydrangea paniculata 'Little Lime'	#3 CONT.	4'/5'	
	15	Vlm	MOHICAN VIBURNUM	Viburnum lantana 'Mohican'	#5 CONT.	6'/8'	
	97	Vt	COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	#5 CONT.	6'/6'	
	439						
PERENNIALS/VINES/GRASSES							
	331	Ca	ELDORADO FEATHER REED GRASS	Calamagrostis acutiflora 'Eldorado'(PP16,486)	#1 CONT.	48"/30"	
	1	Hs	SUM AND SUBSTANCE HOSTA	Hosta 'Sum and Substance'	#1 CONT.	36"/48"	
	372	Sh	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.	24"/24"	
	704						

0 8' 16' 32' 64' 96'
NTN

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Author	Checker
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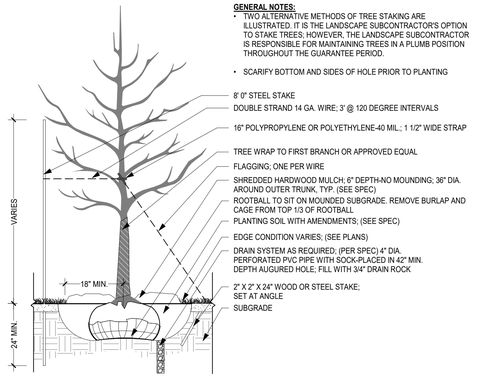
LANDSCAPE PLANTING PLAN DETAIL-EAST

L402

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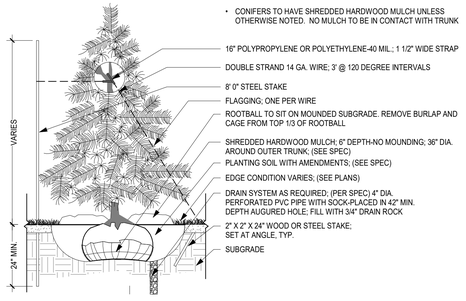
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3"
2"
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GENERAL NOTES:
- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

8' 0" STEEL STAKE
DOUBLE STRAND 14 GA. WIRE; 3' @ 120 DEGREE INTERVALS
16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
TREE WRAP TO FIRST BRANCH OR APPROVED EQUAL
FLAGGING; ONE PER WIRE
SHREDDED HARDWOOD MULCH; 6" DEPTH-NO MOUNDING; 36" DIA. AROUND OUTER TRUNK, TYP. (SEE SPEC)
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL
PLANTING SOIL WITH AMENDMENTS; (SEE SPEC)
EDGE CONDITION VARIES; (SEE PLANS)
DRAIN SYSTEM AS REQUIRED; (PER SPEC) 4" DIA. PERFORATED PVC PIPE WITH SOCK-PLACED IN 42" MIN. DEPTH AUGURED HOLE; FILL WITH 3/4" DRAIN ROCK
2" X 2" X 24" WOOD OR STEEL STAKE; SET AT ANGLE
SUBGRADE

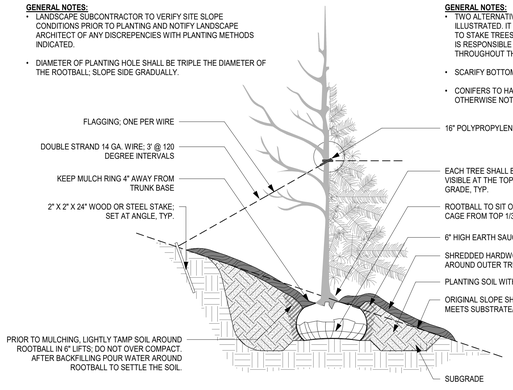


GENERAL NOTES:
- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- CONIFERS TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED. NO MULCH TO BE IN CONTACT WITH TRUNK

16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
DOUBLE STRAND 14 GA. WIRE; 3' @ 120 DEGREE INTERVALS
8' 0" STEEL STAKE
FLAGGING; ONE PER WIRE
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL
SHREDDED HARDWOOD MULCH; 6" DEPTH-NO MOUNDING; 36" DIA. AROUND OUTER TRUNK; (SEE SPEC)
PLANTING SOIL WITH AMENDMENTS; (SEE SPEC)
EDGE CONDITION VARIES; (SEE PLANS)
DRAIN SYSTEM AS REQUIRED; (PER SPEC) 4" DIA. PERFORATED PVC PIPE WITH SOCK-PLACED IN 42" MIN. DEPTH AUGURED HOLE; FILL WITH 3/4" DRAIN ROCK
2" X 2" X 24" WOOD OR STEEL STAKE; SET AT ANGLE, TYP.
SUBGRADE

A L500 TREE PLANTING DETAILS
1/2" = 1'-0"

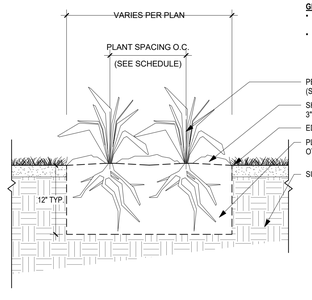
GENERAL NOTES:
- LANDSCAPE SUBCONTRACTOR TO VERIFY SITE SLOPE CONDITIONS PRIOR TO PLANTING AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES WITH PLANTING METHODS INDICATED.
- DIAMETER OF PLANTING HOLE SHALL BE TRIPLE THE DIAMETER OF THE ROOTBALL; SLOPE SIDE GRADUALLY.



GENERAL NOTES:
- TWO ALTERNATIVE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE LANDSCAPE SUBCONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- CONIFERS TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED. NO MULCH TO BE IN CONTACT WITH TRUNK

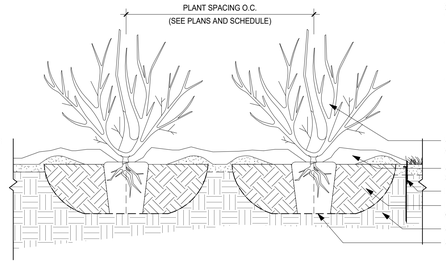
16" POLYPROPYLENE OR POLYETHYLENE-40 MIL.; 1 1/2" WIDE STRAP
EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOTBALL AND LEVEL WITH FINISHED GRADE, TYP.
ROOTBALL TO SIT ON MOUNDED SUBGRADE. REMOVE BURLAP AND CAGE FROM TOP 1/3 OF ROOTBALL
6" HIGH EARTH SAUCER BEYOND EDGE OF ROOTBALL, TYP.
SHREDDED HARDWOOD MULCH; 6" DEPTH-NO MOUNDING; 36" DIA. AROUND OUTER TRUNK; (SEE SPEC)
PLANTING SOIL WITH AMENDMENTS; (SEE SPEC)
ORIGINAL SLOPE SHOULD PASS THROUGH POINT WHERE THE TRUNK MEETS SUBSTRATE/SOIL, TYP.
SUBGRADE

B L500 TREE PLANTING DETAIL ON SLOPE
1/2" = 1'-0"



GENERAL NOTES:
- HAND LOOSEN ROOTS OF CONTANERIZED MATERIAL, TYP.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS.

PERENNIAL PLANT SPACING VARIES; (SEE PLANTING SCHEDULE)
SHREDDED HARDWOOD MULCH; 3" DEPTH; (SEE SPEC)
EDGE CONDITION VARIES PER PLAN
PLANTING SOIL; 10" MIN. DEPTH UNLESS OTHERWISE NOTED; (SEE SPEC)
SUBGRADE



GENERAL NOTES:
- HAND LOOSEN ROOTS OF CONTANERIZED MATERIAL, TYP.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT PRIOR TO INSTALLATION
- CENTERING OF SHRUB IN BED TO TAKE PRECEDENCE OVER DIMENSION FROM EDGE

SHRUB PLANT SPACING VARIES; (SEE PLANTING SCHEDULE)
SHREDDED HARDWOOD MULCH; 3" DEPTH, TYP. (SEE SPEC)
EDGE CONDITION VARIES PER PLAN
PLANTING SOIL; 10" MIN. DEPTH UNLESS OTHERWISE NOTED; (SEE SPEC)
SUBGRADE
SHRUBS TO SIT ON SUBGRADE

C L500 SHRUB AND PERENNIAL PLANTING DETAILS
3/4" = 1'-0"

GENERAL NOTES

1. LANDSCAPE SUBCONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING GOPHER STATE ONE CALL (454-0002) PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
3. LANDSCAPE SUBCONTRACTOR SHALL PROTECT EXISTING ROAD SURFACES, CURBS / GUTTERS, TRAILS, TREES, GRASSED SURFACES AND OTHER INSTALLED SITE AMENITIES DURING CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO HE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. B&B TREES AND SHRUBS ARE BALLED AND BURLAPED.
7. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE SUBCONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
8. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
9. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
11. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY HE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
12. LANDSCAPE SUBCONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.
3. FERTILIZATION: ALL PLANT MATERIALS SHALL BE FERTILIZED, UPON INSTALLATION, WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER MAT WEED BARRIER. ALL EVERGREEN AND DECIDUOUS TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
5. TREE STAKING: IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
7. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.
8. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
9. EDGING SHALL BE 4" P.V.C. COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AREA AND ANY ADJACENT TURF AREA.

PLANTING NOTES

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE SUBCONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.

ACCEPTANCE & WARRANTY NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE TIME OF FINAL OWNER AND CITY ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
2. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY PLANTED MATERIALS UNTIL THE TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. LANDSCAPE SUBCONTRACTOR SHALL PREPARE AND SUBMIT A A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF THE LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
4. LANDSCAPE SUBCONTRACTOR SHALL PREPARE AN AS BUILT DRAWING(S) OF LANDSCAPE INSTALLATION SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

IRRIGATION NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SHOP DRAWING ILLUSTRATING AN IRRIGATION PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED ALL SOD/SEED AND PLANTING AREAS INDICATED ON PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.
6. IRRIGATION SYSTEMS SHALL COMPLY WITH ALL CITY CODES & REQUIREMENTS.

RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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DRAWN BY	CHECKED BY
JCB	JCB
JOB NO.	DATE
701315	01/19/2023

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
DD.1	12/29/2022	50% DD SET
DD	01/13/2023	DD SET
CD	01/19/2023	50% CD SET

PRELIMINARY
NOT FOR CONSTRUCTION

50% CD SET
01/19/2023

LANDSCAPE DETAILS

L500

NOT FOR CONSTRUCTION

1/19/2023 1:35:59 PM

January 19, 2023

Paul Mogush, Planning Director
City of Brooklyn Park – Community Development Department
5200 85th Avenue North
Brooklyn Park, MN 55443
763-493-8051

Re: 610 Zane Speculative Industrial Buildings
Site Plan Review and Final Plat Resubmittal

Dear Mr. Mogush,

Ryan Companies US, Inc. is resubmitting the enclosed Site Plan Review and Final Plat application for two industrial speculative facilities (approximately 151,750 SF and 172,680 SF). The following documents are included with this application:

- Updated Project narrative
- Updated Civil and Landscape Plans
- Updated Final Plat
- Updated Trip Generation Memorandum (Exhibit 10)
- Truck Turning Movement Exhibit (Exhibit 12)

Please let us know if there are additional items required to complete the application. We appreciate the opportunity to work with the City to address any concerns prior to the Planning Commission meeting (2/08/23 & 2/27/23).

We're excited for the next phase of this development and appreciate the City of Brooklyn Park's continued partnership.

Sincerely,

Zack Johnston, PE

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com

610 Zane Speculative Industrial
Project Narrative

Project Overview

The project involves two speculative office/warehouse facilities proposed southeast of the Hampshire Ave N and 94th Ave N intersection near the western portion of the 610 Zane Business Park. The site is ~19.67 acres and has primarily agricultural use for the past several years. The western building is ~151,750 square feet and the eastern building is ~172,680 square feet, both of which include spaces dedicated to office and warehousing. There are existing stormwater ponds on the east and west sides of the site that are to be modified as a part of this project. This project furthers the employment emphasis of the 610 Zane business park which includes Star Exhibits, Hy-Vee and Kurita Waters. The use is consistent with the existing Business Park (BP) zoning. Both buildings are speculative and the future tenants are currently unknown.

Facility Operations

As mentioned above, the facility includes space for office (16,500 SF and 17,500 SF) and warehouse (135,000 SF and 155,000 SF). The office space will be split up throughout the building, an office space at each corner and two spaces in the middle of the building, to potentially include four tenants within each building. Similarly, the parking lot and loading docks have been set up to be utilized by multiple tenants for future flexibility.

Trash and recycling will be stored internal to both buildings.

Site Location, Access and Traffic

The site is located in Outlot A of the Six Ten Zane Third Addition, or SE of the 94th Avenue N and Hampshire Avenue N intersection. The site will be platted into two separate parcels (9.56 ac, 10.11 ac), split down the middle of the shared truck court.

There are five total access locations proposed for this project into the parking lots or truck courts. Two driveway access points are proposed from 94th Avenue N to the north and three connections are proposed from the private road to the south that was developed as a part of the Star Exhibits project. Access to this existing private road for the proposed project is covered under an existing shared access easement and connects with Hampshire Ave N to the west or 93rd Ave N to the south. The southwest, southeast, and northeast access points will be used exclusively for auto traffic. The large southern access point will be used for trucks entering/exiting the loading court. The northern driveway access will be a shared truck and auto traffic access point.

The project is proposing to utilize a shared loading court to serve the two buildings with shared access and utility easement(s) proposed. Each building will have 10 dock doors and two drive-in doors. The shared loading court and associated access driveways are designed to accommodate a WB-67 Interstate Semi-Trailer vehicle. There is 190’ of wall to wall separation between the buildings and the dock doors are separated by 48’ on center.

The parking areas are spread around the exteriors of the buildings totaling 179 stalls for the west building and ~~196~~ 192 stalls for the east building. See C300 for a breakdown of the parking stalls required versus parking stalls provided for each building.

A Trip Generation Comparison Memo was completed on ~~December 29, 2022, that compares trip generations between the original Astra Village development plan uses and the current and projected uses on the overall 610 Zane site. It was determined that the current and projected uses on the 610 Zane site are comparable enough to the original Astra Village development plan and that no additional traffic study or off-site improvements should be required with this project.~~ January 18th, 2023, that compares generations between the 2015 610 Zane Traffic Impact Study and the current and projected uses for the block enclosed by Hampshire Ave N, 93rd Ave N, Colorado Ave, and 94th Ave N. It was determined that the current conditions will result in an estimated reduction in AM peak hour trip generations and a slight increase of about 6% in the estimated PM trip generations compared to the 2015 TIS. Based on these results, the roadway and intersection design recommendations from the 610 Zane TIS are anticipated to be valid for the current site plan. The Memo is attached as part of this application.

Site Lighting

The site will utilize LED fixtures similar to those that have been installed on the other developed 610 Zane properties. Please see the attached Photometric Plan for more details.

Utilities and Stormwater Management

An existing sanitary sewer stub at the south end of the site will be tied into and extended in the shared loading court to serve both buildings.

Two existing water stubs at the south end of the site and one on the north will be tied into and extended for full loops around both buildings. In addition, the project proposes to tie into the east end of the ~~same~~ stretch of watermain within the private road along the south edge of the site where a stub is not provided. This is to ensure a complete watermain loop around the east building and avoid any watermain dead ending. A portion of bituminous pavement within the private road will need to be removed and replaced in order to make this connection.

Stormwater will be directed primarily to two different locations. Stormwater from the west building and auto parking area, the loading court, and roughly half the east building will be directed to the western infiltration basin. The existing basin in this location, which was originally constructed as part of the Kurita Waters project for conveyances purposes, will be lowered and expanded in order to increase the water quality volume. The basin will continue to serve the Kurita project. The western basin outlets through a culvert to the existing pond on the Star Exhibits property before discharging to the public storm sewer system within Hampshire Ave N. A small strip of land between the southern edge of the buildings and the property line will run offsite and is captured by catch basins within the existing private road to the south and is also routed to the existing pond on the Star Exhibits property.

Stormwater from the east half of the east building and the east auto parking area will be directed towards the eastern infiltration basin. This basin currently serves as the water quality and rate control method for a portion of 94th Ave N. The basin will be modified and expanded in order to accommodate the proposed project. The runoff from this basin is routed through two additional offsite ponds before eventually discharging to the public storm sewer within Zane Ave.

To accommodate the regrading and reshaping of the eastern infiltration basin that takes on runoff from a portion of 94th Ave, an easement vacation application is being submitted for the public drainage and utility easement that encompasses this basin. The new easement will not be defined on the final plat submitted with this application, but rather a separate document in the future once the easement vacation process has been completed. See Exhibit 9 for existing and proposed easement and pond location comparisons.

Soil borings from a draft Geotech report are attached as a part of this submittal.

Landscaping

The landscaping has been designed to enhance the development and meet the City's requirement to provide site landscaping and screening. The landscaping also provides an opportunity to soften site lines and the architectural development of the project. Development standards form a framework to ensure the landscaping meets the development goals. Evaluations of city requirements for canopy cover, foundation, open space, property right of way boundary, parking lot green space and pervious areas are combined to discover the total development goals for the site. Landscaping is also placed based on screening requirements and the clients request for specific plantings. A large variety of trees and shrubs have been selected to provide species diversification, native plant community benefit and ornamental and multi seasonal interest. The trees will provide shade to paving areas, reducing the heat island effect and aide in screening the building. As part of the landscape pallet a host of shrubs will add character, aid in screening, and add ornamental interest to the site. Clusters of trees and undulating layers of shrubs will introduce a bouquet of interest to the sites final landscape intent. The city requirements and calculations are further outlined within a table on sheet L400.

The planned development overlay document for the Astra Village / 610 Zane site states that the maximum impervious coverage for the entire business park development shall not exceed 70%. The combined impervious percentage for the two proposed spec industrial parcels is just over 70%, however, the combined impervious percentage of the 4 parcel area enclosed by Hampshire Ave N, 94th Ave N, Colorado Ave N, and 93rd Avenue N, is under 70% (assuming 70% impervious for the future development of the Six Ten Zane fourth addition land). These calculations are detailed within a table on page C300.

Architecture

Building Entries / Features:

Primary building entrances are located on the east side of the east building and west side of the west building. There are three separate entrances on each building, with storefront glazing systems, sunshade features, and clerestory windows above to allow natural daylighting into the office spaces. The entrances are highlighted with taller, dark accent panels that contrast the lighter panels on the rest of the building. These dark panels are proud of the building shell, adding shadow lines and depth to the entrances. Located above each entrance is tenant signage.

Walls:

The walls for the buildings will be structural insulated precast concrete panels. These walls will have a smooth, painted finish, are energy efficient, and will provide a durable and lasting material, both on the exterior and interior of the warehouse.

Structure:

The project will include cast-in-place concrete strip foundations at building perimeters and at all interior structural columns. Both buildings will have structural steel columns and beams at 45'

deep with a 60’ speed bay and 52’ bays, with a 7” slab on grade. Exterior bearing walls will be precast insulated concrete panels.

Roof:

Both buildings will be covered with a 60 mil ballasted EPDM 20-year roof over rigid insulation per energy code. The roof will be sloped to internal drains and will have overflow scuppers at the exterior walls. Fascia, copings, and other visible flashing will be prefinished metal.

Signage:

3 main building signs are proposed for each building, on the east side of the east building and the west side of the west building. They are located above the three proposed building entrances on each building. Two stand-alone monument signs, one for each building, are also proposed. See C300 for proposed sign locations. The signs will not exceed 120 SF in area.

Property Owner:
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Developer and Builder:
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Architect (Core & Shell):
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SSTS
S² TRAFFIC SOLUTIONS

January 18th, 2023

To: **Zack Johnston, Ryan Companies**

From: **Katie Schmidt, PE**

Re: **Trip Generation Analysis – 610 Zane Site**

Per your request, SSTS LLC has conducted a trip generation analysis of the southwest block 610 Zane Site in Brooklyn Park, Hennepin County, MN. The purpose of the trip generation analysis is to compare previously studied 2015 conditions with currently proposed conditions as some land uses and sizes have changed. The trip generation is being investigated as surrounding roadways and intersections were designed to accommodate the 2015 site generated traffic.

2015 Conditions

In 2015, the ***610 Zane Traffic Impact Study***[1] was completed for the site and the surrounding roadways and intersections were designed to accommodate the related site generated traffic. **Figure 1** depicts the 2015 land uses with the southwest block highlighted. The southwest block was comprised of 385,000 SF of office and warehouse uses at a 70% warehouse to 30% office ratio. For the 2015 trip generation estimates the data and methodologies in the Institute of Transportation Engineers' ***Trip Generation Manual***, 9th Edition, the current version in 2015, was used for the calculations.



Figure 1. 2015 Site Layout

2023 Conditions

The currently proposed conditions for the southwest block are illustrated on **Figure 2** at the end of this memo. Changes from 2015 include more square footage with additional warehousing and manufacturing space added and a decrease in office space. Trip generation estimates for the currently proposed conditions use the data and methodologies in the Institute of Transportation Engineers' ***Trip Generation Manual***, 11th Edition, which is the current version.

2023 vs 2015 Trip Generation Comparison

Table 1 provides a trip generation summary for daily trips and AM and PM peak hour trips for the 2015 and currently proposed conditions. The last row of the table notes the trip generation differences between the two scenarios.

[1] ***Traffic Impact Study – 610 Zane***, June 2015, by Westwood Professional Services

Table 1. Trip Generation Difference for SW Block – 2022/2023 vs 2015

Area	Land use	ITE Land Use Code	Size	Unit	Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
2015 Conditions*											
NA	Warehouse	150	269.5	KSF	1,092	94	25	119	21	64	85
	Office	710	115.5	KSF	1,087	122	17	139	17	83	100
2015 Total					**2,179**	**216**	**42**	**258**	**38**	**147**	**185**
2022/2023 Conditions**											
A	Warehouse	150	291	KSF	498	38	11	49	15	37	52
	Office	710	33	KSF	358	44	6	50	8	40	48
B	Warehouse	150	125	KSF	214	16	5	21	6	17	23
	Manufacturing	140	42	KSF	200	22	7	29	10	21	31
	Office	710	32	KSF	347	43	6	49	8	38	46
C	Warehouse	150	58	KSF	99	8	2	10	3	7	10
	Office	710	25	KSF	271	33	5	38	6	30	36
2022/2023 Total					**1,987**	**204**	**42**	**246**	**56**	**190**	**246**
2022/2023 vs 2015 Difference					**-192**	**-12**	**0**	**-12**	**18**	**43**	**61**

* Per ***Trip Generation Manual***, 9th Edition
Per ***Trip Generation Manual*, 11th Edition

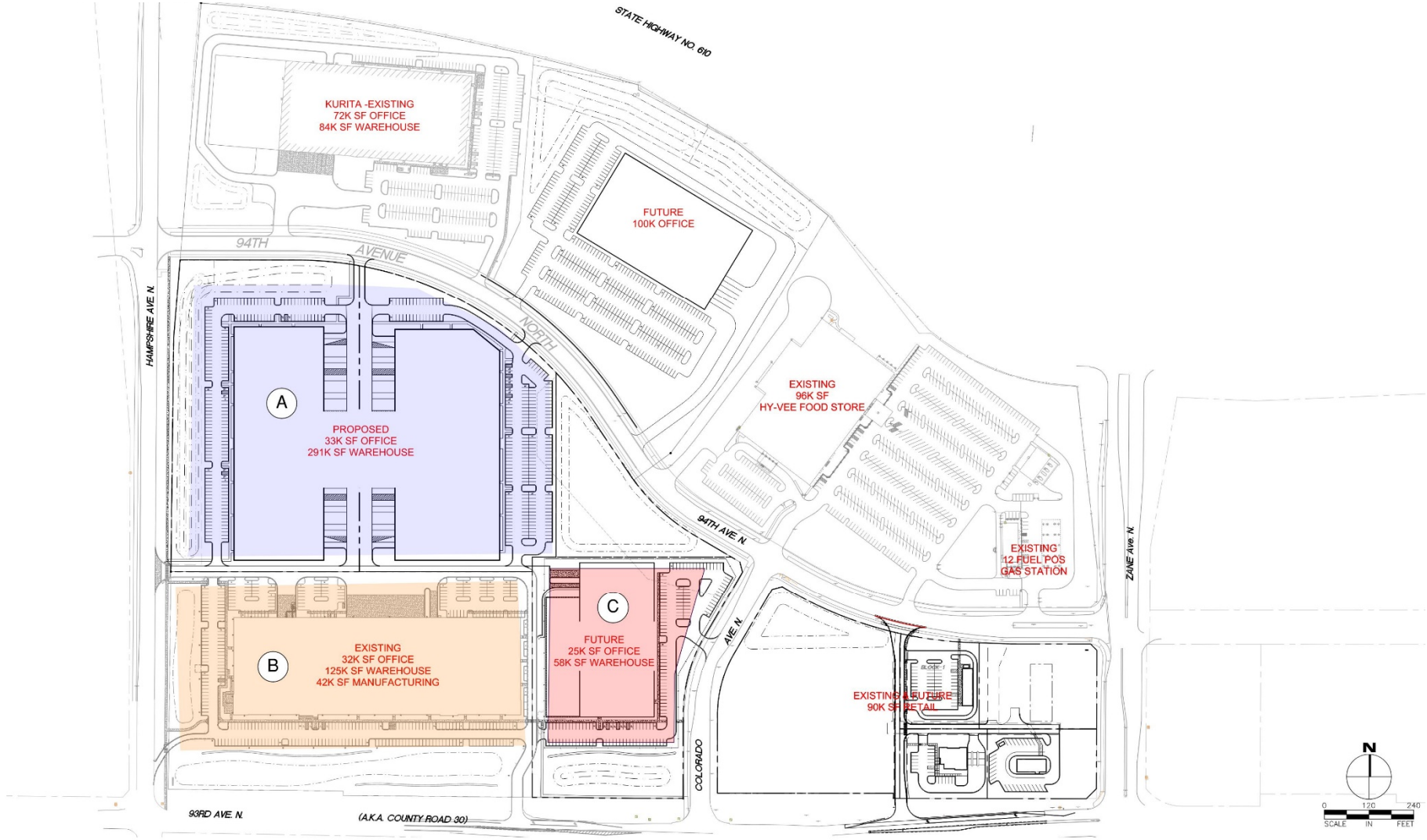
The following summarizes the trip generation differences:

- On a daily basis, the currently proposed site generates 192 fewer trips than the 2015 site.
- During the AM peak hour, the proposed site generates 12 fewer trips than the 2015 site.
- During the PM peak hour, the proposed site generates 61 more trips than the 2015 site. These 61 additional trips are broken down into 18 entering trips and 43 exiting trips.

Summary

Comparison of previously studied 2015 conditions with currently proposed conditions show a reduction in daily and AM peak hour trip generation estimates. The PM peak hour is estimated to generate 61 more trips (18 entering and 43 entering) than the 2015 conditions. On an overall full site basis these additional 61 trips are low and equate to approximately 5.9% more trips. (Total 2015 full build out PM peak hour is 1,040 trips.) The noted roadway and intersection design recommendations in the ***610 Zane Traffic Impact Study*** are anticipated to be valid for the updated site plan.

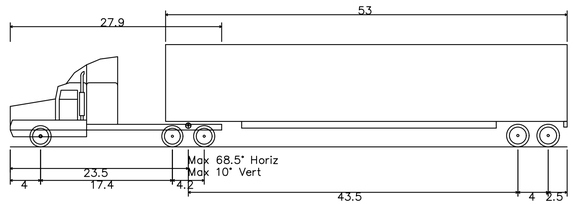
Attachments: Figure 2



RYAN

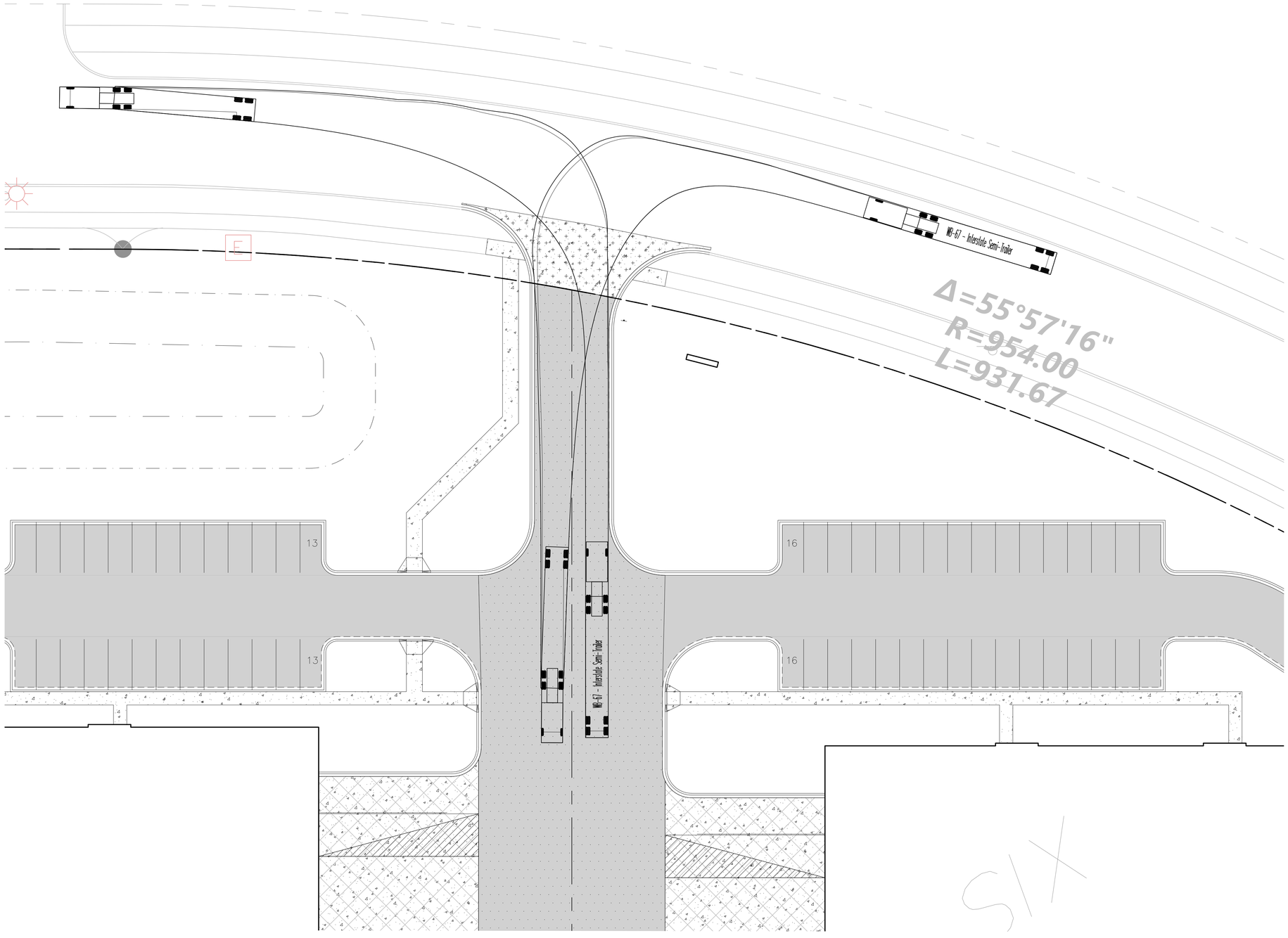
610 Zane • Concept Site Plan • 03/14/2022

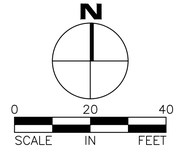
Figure 2: 2022/2023 Site Plan



WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°





VERIFY SHEET SCALE HERE
3"
2"
1"
0

EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINIM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNODIZED

NORTH ELEVATION - EXTERIOR MATERIAL

TOTAL	**9,344.50**	(sf)
PRECAST CONCRETE PANEL	9,265.02	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	-	

EAST ELEVATION - EXTERIOR MATERIAL

TOTAL	**26,476.67**	(sf)
PRECAST CONCRETE PANEL	24,900.98	(sf)
GLAZING/GLASS	102.67	(sf)
METAL DOORS	180.94	(sf)
METAL OVERHEAD DOORS	1,292.08	(sf)
NICHIHA FIBER CEMENT PANEL	-	

SOUTH ELEVATION - EXTERIOR MATERIAL

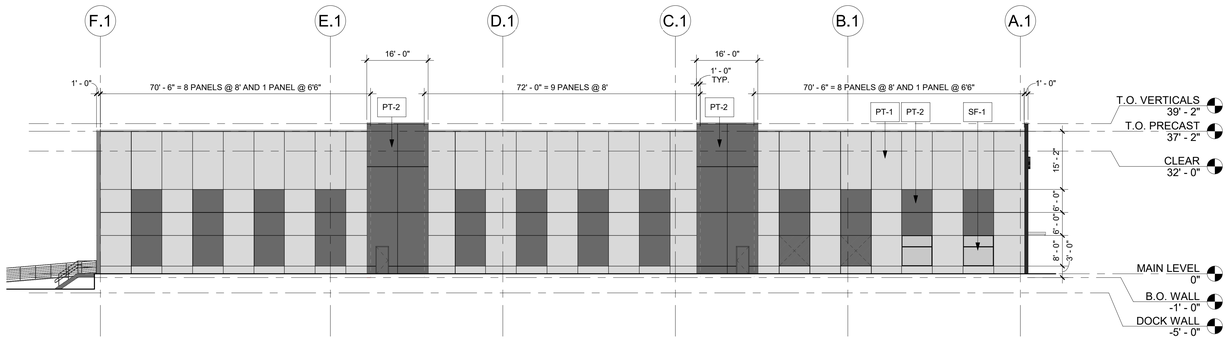
TOTAL	**9,344.50**	(sf)
PRECAST CONCRETE PANEL	9,265.02	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	-	

WEST ELEVATION - EXTERIOR MATERIAL

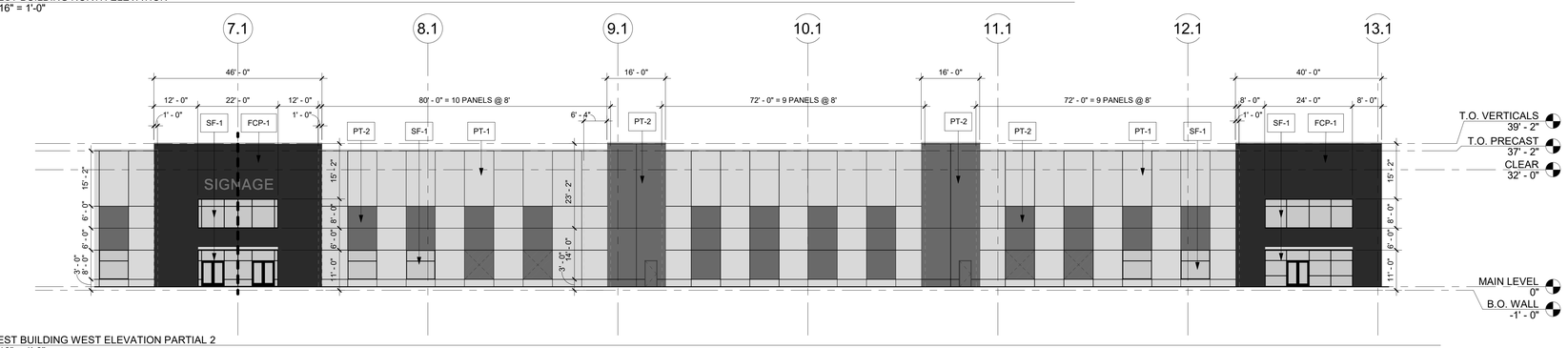
TOTAL	**24,356.67**	(sf)
PRECAST CONCRETE PANEL	18,982.74	(sf)
GLAZING/GLASS	1,802.18	(sf)
METAL DOORS	96.88	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf)

TOTAL WEST BUILDING MATERIAL TAKEOFFS

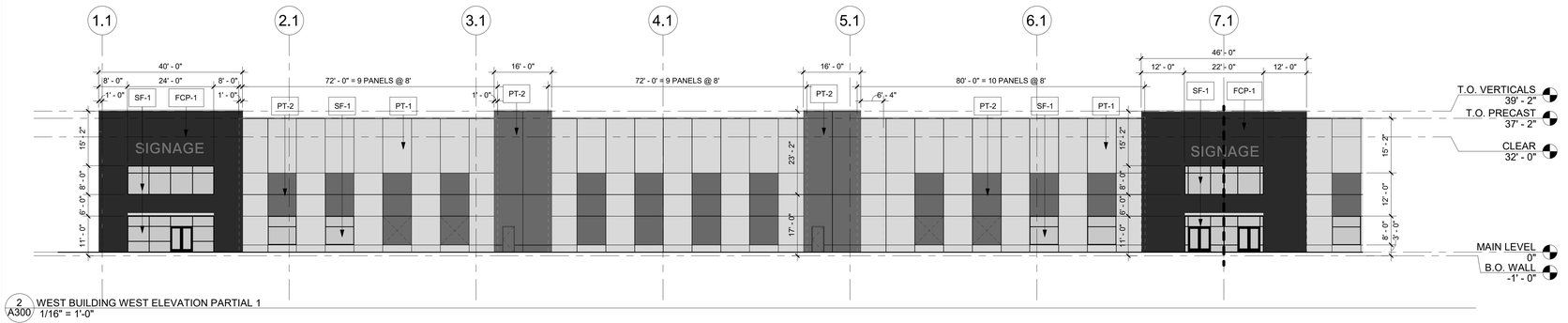
TOTAL	**69,522.34**	(sf)	
PRECAST CONCRETE PANEL	62,413.76	(sf)	- 89.78 %
GLAZING/GLASS	2,160.85	(sf)	- 03.11 %
METAL DOORS	374.86	(sf)	- 00.54 %
METAL OVERHEAD DOORS	1,292.08	(sf)	- 01.86 %
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf)	- 05.66 %



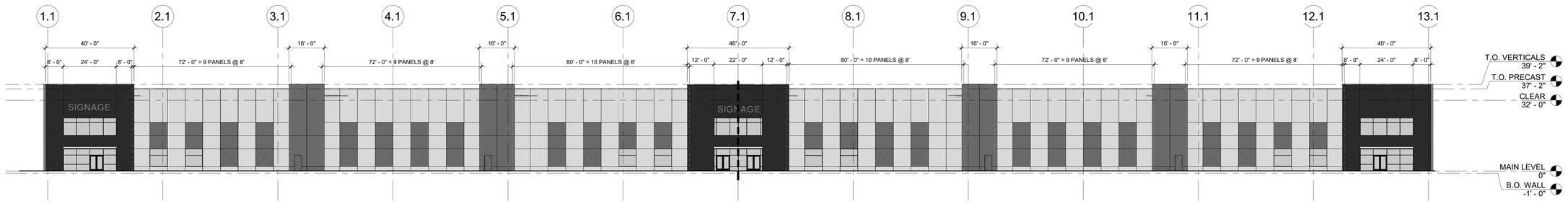
4 A300 WEST BUILDING NORTH ELEVATION
1/16" = 1'-0"



3 A300 WEST BUILDING WEST ELEVATION PARTIAL 2
1/16" = 1'-0"



2 A300 WEST BUILDING WEST ELEVATION PARTIAL 1
1/16" = 1'-0"



1 A300 WEST BUILDING WEST ELEVATION
1" = 20'-0"

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RYAN A+E, INC.
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CONSULTANTS

KEY PLAN

PROJECT INFORMATION

610 ZANE SPECULATIVE INDUSTRIAL BUILDINGS

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ISSUE #	DATE	DESCRIPTION

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WEST BUILDING EXTERIOR ELEVATIONS

A300

NOT FOR CONSTRUCTION

3"
2"
1"
0"
VERIFY SHEET SCALE HERE

EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINIM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNODIZED

NORTH ELEVATION - EXTERIOR MATERIAL

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METAL DOORS	180.94	(sf)
METAL OVERHEAD DOORS	1,292.08	(sf)
NICHIHA FIBER CEMENT PANEL	-	

SOUTH ELEVATION - EXTERIOR MATERIAL

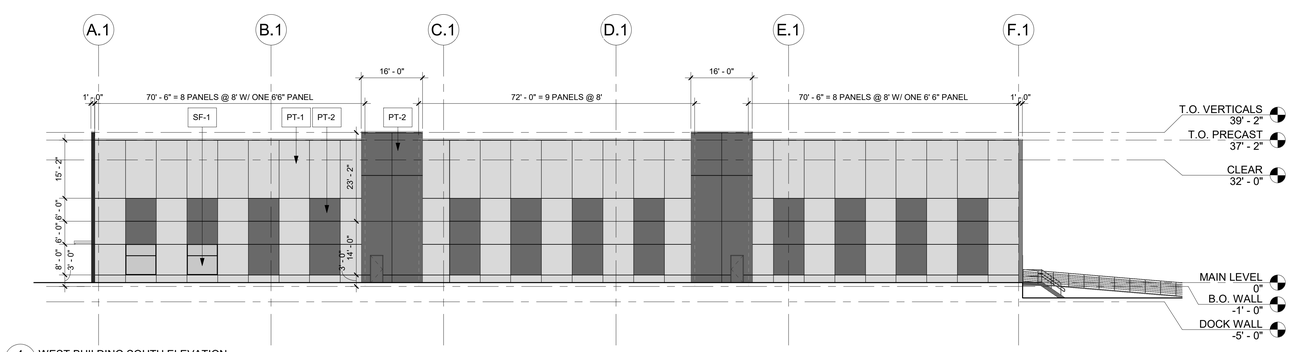
TOTAL	**9,344.50**	(sf)
PRECAST CONCRETE PANEL	9,265.02	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	-	

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METAL DOORS	96.88	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf)

TOTAL WEST BUILDING MATERIAL TAKEOFFS

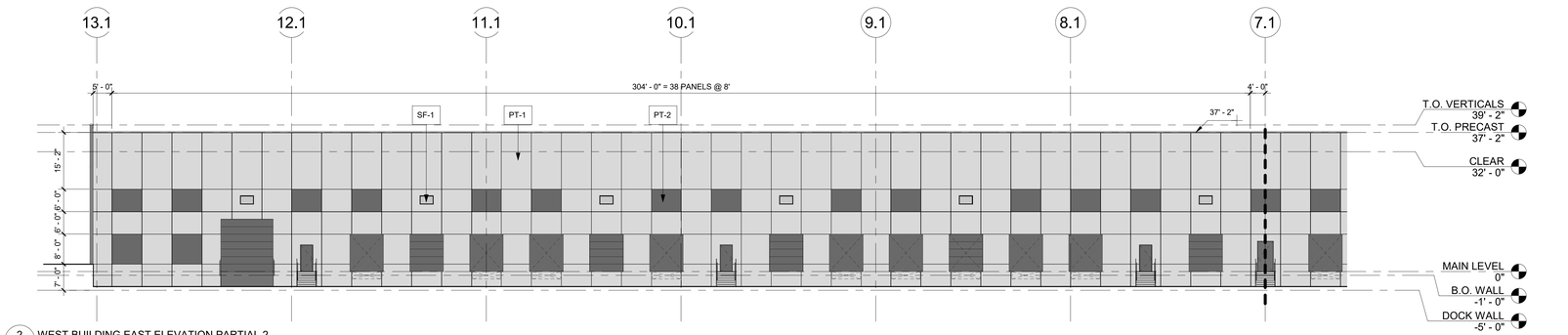
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GLAZING/GLASS	2,160.85	(sf)	- 03.11 %
METAL DOORS	374.86	(sf)	- 00.54 %
METAL OVERHEAD DOORS	1,292.08	(sf)	- 01.86 %
NICHIHA FIBER CEMENT PANEL	3,936.22	(sf)	- 05.66 %



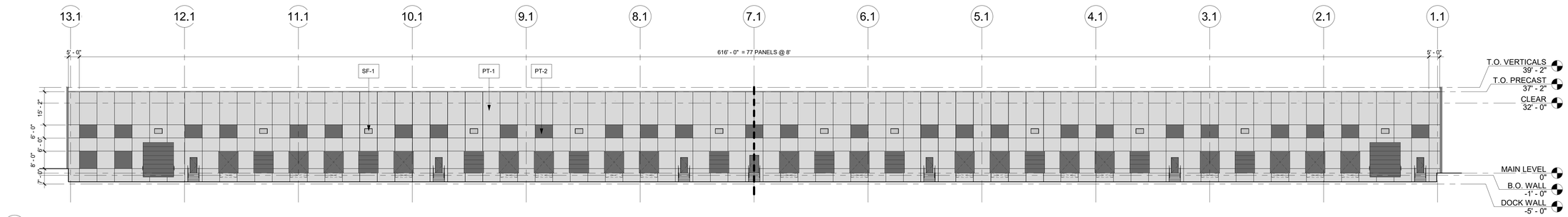
4 A301 WEST BUILDING SOUTH ELEVATION
1/16" = 1'-0"



3 A301 WEST BUILDING EAST ELEVATION PARTIAL 1
1/16" = 1'-0"



2 A301 WEST BUILDING EAST ELEVATION PARTIAL 2
1/16" = 1'-0"



1 A301 WEST BUILDING EAST ELEVATION
1" = 20'-0"

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RYAN A+E, INC.
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612-492-3000 fax

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WEST BUILDING EXTERIOR ELEVATIONS

A301

VERIFY SHEET SCALE HERE
3"
2"
1"
0

EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINIM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNODIZED

NORTH ELEVATION - EXTERIOR MATERIAL

TOTAL	**7,585.45**	(sf)
PRECAST CONCRETE PANEL	7,536.93	(sf)
GLAZING/GLASS	-	
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANELS	-	

CORNER ELEVATION - EXTERIOR MATERIAL

TOTAL	**3,911.36**	(sf)
PRECAST CONCRETE PANEL	2,911.60	(sf)
GLAZING/GLASS	350.43	(sf)
METAL DOORS	-	
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANELS	649.33	(sf)

EAST ELEVATION - EXTERIOR MATERIAL

TOTAL	**22,477.26**	(sf)
PRECAST CONCRETE PANEL	17,074.00	(sf)
GLAZING/GLASS	1,760.20	(sf)
METAL DOORS	97.12	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANELS	3,545.94	(sf)

SOUTH ELEVATION - EXTERIOR MATERIAL

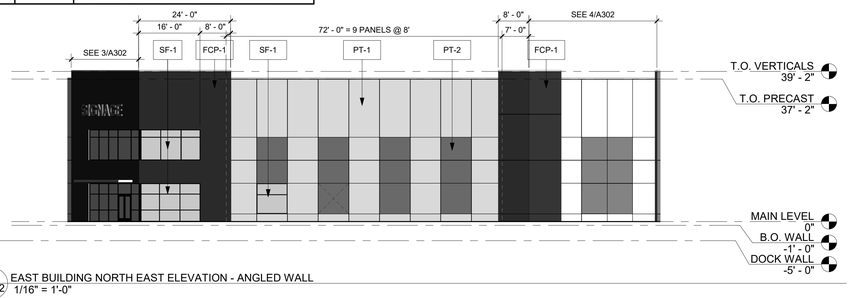
TOTAL	**10,871.17**	(sf)
PRECAST CONCRETE PANEL	10,694.65	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANELS	-	

WEST ELEVATION - EXTERIOR MATERIAL

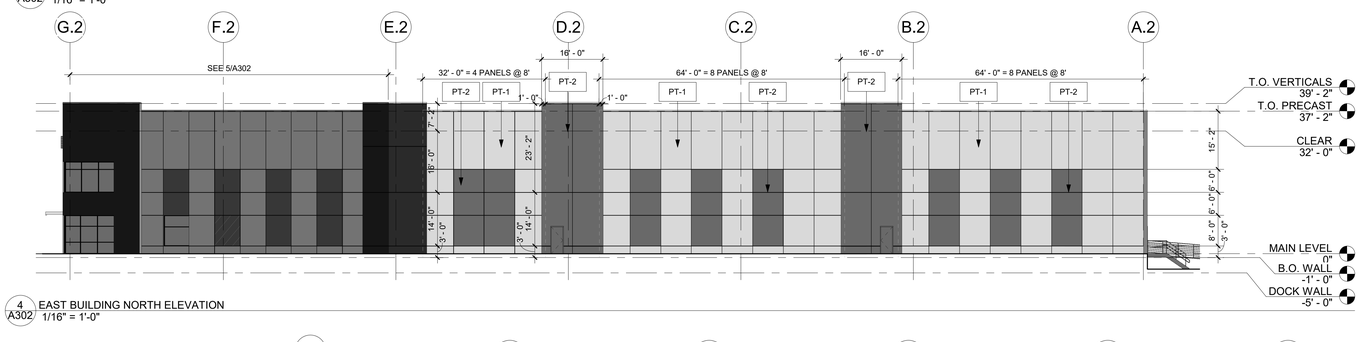
TOTAL	**25,745.97**	(sf)
PRECAST CONCRETE PANEL	24,181.50	(sf)
GLAZING/GLASS	102.67	(sf)
METAL DOORS	169.80	(sf)
METAL OVERHEAD DOORS	1,292.00	(sf)
NICHIHA FIBER CEMENT PANELS	-	

TOTAL EAST BUILDING MATERIAL TAKEOFFS

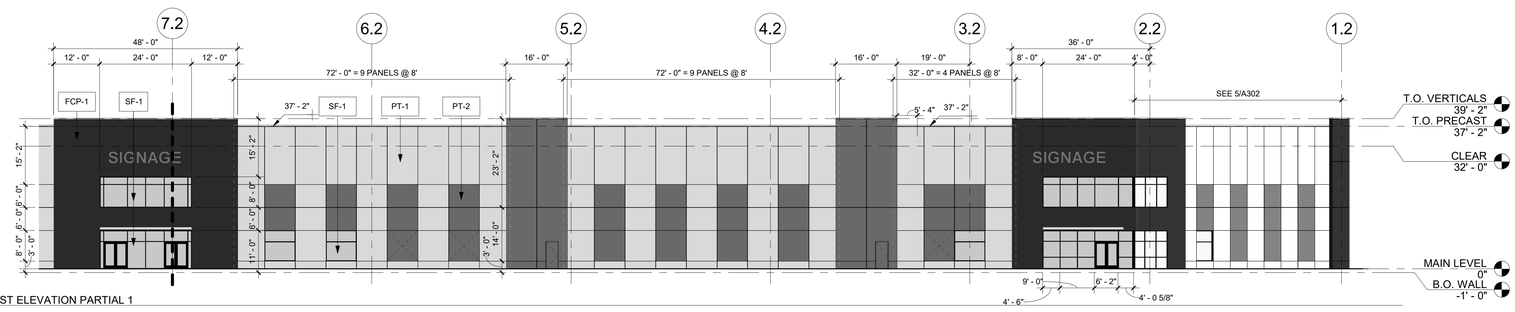
TOTAL	**70,591.21**	(sf)	
PRECAST CONCRETE PANEL	62,398.68	(sf)	- 88.39 %
GLAZING/GLASS	2,341.3	(sf)	- 03.32 %
METAL DOORS	363.96	(sf)	- 00.52 %
METAL OVERHEAD DOORS	1,292.00	(sf)	- 01.83 %
NICHIHA FIBER CEMENT PANEL	4,195.27	(sf)	- 05.94 %



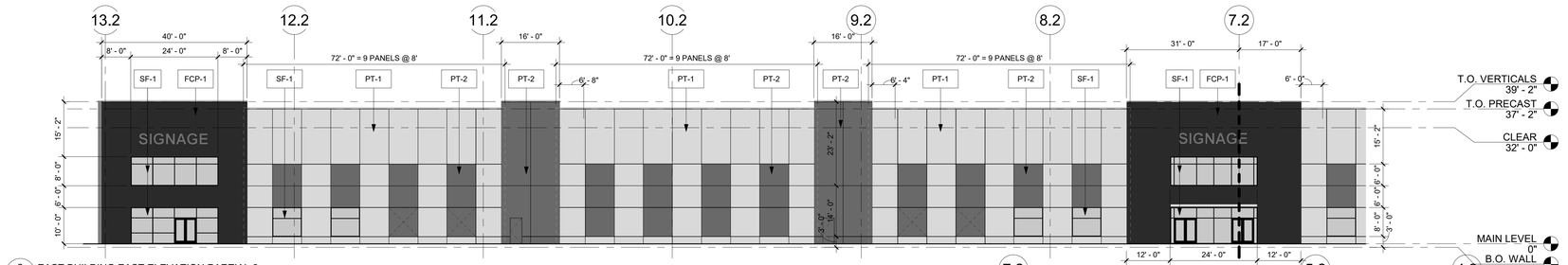
5 A302 EAST BUILDING NORTH EAST ELEVATION - ANGLED WALL
1/16" = 1'-0"



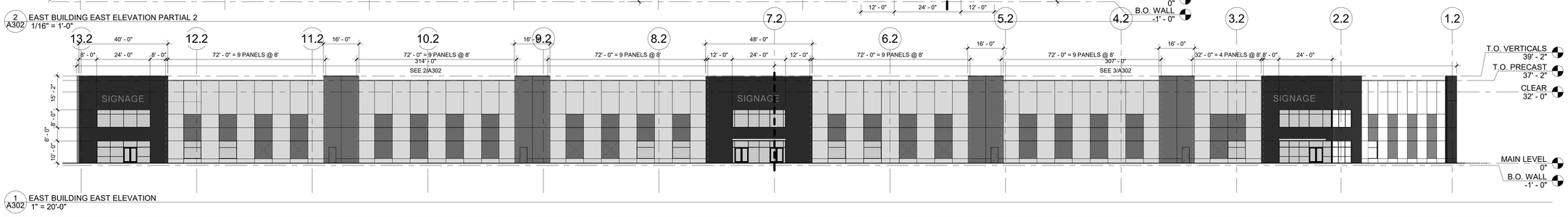
4 A302 EAST BUILDING NORTH ELEVATION
1/16" = 1'-0"



3 A302 EAST BUILDING EAST ELEVATION PARTIAL 1
1/16" = 1'-0"



2 A302 EAST BUILDING EAST ELEVATION PARTIAL 2
1/16" = 1'-0"



1 A302 EAST BUILDING EAST ELEVATION
1" = 20'-0"

1/11/2023 6:32:40 PM

RYAN A+E, INC.
533 South Third Street, Suite 100
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612-492-4000 tel
612-492-3000 fax

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EAST BUILDING EXTERIOR ELEVATIONS

A302

NOT FOR CONSTRUCTION

VERIFY SHEET SCALE HERE
3"
2"
1"
0"

EXTERIOR ELEVATION FINISH LEGEND

	PT-1	PAINTED PRECAST SW 6140 SPARE WHITE
	PT-2	PAINTED PRECAST SW 6001 GRAYISH
	FCP-1	NICHIHA FIBER CEMENT PANEL
	SF-1	ALUMINIM STOREFRONT SYSTEM DARK BRONZE/BLACK ANNODIZED

NORTH ELEVATION - EXTERIOR MATERIAL

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SOUTH ELEVATION - EXTERIOR MATERIAL

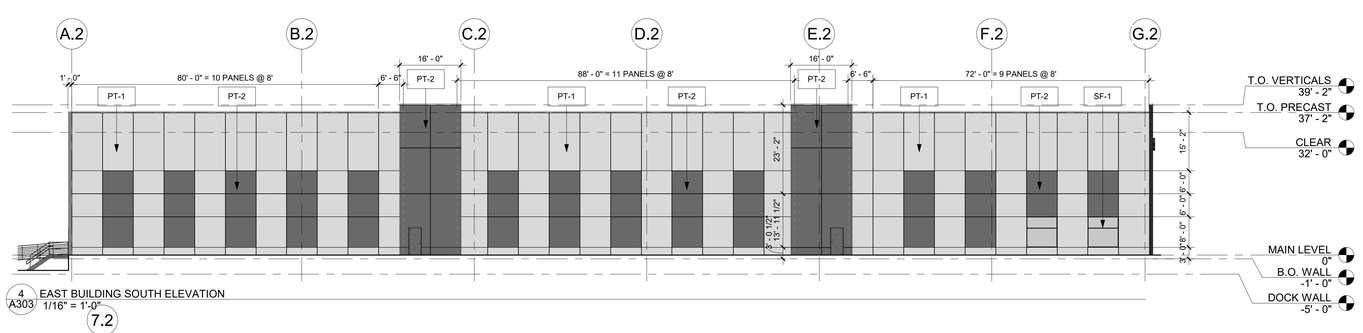
TOTAL	**10,871.17**	(sf)
PRECAST CONCRETE PANEL	10,694.65	(sf)
GLAZING/GLASS	128.00	(sf)
METAL DOORS	48.52	(sf)
METAL OVERHEAD DOORS	-	
NICHIHA FIBER CEMENT PANELS	-	

WEST ELEVATION - EXTERIOR MATERIAL

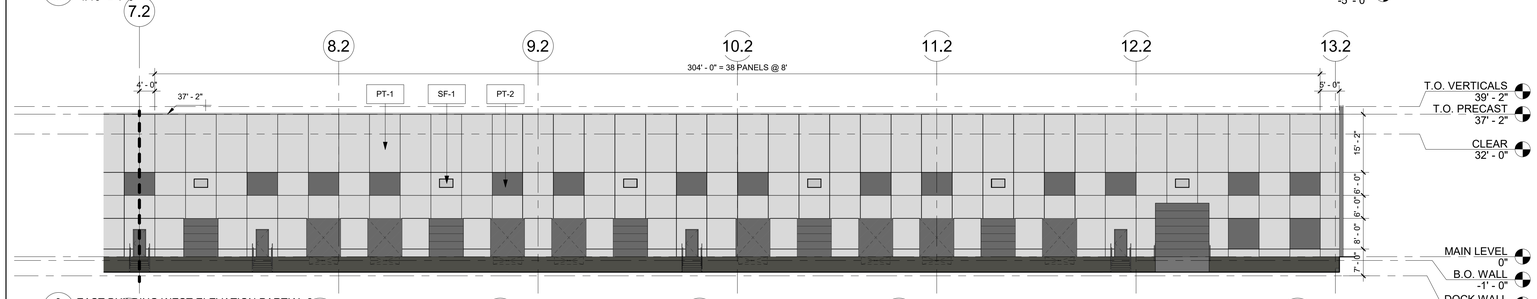
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METAL DOORS	169.80	(sf)
METAL OVERHEAD DOORS	1,292.00	(sf)
NICHIHA FIBER CEMENT PANELS	-	

TOTAL EAST BUILDING MATERIAL TAKEOFFS

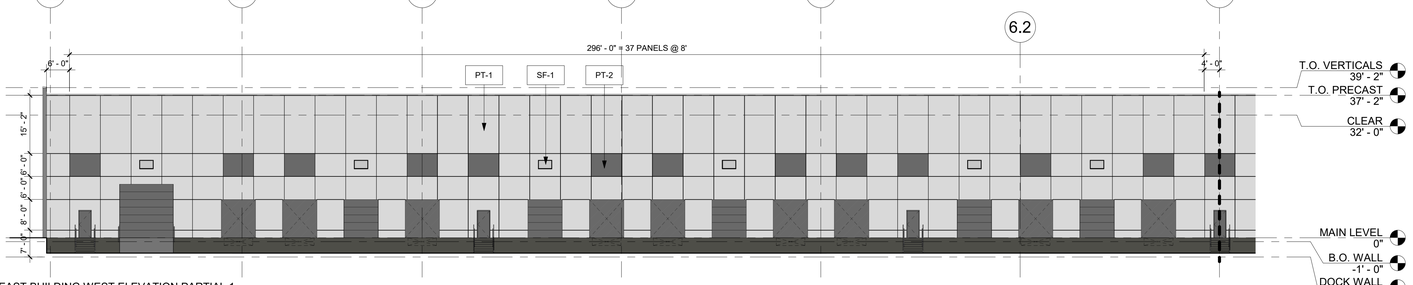
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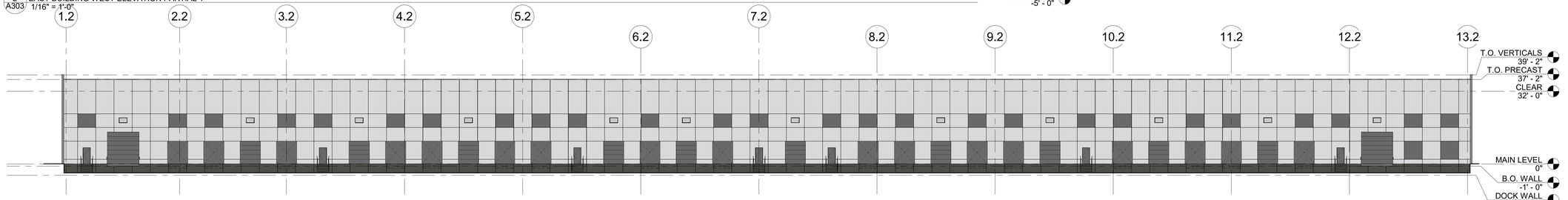
4 A303 EAST BUILDING SOUTH ELEVATION
1/16" = 1'-0"



3 A303 EAST BUILDING WEST ELEVATION PARTIAL 2
1/16" = 1'-0"



2 A303 EAST BUILDING WEST ELEVATION PARTIAL 1
1/16" = 1'-0"



1 A303 EAST BUILDING WEST ELEVATION
1" = 20'-0"

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RYAN A+E, INC.
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ISSUE #	DATE	DESCRIPTION

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01.11.2023

EAST BUILDING EXTERIOR ELEVATIONS

A303

NOT FOR CONSTRUCTION









RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
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ISSUE #	DATE	DESCRIPTION
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NOT FOR CONSTRUCTION

CITY SUBMITTAL SET

01.11.2023

EXTERIOR RENDERINGS

A350

NOT FOR CONSTRUCTION

VERIFY SHEET SCALE HERE
0 1" 2" 3"

SIX TEN ZANE FIFTH ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: *That Ryan Companies US, Inc., a Minnesota Corporation, fee owner of the following described property:*

OUTLOT A, SIX TEN ZANE FOURTH ADDITION

Has caused the same to be surveyed and platted as SIX TEN ZANE FIFTH ADDITION and does hereby dedicate to the public for public use the easements for drainage and utility purposes as created by this plat.

In witness whereof said Ryan Companies US, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____ _____, 20____.

Signed: Ryan Companies US, Inc.

By _____ *By* _____
Name, Title *Name, Title*

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ and _____, _____ of Ryan Companies US, Inc., a Minnesota Corporation, on behalf of the corporation.

_____ _____
(Signature) *(Name Printed)*

Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this _____ day of _____, 20____.

_____
Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____

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

_____ _____
(Signature) *(Name Printed)*

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of SIX TEN ZANE FIFTH ADDITION was approved and accepted by the City Council of the CIty of Brooklyn Park, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Brooklyn Park, Minnesota

By _____ *By* _____
Mayor *Manager*

RESIDENT AND REAL ESTATE SERVICES*, Hennepin County, Minnesota*

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor *By* _____
Deputy

SURVEY DIVISION*, Hennepin County, Minnesota*

Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor *By* _____

COUNTY RECORDER*, Hennepin County, Minnesota*

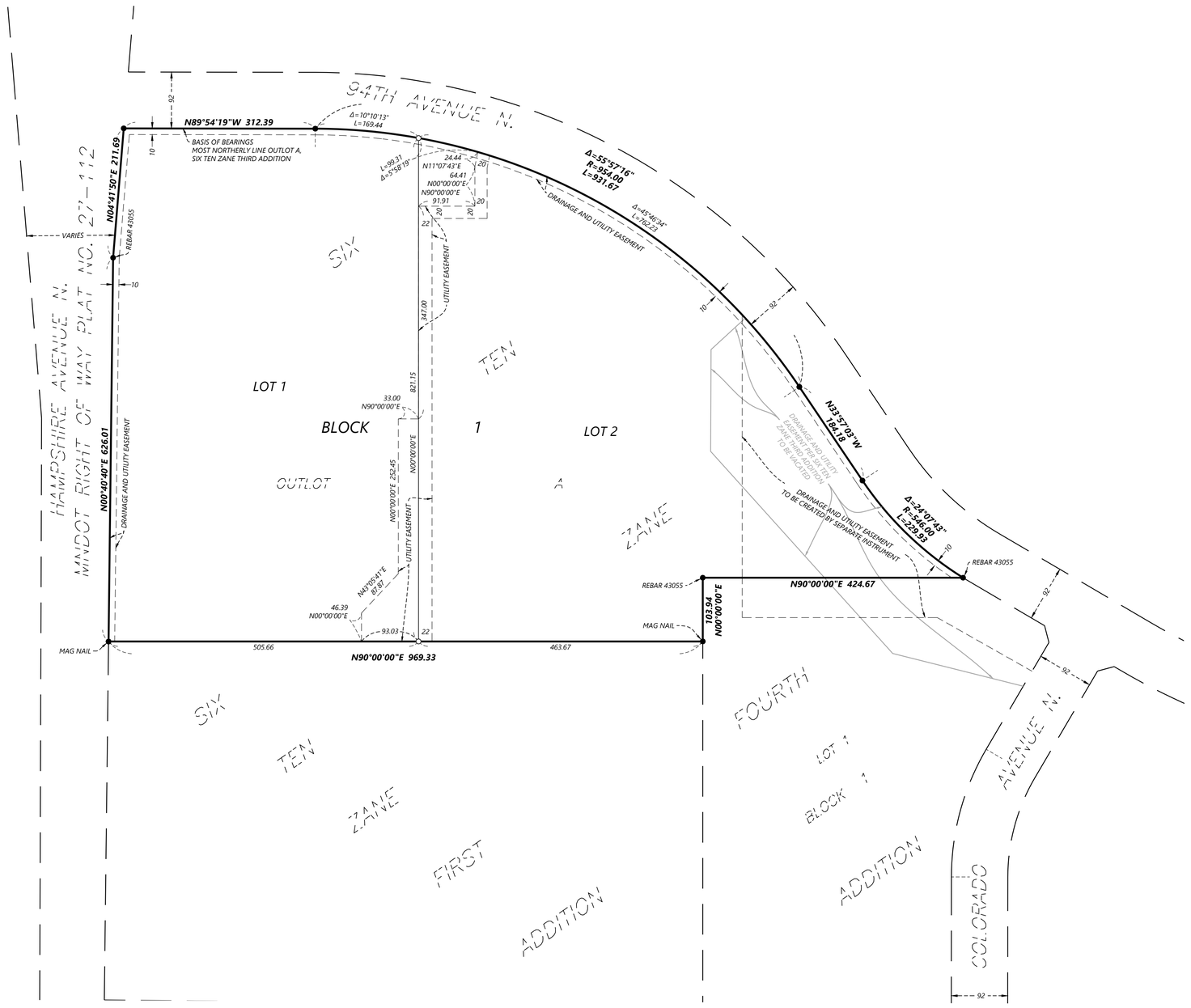
I hereby certify that the within plat of SIX TEN ZANE FIFTH ADDITION was recorded in this office this _____ day of _____, 20_____, at __ o'clock ____.M.

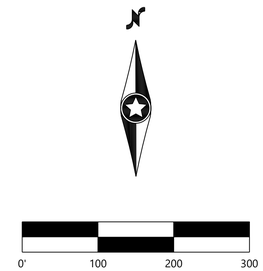
Amber Bougie, County Recorder *By* _____
Deputy

Westwood
Professional Services, Inc.

SIX TEN ZANE FIFTH ADDITION

C.R. DOC. NO. _____





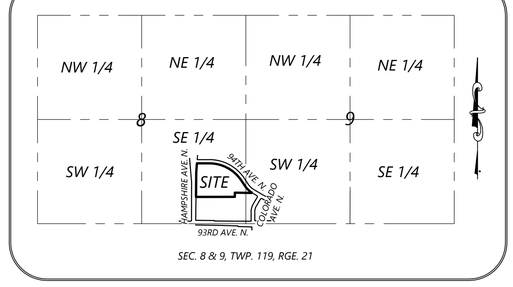
The most northerly line of OUTLOT A, SIX TEN ZANE THIRD ADDITION is assumed to bear N 89°54'19" W.

LEGEND

- ○ *DENOTES SET 1/2 INCH X 14 INCH IRON REBAR MONUMENT MARKED WITH PLASTIC CAP INSCRIBED LS 43055*
- ● *FOUND 1/2 IN. REBAR MARKED LS 45873 (UNLESS OTHERWISE NOTED)*

VICINITY MAP

NOT TO SCALE



SEC. 8 & 9, TWP. 119, RGE. 21

Westwood
Professional Services, Inc.