Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, March 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
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** – February 8, 2023 Regular Meeting

6. PUBLIC HEARING

6.1 **Pickle in the Middle** – Conditional Use Permit, #23-103 for a commercial indoor recreational facility over 2,450 square feet at 7700 68th Avenue.
Presented by: Erin McDermott

6.2 **Decatur North and South Apartments** – zoning text and map amendment, a preliminary plat, a conditional use permit, and site plan at the northeast quadrant of Jefferson Highway North and Decatur Drive North.
Presented by: Amber Turnquest

7. OTHER BUSINESS

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 – February 8, 2023

1. CALL TO ORDER

The meeting was called to order at 7:02 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Fraser, Husain, Kiekow, Turnham, and Udomah, and Xiong; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: None

Those not present were: Commissioners Cavin and Reindorf (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION KIEKOW, SECOND UDOMAH TO APPROVE THE FEBRUARY 8, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – January 11, 2023

Commission Chair Husain noted on page two, Item C, the motion was made by Commissioner Cavin and seconded by Commission Chair Husain.

MOTION FRASER, SECOND TURNHAM TO APPROVE THE FEBRUARY 8, 2023 CONSENT AGENDA WITH THE NOTED CHANGE.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. 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).

Principal Planner Turnquest introduced the application from Ryan Companies for two office/warehouse buildings. She provided details on the subject property and zoning. She reviewed the proposed site plan and landscaping plan, comparing the development plan to the original concept site plan. She reviewed the exterior renderings noting that the requirements of the zoning code would be met and noted that staff recommends approval of the final plat and site plan as presented with the conditions noted in the staff report.

Eddie Wolf, Ryan Companies, (the applicant), introduced himself and stated that they are very excited about this project. He stated that this will be a nice transition from the western side of Hampshire Avenue to the retail corridor on the east. He believed that the amenities in the area will draw high quality tenants.

Commission Chair Husain opened the public hearing.

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

Commissioner Turnham asked if there have been discussions with the County about a stoplight at Hampshire and 93rd.

Principal Planner Turnquest replied that the traffic engineer has determined that the study is relevant and accurate, and a light is not warranted.

Commissioner Fraser asked if the tenants have been secured for this development.

Mr. Wolf stated that some tenants have expressed interest, but they have not identified a tenant at this time.

Commissioner Xiong commented that he feels that this area is already busy and acknowledged that the 2015 traffic study was deemed sufficient. He asked if another study could be requested.

Principal Planner Turnquest stated that the traffic engineer reviewed the study, the plan, and comments from MnDOT and deemed it sufficient.

Commissioner Xiong noted concern about lighting on other buildings and asked that the developer take that into consideration as there are residential homes in the area.

Commissioner Udomah asked why the preference for grey buildings.

Mr. Wolf replied that in addition to the painted precast panels, they would propose another element of design with fiber board which will add texture and color. He believed that the undulation and materials would help to break up the façade.

Commissioner Udomah asked the transportation route for people that may want to work in the building.

Principal Planner Turnquest stated that there is a bus stop at Hampshire and 94th Avenue North. She stated that the grade change at this intersection is steep and therefore a bus stop could not be added at that location.

Mr. Wolf commented that they did see the comments suggesting strengthening the pedestrian connection and their design team is attempting to address that.

Commissioner Fraser referenced the MnDOT comment and asked if MnDOT was not aware of the 2015 traffic study.

Principal Planner Turnquest commented that the application information was provided to MnDOT and those were the comments returned. She stated that the City Engineer determined that the level of service is sufficient.

Commission Chair Husain asked for clarification on another building shown on the landscaping plan.

Principal Planner Turnquest noted that building is part of the fourth addition.

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

MOTION CARRIED UNANIMOUSLY.

MOTION TURNHAM, SECOND UDOMAH 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 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 February 27, 2023.

7. OTHER BUSINESS

A. Business Forward Advisory Board

Commission Chair Husain confirmed that Commission Fraser was interested in the appointment to the Business Forward Advisory Board.

MOTION CARRIED UNANIMOUSLY.

8. DISCUSSION ITEMS

None.

9. INFORMATION ITEMS

A. Council Comments

None.

B. Commission comments

Commissioner Kiekow referenced the property east of Colorado and 94th and asked for the status on a previously discussed apartment complex.

Planning Director Mogush replied that a developer expressed interest in a senior living development, which would have required an amendment to the Comprehensive Plan. He stated that the developer received mixed feedback from the City Council and without the assurance that the Council would support the amendment, the developer chose not to pursue the project.

C. Staff Comments

Planning Director Mogush provided a brief update on planning cases recently considered by the City Council.

10. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:23 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	6.1	**Meeting Date:**	March 8, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Planning and Development Division
Resolution:	X	**Prepared By:**	Erin McDermott, Associate Planner
Ordinance:	X		
Attachments:	4	**Presented By:**	Erin McDermott, Associate Planner
Item:	**Pickle in the Middle** - Conditional Use Permit #23-103 for a commercial indoor recreational facility over 2,450 square feet at 7700 68th Avenue.		

Proposed Actions
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Summary
Pickle in the Middle is a new business that is planning to occupy a vacant tenant space in an existing building north of Highway 694. The application is for a Conditional Use Permit (CUP) for a commercial indoor recreational facility over 2,450 square feet, which is allowed within the zoning district with a CUP (§ 152.342). The applicant is proposing 5 pickleball courts, and will operate between 7am and 10pm, and is open to the public by reservation.

Pickleball is a combination of tennis, badminton, and ping-pong, and is played with a paddle and a hard plastic ball with holes in it. Standard pickleball courts measure 20 by 44 feet. Pickleball can be played by singles or teams of two. With 5 courts available, and an anticipated 2 to 4 patrons per court, there would be a maximum of 20 occupants actively participating on the court at full capacity for the proposed use. There will be no improvements to the space for spectators.

Previous Approvals
In 1997 this property was platted by the Economic Development Authority under Planning Application #97-169 for the Brooklyn Park Interstate Center, after which the property was sold for the construction of the existing industrial building.

Current Conditions
The subject property is 5.94 acres, and is located north of Highway 694, between Winnetka Ave. and West Broadway. The site was developed in 1997 with an industrial building which has 3 tenant spaces. The property owner occupies the middle tenancy, and operates a machining shop in that space. The south most tenancy is the proposed location for the indoor recreational facility, and was previously occupied by a non-profit organization in which they stored furniture for Afghani refugees. The non-profit did not wish to renew their lease, and has vacated the space.

Future Land Use Plan	Business Park and Light Rail Station Area
Current Zoning	BP - Business Park
Proposed Zoning	BP - Business Park
Neighborhood	Sunny Lane
Site Area	5.94 Acres
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	@ Public Hearing Notices mailed ¼ mile radius

Timeline (MN §15.99)	
60-day	March 28, 2023
120-day	May 27, 2023

Land Use/Zoning and Overlay
The site is zoned Business Park District (BP) and is within the Sunny Lane neighborhood. The future land use for the property is Business Park. There are two properties to the west zoned BP – Business Park and B2 – Neighborhood Retail Business, the property to the north is zoned I/PD – Industrial with a Planned Development Overlay, and the subdivision to the east is zoned R4 – Detached Single and Attached Two-Family Residential.

Conditional Use Permit
Commercial indoor recreational facilities over 2,450 square feet is considered a conditional use in the BP District (§ 152.342.01). Conditional uses must be reviewed against the standards of the Code (§ 152.035). The proposed use is evaluated below:

(D) Review Standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.

(1) Comprehensive Plan. Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Business Park. The Business Park uses include businesses and limited commercial. The commercial indoor recreational facility is consistent with the Comprehensive Plan.

(2) *Traffic*. The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.

Vehicular access to the site is provided from two existing access points along 68th Avenue. During peak hours the applicant anticipates only 10 vehicles per hour.

(3) *Parking.* The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.

The applicant provided anticipated numbers of vehicles on site at 10 per hour at peak times. There are 90 parking spots on this property, 39 of which are located directly in front of the portion of the structure that will be occupied by the applicant. This exceeds the anticipated needs by the applicant and will allow for the growth of the business.

(4) *City services*. The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.

The applicant will not be adding showers or additional restroom facilities, so there will be no additional impact to existing utilities.

(5) *Screening and landscaping*. The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding

neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.

This site is compliant with screening and landscaping requirements in place at the time of development.

(6) ***Architectural standards*. The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.**

The existing structure met all architectural requirements at the time of development, and there are no exterior changes proposed with this application.

(7) ***Other sections of the city code*. The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.**

Commercial indoor recreational facilities have additional standards required by Code (§ 152.344). These standards require adequate parking facilities for off-street parking, as well as conformance with lighting and pedestrian standards, the Sign code, and the Comprehensive Plan. Existing conditions of the site are consistent with these requirements.

The required findings of § 152.035 have been addressed and Staff recommends approval of the CUP.

Conditions of Approval
Staff recommends the adoption of Resolutions 23-___ Approving a Conditional Use Permit for a Commercial Indoor Recreational Facility over 2,450 Square Feet at 7700 68th Avenue North with the following conditions:

1. Prior to using the space as an indoor recreation facility, a new Certificate of Occupancy for the correct occupancy type must be applied for and obtained from the Brooklyn Park Building Department in accordance with all applicable building codes and requirements.
2. Signage must comply with all requirements of City Code Chapter 150: Signs.

Staff Recommendation
Staff recommends approval of the conditional use permit with the conditions listed in the attached draft resolution.

Alternatives to Consider:
1. Approve the Conditional Use Permit as presented.
2. Approve the Conditional Use Permit with modifications.
3. Deny the Conditional Use Permit based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

A. DRAFT RESOLUTION – COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET
B. LOCATION MAP
C. PREVIOUS APPROVALS
D. PLAN SET

RESOLUTION #2023-___

RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET AT
7700 68th AVENUE NORTH

Planning Commission File #23-103

WHEREAS, Tania Westrum of Pickle in the Middle has made application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

Lot 1 Block 1 of Brooklyn Park Interstate Center, Hennepin County, Minnesota.

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

WHEREAS, the matter has been referred to the Planning Commission public hearing and 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 a Conditional Use Permit is hereby approved for a commercial indoor recreational facility over 2,450 square feet on the above described parcel, subject to the following:

1. Prior to using the space as an indoor recreation facility, a new Certificate of Occupancy for the correct occupancy type must be obtained from Building Department in accordance with all applicable building codes and requirements.
2. Signage must comply with all requirements of City Code Chapter 150: Signs.

Conditional Use Permit
Case #23-103 – Pickle in the Middle
Area of Request (Spring 2018 Air Photo)
7700 68th Ave N

Brooklyn Park

RESOLUTION #1997-

RESOLUTION APPROVING PRELIMINARY PLAT
OF "BROOKLYN PARK INTERSTATE CENTER"
FOR COMBINING TWO PARCELS INTO ONE AT
7700 68TH AVENUE NORTH

Planning Commission File #97-169

WHEREAS, the plat of "Brooklyn Park Interstate Center" has been submitted in the manner required for platting of land under the Brooklyn Park Ordinance Code 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 ordinances of the City of Brooklyn Park, Section 345:00,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK:

A. Preliminary plat approval request #97-169, "Brooklyn Park Interstate Center" is approved upon compliance with the following requirements:

1. Per plat on file in the City Clerk's office dated 07-21-97 and stamped "Planning Commission, City of Brooklyn Park, 07-21-97".

REQUIRED DOCUMENTS

2. Approval of Title by the City Attorney.

3. A final plat showing the correct square footage for each lot area must be submitted prior to recording of the final plat.

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

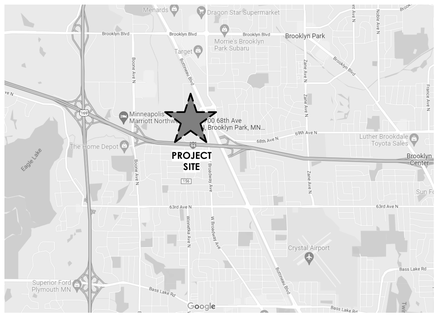
5. If an applicant needs additional time to satisfy the requirements listed in this Preliminary Plat in order to get it released for recording, then a one year time extension must be requested. Time extension requests are

subject to the conditions found in Subdivision Ordinance Section 345.10 Time Extensions.

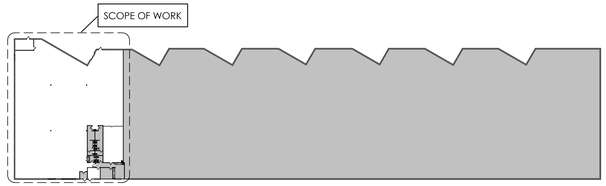
6. If applicable, the written comments and recommendations have been received by the City or the prescribed thirty day period has elapsed, as required by Minnesota Statutes, Section 505:03, Subdivision 2.

7. That failure on the part of the petitioner to submit a final plat per Section 345:31 within one year from the date of this approval shall deem the preliminary approval to be null and void. (Section 345:10, Subdivision 1).

PICKLE IN THE MIDDLE
INTERIOR BUILD OUT

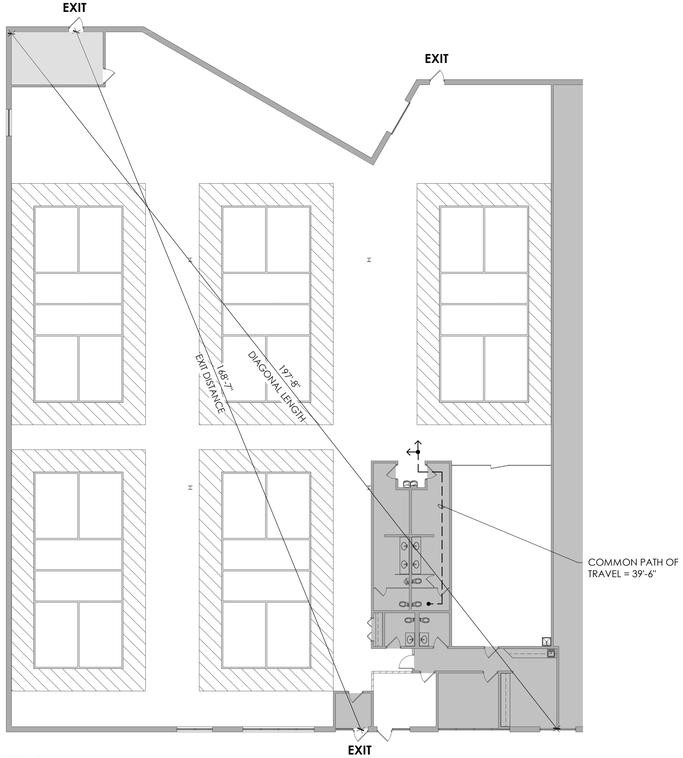


1 A000 LOCATION MAP
NOT TO SCALE



2 A000 BUILDING KEYPLAN
NOT TO SCALE

TRUE N



3 A000 LIFE SAFETY PLAN
1/16" = 1'-0"

APPLICABLE CODES

GOVERNING CODES: 2018 INTERNATIONAL BUILDING CODE 2020 MINNESOTA STATE BUILDING CODE (W/ AMENDMENTS) 2020 MINNESOTA ACCESSIBILITY CODE 2009 ICC/ANSI A117.1 2018 INTERNATIONAL ENERGY CODE (IECC) W/ 2020 MSBC AMENDMENTS	2012 LIFE SAFETY CODE - NFPA 101 2018 INTERNATIONAL FIRE CODE 2020 MN STATE FIRE CODE 2020 MN STATE PLUMBING CODE 2020 MN STATE MECHANICAL CODE 2020 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY REQUIREMENTS

Building Info:

BUILDING CLASSIFICATION:	NON-SEPARATED
BLDG CONSTRUCTION TYPE:	11-B
SPRINKLER SYSTEM:	COMPLETE, NFPA 13
OCCUPANCY TYPE:	B
ADJ. TENANT OCCUPANCY:	F-1
OCCP. SEPARATION REQ'D:	NONE

Space	Description	Sq. Ft.	Occupants
BUSINESS	SPORT COURT (OR 4 PER COURT)	16,110	108
S.F. / 150			
BUSINESS	GENERAL OFFICE	1,438	10
S.F. / 150			
	TOTAL SQUARE FOOTAGE:	17,548	
	TOTAL OCCUPANTS:		118

CODE REVIEW

EXITS REQUIRED: (PER IBC TABLE 1006.3.2)	2
EXITS PROVIDED:	3
DIAGONAL LENGTH: (PER IBC 1007.1.1)	197'-8"
DISTANCE REQUIRED: (1/3 DIAGONAL LENGTH)	65'-11"
DISTANCE PROVIDED:	168'-7"
MAX. ALLOWED COMMON PATH OF EGRESS TRAVEL:	100'
(PER IBC TABLE 1006.2.1)	
ACTUAL COMMON PATH OF EGRESS TRAVEL:	39'-6"
MIN. REQ'D. EXIT WIDTH: (PER IBC 1005.1) OCCUPANTS X .2	23.6"
ACTUAL EXIT WIDTH: # OF DOORS X 34"	102"
MAXIMUM DEAD END CORRIDOR: (PER IBC 1020.4 EXP 2)	50'
MAXIMUM DEAD END AISLE: (PER IBC 1018.3)	30'
CORRIDORS RATING: (PER IBC TABLE 1020.1)	N/A

PLUMBING REVIEW

Occupant Info:

OCCUPANCY TYPE:	B
TOTAL OCCUPANTS:	110
OCCUPANTS PER SEX:	55

	M	F
REQUIRED WATERCLOSETS PER SEX (PER IBC TABLE 2902.1)		
1 PER 25 FOR THE FIRST 50	2	2
1 PER 50 FOR THE REMAINDER EXCEEDING 50	1	1
NUMBER OF WATERCLOSETS REQUIRED	3	3
NUMBER OF WATERCLOSETS PROVIDED	3	3
REQUIRED LAVATORIES PER SEX (PER IBC TABLE 2902.1)		
1 PER 40 FOR THE FIRST 80	2	2
1 PER 80 FOR THE REMAINDER EXCEEDING 80	-	-
NUMBER OF LAVATORIES REQUIRED	2	2
NUMBER OF LAVATORIES PROVIDED	3	3
REQUIRED DRINKING FOUNTAINS (PER IBC TABLE 2902.1)		
1 PER 100		
NUMBER OF HI/LO DRINKING FOUNTAINS PROVIDED	YES	
IS THE REQUIRED (1) SERVICE SINK PROVIDED	YES	

PROJECT CONTACT LIST

CLIENT

PICKLE IN THE MIDDLE
CONTACT: LAURENT DECONINCK
ADDRESS: 7700 68TH AVE N BROOKLYN PARK, MN 55428
EMAIL: LDECONINCK@MACHINING-TECHNOLOGY.COM
PHONE: 651-324-7053

ARCHITECT

KAEDING ARCHITECTURE
CONTACT: JENNIFER KAEDING
ADDRESS: 235 WEST MAIN STREET, SUITE 201, WACONIA, MN 55387
EMAIL: JKAEDING@KAEDINGARCH.COM
PHONE: 952-451-9763

INTERIOR DESIGNER

KAEDING ARCHITECTURE
CONTACT: KIRA STREY
ADDRESS: 235 WEST MAIN STREET, SUITE 201, WACONIA, MN 55387
EMAIL: KSTREY@KAEDINGARCH.COM

SHEET INDEX

ARCHITECTURAL	
A000	LOCATION MAP, BUILDING KEY, LIFE SAFETY PLAN, CODE REVIEW
A100	DEMOLITION PLAN
A200	FLOOR PLAN

KAEDING ARCHITECTURE
235 W. MAIN STREET, SUITE 201
WACONIA, MN 55387
952.451.9763

PROJECT INFORMATION:

PICKLE IN THE MIDDLE
INTERIOR BUILD OUT

7700 68TH AVE N
BROOKLYN PARK, MN
55428

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JENNIFER KAEDING, AIA
51456 — REGISTRATION #
2/6/23 — DATE

ISSUE RECORD:

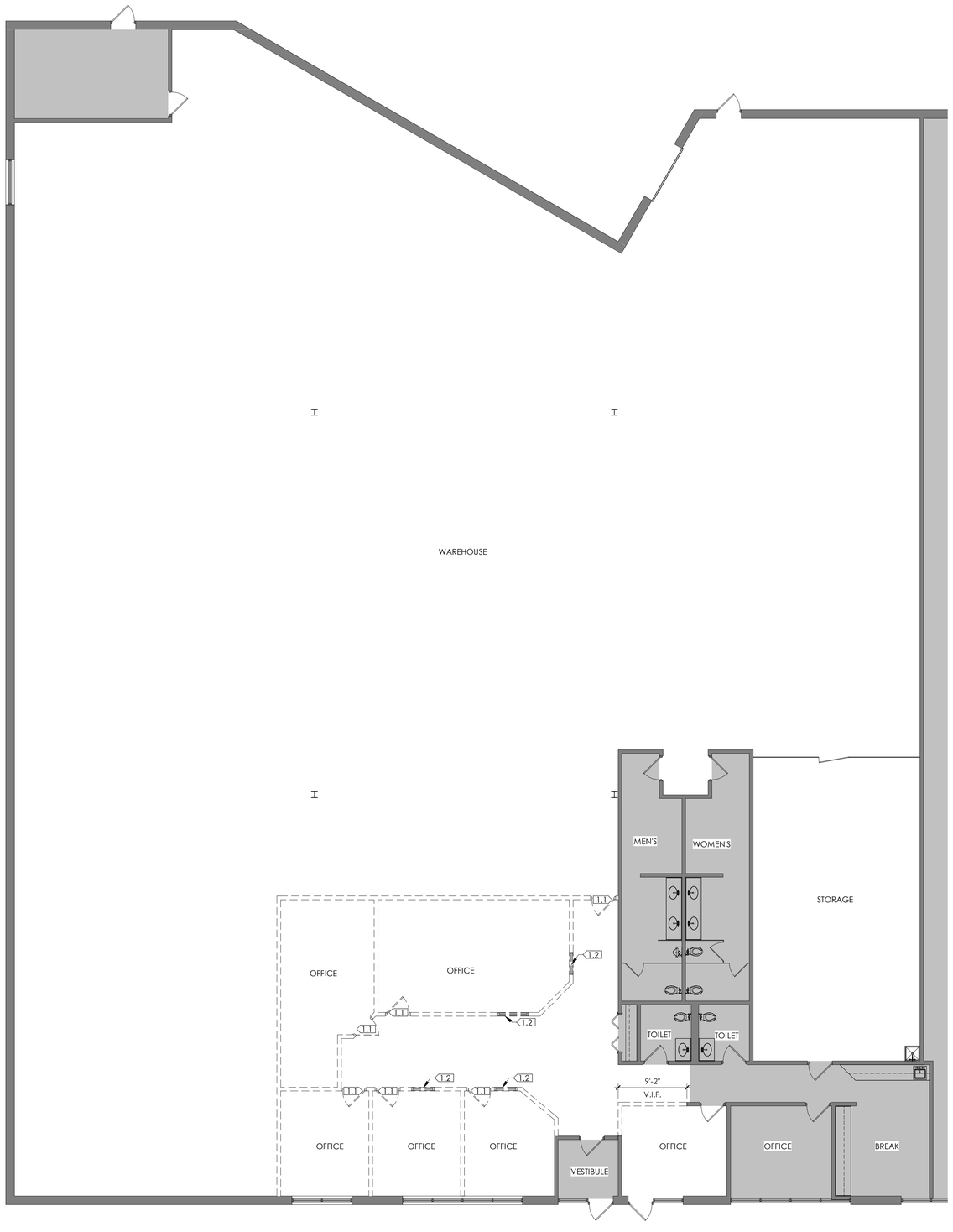
2/6/23	PERMIT SET

PROJECT: PICKLEINTHEMIDDLE
DATE: 2/6/23
DRAWN BY: KSTREY
CHECKED BY: JKAEDING

SHEET NAME:
LOCATION MAP, BUILDING KEY, LIFE SAFETY PLAN, CODE REVIEW

SHEET NUMBER:
N A000

N:\ Projects\Pickle in the Middle\Revit
2/6/2023 9:42:18 AM



1 A100 DEMOLITION PLAN
1/8" = 1'-0"

CONSTRUCTION LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED

DEMOLITION GENERAL NOTES

1. ALL DEMOLITION/CONSTRUCTION TO BE DONE IN AN ORDERLY MANNER TO MINIMIZE DISTURBANCE TO EXISTING TENANTS & PUBLIC SPACES.
2. VERIFY PRIOR TO DEMOLITION, ALL ITEMS TO BE SALVAGED. STOCK PILE & PROTECT ALL SUCH ITEMS.
3. PROPERLY TERMINATE ALL PLUMBING, ELECTRICAL, & MECHANICAL ITEMS TO BE ABANDONED DURING DEMOLITION. REMOVE ALL WIRES, PLUMING, & DUCTS NOT USED.
4. VERIFY REMOVAL OF ALL DEMOLITION DEBRIS. CLEAN ALL AREAS FOR NEW CONSTRUCTION.
5. WHERE REMOVAL OF WALLS, ETC. OCCURS, ADJOINING SURFACES SHALL BE PATCHED & PREPARED FOR NEW CONSTRUCTION OR FINISH APPLICATION.
6. DURING THE PROCESS OF DEMOLITION, CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXITS & RATED CORRIDORS AS REQUIRED BY CODE FOR EMERGENCY EXITING.
7. ELECTRICAL SUB-CONTRACTORS RESPONSIBLE TO REMOVE ALL EXISTING CABLING FOR VOICE & DATA COMMUNICATIONS WHICH ARE NOT TO BE USED BY TENANT.
8. **SEE FLOOR AND WALL FINISH PLANS FOR LOCATIONS OF NEW FINISHES WHERE EXISTING IS TO BE REMOVED.**
9. REMOVE ALL EXISTING FINISHES THAT CONFLICT WITH FINISHES INDICATED ON THE FINISH PLAN(S). PREPARE SURFACES FOR NEW MATERIALS AS REQUIRED.
10. REMOVE EXISTING WALLS, PARTITIONS, DOORS, FRAMES, MILLWORK, FIXTURES, ETC. SHOWN ON THE PLAN WITH DASHED LINES. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER. SAVE AND STORE ITEMS INDICATED ON DRAWINGS FOR LATER INSTALLATION IN NEW CONSTRUCTION.
11. REMOVE ALL OR ANY GENERAL, MECHANICAL AND ELECTRICAL MATERIALS NOT NECESSARILY SHOWN, BUT REQUIRED TO BE REMOVED TO COMPLETE ALL WORK. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER.
12. REMOVE ALL OR ANY GENERAL ELECTRICAL AND MECHANICAL OUTLETS AS REQUIRED. PATCH EXISTING WALLS.
13. IT IS A POTENTIAL THAT THE EXISTING BUILDING MAY CONTAIN ASBESTOS OR PRODUCTS CONTAINING ASBESTOS, CONTAINING ASBESTOS, A SUBSTANCE PROVEN TO PRESENT HEALTH HAZARDS. THE CLIENT ACKNOWLEDGES THAT THE DESIGN PROFESSIONAL'S SCOPE OF SERVICES FOR THIS PROJECT DOES NOT INCLUDE ANY SERVICES RELATED IN ANY WAY TO ASBESTOS. SHOULD THE DESIGN PROFESSIONAL OR ANY OTHER PARTY ENCOUNTER SUCH MATERIALS ON THE JOB SITE (OR SHOULD IT IN ANY WAY BECOME KNOWN THAT SUCH MATERIALS ARE PRESENT OR MAY BE PRESENT ON THE JOB SITE, OR ANY ADJACENT AREAS, WHICH MAY AFFECT THE DESIGN PROFESSIONAL'S SERVICES) THE DESIGN PROFESSIONAL MAY, AT HIS OR HER OPTION, AND WITHOUT LIABILITY FOR CONSEQUENTIAL OR ANY OTHER DAMAGES, SUSPEND PERFORMANCE OR SERVICES ON THE PROJECT UNTIL THE CLIENT RETAINS A QUALIFIED SPECIALIST CONTRACTOR TO ABATE, ENCAPSULATE AND/ OR REMOVE THE ASBESTOS OR ASBESTOS-CONTAINING MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THE CLIENT AGREES TO WAVE ALL CLAIMS AGAINST THE DESIGN PROFESSIONAL AND HIS OR HER OFFICERS, DIRECTORS, EMPLOYEES AND SUB-CONSULTANTS ARISING FROM OR IN ANY WAY CONNECTED WITH THE EXISTENCE OF ASBESTOS OR ASBESTOS CONTAINING MATERIALS ON OR ABOUT THE JOB SITE. THE CLIENT FURTHER AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE DESIGN PROFESSIONAL FOR ANY AND ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING IN ANY WAY FROM THE EXISTENCE OF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ON OR ABOUT THE SITE, EXCEPT FOR THOSE DAMAGES, LIABILITIES OR COSTS ATTRIBUTABLE TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY SAFETY PRECAUTIONS, INCLUDING MEASURES FOR THE PROTECTION OF THE PUBLIC. SUCH RESPONSIBILITY FOR SAFETY PRECAUTIONS IS AND SHALL REMAIN THAT OF THE CLIENT AND THE CONTRACTOR.
14. THE CONTRACTOR MUST MAINTAIN NEGATIVE AIR FROM THE CONSTRUCTION ENTRANCE INTO THE CONSTRUCTION WORK SITE. THIS AIR FLOW MUST BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.
15. THE CONTRACTOR WILL BE REQUIRED TO SAW-CUT THE EXISTING CONCRETE SLAB AND REMOVE THE EXISTING CONCRETE SLAB FOR INSTALLATION OF THE NEW PLUMBING PER THE MECHANICAL DRAWINGS. FOLLOWING INSTALLATION OF PLUMBING, THE CONTRACTOR WILL REPAIR THE CONCRETE SLAB TO MATCH AND BE LEVEL WITH THE EXISTING CONCRETE SLAB.
16. INDICATES NO WORK IS TO BE COMPLETE IN DESIGNATED AREAS.

DEMOLITION PLAN KEYED NOTES

1.1	ALL DOORS AND FRAMES SHOWN AS DEMO TO BE STOCKPILED. CONTRACTOR TO VERIFY ABILITY TO REUSE DOOR AND FRAME.
1.2	DEMO WINDOW.

KAEDING ARCHITECTURE
235 W. MAIN STREET, SUITE 201
WACONIA, MN 55387
952.451.9763

PROJECT INFORMATION:

PICKLE IN THE MIDDLE INTERIOR BUILD OUT

7700 68TH AVE N
BROOKLYN PARK, MN
55428

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JENNIFER KAEDING, AIA
51456 — REGISTRATION #
2/6/23 — DATE

ISSUE RECORD:

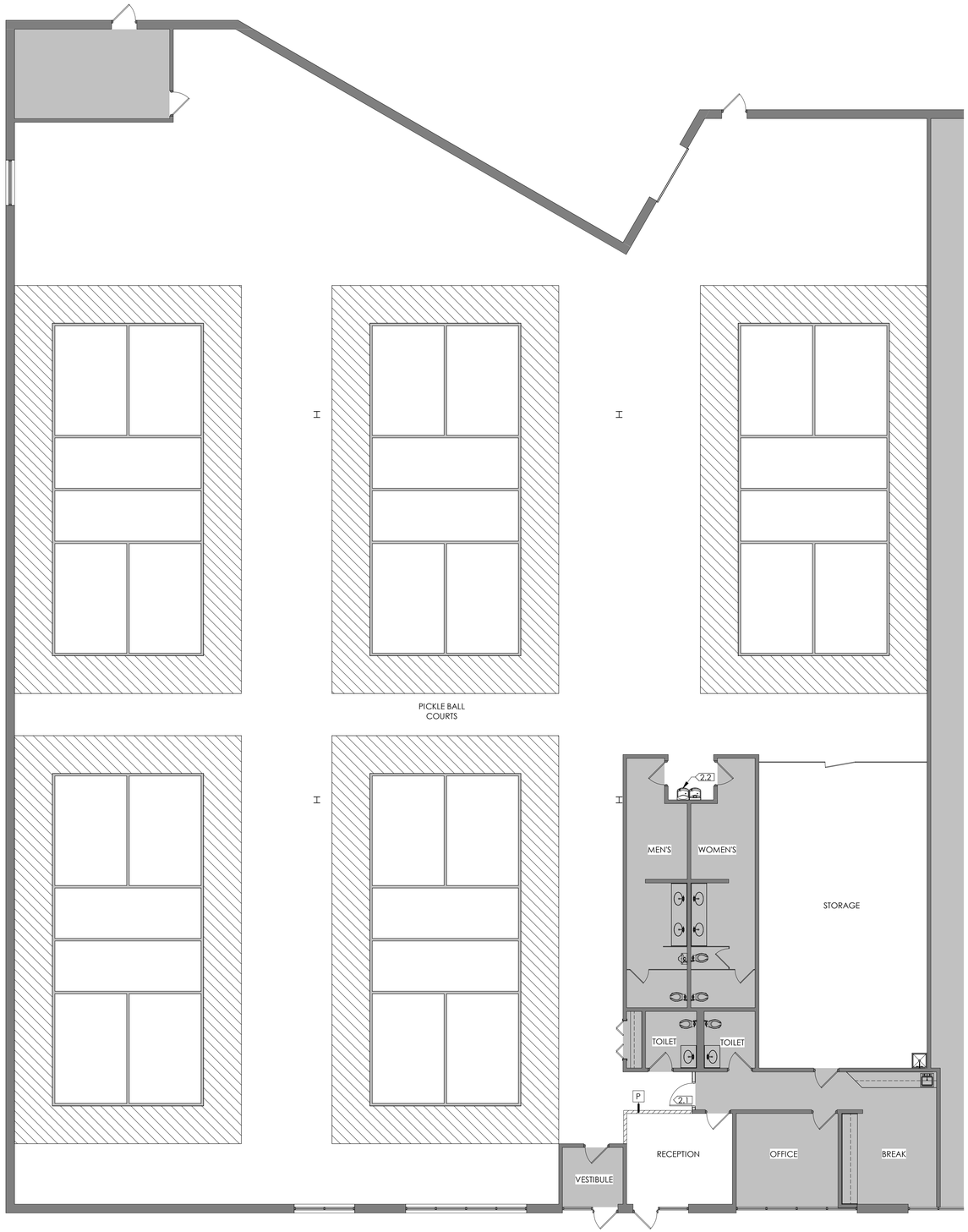
2/6/23	PERMIT SET

PROJECT: PICKLEINTHEMIDDLE
DATE: 2/6/23
DRAWN BY: KSTREY
CHECKED BY: JKAEDING

SHEET NAME:
DEMOLITION PLAN

SHEET NUMBER:
A100

N:\Projects\Pickle in the Middle\Revit
2/6/2023 9:42:18 AM



1 / A200 FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION LEGEND

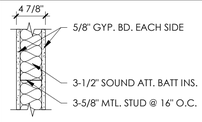
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW CONSTRUCTION - PARTIAL HEIGHT WALL

WALL PARTITION TYPES

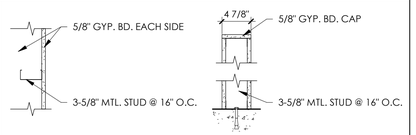
*****TYPICAL PARTITION TO BE C U.N.O.**

*****USE MOISTURE RESISTANT GYP.BD. IN ALL WET AREAS SUCH AS RESTROOMS OR SHOWERS (EXAMPLE)**

PARTITIONS (METAL STUDS)



C NON-RATED INSULATED
22 GA TO GO 6" ABOVE GRID



P PARTIAL HEIGHT UNINSULATED
22 GA TO 42" AFF

FLOOR PLAN GENERAL NOTES

1. ALL PARTITIONS IN EXCESS OF 30' LENGTHS SHALL HAVE FULL HEIGHT CONTROL JOINTS INSTALLED WITH MAXIMUM 30' SPACING.
2. NEW PARTITIONS TO ALIGN WITH EDGE OF EXISTING WINDOW FRAME/SILLS OR EXISTING WALLS/COLUMNS UNLESS DIMENSIONED OTHERWISE.
3. NEW PARTITIONS AT WINDOWS TO BE CENTERED ON MULLION UNLESS OTHERWISE DIMENSIONED.
4. PLUMBING CONTRACTOR TO PROVIDE DESIGNER W/ CUT SHEETS FOR FINAL APPROVAL OF ALL FIXTURES PRIOR TO ORDERING.
5. ANY EXPOSED SINK PIPES TO BE WRAPPED TO MEET A.D.A. REQUIREMENTS.
6. ALL NEW WATER SUPPLY PIPING TO BE TYPE "L" WATER PIPING.
7. MECHANICAL CONTRACTOR TO REVIEW ALL THERMOSTAT LOCATIONS W/ DESIGNER PRIOR TO INSTALLATION.
8. ALL FLOOR DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM
9. VENTILATION (UMC) AND HEAT SOURCE TO MAINTAIN A TEMPERATURE ABOVE A MINIMUM OF 55°F
10. ALL OUTSIDE CORNERS OF MILLWORK COUNTER TOPS ARE TO BE EASED.
11. INDICATES NO WORK IS TO BE COMPLETE IN DESIGNATED AREAS.

FLOOR PLAN KEYED NOTES

2.1	REUSE DOOR & FRAME FROM DEMO.
2.2	PROVIDE NEW HI-LOW DRINKING FOUNTAIN

KAEDING
ARCHITECTURE
235 W. MAIN STREET, SUITE 201
WACONIA, MN 55387
952.451.9763

PROJECT INFORMATION:

PICKLE IN THE MIDDLE INTERIOR BUILD OUT

7700 68TH AVE N
BROOKLYN PARK, MN
55428

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JENNIFER KAEDING, AIA
51456 — REGISTRATION #
2/6/23 — DATE

ISSUE RECORD:

2/6/23	PERMIT SET

PROJECT: PICKLEINTHEMIDDLE
DATE: 2/6/23
DRAWN BY: KSTREY
CHECKED BY: JKAEDING

SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A200

N:\1 Projects\Pickle in the Middle\Revit
2/6/2023 9:42:19 AM

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	6.2	**Meeting Date:**	March 8, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	X	**Prepared By:**	Amber Turnquest, Principal Planner
Attachments:	X	**Presented By:**	Amber Turnquest, Principal Planner
Item:	**Decatur North and South Apartments** – An application by Real Estate Equities for a zoning text and map amendment, a preliminary plat, a conditional use permit, and site plan at the northeast quadrant of Jefferson Highway North and Decatur Drive North.		

Proposed Action:
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A ZONING TEXT AND MAP AMENDMENT ORDINANCE #23-____ FOR PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "GATEWAY 7TH ADDITION" AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING RESIDENTAL USES AT THE NORTHEAST QUADRANT OF JEFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN FOR TWO MULTIPLE FAMILY DWELLINGS AT THE NORTHEAST QUADRANT OF JEFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Staff Recommendation
Staff recommends approval of the above listed requests with the conditions that are listed in the draft resolutions and ordinance.

Summary
The applicant, Real Estate Equities, has applied for four land use applications on Lot 1, Block 1, Gathway 6th Addition: a zoning ordinance text and map amendment (rezoning), a conditional use permit, a preliminary plat, and a site plan review.

Lot 1, Block 1, of Gateway 6th Addition is currently zoned General Business District (B-3). The B-

3 zoning district permits residential only when there is a commercial component, however the density is restricted to 25 units per acre. The applicant has requested to rezone the parcel to the Town Center (TC) District. The TC district allows residential uses with a conditional use permit at densities which conform to the Comprehensive Plan. The Comprehensive Plan became effective on March 30, 2020, guides the future land use of this parcel as Mixed Use, which allows medium-high density residential (12-50 units per acre).

The preliminary plat is the third land use application for this project. The applicant proposes to subdivide the 7.8 acre lot, to create Lots 1 and 2, Block 1, Gateway 7th Addition.

A site plan review is required prior to the construction of buildings. The proposal is for two multifamily dwellings on the lots created through approval of the preliminary plat. The project will have 350 units for a density of 45 units per acre which is in conformance with the Comprehensive Plan.

Current Conditions

Planning and Zoning Information		
	Current	**Proposed**
Land Use Plan	Mixed Use	Mixed Use
Current Zoning	General Business District (B-3)	Town Center District (TC)
Site Area	7.8 acres	Lot 1- 3.81 acres; Lot 2- 3.99 acres
Neighborhood	Future 3	Future 3
Conforms to	Land Use Plan – Yes Zoning Code – No, rezoning is requested	
Public Notice	Notices were mailed to 8 properties within 500 feet. Legal notice was published in the Sun Post on February 23, 2023	
60-Day 120-Day	April 23, 2023 June 22, 2023	

Land Use/Zoning and Overlay
The site is zoned B-3 and is within the Future 3 neighborhood. The future land use for the property is Mixed Use. Highway 610 abuts the property to the north, property to the east is zoned Business Park (BP), Decatur Drive North abuts the property to the south, and Jefferson Highway abut the property to the west with the City of Maple Grove beyond.

Zoning Ordinance Text and Map Amendment
In 2017, Outlot A, which became 610 Junction West was rezoned from Neighborhood Retail Business District with Planned Development Overlay (B2/PD) to General Business District with Planned Development Overlay (B3/PD). Development project 22-112 rezoned Lots 2 and 3, Block 1, Gateway 6th Addition. For this project, the applicant is requesting that the adjacent 7.8 acre parcel be rezoned to Town Center with the same requirements from that ordinance “2017-1226.” The attached ordinance has been amended to reflect the legal description of the proposed subdivision.

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 residential use.

The current rate is $8,000.00 per acre. The money collected is deposited into the Open Space Land Acquisition and Development (OSLAD) fund which is only used for purchase of new parkland and the development of the parks. The nearest neighborhood park is Brooklyn Acres Park.

Roadways
Access to the site is from a private drive, which connects to Decatur Drive North. This access from Decatur Drive also serves the businesses in the planned commercial building to the east of the proposed lots.

Pedestrian Connections
Internal to the site, there are adequate and appropriate pedestrian connections on site. These connections include from building entrances to the surface parking lots and from the building entrances to the proposed commercial building to the east. Residents will all be able to access the tot lot, dog run, and other resident amenities located between the buildings. A connection to Decatur Drive North is proposed. However, the applicant should consider a direct north/south connect from the south building to that street that crosses the entrance of the interior parking. This would allow a pedestrian to cross only one driveway to get to Decatur Drive North rather than a cross two drive aisles to get to the sidewalk.

There is 10-foot trail along the western side of the entire property. After much collaboration with the Fire Department, the applicant will construct an additional trail that will accommodate the width and weight of a fire truck so that there will be adequate emergency access to the west side of the buildings. The east side of the buildings can be accessed from the surface parking lots on the eastern site of the buildings.

Conditional Use Permit/Site Plan
The TC district allows residential uses with a conditional use permit. Conditional uses must be reviewed against the standards of the Code (§ 152.035) and are evaluated below:

(D) Review Standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.

(1) Comprehensive Plan. Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Mixed Use. While the Mixed Use district requires that housing be an “integral component of the overall development” this district permits a mix of uses. However, when residential is the only proposed use, that mix is not required. residential only development is

consistent with the Comprehensive Plan. . The TC district is an appropriate zoning district for the land use type and the conditional use permit must be approved after rezoning for the remaining land use applications to proceed. The residential use is consistent with the Comprehensive Plan.

(2) ***Traffic*. The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.**

Vehicular access to the site will be from a private drive which connected to Decatur Drive North. The 350 units and the traffic generated from the project is in line with what is anticipated and there were no concerns raised about traffic generation. A cross access easement will allow traffic to circulate throughout the entire site.

(3) ***Parking.* The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.**

Parking provided on site includes surface parking, one level of underground parking, and one level of at grade parking. The project requires 630 parking stalls and is providing 659 stalls.

(4) ***City services*. The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.**

City services, including water and sanitary are provided to the site.

(5) ***Screening and landscaping*. The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.**

The rezoning of the property to the TC district requires applying the landscaping standards of the B-3 district. The applicant proposes 294 overstory trees, 33 ornamental trees and 340 shrubs located throughout the site. The landscaping calculations need to be recalculated based on 152.373(A)(3)(d). Any revisions to the plans must be provided prior to City Council consideration.

(6) ***Architectural standards*. The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.**

The buildings materials include cement fiber board (CFB) siding, concrete masonry, and rockface CMU. Each apartment building will contain five levels of housing above one level of at grade parking (six stories total above grade) and one level of underground parking. The at grade parking is enclosed and incorporates windows, a variety of colors, materials, and articulation that provides architectural variety rather than a blank wall

(7) *Other sections of the city code*. The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.

The application is in conformance with the city code.

The required findings of § 152.035 have been addressed and Staff recommends approval of the CUP.

Budgetary/Fiscal Issues: Park dedication will be collected with the final plat.

Alternatives to consider:
1. Approve the rezoning, plat, conditional use permit, and site plan as presented.
2. Approve the rezoning, plat, conditional use permit, and site plan with modifications.
3. Deny the requests based on certain findings.

Attachments:
A. DRAFT REZONING ORDINANCE
B. DRAFT PRELIMINARY PLAT RESOLUTION
C. DRAFT CONDITIONAL USE PERMIT RESOLUTION
D. DRAFT SITE PLAN REVIEW RESOLUTION
E. LOCATION MAP
F. SITE DEVELOPMENT PLANS

6.2B ORDINANCE

ORDINANCE #2023-___

ORDINANCE AMENDING ORDINANCE #2017-1226

The City of Brooklyn Park does Ordain that Ordinance 2017-1226 is amended as follows:

Section 1. The following described properties are hereby zoned Business Park with Planned Development Overlay (BP/PD):

Lots 2 and 3, Block 1, Gateway 6th Addition and Outlots B and D, Gateway 3rd Addition, Hennepin County, Minnesota; and Unplatted Minnesota Department of Transportation property at the southwest corner of Highways 169 and 610

The Planned Development Overlay has the following requirements for Outlots B and D, Gateway 3rd Addition and Unplatted Minnesota Department of Transportation property at the southwest corner of Highways 169 and 610 as described below and depicted in the "610 Junction" development plan dated 9/20/2017:

1. Uses on the property shall promote a strong full-time employment base with high quality and landmark buildings consistent with the Comprehensive Plan:
    a. Office
    b. Manufacturing, processing, or research.
    c. Ancillary warehousing to the above uses must be used primarily for goods or materials that have been or will be manufactured or processed on the property.
    d. Warehousing and distribution centers as primary uses are prohibited.
    e. Outdoor storage is prohibited.
2. The Site Plan (page A1) dated 9/20/2017 showing the general location of the following items:
    a. Shared driveways, access, truck courts, and parking lots.
    b. Building placement, especially narrower building sides fronting 93rd Avenue.
    c. Shared stormwater management basins.
3. The following items must be included in site plans for individual buildings and sites:
    a. Connected internal walkways between building entrances and Decatur Drive.
    b. Shared monument or area identification signs.
4. A private shared access easement must be in place with the property to the east including both vehicular (cars and trucks) and pedestrian access (sidewalk).
5. 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.
    c. An office or professional appearance of building design as opposed to a warehouse appearance.
    d. The appearance of the north and east buildings visible to Highway 610 must be that of a two-story building.

6. A site plan review or conditional use permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
7. Other provisions of the City Code not modified here shall apply.
8. Curb cuts on Decator Drive shall be finalized with each site's site plan review.
9. Sewer service shall be extended to gain access to the St. Vincent de Paul property west of Decatur Drive.

Section 2. The following described properties are rezoned from ~~Neighborhood Retail~~ General Business District with Planned Development Overlay (~~B2~~ B3/PD) to ~~General Business~~ Town Center with Planned Development Overlay (~~B3~~ TC/PD):

Lot 1, Block 1, Gateway 6th Addition, Hennepin County, Minnesota

This Planned Development Overlay has the following requirements for the "610 Junction" development plan shown on Site Plan dated 9/20/2017:

1. Uses on the site shall conform to those listed on the Site Plan or a similar use allowed in the ~~B3~~ TC Zoning District.
2. The following uses are prohibited on the site:
    a. Auto Repair
    b. Car Washes
    c. Currency Exchanges
    d. Pawn Shops
    e. Sexually-oriented Businesses
    f. Outdoor Storage
    g. Transient Sales
3. At least one building adjacent to Highway 610 must have a four-story component, and other buildings on sites adjacent to Highway 610 must have at least two stories.
4. Any self-storage facility must be integrated into adjacent development in design and construction.
5. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
6. Site plans for individual users must include pedestrian connections to adjacent roadways.

RESOLUTION #2023-___

RESOLUTION TO ADOPT A PRELIMINARY PLAT FOR "GATEWAY 7TH ADDITION" AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH

Planning Commission File #23-102

WHEREAS, Scannell Properties has filed an application for preliminary and final plat for "Gateway 7th Addition" at the northwest intersection of Jefferson Highway North and Decatur Drive North, legally described as:

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

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 #23-102 "Gateway 7th Addition" shall be approved subject to the following conditions:

A. Title review by the City Attorney and all conditions therein, attached as Exhibit _____. All title issues must be resolved prior to plat recording.
B. Adequate drainage and utility easements shall be provided with review and acceptance by the City Engineer.
C. Payment of park dedication at the rate of $8,000 per acre (7.8 acres) for a total of $62,400 prior to recording the final plat.
D. Submission of a CAD copy of the plat.

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 subdivider 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 CONDITIONAL USE PERMIT FOR A MULTIFAMILY DWELLING

Planning Commission File #23-102

WHEREAS, Real Estate Equities, has made an application for a Conditional Use Permit (CUP) for a multifamily dwellings in the Town Center zoning district on property legally described as:

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

WHEREAS, the Town Center Zoning District requires a Conditional Use Permit for all residential uses in conformance with the Comprehensive Plan; and

WHEREAS, the use of the property as multifamily dwellings is consistent with the mixed-use designation of the 2040 Comprehensive Plan; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK that the Conditional Use Permit for multifamily dwellings is hereby granted subject to the following conditions:

1.00 GENERAL CONDITIONS

1.01 The rezoning ordinance must be adopted prior to approval of the conditional use permit resolution.

1.02 The conditional use permit remains with the property as long as the property and use are in compliance with the conditions contained herein. The permit expires if the use has been discontinued for more than 364 consecutive days from the date that the use ceased, or the business owner fails to meet the certification requirements of the conditional use permit.

1.03 If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may include revocation of the permit in accordance with § 152.035(H)(1) of the Municipal Code.

1.04 This resolution must be recorded with the Hennepin County Recorder’s office prior to issuance of building permits.

If the petitioner needs additional time to satisfy the requirements listed in this Conditional Use Permit, 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 meet all conditions stated above by December 31, 2023 shall deem the Conditional Use Permit approval to be null and void.

RESOLUTION #2023-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR TWO MULTIFAMILY DWELLINGS

Planning Commission File #23-102

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

Lots 1 and 2, Block 1 of Gateway 7th Addition, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Town Center/Planned Development Overlay, TC/PD –in which multifamily dwellings are allowed uses with a conditional use permit; 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 March 8, 2023.

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

The Site Plan Review for two multifamily dwellings is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, and grading plans dated February 21, 2023 and landscaping plans dated January 25, 2023, on file in the City Clerk's office are approved, subject to conditions listed below.

1.02 Building elevations, which are undated 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 “Gateway 7th Addition” must be approved prior to Site Plan approval.

5.02 Provide revised calculations for landscape requirements and any revisions to plans prior to City Council consideration.

Rezoning, Conditional Use Permit, Plat, and Site Plan
Case #23-102 – Decatur North and South Apartments
Area of Request (Spring 2018 Air Photo)

Brooklyn Park

REE - BROOKLYN PARK - DECATUR NORTH & SOUTH APARTMENTS

BUILDING A - PROJECT DATA

BLDG A - PARKING			
Level	*Type*	*Count*	Mark
Level -1		121	BLDG A
Level 1		102	BLDG A
Level 1	Surface	117	BLDG A
		340	

PARKING REQUIRED - 315
RATIO - 1.8 STALLS/UNIT

BLDG A - GROSS AREA -...	
Level	*Area*
Level 6	40,539 ft²
Level 5	40,539 ft²
Level 4	40,539 ft²
Level 3	40,539 ft²
Level 2	40,539 ft²
Level 1	41,017 ft²
Level -1	41,132 ft²
Grand total	284,846 ft²

BLDG A - UNIT MIX - GROSS AREA			
Name	*Count*	*Unit Gross Area Main Floor*	%
1 BR			
Unit 1-0 - BLDG A	40	689 ft²	23%
	40		23%
2BR			
Unit 3-1 - BLDG A	90	969 ft²	51%
	90		51%
3BR			
Unit 4-0 - BLDG A	20	1,291 ft²	11%
Unit 4-1 - BLDG A	15	1,303 ft²	9%
Unit 4-3 - BLDG A	10	1,267 ft²	6%
	45		26%
Grand total	175		100%

BUILDING B - PROJECT DATA

BLDG B - PARKING			
Level	*Type*	*Count*	Mark
Level -1		118	BLDG B
Level 1		102	BLDG B
Level 1	Surface	101	BLDG B
		321	

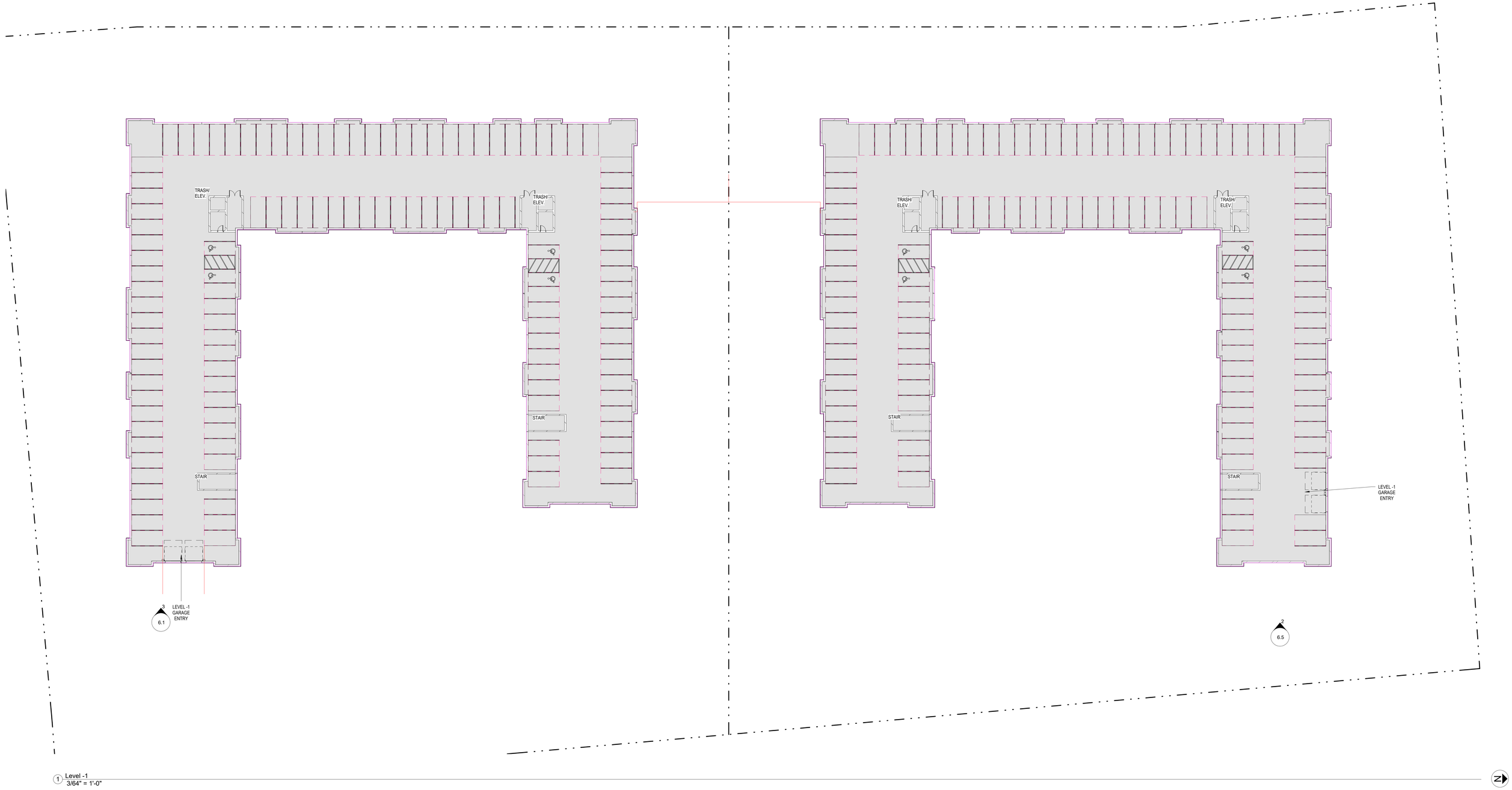
PARKING REQUIRED - 315
RATIO - 1.8 STALLS/UNIT

BLDG B - GROSS AREA -...	
Level	*Area*
Level 6	40,540 ft²
Level 5	40,540 ft²
Level 4	40,540 ft²
Level 3	40,540 ft²
Level 2	40,540 ft²
Level 1	41,017 ft²
Level -1	41,132 ft²
Grand total	284,847 ft²

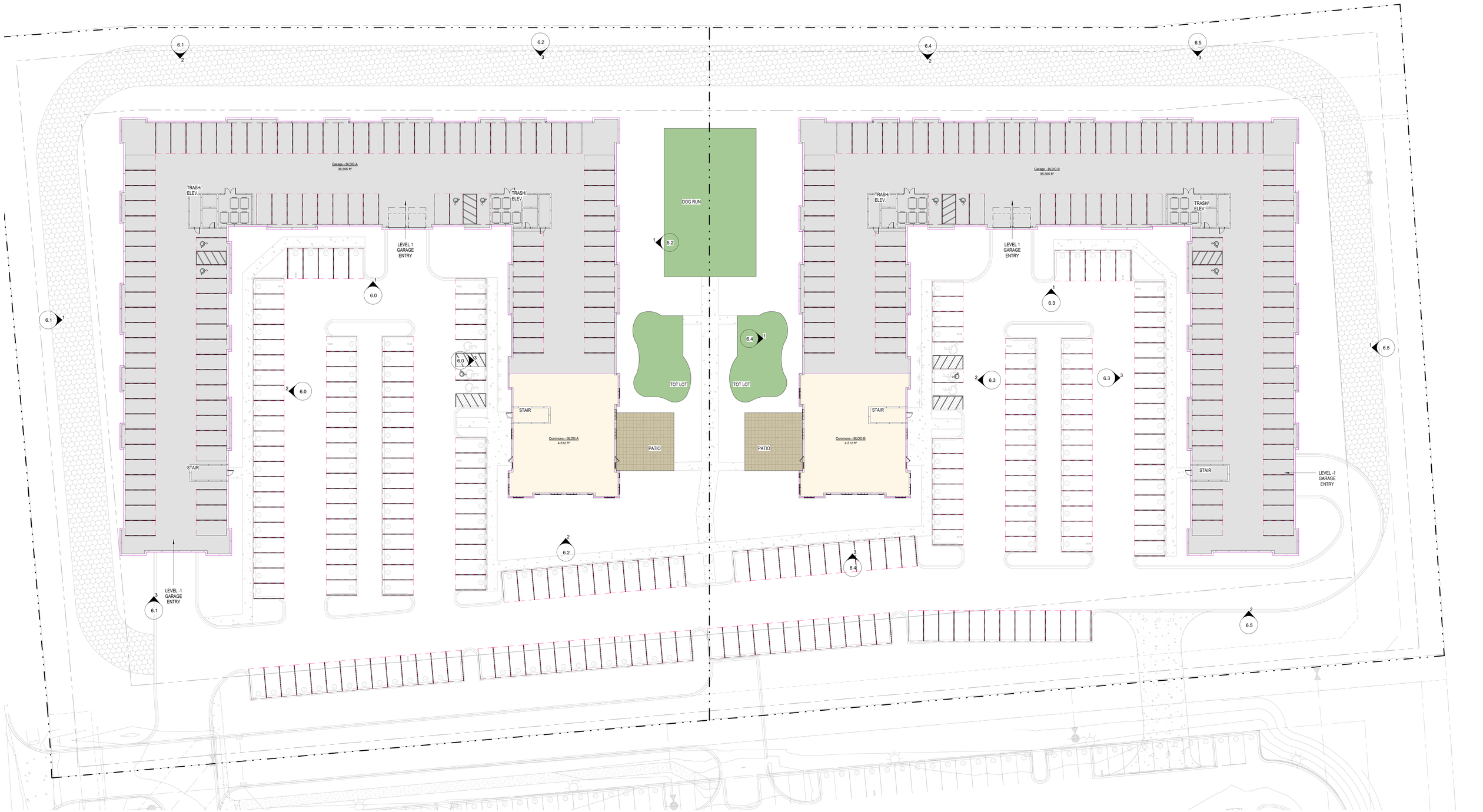
BLDG B - UNIT MIX - GROSS AREA			
Name	*Count*	*Unit Gross Area Main Floor*	%
1BR/1BA			
Unit 1-0 - BLDG B	40	689 ft²	23%
	40		23%
2BR/2BA			
Unit 3-1 - BLDG B	90	969 ft²	51%
	90		51%
3BR/2BA			
Unit 4-0 - BLDG B	20	1,291 ft²	11%
Unit 4-1 - BLDG B	15	1,303 ft²	9%
Unit 4-3 - BLDG B	10	1,267 ft²	6%
	45		26%
Grand total	175		100%

CONTENTS

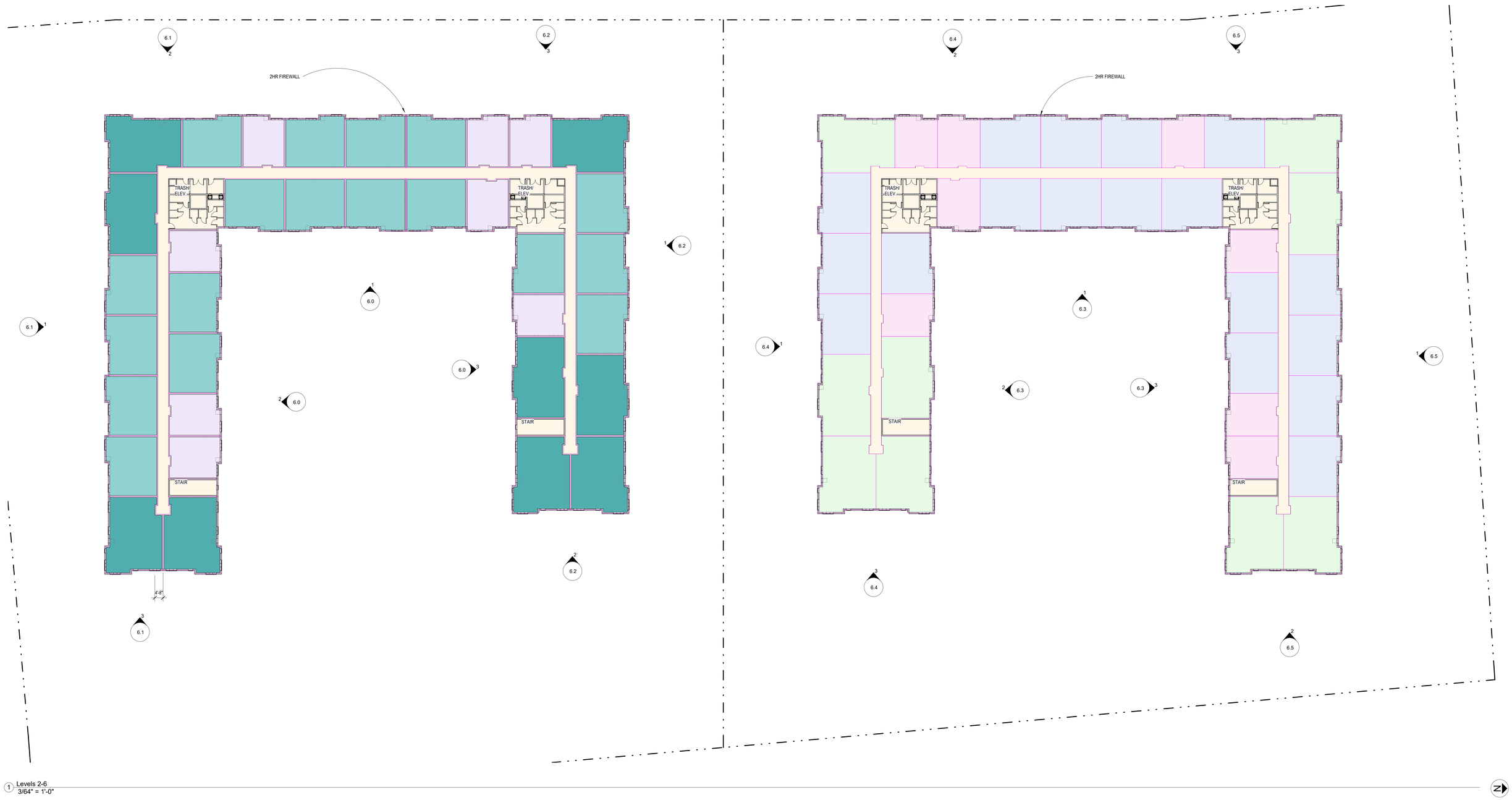
PROJECT DATA	1.0	SD
FLOOR PLAN LEVEL -1	3.0	SD
FLOOR PLAN LEVEL 1	3.1	SD
FLOOR PLAN LEVELS 2-6	3.2	SD
EXTERIOR ELEVATIONS	6.0	SD
EXTERIOR ELEVATIONS	6.1	SD
EXTERIOR ELEVATIONS	6.2	SD
EXTERIOR ELEVATIONS	6.3	SD
EXTERIOR ELEVATIONS	6.4	SD
EXTERIOR ELEVATIONS	6.5	SD
RENDERINGS	6.6	SD
RENDERINGS	6.7	SD
RENDERINGS	6.8	SD
TITLE SHEET	C1.01	SD
EXISTING CONDITIONS	C2.01	SD
PRELIMINARY SITE PLAN	C3.01	SD
PRELIMINARY GRADING PLAN	C4.01	SD
EROSION CONTROL PHASE 1	C5.01	SD
EROSION CONTROL PHASE 2	C5.02	SD
EROSION CONTROL NOTES	C5.03	SD
PRELIMINARY UTILITY PLAN	C6.01	SD
CONSTRUCTION DETAILS	C9.01	SD
CONSTRUCTION DETAILS	C9.02	SD
CONSTRUCTION DETAILS	C9.03	SD
TREES AND GROUND COVER	L1.01	SD
SHRUB PLAN	L1.02	SD
LANDSCAPE DETAILS AND NOTES	L1.03	SD



1 Level -1
3/64" = 1'-0"



1 Level 1
3/64" = 1'-0"

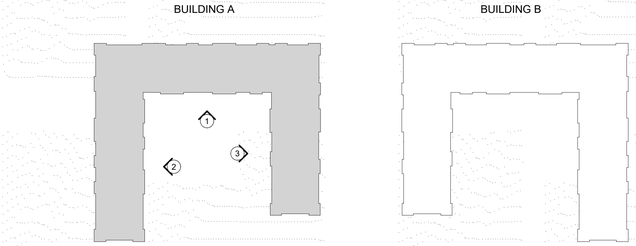


1 Levels 2-6
3/64" = 1'-0"

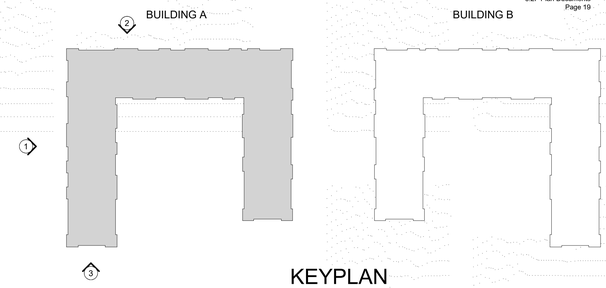
1 Building A Elevation 1
1/8" = 1'-0"

2 Building A Elevation 2
1/8" = 1'-0"

3 Building A Elevation 3
1/8" = 1'-0"



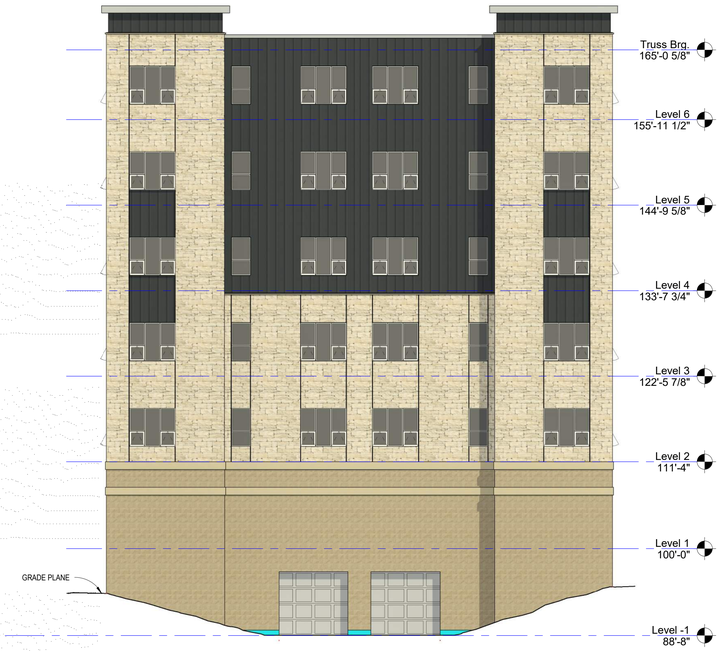
KEYPLAN



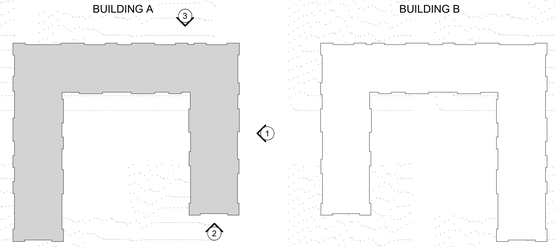
KEYPLAN

1 Building A Elevation 4
1/8" = 1'-0"

2 Building A Elevation 5
1/8" = 1'-0"



3 Building A Elevation 6
1/8" = 1'-0"



KEYPLAN

1 Building A Elevation 7
1/8" = 1'-0"

2 Building A Elevation 8
1/8" = 1'-0"

3 Building A Elevation 9
1/8" = 1'-0"

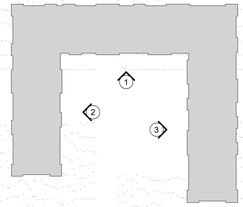
1 Building B Elevation 1
1/8" = 1'-0"

2 Building B Elevation 2
1/8" = 1'-0"

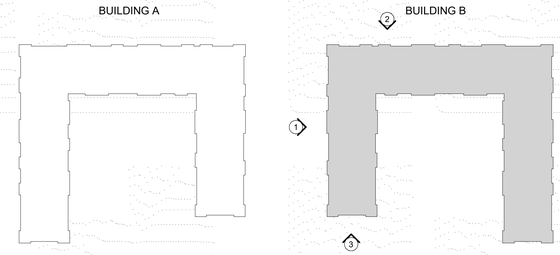
3 Building B Elevation 3
1/8" = 1'-0"

BUILDING A

BUILDING B



KEYPLAN



KEYPLAN

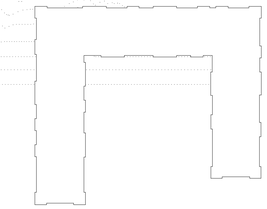
1 Building B Elevation 4
1/8" = 1'-0"

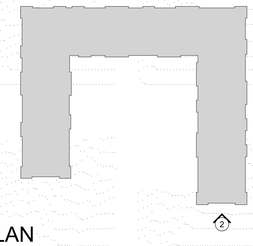
2 Building B Elevation 5
1/8" = 1'-0"

3 Building B Elevation 6
1/8" = 1'-0"

BUILDING A

BUILDING B





KEYPLAN

1 Building B Elevation 7
1/8" = 1'-0"

2 Building B Elevation 8
1/8" = 1'-0"

3 Building B Elevation 9
1/8" = 1'-0"

Preliminary Site Development Plans

for

Decatur North & Decatur South Apartments

Brooklyn Park, Minnesota

Presented by:
Real Estate Equities

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
REAL ESTATE EQUITIES
579 SELBY AVE.
651-389-3800
ABISANZ@REEAPARTMENTS.COM
CONTACT: ALEX BISANZ

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
763-476-6010
JBALZER@SAMBATEK.COM
CONTACT: JOSH BALZER

ARCHITECT
KAAS WILSON
1301 AMERICAN BLVD E
BLOOMINGTON, MN 55425
612-879-6000
CHRISTIANB@KAASWILSON.COM
CONTACT: CHRISTIAN BORGAN

SURVEYOR
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
763-476-6010
MSALO@SAMBATEK.COM
CONTACT: MARK SALO

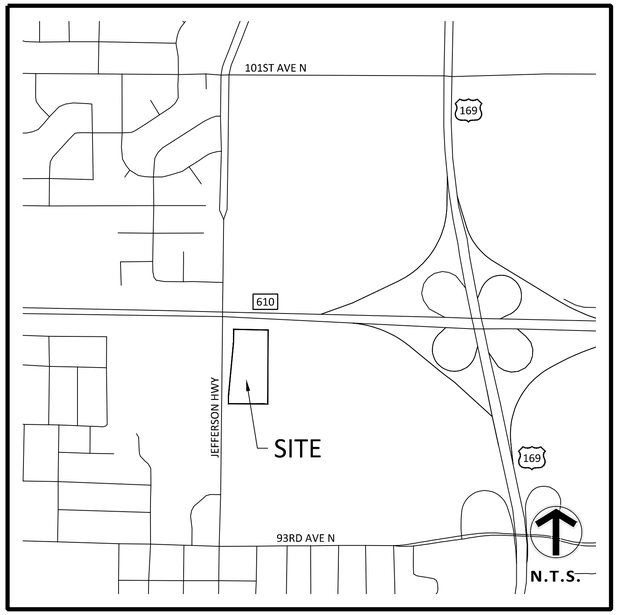
GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE SOUTH
MINNEAPOLIS, MN 55438
952-995-2000
BROUNSVILLE@BRAUNINTERTEC.COM
CONTACT: BRANDON ROUNSVILLE

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
763-476-6010
JWORKMAN@SAMBATEK.COM
CONTACT: JOHNNIE WORKMAN

BENCHMARKS

BM NO. 1
SMH.
ELEV.=885.33

BM NO. 2
FOUND IRON PIPE NW COR OF SITE
ELEV.=887.98



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE SHEET
C2.01	EXISTING CONDITIONS
C3.01	PRELIMINARY SITE PLAN
C4.01	PRELIMINARY GRADING PLAN
C5.01	EROSION CONTROL PHASE 1
C5.02	EROSION CONTROL PHASE 2
C5.03	EROSION CONTROL NOTES
C6.01	PRELIMINARY UTILITY PLAN
C9.01	CONSTRUCTION DETAILS
C9.02	CONSTRUCTION DETAILS
C9.03	CONSTRUCTION DETAILS
L1.01	TREES AND GROUND COVER
L1.02	SHRUB PLAN
L1.03	LANDSCAPE DETAILS AND NOTES

GOVERNING SPECIFICATIONS

CITY OF BROOKLYN PARK SPECIFICATIONS (2022)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY TK
DESIGNED BY JB
CHECKED BY ST
PROJECT NO. 51412

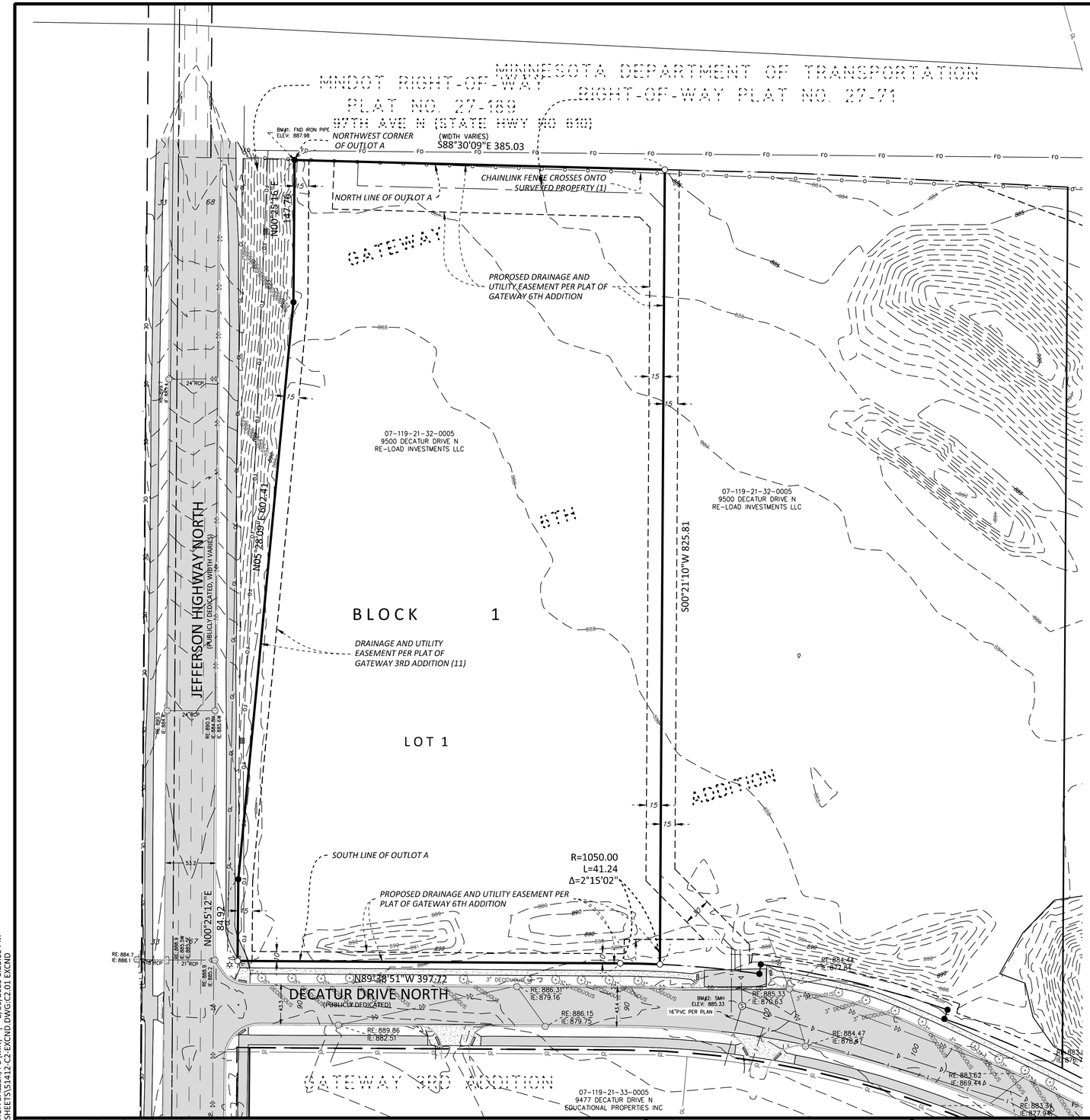
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

TITLE SHEET

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C1.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 1/25/2023 5:21:51 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C1-TITLE.DWG:C1.01-TITLE



LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 43933
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- LIGHT
- GUY ANCHOR
- UTILITY POLE
- GUARD POST
- SIGN
- GAS METER
- GAS MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV BOX
- COMMUNICATIONS MANHOLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- TIE LINE
- SECTION LINE
- (100.00) DEED DISTANCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- WETLAND
- RETAINING WALL
- BLOCK RETAINING WALL
- STONE RETAINING WALL
- POND / WATER LINE
- FEMA FLOOD ZONE LINE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 999.9 SPOT ELEVATION
- CONTOUR
- SOIL BORING
- REGULAR PARKING STALL COUNT
- TRAFFIC MARKERS

DESCRIPTION

LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA (ABSTRACT PROPERTY).

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS 9500 DECATUR DRIVE NORTH, ITS PROPERTY IDENTIFICATION NUMBER IS 0711921320005.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 7.803 ACRES OR 339.896 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED GENERAL BUSINESS DISTRICT (B3), PER ZONING MAP FOUND ON THE CITY OF BROOKLYN PARK WEBSITE ACCESS 05/13/2022
4. THERE WERE NO BUILDINGS OBSERVED ON THE SURVEYED PROPERTY.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS ARE 2750J AND JACOB, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1
SMH. ELEV.=885.33

BENCHMARK #2
FOUND IRON PIPE NW COR OF SITE. ELEV.=887.98

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
2. FIELD WORK WAS COMPLETED ON 09/13/2021.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 60 120 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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

Print Name: PRELIMINARY

Date _____ License # _____

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 51412

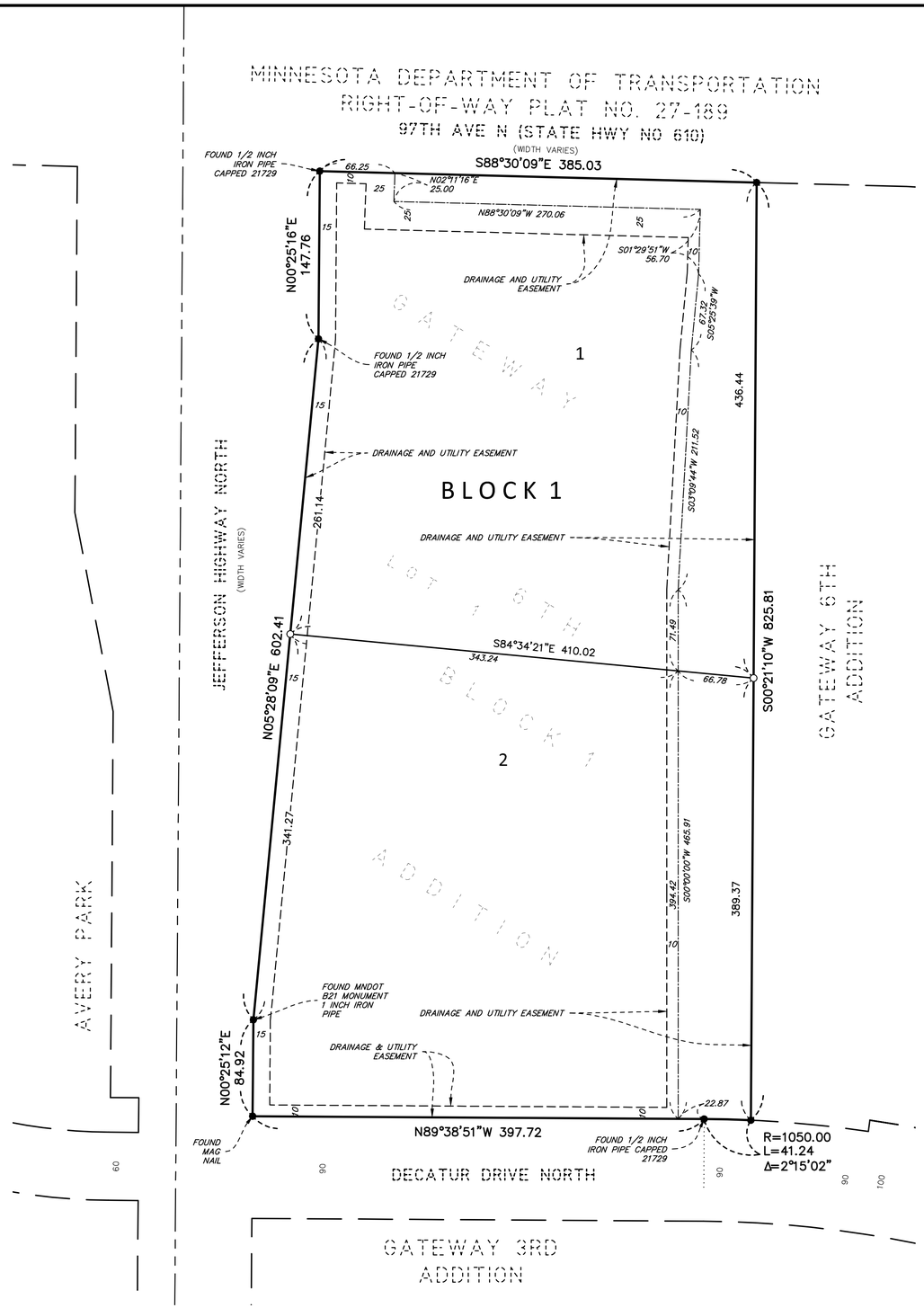
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EXISTING CONDITIONS

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET C2.01 OF REV. #

24.1S (LIWS TECH) | JOSHUA BALZER, PE (MN) | 2/20/2023 1:28:03 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C2-EXCND.DWG\C2.01 EXCND



GATEWAY 7TH ADDITION
PRELIMINARY PLAT

SURVEY NOTES

1. THIS SURVEY WAS PREPARED UTILIZING TITLE COMMITMENT NO. 67166 BY OLD REPUBLIC TITLE INSURANCE COMPANY , BEARING AN EFFECTIVE DATE OF 08/21/2022.
2. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
3. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 7.803 ACRES OR 339.896 SQUARE FEET
4. THE FIELD WORK WAS COMPLETED ON 9/13/2023.

DESCRIPTION

LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA

PROPERTY SUMMARY

TOTAL SITE AREA: 339,896 S.F. (GROSS)

LOT SUMMARY

NUMBER OF LOTS:	2
AVERAGE LOT SIZE:	169,948 S.F.
MINIMUM LOT SIZE:	166,021 S.F.
MAXIMUM LOT SIZE:	173,876 S.F.

SITE DENSITY

PROPOSED DENSITY: 45 UNITS PER ACRE (GROSS)

SITE SETBACKS

CURRENT ZONE: B3/PD

PROPOSED ZONE: TOWN CENTER DISTRICT

BUILDING SETBACKS		PARKING SETBACKS	
FRONT YARD:	50 FT	FRONT YARD:	15 FT
REAR YARD:	50 FT	REAR YARD:	15 FT
SIDE YARD:	50 FT	SIDE YARD:	5 FT
ARTERIAL STREET:	50 FT	ARTERIAL STREET:	15 FT

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

LEGEND

FOUND MONUMENT	BOUNDARY LINE	EASEMENT LINE
FOUND CAST IRON MONUMENT	RIGHT-OF-WAY LINE	SETBACK LINE
FOUND RIGHT-OF-WAY MONUMENT	UNDERLYING / ADJACENT LOT	RESTRICTED ACCESS
SET MONUMENT MARKED LS 43933	TIE LINE	TREE LINE
GATE VALVE / HYDRANT	SECTION LINE	CONCRETE CURB
SANITARY MANHOLE	(100.00) DEED DISTANCE	BUILDING LINE
CLEAN OUT	WATERMAIN	BUILDING CANOPY
STORM MANHOLE	SANITARY SEWER	BITUMINOUS SURFACE
STORM CATCH BASIN	STORM SEWER	CONCRETE SURFACE
FLARED END SECTION	UE UNDERGROUND ELECTRIC	DECIDUOUS TREE
TRANSFORMER	UT UNDERGROUND TELEPHONE	CONIFEROUS TREE
LIGHT	UG UNDERGROUND GAS	999.9 SPOT ELEVATION
GUY ANCHOR	OE OVERHEAD ELECTRICAL WIRE	902 CONTOUR
UTILITY POLE	CHAIN LINK FENCE	ST 999.9 SOIL BORING
GUARD POST	WOOD FENCE	## REGULAR PARKING STALL COUNT
SIGN	WIRE FENCE	TRAFFIC MARKERS
GAS METER	WL WET LAND	
GAS MANHOLE	RETAINING WALL	
ELECTRIC MANHOLE	BLOCK RETAINING WALL	
ELECTRIC METER	STONE RETAINING WALL	
TELEPHONE PEDESTAL	POND / WATER LINE	
CABLE TV BOX	FEMA FLOOD ZONE LINE	
COMMUNICATIONS MANHOLE		

VICINITY MAP

NORTH

0 60 120
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

© 2021 Sambatek

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

PRELIMINARY

Print Name: Mark R. Salo

Date 02/22/2023 License # 43933

DATE ISSUED	02/17/2023
DRAWN BY	DJT
DESIGNED BY	
CHECKED BY	MRS
PROJECT NO.	51412

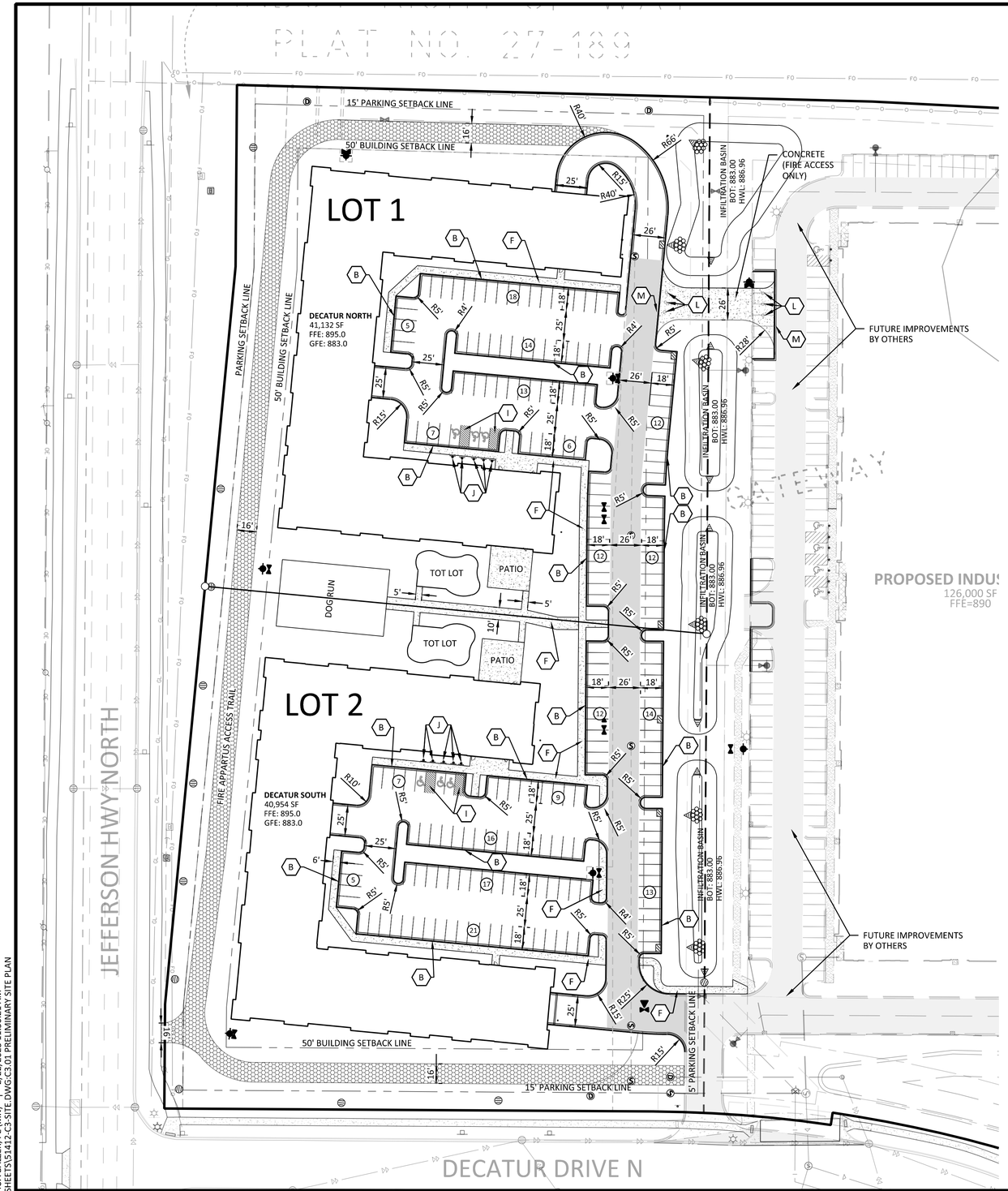
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

GATEWAY 7TH ADDITION PRELIMINARY PLAT

REAL ESTATE EQUITIES
GATEWAY 6TH ADDITION, LOT 1
DECATUR DRIVE
BROOKLYN PARK, MINNESOTA

SHEET
C2.02
OF 1
REV.

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:46:46 AM
L:\PROJECTS\51412\CAD\SURVEY\SHEETS\51412-PPLAT.DWG:C2.02 PRELIMINARY PLAT



KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. KNOCK DOWN BOLLARDS
M. SURMOUNTABLE CURB AND GUTTER

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE

SIGN
BOLLARD
REGULAR PARKING STALL COUNT
1 KEYNOTE

STANDARD DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)

DEVELOPMENT SUMMARY

RESIDENTIAL

AREA	
LOT 1 AREA	3.81 AC
LOT 2 AREA	3.99 AC
GROSS SITE AREA	7.80 AC
IMPERVIOUS	4.15 AC
PERVIOUS	3.65 AC

PARKING SUMMARY	STALLS
EXTERIOR	213
INTERIOR	446
TOTAL PARKING PROVEDED	659
TOTAL PARKING REQUIRED	630

APARTMENT BUILDINGS	UNITS
DECATUR NORTH	175
DECATUR SOUTH	175
GROSS DENSITY	45 U/A

BUILDING SETBACKS	
FRONT YARD	50 FT
REAR YARD	50 FT
EAST SIDE YARD	50 FT
WEST SIDE YARD	50 FT

PARKING SETBACKS	
FRONT YARD	15 FT
REAR YARD	15 FT
EAST SIDE YARD	5 FT
WEST SIDE YARD	15 FT

ZONING	
EXISTING ZONING	B3/PD
PROPOSED ZONING	TOWN CENTER DISTRICT

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY SITE PLAN

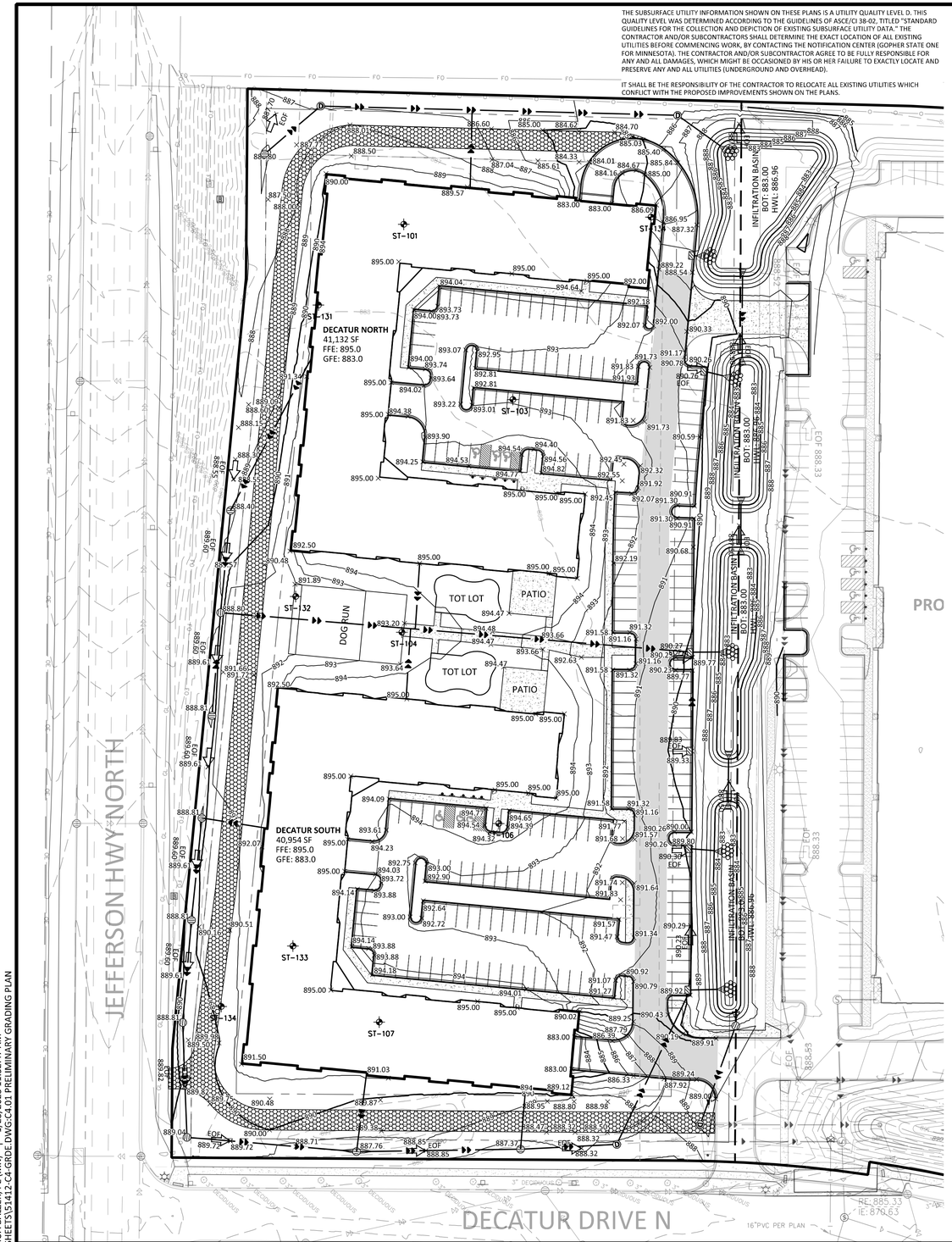
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C3.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:50:21 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-C3-SITE.DWG:C3.01 PRELIMINARY SITE PLAN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GRADING NOTES

1. PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
2. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
3. ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
4. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
6. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

   A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

   COMPANY: BRAUN INTERTEC

   ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN

   PHONE: 952-995-2000

   DATED: OCTOBER 1ST 2021

   CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
7. CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
8. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
9. REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
11. EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
    a. RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
    b. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
    c. ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
    d. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
    e. BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
    f. PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
    i. TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
    ii. ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
    iii. TUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
    iv. TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
    g. AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
    h. MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
    i. THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
12. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
13. TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
14. FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. TOLERANCES
    a. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    b. THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    c. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    d. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    e. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
16. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
17. CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
18. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
19. RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND LIMITS
	800	TREE LINE / SPOT ELEVATIONS
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

STANDARD DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY TK
DESIGNED BY JB
CHECKED BY ST
PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

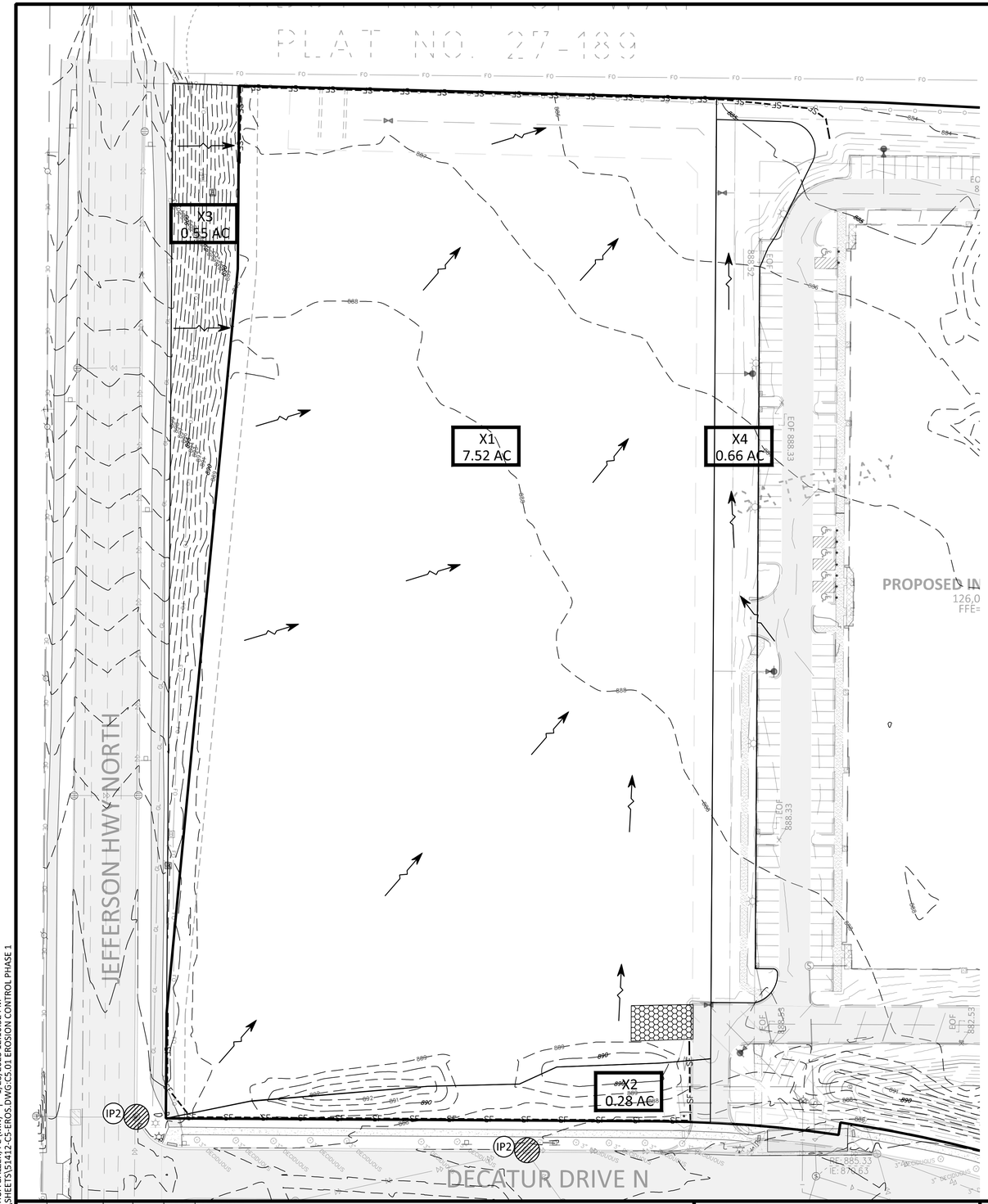
PRELIMINARY GRADING PLAN

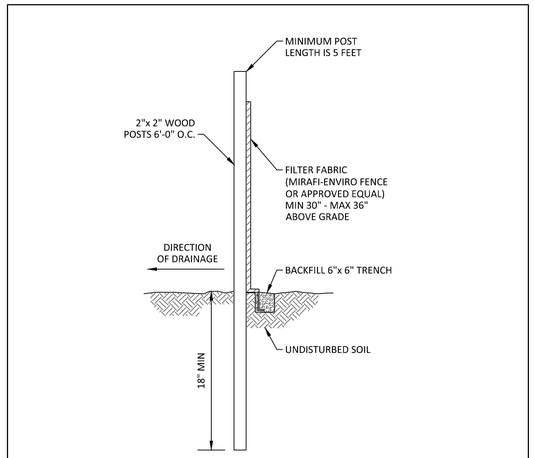
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET C4.01 OF REV. #

© 2021 Sambatek

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 11:52:47 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-C4-GRDE DWG\C4.01 PRELIMINARY GRADING PLAN





NOTES:

1. MAXIMUM SPACING BETWEEN POSTS (CENTER TO CENTER) SHALL NOT EXCEED 6 FEET IN SPACING.
2. A MINIMUM OF 5 FASTENERS PER POST

SF N.T.S. **PREASSEMBLED SILT FENCE- WOOD POSTS (MNDOT 3886)**

E-09A
01/12
NO SCALE

Sambatek
www.sambatek.com

LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST 5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,110
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	2

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NORTH

0 50 100
SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

PRELIMINARY

Print Name: JOSHUA BALZER

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

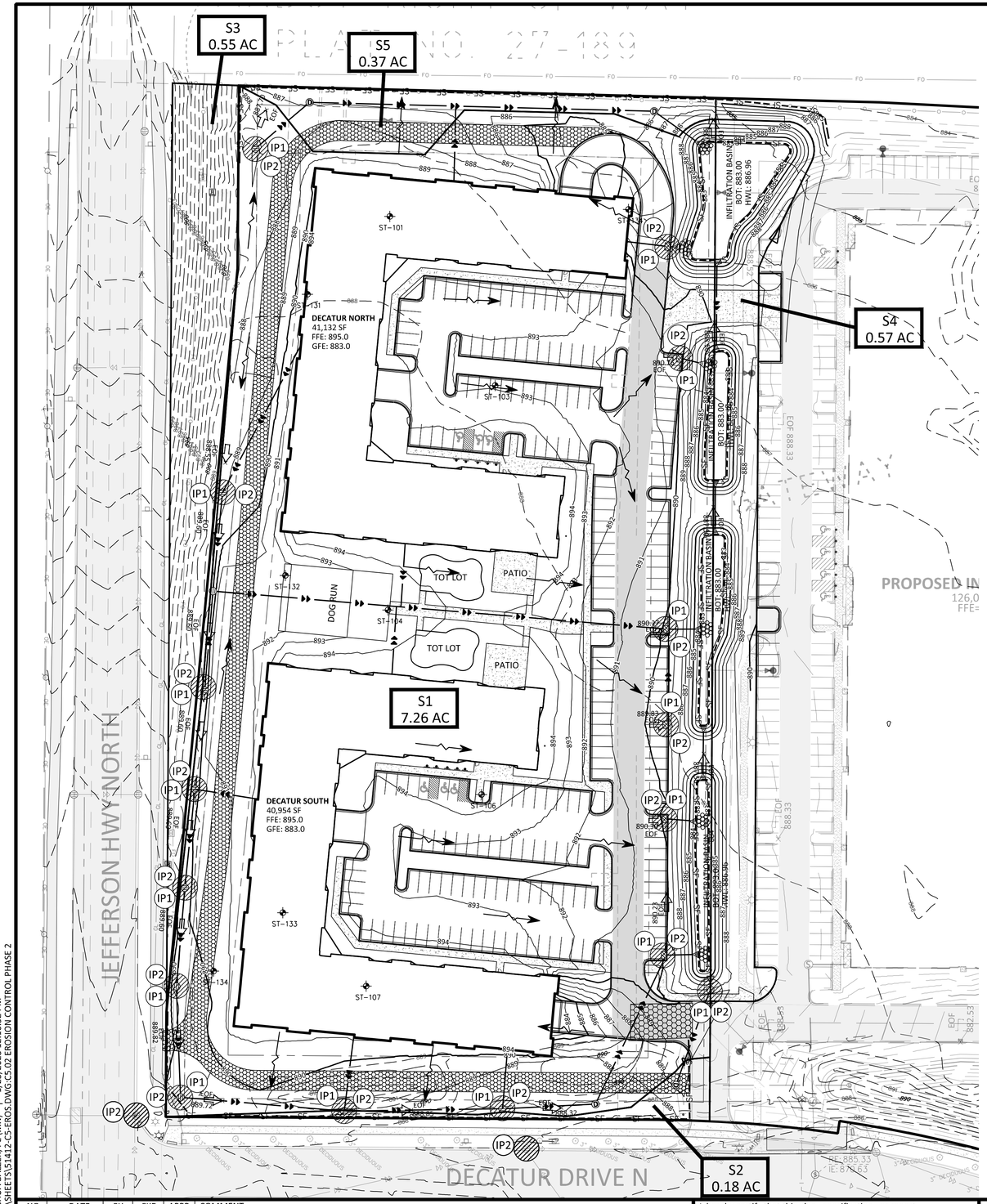
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL PHASE 1

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C5.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 12:16:52 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C5-EROS.DWG:C5.01 EROSION CONTROL PHASE 1



LEGEND

PROPOSED	EXISTING	
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
902	902	CONTOUR
		RIPRAP
EOF 902.5		OVERFLOW ELEV.
		BIO-ROLL
SF		SILT FENCE
SD		SILT DIKE
		LIMITS OF DISTURBANCE
ST_5 902.5		SOIL BORINGS
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP1		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
SB		TEMPORARY SEDIMENT BASIN
TSM		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPP)
TS		TEMPORARY STORAGE AND PARKING AREA

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA, THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	CUMULATIVE QUANTITY
SILT FENCE	LINEAR FEET	2,300
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	16
INLET PROTECTION DEVICE (IP-2)	UNIT	18

* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
STORM FACILITIES																		

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

NORTH
0 50 100
SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL PHASE 2

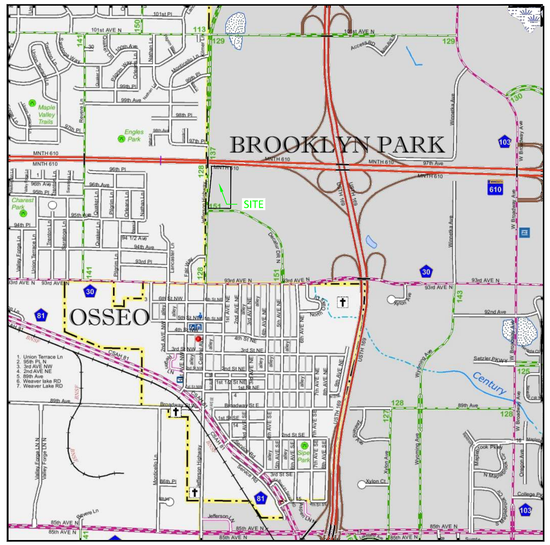
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C5.02
OF
REV. #

© 2021 Sambatek

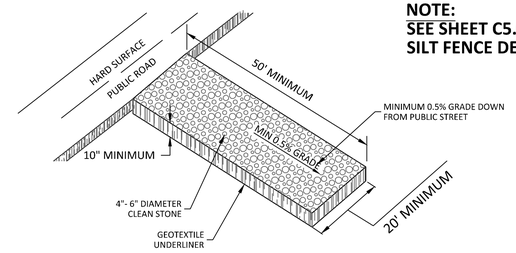
24.1S (LMS TECH) | JOSHUA BALZER, PE (MIN) | 1/23/2023 12:16:52 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C5-EROS.DWG:C5.02 EROSION CONTROL PHASE 2

EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"

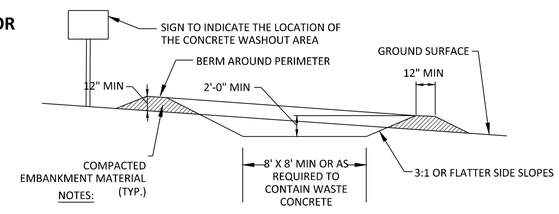


SITE LOCATION MAP
NOT TO SCALE

USGS MAP
NOT TO SCALE

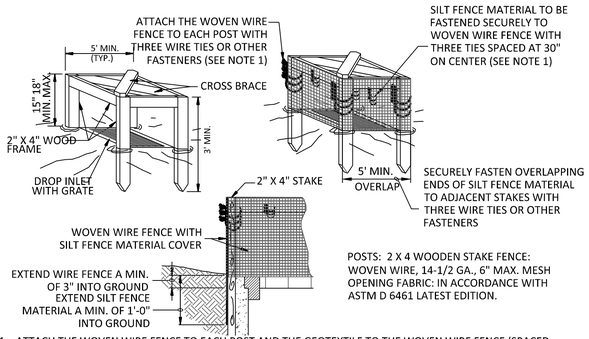


NOTE:
SEE SHEET C5.01 FOR SILT FENCE DETAIL



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

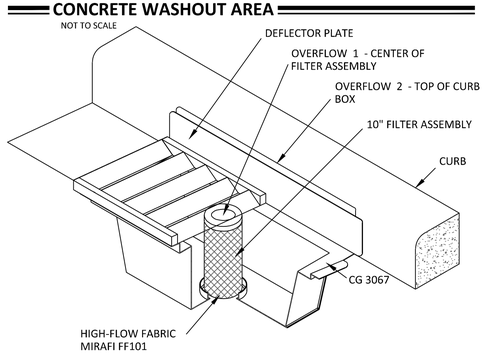
TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE

CONCRETE WASHOUT AREA
NOT TO SCALE



ROAD DRAIN CASTING APPLICABILTY
- NEENAH R-3067
- NEENAH R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE

GENERAL EROSION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION. (NOTE TO THE PREPARER: EDIT APPLICATION PROCESS PER PROJECT REQUIREMENTS)
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE (SECTION 02370))
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/ OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2573.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

PHASE I:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. CLEAR AND GRUB THE SITE.
8. BEGIN GRADING THE SITE.
9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II:

1. TEMPORARY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

AREA SUMMARY IN ACRES

PAVEMENT AREA	2.27 AC±
BUILDING AREA	1.88 AC±
SEEDED AREA	4.48 AC±
TOTAL DISTURBED	8.92 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.10 AC±
POST - CONSTRUCTION IMPERVIOUS	4.44 AC±

DEVELOPER/OWNER:
REAL ESTATE EQUITIES
579 SELBY AVENUE
ABISANZ@REEAPARTMENTS.COM
651-389-3800

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

MAINTENANCE NOTES:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).

3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.

5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.

6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

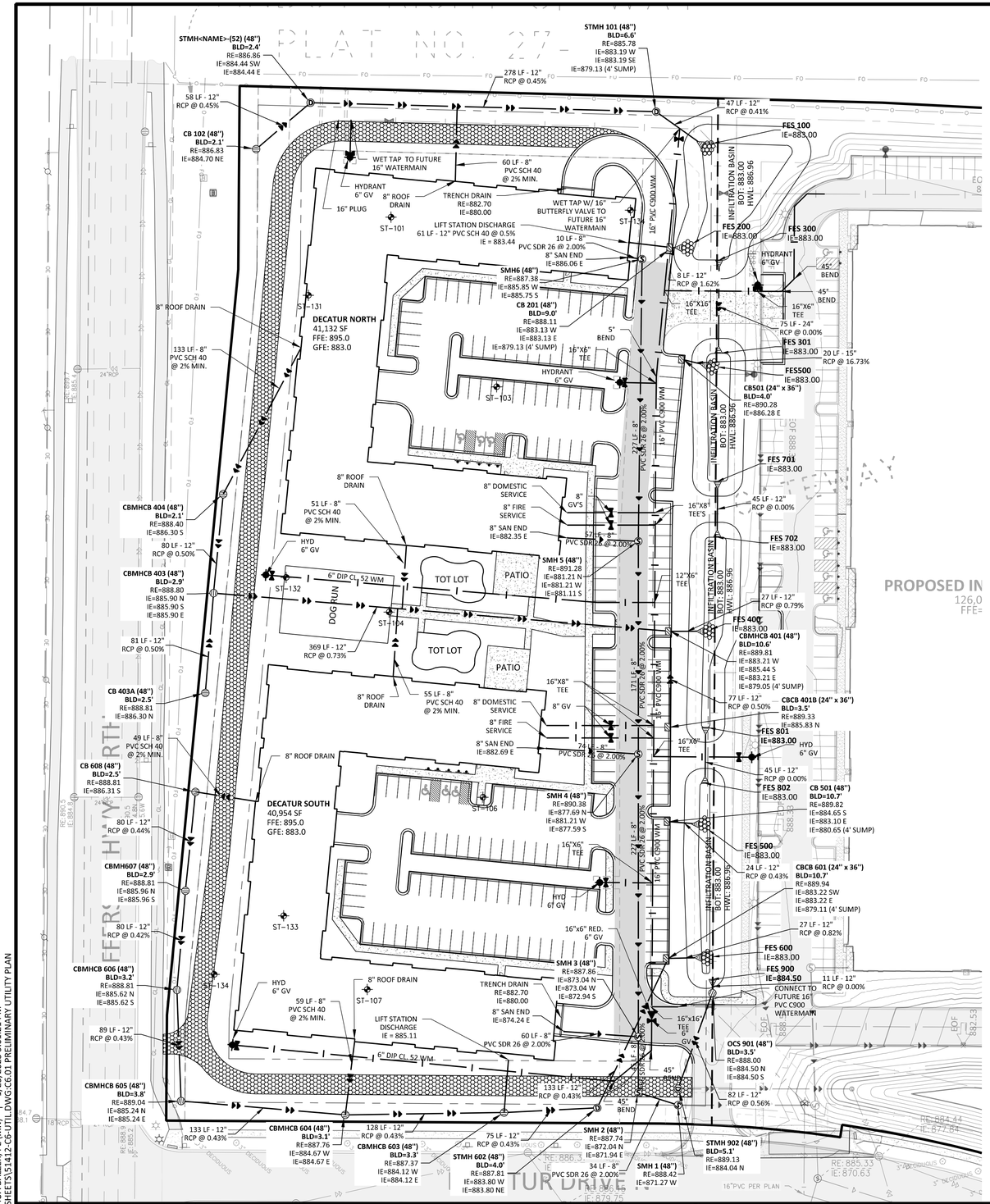
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

EROSION CONTROL NOTES

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C5.03
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 1/23/2023 12:16:52 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C5-EROS.DWG:C5.03 EROSION CONTROL NOTES



LEGEND

- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- DRAINTILE
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE
- ELECTRIC
- CONCRETE CURB
- EASEMENT LINE

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER MAIN (BUILDING, STORM AND SANITARY) CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-26, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE 8" DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   d. ALL HYDRANT LEADS SHALL BE 6" DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   e.
   i. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   e. RIP RAP SHALL BE Mn/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING SERVICE CONNECTIONS (STORM, SANITARY, WATER) WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
7. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:

   COMPANY: BRAUN INTERTEC

   ADDRESS: 11001 HAMPSHIRE AVENUE S, MINNEAPOLIS, MN 55438

   PHONE: 952-995-2000

   DATED: OCTOBER 1ST, 2021

   CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
10. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO STEVE TROSKEY (STROSKEY@SAMBATEK.COM). CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
11. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 50 100 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY	
01/25/2023	DESIGN REVIEW
	PERMIT SUBMITTAL
	CONSTRUCTION DOCUMENTS

DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

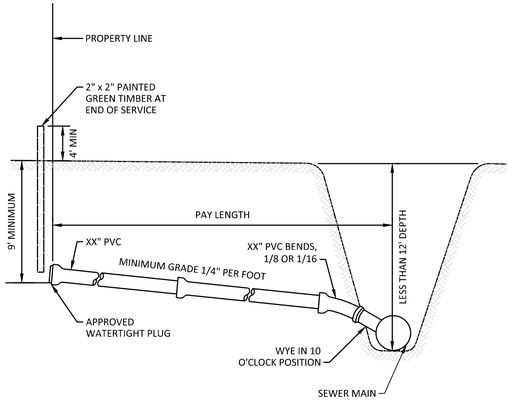
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY UTILITY PLAN

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

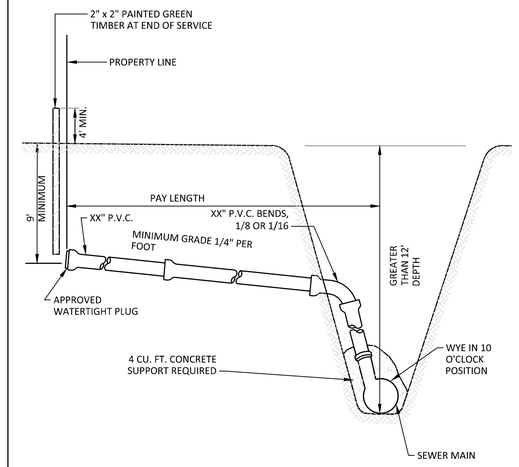
SHEET
C6.01
OF
REV. #

24.15 (LMS TECH) | JOSHUA BALZER, PE (MN) | 1/25/2023 5:01:21 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C6-UTIL.DWG:C6.01 PRELIMINARY UTILITY PLAN



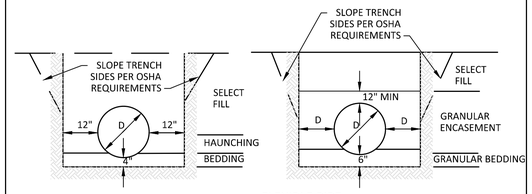
01 N.T.S. **SANITARY SEWER SERVICE CONNECTION**

S-04
04/12
NO SCALE



02 N.T.S. **SANITARY SEWER RISER SERVICE CONNECTION**

S-05
05/06
NO SCALE



REINFORCED CONCRETE PIPE OR DIP

1. BEDDING AND HAUNCHING MATERIAL SHALL BE ASTM D2321-Cl.I, II, III, OR IV A SOILS, AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE. COMPACT BEDDING MATERIAL TO 95% STANDARD PROCTOR.
2. SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

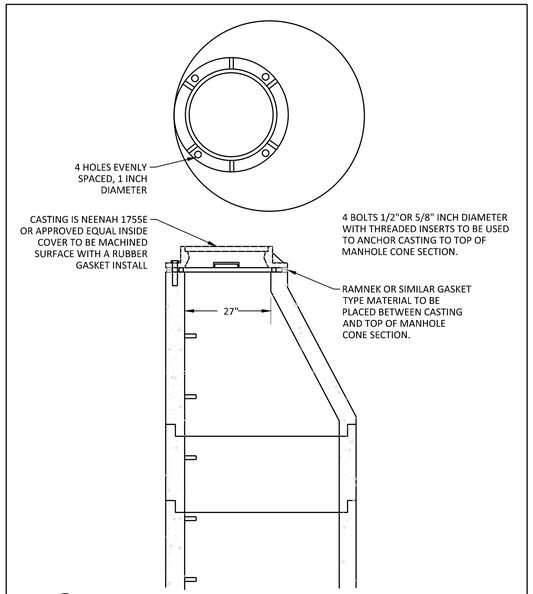
FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE
CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE

1. GRANULAR BEDDING AND ENCASEMENT MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321 OR MN/DOT 3149.2F) GRANULAR MATERIAL, AND SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
2. SELECT FILL PLACEMENT AND COMPACTION. SAME AS FOR RCP.

NOTE:
FOR HDPE INSTALLED BELOW EXISTING OR FUTURE GROUND WATER ELEVATIONS, PIPE BEDDING AND ENCASEMENT SHALL BE CLASS I, CRUSHED ROCK PER ASTM D2321.

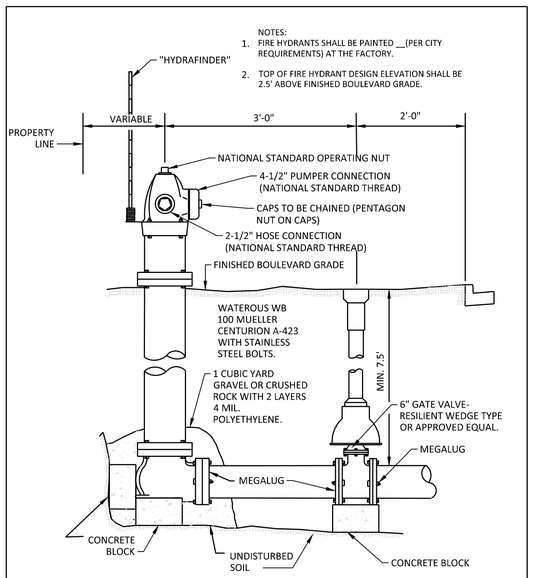
03 N.T.S. **SANITARY SEWER BEDDING**

S-10
05/06
NO SCALE



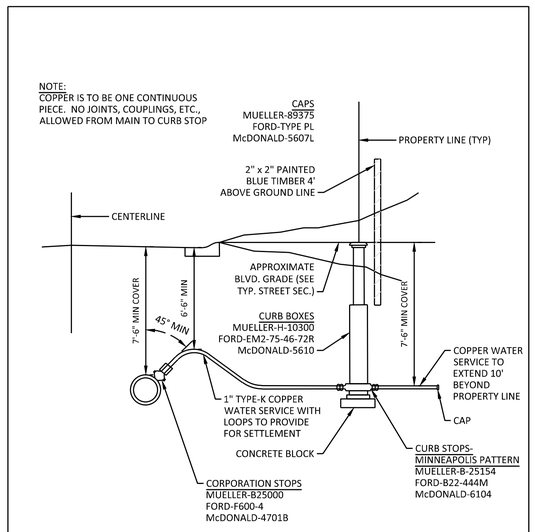
04 N.T.S. **WATERTIGHT CASTING STANDARD MANHOLE**

S-03
05/06
NO SCALE



01 N.T.S. **TYPICAL FIRE HYDRANT AND GATE VALVE INSTALLATION**

W-01
05/06
NO SCALE



02 N.T.S. **WATER SERVICE CONNECTION TO DIP WATERMAIN**

W-02
04/12
NO SCALE

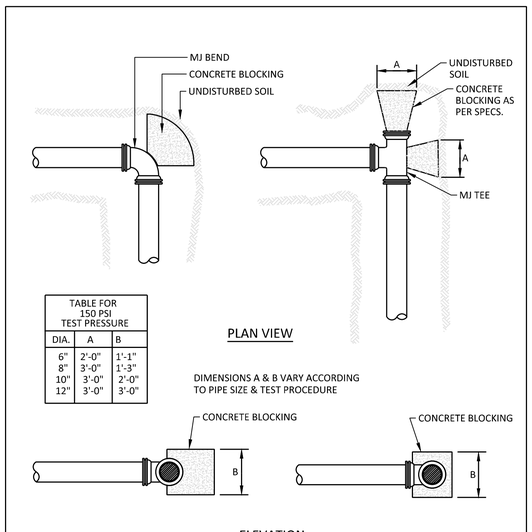


TABLE FOR 150 PSI TEST PRESSURE		
DIA.	A	B
6"	2'-0"	1'-1"
8"	3'-0"	1'-3"
10"	3'-0"	2'-0"
12"	3'-0"	3'-0"

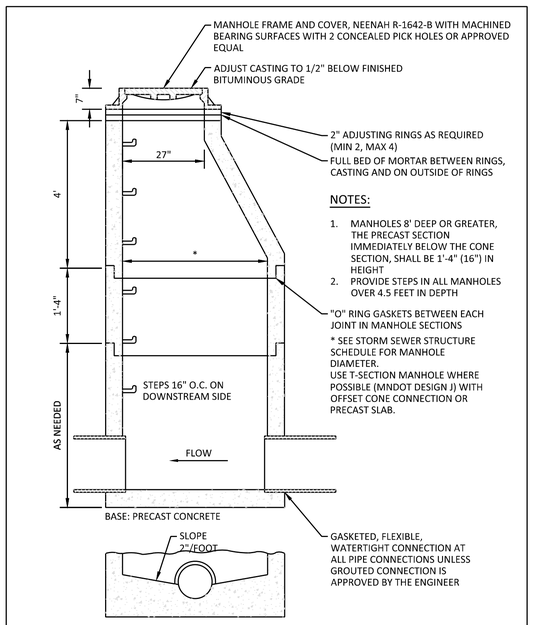
PLAN VIEW

DIMENSIONS A & B VARY ACCORDING TO PIPE SIZE & TEST PROCEDURE

ELEVATION

03 N.T.S. **TYPICAL WATERMAIN BLOCKING**

W-04
05/06
NO SCALE



NOTES:

1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION, SHALL BE 1'-4" (16") IN HEIGHT
2. PROVIDE STEPS IN ALL MANHOLES OVER 4.5 FEET IN DEPTH

SS-01
04/12
NO SCALE

01 N.T.S. **STORM SEWER MANHOLE**

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

CONSTRUCTION DETAILS

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

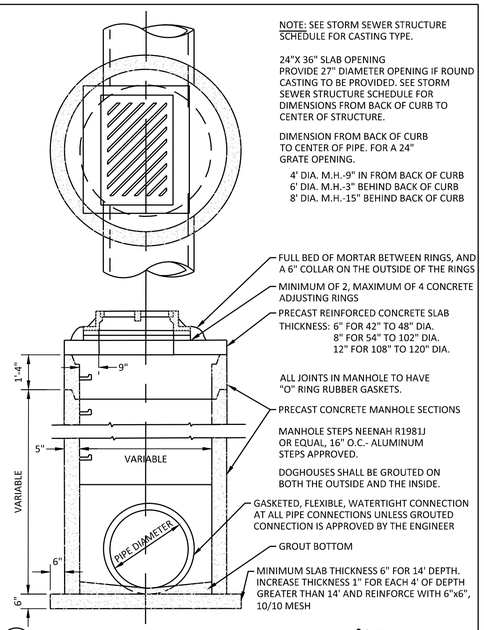
SHEET
C9.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 11/1/2022 11:08:13 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-C9- DETAILDWG:C9.01-CONSTRUCTION DETAILS

NOTE: SEE STORM SEWER STRUCTURE SCHEDULE FOR CASTING TYPE.

24"X 36" SLAB OPENING
PROVIDE 27" DIAMETER OPENING IF ROUND CASTING TO BE PROVIDED. SEE STORM SEWER STRUCTURE SCHEDULE FOR DIMENSIONS FROM BACK OF CURB TO CENTER OF STRUCTURE.

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE. FOR A 24" GRATE OPENING.
4' DIA. M.H.-9" IN FROM BACK OF CURB
6' DIA. M.H.-3" BEHIND BACK OF CURB
8' DIA. M.H.-15" BEHIND BACK OF CURB



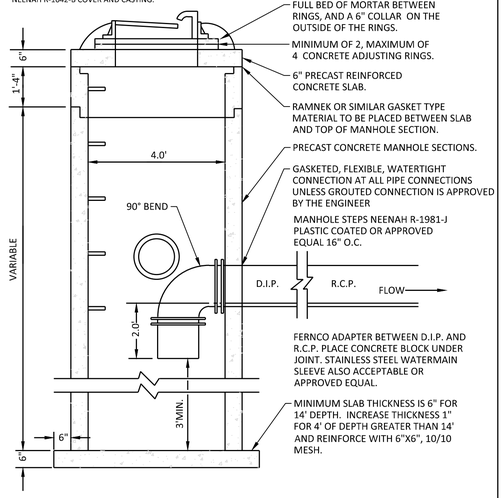
02 CATCH BASIN MANHOLE N.T.S.

SS-02
04/12
NO SCALE

NOTE:
OTHER ACCEPTABLE CATCH BASIN CASTINGS DEPENDING UPON THE CIRCUMSTANCES.

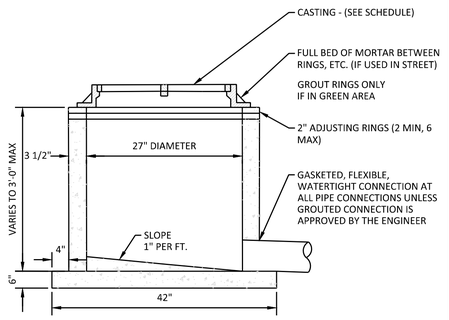
NEENAH R-2561-A BEEHIVE GRATE AND CASTING
NEENAH R-2573 CONCAVE GRATE AND CASTING
NEENAH R-2577 CONVEX GRATE AND CASTING

24"X36"SLAB OPENING FOR NEENAH R-3067 CASTING, FOR EQUAL, WITH D.L., D.R. OR VANE GRATE. 27" DIAMETER OPENING FOR NEENAH R-1642-B COVER AND CASTING.



03 CATCH BASIN MANHOLE WITH SUMP N.T.S.

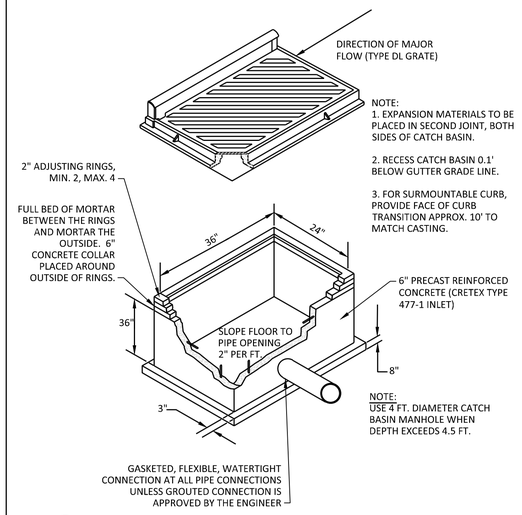
SS-03
05/06
NO SCALE



04 27" DIAMETER CATCH BASIN N.T.S.

SS-04
04/12
NO SCALE

CATCH BASIN CASTING ASSEMBLY
(SEE STORM SEWER SCHEDULE FOR CASTING TYPE)

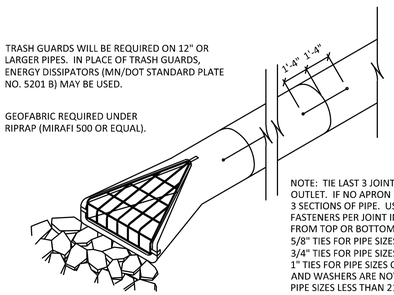


05 24"x36" CATCH BASIN N.T.S.

SS-05
05/06
NO SCALE

TRASH GUARDS WILL BE REQUIRED ON 12" OR LARGER PIPES. IN PLACE OF TRASH GUARDS, ENERGY DISSIPATORS (MN/DOT STANDARD PLATE NO. 5201 B) MAY BE USED.

GEOFABRIC REQUIRED UNDER RIPRAP (MIRAFI 500 OR EQUAL).



NOTE: TIE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED, TIE LAST 3 SECTIONS OF PIPE. USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60" FROM TOP OR BOTTOM OF PIPE. USE 5/8" TIES FOR PIPE SIZES 12" TO 27". USE 3/4" TIES FOR PIPE SIZES 30" TO 66". USE 1" TIES FOR PIPE SIZES OVER 72". NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZES LESS THAN 21".

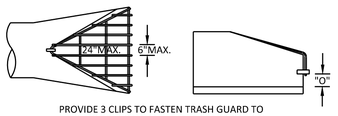
HAND-PLACED RIPRAP, 1 FOOT DEEP

SIZE OF PIPE	RIPRAP REQUIRED
54" & Over	20-24 CU. YD.
36" to 48"	10-13 CU. YD.
27" to 33"	6-8 CU. YD.
24" & Less	4-6 CU. YD.

NOTE: ONE CU. YD. IS APPROXIMATELY 1.4 TONS.

INDIVIDUAL STONES, EXCEPT THOSE USED FOR CHINKING, SHALL NOT WEIGHT LESS THAN 50 LBS. EACH.
PLACE RIPRAP AROUND SIDES AND OVER TOP OF FLARED END SECTIONS.

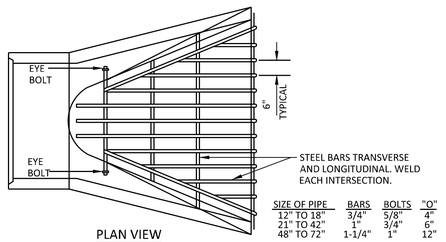
SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	⅜"	⅜"	4"
21" TO 42"	1"	⅝"	6"
48" TO 72"	1-¼"	1"	12"



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

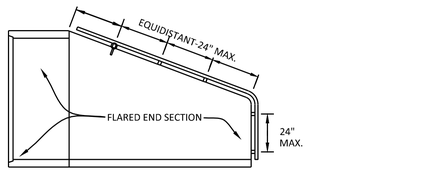
06 FLARED END SECTION N.T.S.

SS-06
10/08
NO SCALE



SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	¾"	⅝"	4"
21" TO 42"	1"	¾"	6"
48" TO 72"	1-1/4"	1"	12"

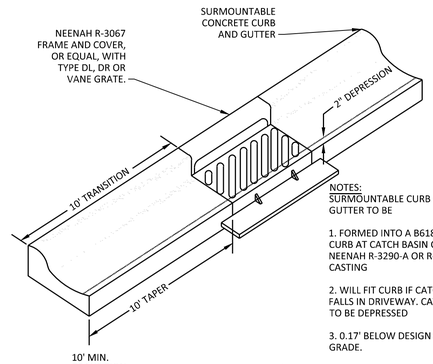
PLAN VIEW



ELEVATION

07 TRASH GUARD N.T.S.

SS-07
TRASH GUARD
NO SCALE



NOTES:
SURMOUNTABLE CURB AND GUTTER TO BE

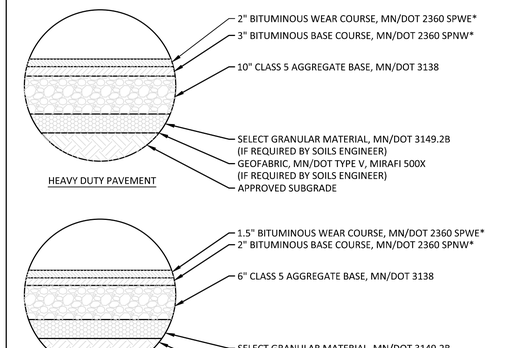
1. FORMED INTO A B618 TYPE CURB AT CATCH BASIN CASTING. NEENAH R-3290-A OR R-3510 CASTING

2. WILL FIT CURB IF CATCH BASIN FALLS IN DRIVEWAY. CATCH BASIN TO BE DEPRESSED

3. 0.17' BELOW DESIGN GUTTER GRADE.

08 CATCH BASIN CASTING AND CURB N.T.S.

SS-08
05/06
NO SCALE



NOTES:
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
3. MN/DOT SPEC. 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

01 PAVEMENT SECTIONS N.T.S.

STRT-04
08/15
NO SCALE

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: PRELIMINARY JOSHUA BALZER

Date _____ License # 57133

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY TK
DESIGNED BY JB
CHECKED BY ST
PROJECT NO. 51412

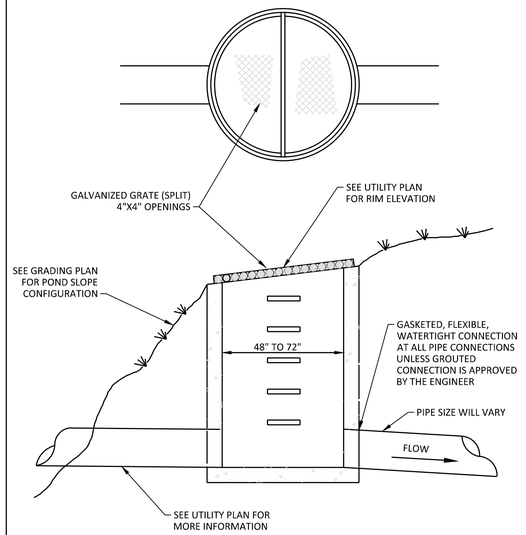
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

CONSTRUCTION DETAILS

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

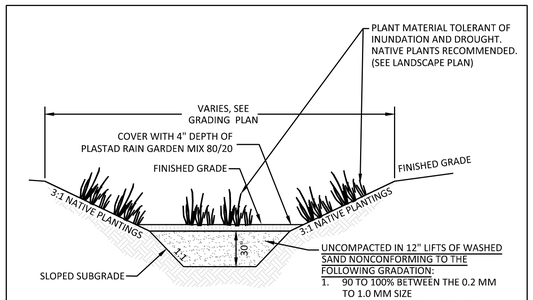
SHEET C9.02 OF REV. #

24.15 (LMS TECH) | JOSHUA BALZER, PE (MN) | 11/1/2022 11:08:13 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-C9- DETAIL DWG:C9.02-CONSTRUCTION DETAILS



1 OUTLET CONTROL STRUCTURE (OCS)
N.T.S.

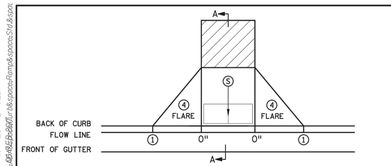
SS-10
05/06
NO SCALE



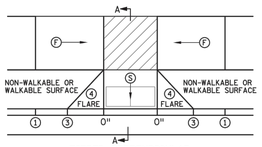
NOTES:
1. INFILTRATION RATE OF RAIN WATER GARDEN TO BE DRY WITHIN 48 HOUR PERIOD, UNLESS DESIGNED OTHERWISE.
2. CONTRACTOR TO PROVIDE RAIN WATER GARDEN INFILTRATION TESTING AND OBTAIN APPROVAL BY ENGINEER, PRIOR TO INSTALLATION OF PLANTS AND MULCH.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE CORRECT SOIL MIX, PROTECTION DURING CONSTRUCTION AND COMPACTION RATES.

2 INFILTRATION BASIN
N.T.S.

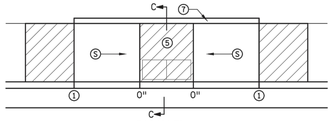
SST-07
05/06
NO SCALE



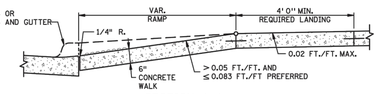
PERPENDICULAR



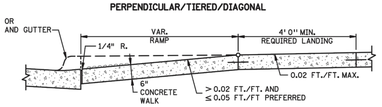
TIERED PERPENDICULAR



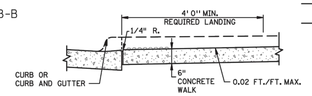
PARALLEL



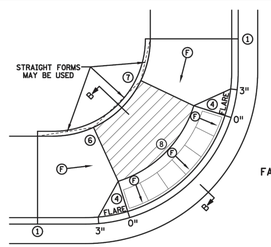
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



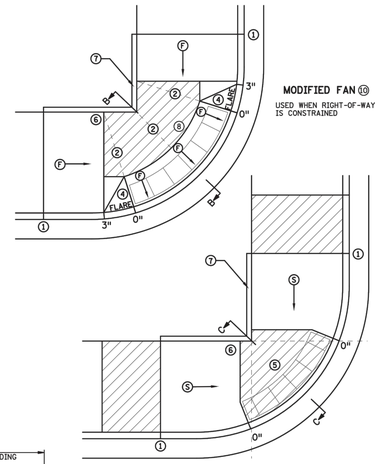
SECTION B-B
FAN



SECTION C-C
PARALLEL/DEPRESSED CORNER



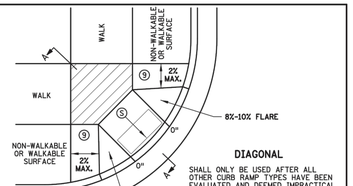
FAN⑩



MODIFIED FAN⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED

DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS – PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH, ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS. WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

PLOTTED/REVISED: 11/1/2022 11:08:13 AM
USER NAME: $$USERNAME$$
PATH & FILENAME: \Documents\Operations\ADA_Pretrev\ADA_DesignSheet.dgn
DISTRICT *, DISTRICT *
FILE NAME: $$FILENAME$$

24.15 (LMS TECH) | JOSHUA BALZER, PE (MN) | 11/1/2022 11:08:13 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-C9- DETAIL.DWG:C9.03-CONSTRUCTION DETAILS

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

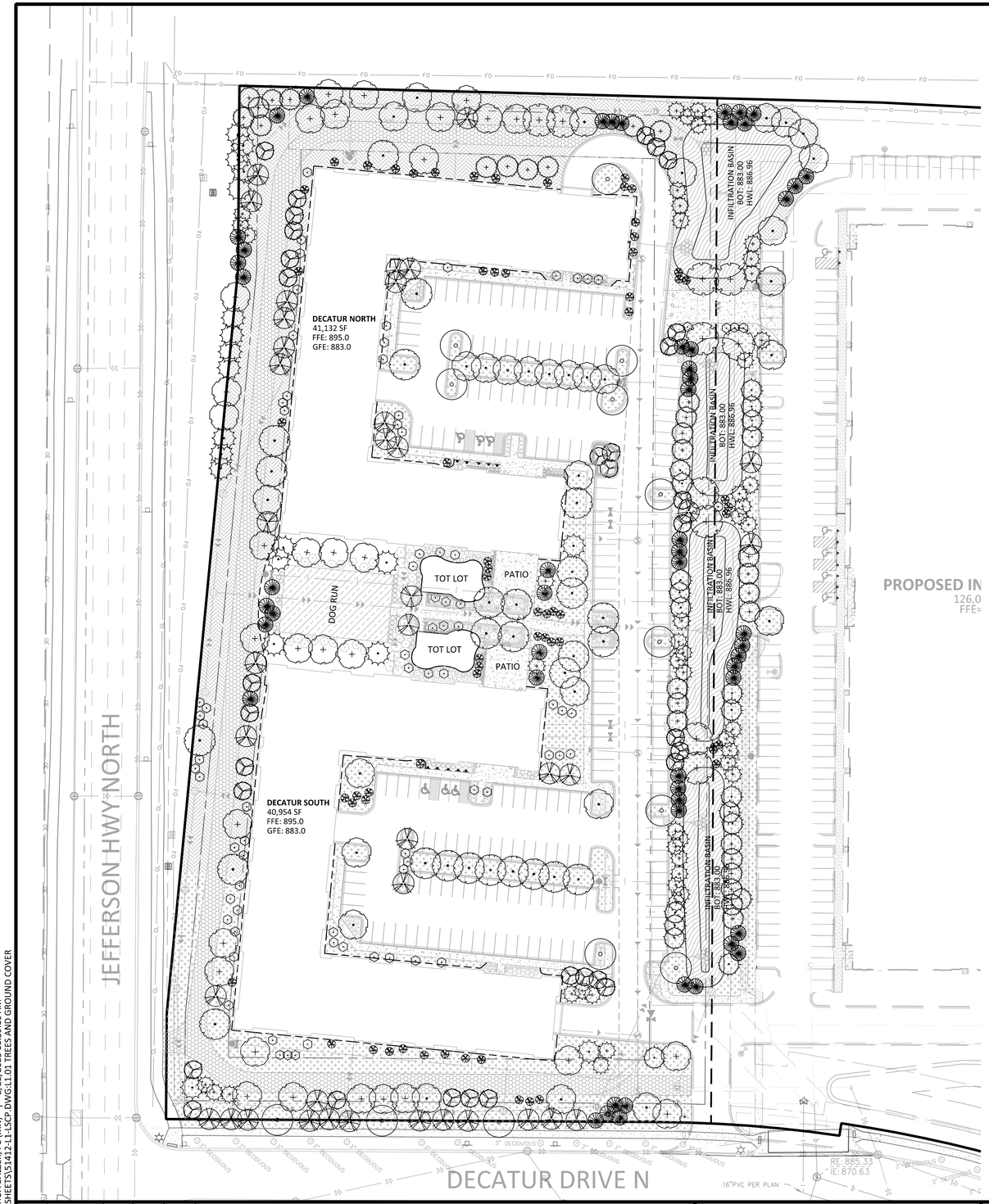
DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

CONSTRUCTION DETAILS

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C9.03
OF
REV. #



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
LANDSCAPE EDING		
STORM SEWER	D	
SANITARY SEWER	S	
FORCEMAIN (SAN.)	LS FM S	
WATERMAIN		
YARDDRAIN		
LIMITS OF DISTURBANCE		
TREE PROTECTION FENCE	TP	
TREE TO BE REMOVED		
SIGN		
PIPE BOLLARD		
RIPRAP		

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

BROOKLYN PARK LANDSCAPE CODE

OVERSTORY: 2/Dwelling or 1/1,000 gross square feet of building area (grade level floor) or 1/40 lineal feet of site perimeter, whichever is greater

CONIFEROUS: Minimum of 30% of required overstory trees must be coniferous

ORNAMENTAL: 2 may be substituted for 1 overstory (maximum substitution = 50% of required overstory trees)

SHRUBS:1/300 gross square feet of building footprint area or 1/30 lineal feet of site perimeter, whichever is greater

CALCULATIONS	REQUIRED	PROPOSED
40% OPEN SPACE REQUIREMENTS	40%	48%
TWO OVERSTORY TREE PER DWELLING UNITS	492	294
AT LEAST 30% OF OVERSTORY REQUIREMENT SHALL BE CONIFEROUS TREES	148	171
TWO ORNAMENTAL CAN REPLACE ONE REQUIRED OVERSTORY TREE		33(16.5)
ONE SHRUB PER 300 FT OF BUILDING FOOTPRINT	265	340
TOTAL TREES REQUIRED	492	480.5

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AB	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5"Cal		13
	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	B & B	2.5"Cal		39
	DP	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Birch	B & B	2"Cal		64
	GB	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		31
	HL	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5"Cal		27
	SO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		10
	RP	Quercus robur x warei'Long' / Regal Prince Oak	B & B	2.5"Cal		79
	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal		31
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	49
	NS	Picea abies / Norway Spruce	B & B		6'	20
	BS	Picea glauca densata / Black Hills Spruce	B & B		6'	20
	AP	Pinus nigra / Austrian Black Pine	B & B		6'	29
	TO	Thuja occidentalis / American Arborvitae	B & B		7'	53
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CC	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	2"Cal		33
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	25-151	MNDOT Seed Mix 25-151 / High Maintenance Turf	Seed			
	33-261	MNDOT Seed Mix 33-261 / Ponds and Wet Areas	Seed			
	TUR HIG	Turf Sod Highland Sod / Sod	Sod			
	ART	XGRASS Pet Turf / Artificial Turf	-			

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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

Print Name: PRELIMINARY MATTHEW WORKMAN

Date _____ License # 59119

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	MJL
DESIGNED BY	MJL
CHECKED BY	JRW
PROJECT NO.	51412

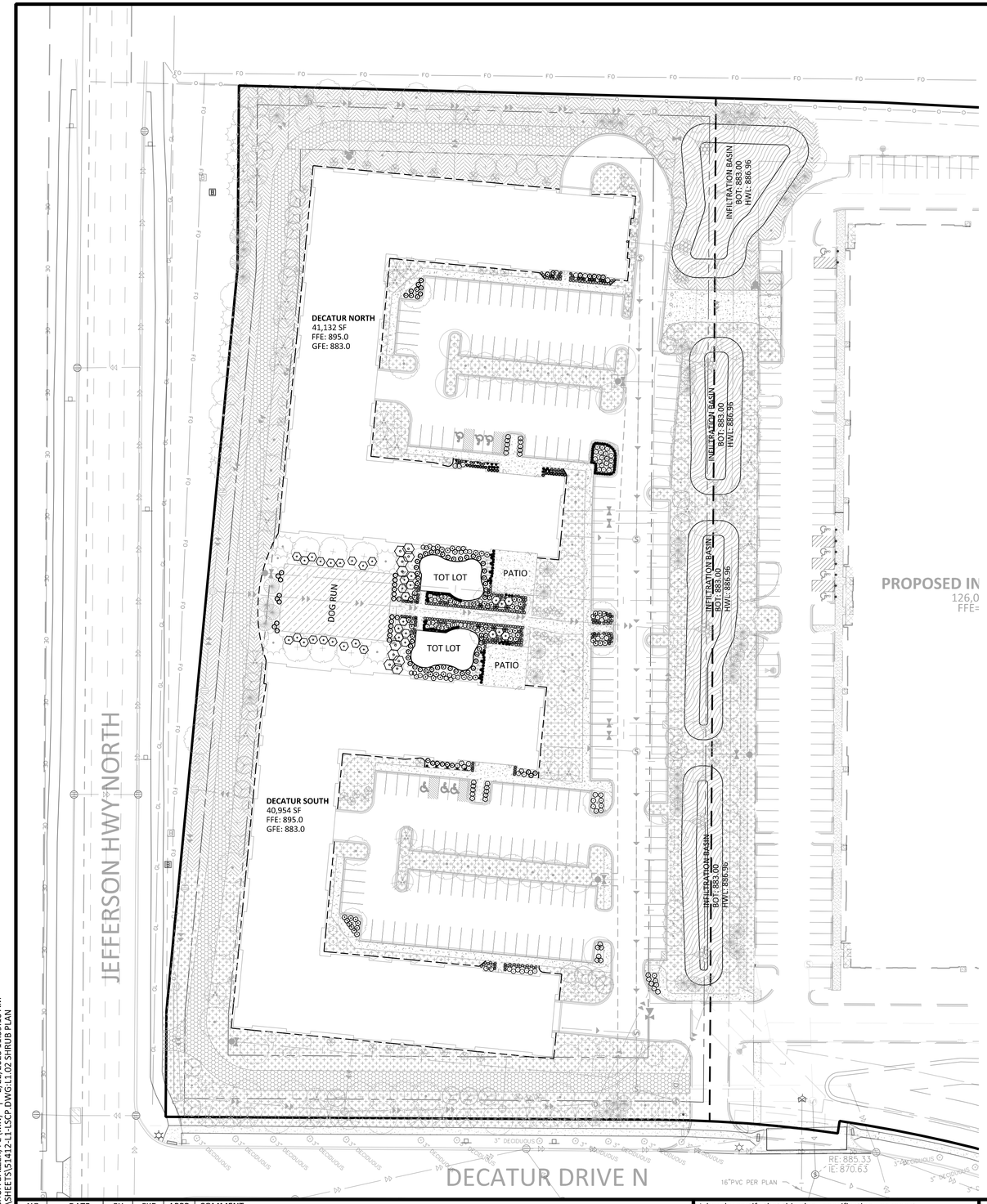
Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

TREES AND GROUND COVER

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
L1.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:59:10 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-L1-LSCP DWG\L1.01 TREES AND GROUND COVER



LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			
BUILDING			CONCRETE PAVING
RETAINING WALL			
WETLAND LIMITS		WL	CONCRETE SIDEWALK
TREELINE			
LANDSCAPE EDING			
STORM SEWER	D		
SANITARY SEWER	S	S	
FORCEMAIN (SAN.)	LS FM	S	
WATERMAIN			
YARDDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE	TP		
TREE TO BE REMOVED			
SIGN			
PIPE BOLLARD			
RIPRAP			

PLANT SCHEDULE

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	RD	Cornus baileyi / Bailey`s Red-twig Dogwood	5 gal	10
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	18
	LL	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	34
	CJ	Juniperus sabina `Monna` / Calgary Carpet Juniper	5 gal	73
	PM	Pinus mugo `Slowmound` / Mugo Pine	5 gal	75
	GL	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	48
	GS	Spiraea japonica `Goldflame` / Spirea	5 gal	57
	HA	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	10 gal	23
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SNU	Sorghastrum nutans / Indian Grass	1 gal	32
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	170
	BLF	Gaillardia x grandiflora `Arizona Sun` / Blanketflower	1 gal	144
	LRS	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	1 gal	140

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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

Print Name: PRELIMINARY JAMES WORKMAN

Date _____ License # 59119

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY MJL
DESIGNED BY MJL
CHECKED BY JRW
PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

SHRUB PLAN

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
L1.02
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:59:10 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-L1-LSCP.DWG:L1.02 SHRUB PLAN

NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2. THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6. **THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.**
7. THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
11. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
12. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

PLANTING NOTES:

1. NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AT THE MANUFACTURERS RECOMMENDED RATE PRIOR TO PLANT INSTALLATION.
3. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. OVERSTORY TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACES.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
6. PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
12. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 3" FOR SHRUB BEDS, TREE RINGS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
13. BUILDING MAINTENANCE STRIP: WHERE NO LANDSCAPE PLANTING BEDS EXIST ADJACENT TO A BUILDING FOUNDATION, CONTRACTOR SHALL INSTALL A DECORATIVE ROCK MAINTENANCE STRIP PER PLAN. DECORATIVE ROCK SHALL BE 1"-3" DRESSER TRAP ROCK, GREY IN COLOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN.
15. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
16. WRAP ALL SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. TREE WRAPPING MATERIAL SHALL BE WHITE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO THE FIRST BRANCH.
17. ALL DECIDUOUS, PINE, AND LARCH PLANTINGS SHALL RECEIVE RODENT PROTECTION PER MNDOT 2571.31.2
18. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT (4% MIN.) OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MNDOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED IN A 6" LAYER AND ROTO-TILLING IT INTO THE TOP 12" OF SOIL AT A 1:1 RATIO.ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
19. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT EACH EXCAVATED TREE AND SHRUB PIT WILL PERCOLATE PRIOR TO INSTALLING PLANTING MEDIUM AND PLANTS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER AND CONFIRM THAT THIS WATER WILL PERCOLATE WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING SHALL BE RELOCATED IF DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    - 22.1. POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    - 22.2. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    - 22.3. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    - 22.4. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    - 22.5. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    - 22.6. NATIVE MIX SEEDING: 4/15 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TURF NOTES:

TURF ESTABLISHMENT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THE MN/DOT 2105 AND 2575 EXCEPT AS MODIFIED BELOW:

1. ALL AREAS TO RECEIVE SOD SHALL ALSO RECEIVE 6" OF TOPSOIL PRIOR TO INSTALLING SOD. TOPSOIL SHALL BE FREE OF TREE ROOTS, STUMPS, BUILDING MATERIAL, AND TRASH, AND SHALL BE FREE OF STONES LARGER THAN 1 $\frac{1}{2}$" INCHES IN ANY DIMENSION.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. TURF ON ALL OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SEEDING, MULCHING AND FERTILIZING. SEED MIXTURE NO.25-121 WILL BE PLACED AT THE RATE OF 65 POUNDS PER ACRE.
5. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 6" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.
6. ALL DISTURBED AREAS TO RECEIVE NATIVE SEED, ARE TO RECEIVE PLANTING SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. FOR SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES INSTALL EROSION CONTROL BLANKET.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
    - 1.1. 2" CAL. TREES: LOWEST BRANCH 6' HT.
    - 1.2. 3" CAL.+ TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
    - 2.1. 1" CALIPER/6-8' HT: 3-4' WIDTH MIN.
    - 2.2. 2" CALIPER/12-14' HT: 4-5' WIDTH MIN.
    - 2.3. 3" CALIPER/14-16' HT: 6-7' WIDTH MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN.
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
7. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%
8. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

IRRIGATION NOTES:

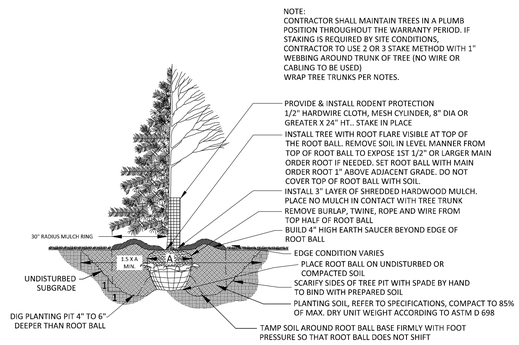
1. IRRIGATION SYSTEM TO BE DESIGN/BUILD. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF SYSTEM LAYOUT PRIOR TO INSTALLATION.
2. ALL SOD TO RECEIVE SPRAY OR ROTOR IRRIGATION HEADS WITH MINIMUM DESIGN OF 1" IRRIGATION PER WEEK.
3. ALL PLANT BEDS TO RECEIVE DRIP LINE IRRIGATION , WITH A MINIMUM DESIGN OF .25" IRRIGATION PER WEEK.
4. CONTRACTOR TO INSTALL A TOTAL OF 4 QUICK COUPLERS AT THE CORNERS OF THE PROPERTY. A 2.5" TYPE K SOURCE PIPE IS PROVIDED BY MECHANICAL.

LOW MAINTENANCE FESCUE NOTES:

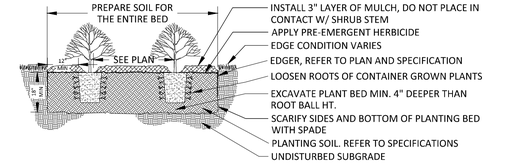
1. DURING GROWING SEASON NEVER MOW SHORTER THAN 3.5 INCHES, PREFERRED MAINTENANCE IS MOW ONCE PER MONTH AT 5" HEIGHT
2. DO NOT USE HIGH NITROGEN FERTILIZER ON FESCUE LAWN
3. OVERSEED THIN,BARE SPOTS IN FALL
4. ALWAYS USE SHARP BLADE WHEN MOWING TO AVOID TEARING LEAF BLADE
5. SET MOWER TO 3" FOR BAGGING AND MOWING IN LATE FALL AFTER GROWING SEASON

NATIVE SEED MIX NOTES:

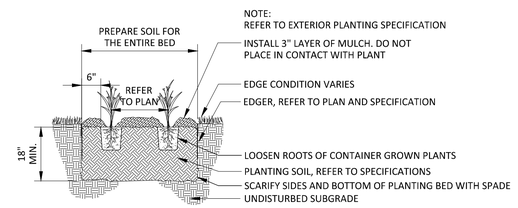
1. ESTABLISHMENT AND YEAR ONE: MOW THREE(3) TIMES FIRST YEAR ON 30-DAY INTERVALS TO A HEIGHT BETWEEN FIVE AND EIGHT INCHES. DO NOT USE FERTILIZERS. SPOT TREAT INVASIVE WOODY PLANTS OR HAND WEED INDIVIDUAL NOXIOUS WEEDS.
2. YEAR TWO: PERFORM ONE MOWING BETWEEN MID-JUNE AND MID-AUGUST. SPOT SPRAY WEEDS AS NEEDED WHERE THEY ARE ESPECIALLY DOMINATE.
3. YEAR THREE (AND BEYOND): CUT ONE TIME PER YEAR AS A CLEAN UP PROCEDURE (EITHER IN EARLY MAY OR LATE NOVEMBER). PRESCRIBED BURNS MAY BE USED AS WELL IN PLACE OF MOWING. CHECK LOCAL REGULATIONS AND PERMIT PROCEDURES.



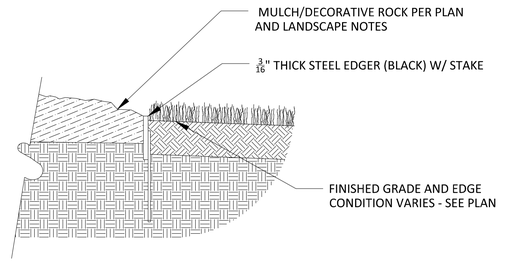
1 L1.03 TREE PLANTING DETAIL
1/4" = 1'-0" P-01



2 L1.03 SHRUB PLANTING DETAIL
3/8" = 1'-0" P-02



3 L1.03 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-03



4 L1.03 STEEL EDGER
1 1/2" = 1'-0" P-06

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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

Print Name: JENNIFER WORKMAN

PRELIMINARY

Date _____ License # 59119

PRELIMINARY 01/25/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY MJL
DESIGNED BY MJL
CHECKED BY JRW
PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

LANDSCAPE DETAILS AND NOTES

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET L1.03 OF REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/22/2023 11:59:10 AM
L:\PROJECTS\51412\CAD\SHEETS\51412-L1-LSCP.DWG\L1.03 LANDSCAPE DETAILS AND NOTES

C.R. DOC. NO. _____

GATEWAY 7TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Placeholder, LLC, a Minnesota limited liability company, fee owner of the following described property:

LOT 1, BLOCK 1, GATEWAY 6TH ADDITION

Has caused the same to be surveyed and platted as GATEWAY 7TH ADDITION, and does hereby dedicate to the public for the public use the drainage and utility easements created by this plat.

In witness whereof said Placeholder, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

SIGNED: Placeholder, LLC

By: _____, as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this_____ day of _____, 20___,by _____, as _____, for Placeholder, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I Mark R. Salo 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___.

_____
Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me this _____ day of _____, 20___, by Mark R. Salo.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of GATEWAY 7TH 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, Subd. 2.

City Council, City of Brooklyn Park, Minnesota

By: _____ Mayor By: _____ 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

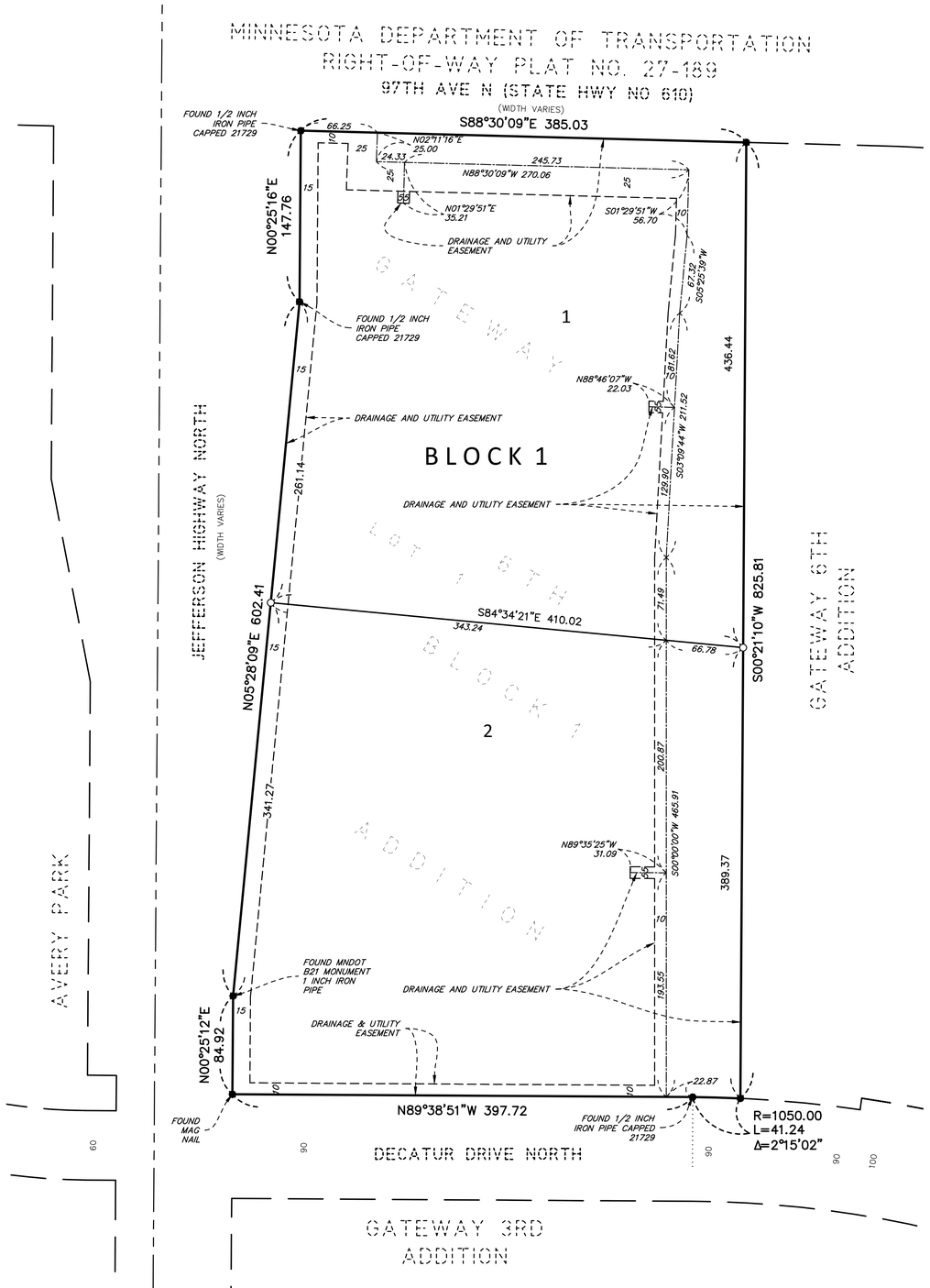
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20___.

Chris F. Mavis , County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of GATEWAY 7TH ADDITION was recorded in this office this _____ day of _____, 20___, at _____ o'clock ____ .M.

Amber Bougie, County Recorder By: _____, Deputy



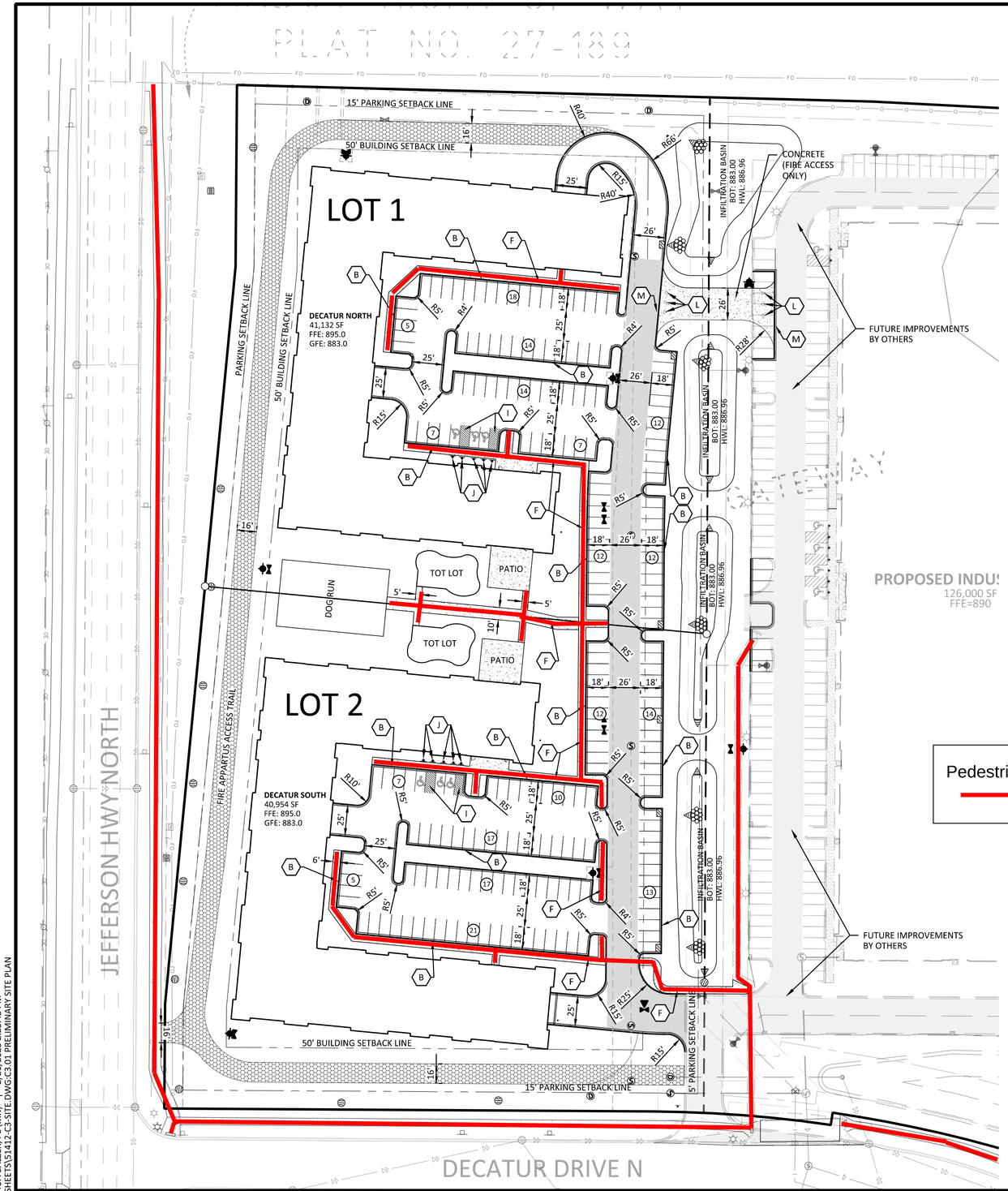
NORTH
0 100 200
SCALE IN FEET

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.

● DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND MARKED BY LICENSE NO. 43933 UNLESS OTHERWISE NOTED.

THE NORTH LINE OF LOT 1, BLOCK 1, GATEWAY 6TH ADDITION, IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 30 MINUTES 09 SECONDS EAST.

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING



Pedestrian Connectivity routes

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. KNOCK DOWN BOLLARDS
M. SURMOUNTABLE CURB AND GUTTER

LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND	GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)
		TREE LINE	
		SAW CUT LINE	

SIGN
BOLLARD
REGULAR PARKING STALL COUNT
1 KEYNOTE

DEVELOPMENT SUMMARY

RESIDENTIAL

AREA	
LOT 1 AREA	3.81 AC
LOT 2 AREA	3.99 AC
GROSS SITE AREA	7.80 AC
IMPERVIOUS	4.15 AC
PERVIOUS	3.65 AC

PARKING SUMMARY	STALLS
EXTERIOR	217
INTERIOR	446
TOTAL PARKING PROVEDED	663
TOTAL PARKING REQUIRED	630

APARTMENT BUILDINGS	UNITS
DECATUR NORTH	175
DECATUR SOUTH	175
GROSS DENSITY	45 U/A

BUILDING SETBACKS	
FRONT YARD	50 FT
REAR YARD	50 FT
EAST SIDE YARD	50 FT
WEST SIDE YARD	50 FT

PARKING SETBACKS	
FRONT YARD	15 FT
REAR YARD	15 FT
EAST SIDE YARD	5 FT
WEST SIDE YARD	15 FT

ZONING	
EXISTING ZONING	B3/PD
PROPOSED ZONING	TOWN CENTER DISTRICT

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: PRELIMINARY JOSHUA BALZER

Date _____ License # 57133

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY SITE PLAN

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C3.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/21/2023 2:23:42 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C3-SITE.DWG:C3.01 PRELIMINARY SITE PLAN

Drafted by:

Winthrop & Weinstine, P.A. (ALB)
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402

EASEMENT, MAINTENANCE AND OPERATING AGREEMENT

This Easement, Maintenance and Operating Agreement (this "**Agreement**") is entered into as of _____, 202__ (the "**Effective Date**") by BROOKLYN PARK AH I, LLLP, a Minnesota limited liability limited partnership, its successors and/or assigns ("**Brooklyn Park 1**"), and BROOKLYN PARK AH II, LLLP, a Minnesota limited liability limited partnership, its successors and/or assigns ("**Brooklyn Park 2**"). Brooklyn Park 1 and Brooklyn Park 2 are hereinafter individually referred to as a "**Party**" and collectively referred to as the "**Parties**".

RECITALS:

A. Brooklyn Park 1 is the fee owner of that certain real property located in the City of Brooklyn Park, County of Hennepin, Minnesota, as more particularly described on Exhibit A attached hereto (the "**Brooklyn Park 1 Property**");

B. Brooklyn Park 2 is the fee owner of that certain adjacent real property located in the City of Brooklyn Park, County of Hennepin, Minnesota, as more particularly described on Exhibit B attached hereto (the "**Brooklyn Park 2 Property**," and, together with the Brooklyn Park 1 Property, the "**Property**");

C. Brooklyn Park 1 desires to develop the Brooklyn Park 1 Property as a [___]-unit multifamily affordable housing apartment complex (the "**Phase 1 Project**") and Brooklyn Park 2 desires to develop the Brooklyn Park 2 Property as a [___]-unit multifamily affordable housing apartment complex (the "**Phase 2 Project**" and together with the Phase 1 Project, the "**Projects**");

D. It is intended that as part of construction of the Projects, certain roads, sidewalks, a fenced dog park, utility facilities and other improvements related thereto shall be constructed for the use and access of the Parties and their Permitted Users (as hereinafter defined) as contemplated herein (the "**Common Improvements**");

E. A site plan showing the proposed configuration of the Phase 1 Project and the Phase 2 Project is attached hereto as Exhibit C (the "**Initial Site Plan**"); and

F. To provide for the efficient development of the Projects and the Common Improvements, and the appropriate administration, preservation and enhancement of the Property, the Parties desire to grant to the other, their respective successors, assigns, tenants, occupants,

licensees, contractors, subcontractors, agents, employees, guests or invitees (the "**Permitted Users**") certain rights and easements upon the terms and conditions provided herein.

NOW, THEREFORE, for the covenants provided herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. Grant of Easements. The Parties hereto do hereby establish the following easements (collectively, the "**Easements**"), for the benefit of the Brooklyn Park 1 Property and Brooklyn Park 2 Property, as applicable, in accordance with the terms and conditions contained herein.

a) Access Easement. Brooklyn Park 1 hereby grants and conveys to Brooklyn Park 2 and its Permitted Users, for the benefit of the Brooklyn Park 2 Property, a permanent, non-exclusive easement, over and across that part of the Brooklyn Park 1 Property to be developed as a driveway or drive lane (the "**Driveway Improvements**") as depicted and legally described on Exhibit D attached hereto and made a part hereof (the "**Access Easement Area**"), for the purpose of vehicular and bicycle ingress and egress (the "**Access Easement**").

b) Shared Easement. Each of the Parties hereby grants and conveys to the other Party and its Permitted Users, for the benefit of the Brooklyn Park 1 Property and the Brooklyn Park 2 Property, respectively, permanent, non-exclusive easements over and across that part of the respective Party's Property to be developed as walkways, sidewalks and as a fenced dog park (the "**Shared Improvements**") as depicted on Exhibit E attached hereto and made a part hereof (the "**Shared Easement Area**" together with the Access Easement Area, the "**Shared Easement Area**"), for the purpose of pedestrian leisure, ingress and egress (the "**Shared Easement**").

c) Utility Easement. Brooklyn Park 1 hereby grants and conveys to Brooklyn Park 2 and its Permitted Users, for the benefit of the Brooklyn Park 2 Property, a permanent, non-exclusive easement, over and across that part of the Brooklyn Park 1 Property depicted as the [Access Easement Area] for the purposes of using, maintaining, and repairing underground electric, gas, water, sewer, telephone, communications and cable and internet telecommunications transmission lines and improvement (the "**Utilities**"), including ingress and egress of persons, vehicles and equipment to accomplish such purposes, on, under, over and across that portion of the [Access Easement Area] ("**Utility Easement**"). [NTD: Confirm final location of utility infrastructure.]

2. Obstructions. Neither Party nor its respective Permitted Users shall construct, install, or place any barrier or obstruction on any portion of any of the Easements so as to interfere with the other Party's access, use or enjoyment of such other Party's Property, and any of the Easements or Common Improvements, including, but not limited to ingress and egress through the Access Easement Area or obstruct the entry of emergency vehicles through the Access Easement

Area by blocking, for any period of time, any portion of the Access Easement Area. Notwithstanding anything in this Agreement to the contrary, either Party, or its designated Permitted Users, shall be entitled to temporarily restrict the other from access to any of the Easements or use of any Common Improvement for the purpose of maintaining, repairing, and replacing the Common Improvements in accordance with Section 3 hereof, from time to time, as may be reasonably necessary or for any emergency purpose. To the extent Brooklyn Park 1 temporarily obstructs the Access Easement Area in accordance with this Agreement, Brooklyn Park 1 shall provide Brooklyn Park 2 with reasonable notice of such temporary access restrictions and shall provide Brooklyn Park 2 and its Permitted Users with a reasonable alternate access route to the Brooklyn Park 2 Property, which shall be undertaken in a timely manner and which closure shall be for the shortest reasonable period of time.

3. Construction, Maintenance, Repair and Replacement of the Improvements.

a) Initial Construction of Common Improvements. Brooklyn Park 1 shall pay for all costs and expenses associated with the initial construction of any Common Improvements located on the Brooklyn Park 1 Property and shall be responsible for constructing such Common Improvements in compliance with all applicable governmental laws, ordinances, codes, and regulations. Brooklyn Park 2 shall pay for all costs and expenses associated with the initial construction of any Common Improvements located on the Brooklyn Park 2 Property and shall be responsible for constructing such Common Improvements in compliance with all applicable governmental laws, ordinances, codes, and regulations.

b) Maintenance, Repair and Replacement Obligations. Each Party, its successors and assigns, shall be responsible for the construction, maintenance, repair and replacement of the Common Improvements located on its respective Property, including all costs and expenses associated therewith, unless otherwise agreed to in writing, except for such reimbursements as set forth below, and shall maintain the Common Improvements in a good, safe and similar condition as originally constructed suitable for their intended use and in accordance with all applicable laws, ordinances and regulations. The Parties, their successors and assigns, agree to cooperate with the other during all such maintenance, repair or replacement.

c) Failure to Perform. In the event either Party, its successors or assigns, fails to maintain, repair or replace the Common Improvements located on its respective Property in the manner indicated herein or within a reasonable time after the reasonable request by the other Party, then such non-defaulting Party shall be entitled to perform such maintenance, repair or replacement and is hereby granted a right of entry onto the defaulting Party's Property, after reasonable notice of such entry during regular business hours, with such personnel, materials and equipment as may be necessary for the purpose of performing any obligation that such defaulting Party has not timely performed. The defaulting Party shall reimburse the non-defaulting Party for all reasonable costs associated with the repair, replacement or maintenance undertaken by the non-defaulting Party on the defaulting Party's Property within thirty (30) days of demand.

d) Effect of Non-Payment; Lien. Should either Party default in the payment of any amounts required hereunder and such default shall continue for a period of thirty (30) days after written notice thereof, said amounts shall become a continuing lien on the Property owned by the Party in default, which shall bind the defaulting Party, their successors and assigns, and the Party not in default may bring an action at law against the defaulting Party to pay the same, and there shall be added to the amount of such costs and expenses the cost of preparing and filing the complaint in such action. In the event a judgment is obtained, reasonable attorneys' fees shall be paid to the prevailing Party. The non-defaulting Party shall have the right, but not the obligation, to record its lien(s) against the Property interest owned by the defaulting Party, but at all times such lien(s) pursuant to this section shall be subject and subordinate to the lien of any mortgage now or hereafter held by any mortgagee, or any extension, renewal, modification or refinancing thereof, on the defaulting Party's Property, whether or not such mortgage or any extension, renewal, or modification or refinancing is recorded before or after the lien in favor of the non-defaulting Party. No Party may waive nor otherwise escape liability for the costs and expenses provided for herein by non-use of the easements or abandonment of its Property.

4. Cooperation. The Parties acknowledge that they have entered into or may enter into in the future certain declarations and easements relating to the Property. The Parties agree to cooperate with each other in the timely administration of their respective rights and discharge their respective duties and obligations under the foregoing declarations and easements.

5. Indemnification. Each Party shall hold harmless, defend and indemnify the other Party, its partners, affiliates and agents, and their respective employees, successors and assigns, from and against all loss, costs, damage, actions, suits, judgments and expense, including reasonable attorneys' fees, arising out of or due to, the use by such Party or its Permitted Users, of the easements or other rights granted hereunder, including, without limitation, the use, exercise or enjoyment of any easement granted in this Agreement except to the extent due to or a result of, the negligence or willful misconduct of the Party seeking indemnification or such Party's respective Permitted Users.

6. Insurance. Each Party to this Agreement shall maintain comprehensive general liability insurance against claims for bodily injury, death and property damage occurring in or upon the Property or access thereto, including contractual liability coverage for claims made pursuant to the indemnity provisions of this Agreement, in such amounts as may be carried from time to time by prudent owners of similar properties in the Brooklyn Park area, but in all events to afford protection for limits of not less than $1,000,000 combined single limit for bodily injury or property damage and $2,000,000 in the aggregate. In addition, each Party to this Agreement shall maintain comprehensive property insurance in such amounts as may be carried from time to time by prudent owners of similar properties in the Brooklyn Park area.

7. Estoppel Certificates. Each Party shall, from time to time, within fourteen (14) days after written request from the other Party, execute, acknowledge and deliver to the other, a certificate stating:

a) that the terms and provisions of this Agreement, as amended, are unmodified and are in full force and effect or, if modified, identifying the modification agreements;

b) whether there is known to be any existing default hereunder by any Party and, if so, specifying the nature and extent thereof;

c) whether the Party executing such certificate is performing work for which that Party expects reimbursement under the provisions hereof;

d) the nature and extent of any setoffs, claims or defenses then being asserted or otherwise known by the Party against the enforcement of another Party's obligations hereunder;

e) the nature and extent of any notice given or demand made upon a Party which has not been satisfied; and

f) such other matters as may be reasonably requested.

8. No Right in General Public. Nothing herein contained in this Agreement shall be deemed to be a gift or dedication of any portion of either Party's Property to the general public, or for any public purposes whatsoever, it being the intention of this Agreement shall be strictly limited to and for the purposes herein expressed.

9. Term. Use of the Easements and Common Improvements by the Parties and their Permitted Users, pursuant to the terms of this Agreement, shall not be terminated by either Party without the prior written consent of the other Party.

10. Covenants to Run with Land. The Parties hereby agree that the easements, restrictions, reservations, rights and obligations set forth herein shall run with the property burdened and shall be binding on all parties having any right, title or interest in the same, their heirs, successors and assigns.

11. Casualty and Condemnation. Should any portion of the Property or the Common Improvements be condemned, otherwise taken, or subject to a casualty, the Parties agree to pay the cost of replacing such Property or Common Improvements located on its respective Property without contribution from the other Party; provided, however, that nothing herein shall obligate such Party to repair or replace such Property or Common Improvements if such repair or replacement is not required or permitted by the Party's lender and/or investor, including, without limitation, any unrelated institutional and/or governmental lender(s) who provide mortgage financing for any portion of the Property (collectively, the "**Lenders**") and [_____] and its affiliates, successors and/or assigns (collectively, the "**Investor Member**"). The Party with the condemned or damaged Property or Common Improvements shall be responsible for coordinating replacement of such Property or Common Improvements.

12. Default or Dispute. In the event of a default or dispute under this Agreement should occur by either Party, either Party may seek any and all remedies permitted by law or equity.

13. Waiver. Any waiver by any Party of any default of the other Party hereunder shall not affect or impair any right arising from any subsequent default.

14. Severability. If any clause, provision or portion of this Agreement is deemed to be illegal, invalid, or unenforceable under present or future laws, then the remainder of the Agreement shall remain unaffected but the illegal, invalid or unenforceable provision shall be modified in such a way that effectuates the intention of this Agreement but complies with all applicable laws.

15. Captions. The caption of each paragraph of this Agreement is for convenience only and shall not be considered in the interpretation or construction of any provision of this Agreement.

16. Amendment or Modification. This Agreement and any of the rights and easements created hereby may not be modified or terminated except by a written instrument executed by all parties hereto.

17. Final Site Plan. [The Parties acknowledge that the Property is expected to be developed in two separate phases ("**Phases I and II**"), and at such time as the construction of each of Phases I and II, respectively, has commenced, the Parties agree to reasonably cooperate to amend and restate this Agreement to accommodate and incorporate Phases I and II and the improvements associated therewith, respectively. In order to reflect the final type, location and configuration of the improvements or amenities to be constructed on Phases I and II, the Parties shall amend this Agreement to replace the Initial Site Plan with an updated site plan which shows the final location of the improvements and amenities to be constructed on Phases I and II (the "Final Site Plan") and to make any other amendments or attach any other exhibits as reasonably necessary to accurately reflect such improvements and amenities.]

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

19. Non-Exclusive Easements. The Easements and other rights granted herein are not exclusive, and each Party hereby reserves unto itself and to the other present and future owners of any portion of the Property the right to utilize the Easements herein for such purposes as do not unreasonably endanger or interfere with such Easements granted herein. Each Party shall have the right to grant such other easements, rights or privileges to such persons and/or entities and for such purposes as a Party in its sole discretion may elect, so long as such purposes do not unreasonably endanger or interfere with the Easements and other rights granted herein.

20. General Conditions of Easements. Each of the Easements granted hereunder is (i) non-exclusive, (ii) perpetual and irrevocable by the Party granting such Easements (except as expressly provided herein), and (iii) for the benefit of the other Party and its Permitted Users. The Party which is benefitted by the Easements granted hereunder shall use, and cause its Permitted Users to use, the Easements granted hereunder in a reasonable manner, and shall not obstruct or otherwise use any of the Easements or permit any of the Permitted Users to use any of the Easements, in a manner that would materially or substantially interfere with the use and operation of the granting Party's Project.

21. Priority of Easements. The Easements and other rights granted by this Agreement shall be superior in priority to any mortgages, security deeds, deeds of trusts or liens, the foreclosure of which could terminate such Easements and other rights granted herein.

22. Third Party Beneficiary. Except as herein specifically provided, no rights, privileges or immunities of any Party hereto shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

23. Entire Agreement. This Agreement contains the sole and entire agreement of the Parties hereto with respect to matters contemplated hereunder, and no representation, inducement, promise or agreement, oral or written, by and among the Parties and not incorporated herein shall be of any force or effect.

24. Notices. All notices and communications required, necessary or desired to be give pursuant to this Agreement shall be in writing and shall be deemed given and received upon personal delivery (which shall include delivery by commercial, overnight courier) or three (3) days after deposit in the United States mail, certified, return receipt requested, postage prepaid and addressed to the record owner of either Property, at the mailing address shown in the public real estate tax records for Hennepin County, Minnesota.

25. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

25735957v3

[Signature Pages to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

BROOKLYN PARK AH I, LLLP, a Minnesota limited liability limited partnership

By: Brooklyn Park AH I, LLC, a Minnesota limited liability company
Its: General Partner

By:_____
Patrick Ostrom
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by Patrick Ostrom, the Vice President of Brooklyn Park AH I, LLC, a Minnesota limited liability company, as the General Partner of Brooklyn Park AH I, LLLP, a Minnesota limited liability limited partnership, on behalf of said partnership.

WITNESS my hand and official seal.

_____
Notary Public
My commission expires _____

BROOKLYN PARK AH II, LLLP, a Minnesota limited liability limited partnership

By: Brooklyn Park AH II, LLC, a Minnesota limited liability company
Its: General Partner

By:_____
Patrick Ostrom
Its: Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by Patrick Ostrom, the Vice President of Brooklyn Park AH II, LLC, a Minnesota limited liability company, as the General Partner of Brooklyn Park AH II, LLLP, a Minnesota limited liability limited partnership, on behalf of said partnership.

WITNESS my hand and official seal.

_____
Notary Public
My commission expires _____

EXHIBIT A

Legal Description of Brooklyn Park 1 Property

[Lot 2, Block 1, Gateway 7th Addition, Hennepin County, Minnesota.]

EXHIBIT B

Legal Description of Brooklyn Park 2 Property

[Lot 1, Block 1, Gateway 7th Addition, Hennepin County, Minnesota.]

EXHIBIT C

Initial Site Plan

[ATTACHED]

EXHIBIT D

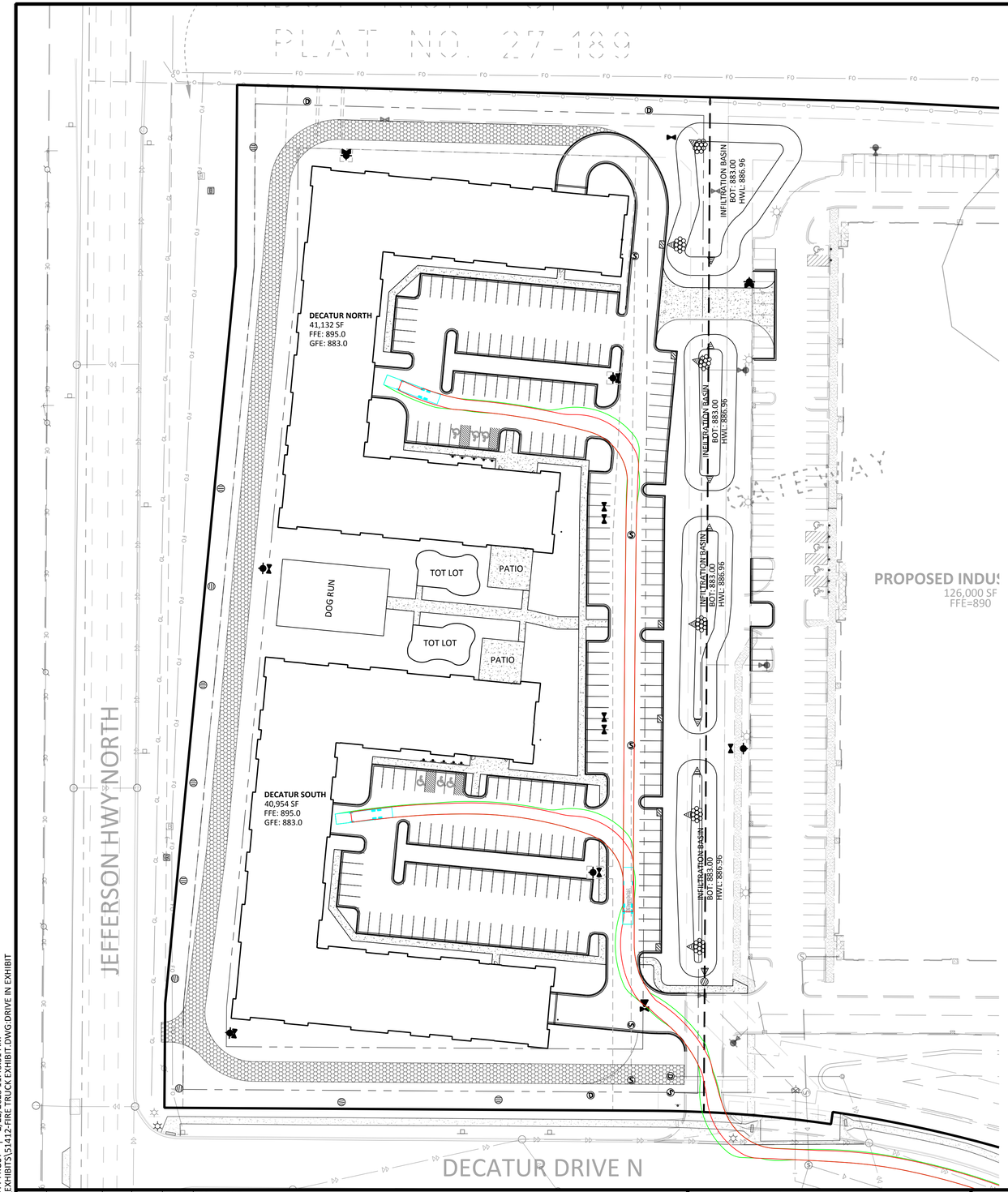
Depiction and Legal Description of the Access Easement Area

[ATTACHED

EXHIBIT E

Depiction of the Shared Easement Area

[ATTACHED]



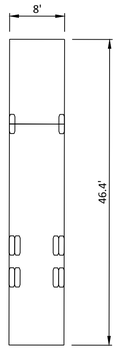
LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE

- SIGN
- BOLLARD
- ## REGULAR PARKING STALL COUNT
- KEYNOTE

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)

FIRE ENGINE DRIVING IN
DIMENSIONS:
8' x 46.4'
INSIDE RAD: 28'
OUTSIDE RAD: 45'



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSEPH BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

FIRE LANE - DRIVE IN

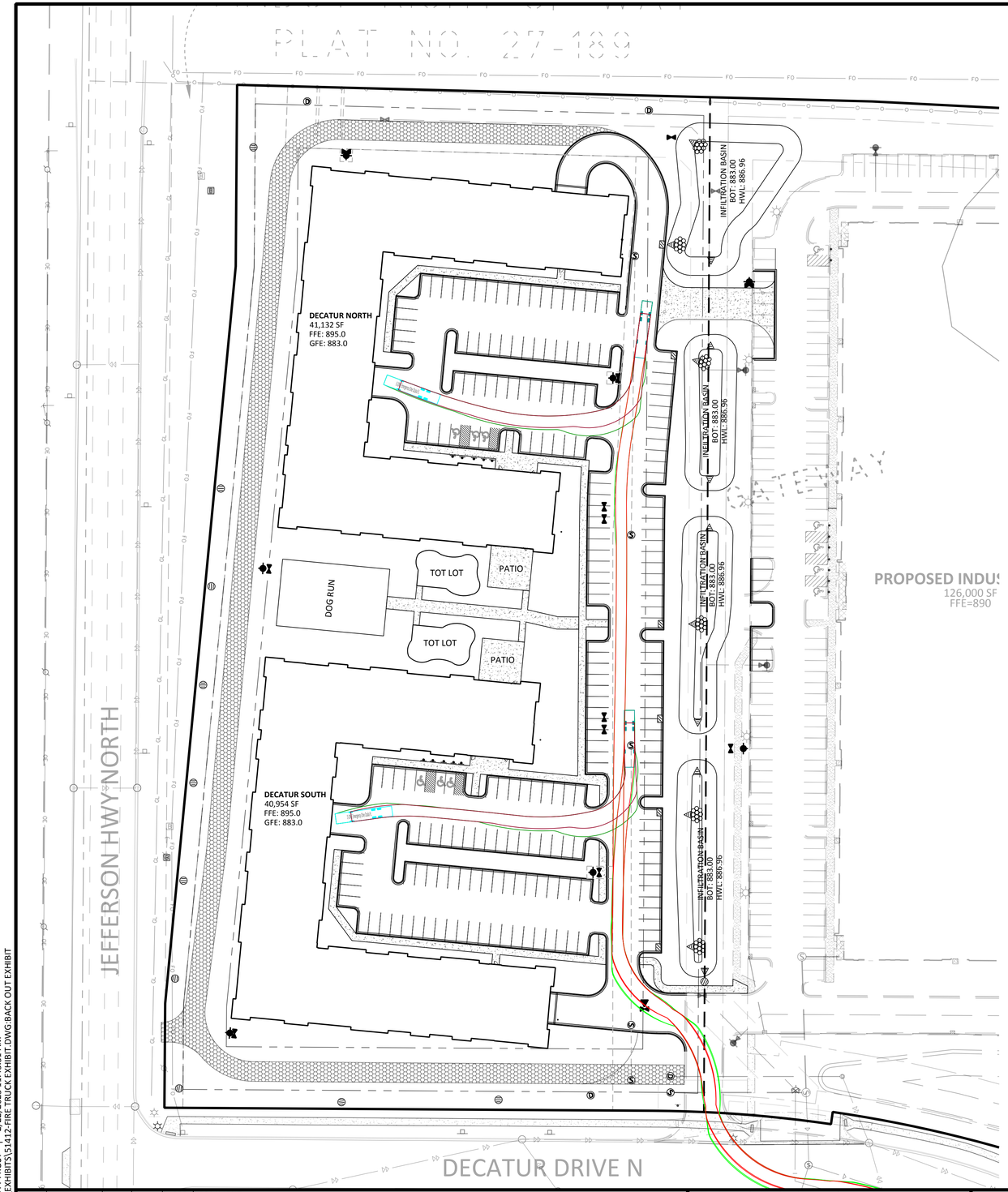
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET

OF

REV. #

24.1S (LMS TECH) | SCOTT FROST | 2/22/2023 11:43:31 AM
L:\PROJECTS\51412\CAD\EXHIBITS\51412-FIRE TRUCK EXHIBIT-DWG:DRIVE IN EXHIBIT



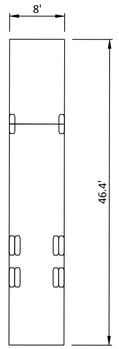
LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE

- SIGN
- BOLLARD
- ## REGULAR PARKING STALL COUNT
- KEYNOTE

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)

FIRE ENGINE BACKING OUT
DIMENSIONS:
8' x 46.4'
INSIDE RAD: 28'
OUTSIDE RAD: 45'



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSHUA BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

FIRE LANE - BACK OUT

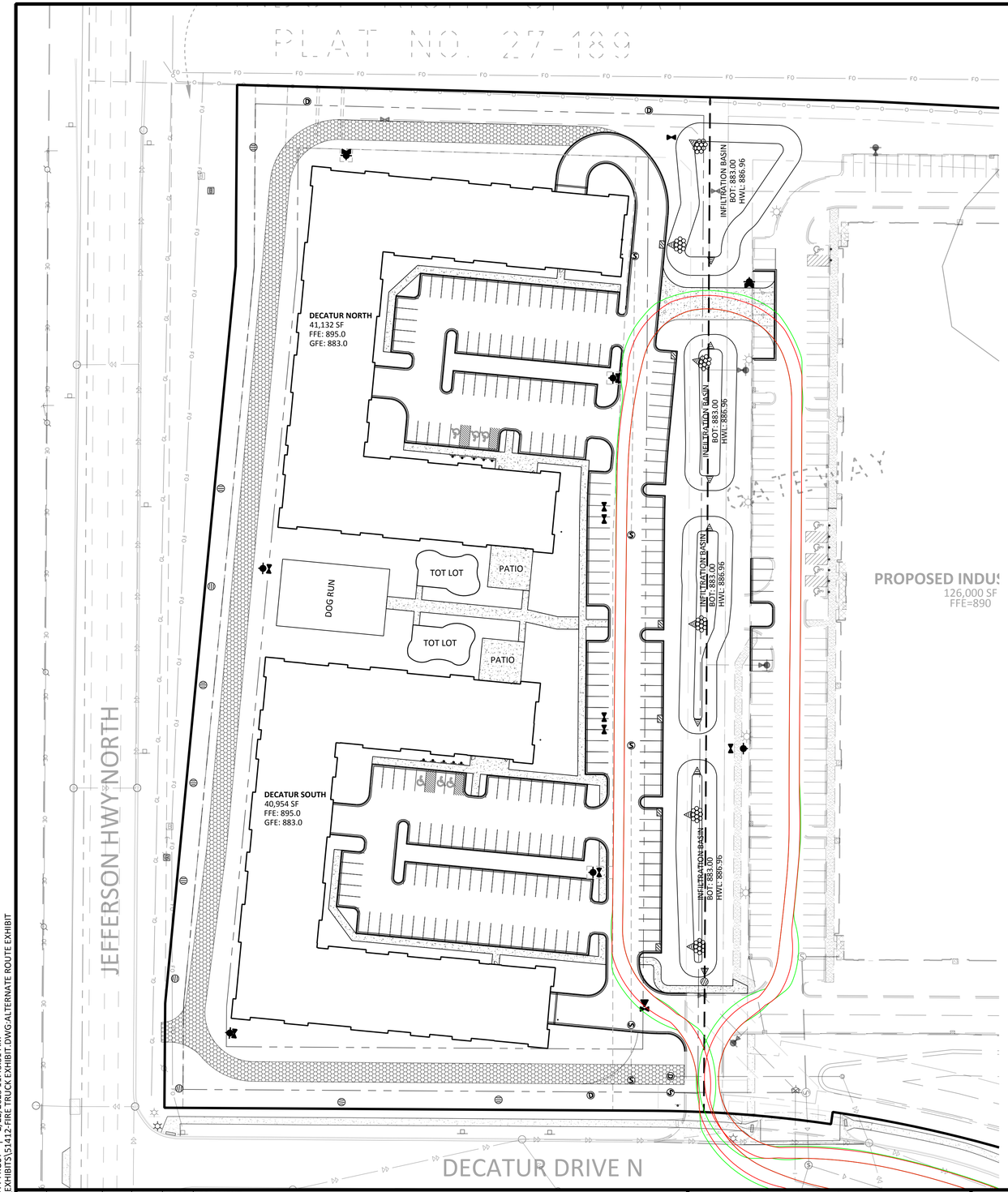
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET

OF

REV. #

24.1S (LMS TECH) | SCOTT FROST | 2/22/2023 11:43:31 AM
L:\PROJECTS\51412\CAD\EXHIBITS\51412-FIRE TRUCK EXHIBIT.DWG:BACK OUT EXHIBIT



LEGEND

PROPOSED	EXISTING			
		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE		CONCRETE PAVING
		BUILDING LINE		CONCRETE SIDEWALK
		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND		GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)
		TREE LINE		
		SAW CUT LINE		

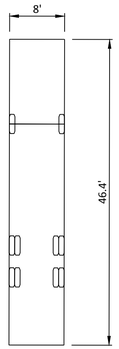
SIGN

BOLLARD

REGULAR PARKING STALL COUNT

KEYNOTE

FIRE ENGINE ALTERNATE ACCESS ROUTE
DIMENSIONS:
8' x 46.4'
INSIDE RAD: 28'
OUTSIDE RAD: 45'



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: JOSEPH BALZER

PRELIMINARY

Date _____ License # 57133

PRELIMINARY 01/25/2023	DRAWN BY TK
DESIGN REVIEW	DESIGNED BY JB
PERMIT SUBMITTAL	CHECKED BY ST
CONSTRUCTION DOCUMENTS	PROJECT NO. 51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

FIRE LANE - ALTERNATE ROUTE

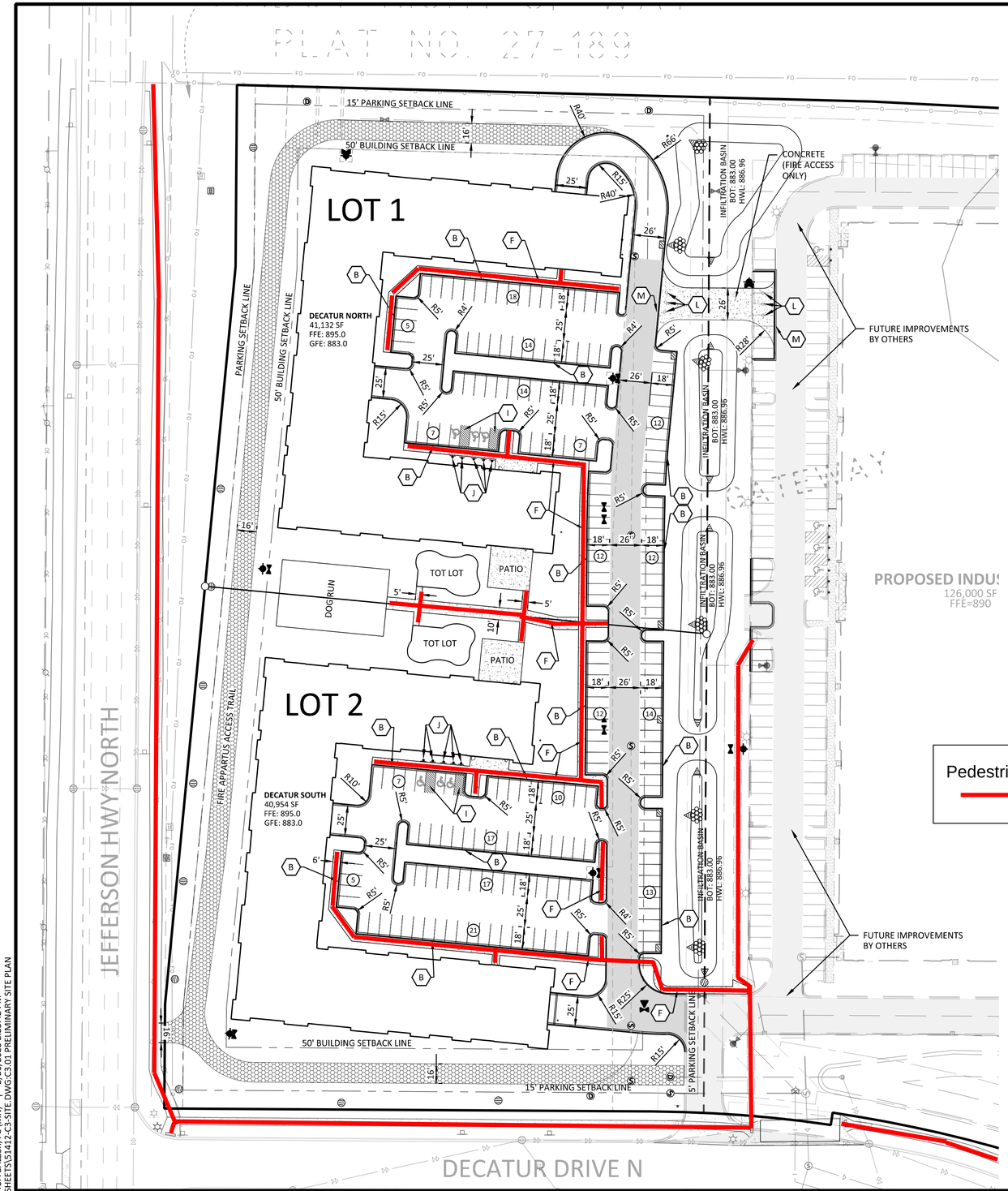
REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET

OF

REV. #

24.1S (LMS TECH) | SCOTT FROST | 2/22/2023 11:43:31 AM
L:\PROJECTS\51412\CAD\EXHIBITS\51412-FIRE TRUCK EXHIBIT.DWG:ALTERNATE ROUTE EXHIBIT



Pedestrian Connectivity routes

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 6CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE NOTED)
G. SEGMENTAL BLOCK RETAINING WALL
H. ACCESSIBLE RAMP
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. KNOCK DOWN BOLLARDS
M. SURMOUNTABLE CURB AND GUTTER

LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WETLAND	GRASS PAVERS (FIRE APPARTUS ACCESS ROAD)
		TREE LINE	
		SAW CUT LINE	

SIGN
BOLLARD
REGULAR PARKING STALL COUNT
1 KEYNOTE

DEVELOPMENT SUMMARY

RESIDENTIAL

AREA	
LOT 1 AREA	3.81 AC
LOT 2 AREA	3.99 AC
GROSS SITE AREA	7.80 AC
IMPERVIOUS	4.15 AC
PERVIOUS	3.65 AC

PARKING SUMMARY	STALLS
EXTERIOR	217
INTERIOR	446
TOTAL PARKING PROVEDED	663
TOTAL PARKING REQUIRED	630

APARTMENT BUILDINGS	UNITS
DECATUR NORTH	175
DECATUR SOUTH	175
GROSS DENSITY	45 U/A

BUILDING SETBACKS	
FRONT YARD	50 FT
REAR YARD	50 FT
EAST SIDE YARD	50 FT
WEST SIDE YARD	50 FT

PARKING SETBACKS	
FRONT YARD	15 FT
REAR YARD	15 FT
EAST SIDE YARD	5 FT
WEST SIDE YARD	15 FT

ZONING	
EXISTING ZONING	B3/PD
PROPOSED ZONING	TOWN CENTER DISTRICT

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
8. LIGHT STANDARD LOCATIONS ARE FOR REFERENCE ONLY, SITE LIGHTING PLAN IS DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL CONFIRM LIGHT STANDARD LOCATION WITH LIGHTING VENDOR. OR SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
9. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
10. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE HAVE BEEN DESIGNED WITH A MAXIMUM LONGITUDINAL SLOPE OF 4.5%, AND A MAXIMUM CROSS SLOPE OF 1.5%. THIS IS LESS THAN THE ADA CODE MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM DESIGN SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE IS 1.5%, LESS THAN THE ADA CODE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE OF 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
11. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

CIVIL 3D MODEL LIMITATIONS

SAMBATEK'S DELIVERABLE AND GOVERNING DOCUMENTS FOR CONSTRUCTION SHALL BE A HARD COPY AND/OR PDF PLAN SHEETS. IF A CIVIL 3D MODEL IS GENERATED IN THE PROCESS OF PREPARING THE PLAN SHEETS, IT IS AS A DESIGN TOOL ONLY AND NOT AS A SEPARATE DELIVERABLE. AT THE OWNER'S REQUEST, WE WILL RELEASE OUR CIVIL 3D MODEL FOR THE CONTRACTOR'S USE. HOWEVER, ITS USE IS AT THE CONTRACTOR'S RISK AND SHALL NOT BE USED FOR STAKING OF CURB, SIDEWALK, OR OTHER HARD SURFACE IMPROVEMENTS. IF A CIVIL 3D MODEL FOR STAKING HARD SURFACE IMPROVEMENTS IS REQUIRED, WE CAN PROVIDE A SUPPLEMENTAL AGREEMENT FOR REFINEMENT AND PREPARATION OF THE CIVIL 3D MODEL.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH
0 50 100
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	01/20/2023	TK	JB	EM	PRELIMINARY
2	02/21/2023	SF	JB	ST	CITY COMMENTS

© 2021 Sambatek

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.

Print Name: PRELIMINARY JOSHUA BALZER

Date _____ License # 57133

PRELIMINARY	01/25/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	TK
DESIGNED BY	JB
CHECKED BY	ST
PROJECT NO.	51412

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY SITE PLAN

REAL ESTATE EQUITIES
PRELIMINARY SITE DEVELOPMENT PLANS
DECATUR NORTH & DECATUR SOUTH APARTMENTS
BROOKLYN PARK, MN

SHEET
C3.01
OF
REV. #

24.1S (LMS TECH) | JOSHUA BALZER, PE (MN) | 2/21/2023 2:23:42 PM
L:\PROJECTS\51412\CAD\SHEETS\51412-C3-SITE.DWG:C3.01 PRELIMINARY SITE PLAN