Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, July 12, 2023
7:00 p.m.

PLANNING COMMISSION REGULAR MEETING – AGENDA

Commissioners: Chair Liam Cavin, General Officer Kathy Fraser, John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer, Shereese Turner, Jerry Yu.
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 – May 24, 2023 Regular Meeting

6. PUBLIC HEARING

6.1 610 West Building 5 - Preliminary plat, conditional use permit and site plan review #23-106 at 6501 96th Lane North for a 115-unit multifamily development.
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 – May 24, 2023

1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Borer, Fraser, Gaye-Bai, Kiekow, Udomah, and Wako; and Planning Director Mogush.

Those arrived late: None

Those not present were: None

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION WAKO, SECOND UDOMAH, TO APPROVE THE MAY 24, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. ORGANIZATIONAL MEETING

A. Election of General Officer

Planning Director Mogush commented that with the recent resignation of Commissioner Turnham, the Vice Chair became vacant. He explained that the General Officer then becomes the Vice Chair, which leaves a vacancy in the General Officer position. He stated that someone will need to be elected to serve in that role.

Commissioner Fraser nominated Commissioner Kiekow for the position of General Officer.

There were no other nominations.

MOTION CARRIED UNANIMOUSLY.

6. CONSENT AGENDA

B. Minutes – April 12, 2023

MOTION WAKO, SECOND KIEKOW TO APPROVE THE MAY 24, 2023, CONSENT AGENDA.

Commission Chair Cavin noted that at the end of the meeting it should state, “Commission Chair ~~Husain~~ Cavin adjourned…”

MOTION CARRIED UNANIMOUSLY.

7. PUBLIC HEARING

A. Zoning Code Text Amendment – TOD Districts.

Planning Director Mogush introduced a proposed amendment to the zoning code related to allowed uses within the transit, or TOD, districts. He provided an overview of the plans for the blue line light rail within Brooklyn Park and the station plans for the five stations within the city. He explained that every transit ride begins with a walk, whether that is from a parked vehicle or a home, therefore when considering transit plans there must also be consideration of pedestrian traffic and safety. He reviewed some of the streetscape concepts. He stated that they must also ensure that the buildings near the stations help to contribute to a comfortable walking environment, which is planned through zoning. He explained that following the station planning, the City developed zoning districts which are different than the zoning of the remainder of the city. He explained that while this will be new to Brooklyn Park, the use of transit districts is becoming common use to create a walkable transit development. He stated that the TOD standards would include design standards as well as the uses that would be allowed or not allowed. He provided some examples of businesses that may not be appropriate within a TOD district. He reviewed the proposed list of uses highlighting those that would be permitted, not permitted, or conditionally permitted.

Commission Chair Cavin opened the public hearing.

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

Commissioner Kiekow referenced Brooklyn Boulevard noting the car dealers that already exist at 73rd and asked what would happen to those businesses.

Planning Director Mogush replied that those businesses would become legal conforming and provided additional explanation on the regulations that would apply. He stated that currently, there would not be an allowance for an expansion of a nonconforming use but there has been discussion about creating a process that would allow those uses to request an expansion. He confirmed that the businesses were made aware of the changes in 2018 and this would be more of a technical correction to ensure that the language is clear.

Commissioner Kiekow stated that this would seem to be an orchestrated plan to move away from automobile use, using the example of not allowing fuel stations.

Planning Director Mogush confirmed that is the intent in these select areas, explaining that they do not want to introduce new uses that would conflict with the pedestrian friendly areas. He noted that these would be small areas within the city and the remainder of the city would remain open for those uses.

Commissioner Kiekow asked if a property owner could create a parking lot within this area.

Planning Director Mogush confirmed that parking as a principal use would be allowed through conditional use permit. He provided details on the planned park and ride facilities.

Commissioner Wako asked if a change in ownership of a legal nonconforming use would change the status of the property.

Planning Director Mogush replied that ownership does not change the status of the property, with the exception of a situation where the use has stopped for one year or more. He stated that at that point any new use would need to conform with the rules.

Commissioner Wako asked the area that is encompassed within the TOD boundaries.

Planning Director Mogush replied that the TOD typically surrounds the station in a radius of one-half mile.

Commissioner Fraser asked if it is common practice to not allow fuel stations within a TOD district.

Planning Director Mogush confirmed that is common practice and noted that if there are such stations in existence near light rail, they were most likely in place prior to the station. He stated that a fuel station would be allowed in the TOD-E district, but it would look very different than a typical station as it would need to meet the design standards.

Commissioner Udomah asked for details on extra security that may be needed in these areas.

Planning Director Mogush recognized the comments that have come forward about safety on transit and Metro Transit has developed an extensive plan to address those concerns. He stated that the recent legislative session provided funding for that plan to increase security and implement the plan of Metro Transit. He stated that the TOD design standards also help to promote safety for those walking about.

Commission Chair Cavin asked the impact these stations have had on existing businesses, using the example where a vehicle parks in a business lot to participate in transit.

Planning Director Mogush commented that if there is a business with a large parking lot near a station, people sometimes park in those lots to ride transit. He stated that it would be up to those businesses as to whether that is an issue for them.

Commission Chair Cavin recognized the legislative action that would legalize recreational marijuana and asked if those businesses would be allowed.

Planning Director Mogush replied that act was just passed and staff have signed up for a training session to learn more. He stated that it will be the decision of the City as to how that is allowed through land use.

Commissioner Gaye-Bai asked for details on the responsibility for the cost of development.

Planning Director Mogush replied that building the train would be funded primarily from the federal government, Hennepin County, the State of Minnesota, and some participation from the cities along the line. He stated that the City took the lead on the streetscape plan and will be working to fund its construction. He stated that all levels are involved in the planning, implementation, and funding.

Commissioner Gaye-Bai referenced the 93rd station plans, noting a gas station near that area. He stated that in order to make these concepts a reality there would need to be a lot of change as there are already businesses along the roadways.

Planning Director Mogush stated that although there are cases where there are investments on City or EDA owned properties, most of this development would occur on privately owned property which would be guided through those development standards.

Commissioner Borer asked the first step and proposed timeline.

Planning Director Mogush stated that the current estimate is that the line would be functioning between 2028 and 2030. He stated that there would be incremental steps towards the other concepts and progress. He estimated that it would take decades to fully build out some of these concepts.

MOTION UDOMAH, SECOND FRASER, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO ALLOWED USES IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICTS.

FURTHER DISCUSSION: COMMISSIONER KIEKOW REQUESTED TO CHANGE THE AUTO REPAIR SHOP, FUEL STATIONS, AND CARWASH USES TO CONDITIONAL TO SUPPORT THOSE THAT CONTINUE TO DRIVE VEHICLE.

COMMISSIONER UDOMAH NOTED THAT WOULD DEFEAT THE PURPOSE OF THE TOD, WHICH IS GEARED TO PROMOTE PEDESTRIAN TRAFFIC. HE DID NOT ACCEPT THE AMENDMENT.

COMMISSIONER BORER COMMENTED THAT THOSE HIGH VEHICLE BUSINESSES WOULD SIMPLY NOT BE ALLOWED WITHIN THE TOD IN ORDER TO PROTECT PEDESTRIAN TRAFFIC AND THEREFORE AGREES WITH THE LANGUAGE AS PROPOSED BY STAFF. SHE NOTED THAT THE BUSINESSES WOULD STILL BE ALLOWED IN OTHER AREAS OF THE CITY.

COMMISSION CHAIR CAVIN STATED THAT HE WOULD SUPPORT THE AMENDMENT AS THE USES WOULD BE CONDITIONAL AND STILL WOULD BE REVIEWED BEFORE MAKING A DECISION ON THE USE.

COMMISSIONER GAYE-BAI STATED THAT HE WOULD SUPPORT THOSE USES AS MOST USERS OF THE TRAIN WOULD MOST LIKELY BE DRIVING TO THE STATION.

COMMISSIONER UDOMAH STATED THAT HE WOULD ACCEPT THE AMENDMENT AS PROPOSED BY KIEKOW.

COMMISSIONER WAKO COMMENTED THAT IT WOULD SEEM THE AMENDMENT IS IN DISAGREEMENT WITH THE PURPOSE OF THE TOD DISTRICT.

COMMISSION CHAIR CAVIN RESTATED THE MOTION WITH THE AMENDMENT.

MOTION FAILED 3 AYES (CAVIN, KIEKOW, GAYE-BAI) - 4 NAYS.

MOTION WAKO, SECOND UDOMAH, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO ALLOWED USES IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICTS.

MOTION CARRIED 4 AYES – 3 NAYS (CAVIN, KIEKOW, GAYE-BAI) .

8. OTHER BUSINESS

None.

9. DISCUSSION ITEMS

None.

10. INFORMATION ITEMS

A. Council Comments

None.

B. Commission comments

None.

C. Staff Comments

Planning Director Mogush provided a recap of recent City Council activity.

11. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:08 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	6.1	**Meeting Date:**	July 12, 2023
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X	**Prepared By:**	Amber Turnquest, Principal Planner
Ordinance:			
Attachments:	6	**Presented By:**	Amber Turnquest, Principal Planner
Item:	**610 West Building 5**– An application by Doran Companies for a preliminary plat, conditional use permit and site plan at 6501 96th Lane North for a 115-unit multifamily development.		

Proposed Actions
MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "PARK PLACE PROMENADE 9TH ADDITION" AT 6501 96TH LANE NORTH FOR THE CREATION OF ONE LOT.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A RESIDENTIAL USE WITHIN THE TOWN CENTER ZONING DISTRICT AT 6501 96TH LANE NORTH, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 115-UNIT MULTIFAMILY DWELLING, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Overview
Doran Companies proposes a 115-unit multifamily dwelling at 6501 96th Lane North. Three land use applications are included with this application, a preliminary plat, site plan, and conditional use permit (CUP). The Brooklyn Park City Council granted a waiver from the development moratorium for the property located at 6501 96th Lane North on May 22, 2023.

Outlots are not developable and a preliminary plat is the mechanism used to create a final plat. A final plat is required to create a lot that can be recorded by the county, after which a building permit can be issued. The preliminary plat includes the parcel known as Outlot B, Park Place Promenade 6th Addition and proposes to create a single, 3.70 acre lot: Lot 1, Block 1, Park Place Promenade 9th Addition (Lot 1).

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Town Center (TC) Zoning District, is 5.68 acres and proposes a multifamily dwelling that will have a single vehicular access point to 96th Lane North which is a private street that connects Oak Grove Parkway to Zane Avenue. The site consists of two parcels, Outlot A, Park Place Promenade 6th Addition (1.98 acres) and proposed Lot 1. The building will be located entirely on proposed Lot 1.

The TC district allows no land uses permitted by right. Residential land uses are allowed only with the approval of a Conditional Use Permit (CUP). In addition to the CUP approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of the CUP and conformance of this proposal with the Comprehensive Plan are detailed within this report.

Previous Approvals
There have been a number of approvals for properties within the Park Place Promenade development since 2015. The most recent approvals relevant to the site currently under review included the expansion of the parking lot on proposed Lot 1. A synopsis of the approvals are included in the attached application packet.

Current Conditions
The subject property includes two lots totaling 5.68 acres and is located 700 feet south of Oak Grove Parkway, and 1,400 feet west of Zane Avenue. Outlot A, Park Place Promenade 6th Addition (Outlot A) contains a stormwater pond, playground, and pet run, all of which are to remain. A parking lot is currently developed on Lot 1, which is to remain.

Future Land Use Plan	Mixed Use- Flex	
Current Zoning	Town Center (TC)	
Proposed Zoning	Town Center (TC)	
Neighborhood	Oak Grove	
Site Area	5.68 Acres	
	Current	Outlot A, Park Place Promenade 6th Addition (1.98 acres) Outlot B, Park Place Promenade 6th Addition (3.70 acres)
	Proposed	Outlot A Park Place Promenade 6th Addition (1.98 acres) Lot 1, Block 1 Park Place Promenade 9th Addition (3.70 acres)
Conforms to:		
Land Use Plan	Yes	
Zoning Code	Yes	
Notification	30 Public Hearing Notices mailed Communications email On-site development sign	
Timeline (MN §15.99) 60-day 120-day	 August 6, 2023 October 5, 2023	

Land Use/Zoning and Overlay
The site is zoned Town Center (TC) and is within the Oak Grove neighborhood. The future land use for the property is Mixed Use- Flex. Adjacent property to the north and east of the subject site are also zoned TC. The property is bounded to the south by Highway 610 and to the west by Hampshire Avenue North. There are no zoning overlays on this property.

Preliminary Plat
All lots created within the City must abut for their full frontage on a publicly dedicated street (151.060). The proposed Lot 1 has frontage along 96th Lane North which is a private street and does not comply with this condition. However, this requirement can be waived by the City Council if certain findings are made. The language of 151.011- Structures Abutting Public Streets is provided in bold and the findings are made below.

§151.011 Structures Abutting Public Streets

(A) With respect to parcels of land not subject to the provisions of M.S. §462.358, Subd. 4b, and §151.010 of this chapter, a building or structure must not be constructed or erected on such parcels, nor must any building permit be issued for such construction or erection, unless such parcels abut upon a public street which has been dedicated to and accepted by the city. This provision does not apply if the structure is to be used solely for agricultural purposes and the property is served by a private street or private easement.

(B) This requirement may be waived by the City Council if the Council makes the following findings:

(1) That the proposed structure is located on a properly designed and approved private street; and

(2) The development is not in conflict with the city's growth management principles.

Transportation staff has determined that this site and proposed development complies with the required findings.

Staff has determined that these findings have been met and recommends that the requirement be waived.

On June 14, 2023, the preliminary plat was submitted to Hennepin County Transportation and the Minnesota Department of Transportation (MnDOT) for plat review. Hennepin County indicated that there were no comments on the plat. At the time of this staff report, comments from MnDOT were still outstanding, however it is anticipated comments regarding sound attenuation may be provided. Relevant comments will be incorporated into the report and additional conditions of approval may be required.

Final Plat
A final plat is not considered with application and any comments from either Hennepin County or MnDOT will need to be reflected prior to acceptance of the final plat for consideration. After the approval of the preliminary plat, the subdivider has one year to file for approval of a final plat, unless an extension is granted. At the time of application for a final plat the following items must be submitted: a recent abstract, utility layout to the City Engineer. The City Attorney must review the draft final plat with an updated title commitment prior to final plat approval. Additional conditions of approval may be required based on the title opinion. These must be met prior to plat recordation. Due to the time allowances prescribed by the Zoning Code (Code), staff recommends that the bonding and escrow numbers not be required until the of time of building permit application.

Park Land Dedication
Park dedication determinations are made prior to the approval of the preliminary plat. Brooklyn's Park's Park and Recreation Department has determined that park land dedication is not appropriate in this location and requests cash in lieu of dedication. The site plan submitted with the preliminary plat proposes a multifamily dwelling of which the cash contribution is based on a minimum of ten percent of the total fair market land value of the land within the plat. The fee must be collected before a final plat can be released for recording.

Site Plan
A site plan review is a requirement of the Code, as the purpose of this project is to construct a new building. Section 152.033 of the Code requires that the site plan be evaluated on the criteria in bold below. Staff comments follow.

(E) Evaluation criteria. The city must evaluate the effects of the proposed site plans. This review may be based upon, but not be limited to, the following criteria:

(1) Consistency with the Comprehensive Plan, the City Code, and this chapter.
(2) Enhancement of the site to create a meaningful and harmonious development.
(3) Creation of a functional and harmonious design for structures and site features, with special attention to the following principals:
(4) The height, scale and massing of new buildings and structures should complement similar buildings within the same zoning district in which the application is made.

The future land use on this property is Mixed Use- Flex, and the use is slated for medium to high density residential, with a density of 7-25 units/acre. To find conformance with the density prescribed in the Comprehensive Plan both parcels are considered a campus and will be used to calculate the residential density. The density proposed with this project is 20 units/acre. The site is within the Town Center, in which no uses are permitted by right and requires the approval of a CUP to allow a residential use for attached housing units at a density which conforms with the Brooklyn Park Comprehensive Plan. Staff finds conformance and consistency with the Comprehensive Plan.

The development is similar to the apartments north of the site and this development is in keeping with the surrounding development. The applicant has indicated that the

amenities in the surrounding buildings under their ownership (610 West Buildings 1–4) will be made available to the residents of 610 West Building 5.

(F) Conformance to the Approved Site Plan Review. All developments must remain in continual conformance with the approved Site Plan Review until or unless amended in compliance with this chapter.

Any significant changes to the development will require an additional site plan review.

Conditional Use Permit

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.

Consistency with the Comprehensive plan has been found, as noted above.

(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 will be from 96th Lane North, Transportation staff has reviewed the project submittals and determined that the plans as submitted will not negatively impact traffic, and pedestrian connections are appropriate.

(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.

There will be 222 parking spaces provided on site which includes 164 surface parking stalls and one level of 58 underground parking stalls. At 1.9, the parking ratio is less than 2 stalls per unit but is similar to the parking structure of adjacent residential buildings. When considered with the apartments owned by the same developer, which will share amenities with this new multifamily dwelling, the overall parking count within the community will increase the stall to unit ratio from 1.4 to 1.5.

(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.

Screening is required for off-street parking, this can include any combination of landscaping, decorative fencing, and berms. While the applicant provides screening along Highway 610, the noise and light that is typically associated with high speed vehicular thoroughfares must be taken into consideration. Staff recommends that additional screening be placed along the entirety of the southerly property line of proposed Lot 1. Outlot A, which is included in this site plan, includes amenities that will be used by residents of this new development, additional screening is needed from the southeastern property corner and extend at least 150 feet westward. The applicant should work with City staff to determine an adequate screening plan prior to the issuance of a building permit. The applicant proposes 11 overstory, 11 coniferous, and 22 ornamental trees in addition to 322 shrubs located throughout the site.

Trash and recycling will be stored internal to both buildings. Waste will be taken to a central area for removal, as such, waste shall not be stored outdoors.

(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 building will contain four levels of housing above one level of underground parking. The materials include two different, complementary colors of brick, metal panels, and fiber cement siding. A variety of colors, materials, and articulation that provides architectural interest.

(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.**

Lighting
A photometric plan was not provided with this application. A photometric plan must be submitted and compliance found by staff prior to the issuance of a building permit.

Mixed Income Housing Plan
The applicant submitted a draft mixed income housing plan to comply with the City's policies with the understanding that a full plan must be submitted at the time of building permit application.

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

Transit
The closest transit stop to this site is at the southwest quadrant of Oak Grove Parkway N & 96th Land N, stop number 56417. This stop is serviced by the 722 bus, Brooklyn Ctr-Humboldt-Shingle Creek-Target Campus.

Pedestrian Circulation
Internal pedestrian connections are present and appropriate around the buildings and to the parking areas. While not required, staff encourages the applicant to provide bicycle racks to encourage the use of nonmotorized transportation.

Minimum Design and Site Requirements for Medium and High Density Residential Districts
Energy Efficiency
New buildings are required to incorporate three energy efficient elements. The applicant has indicated they intend to install electrical vehicle charging stations, install EnergyStar rated appliances, utilize Xcel's Energy Design Assist program to identify as many areas for renewable or sustainable energy methods as possible, including increased R values for certain building assembles.

Stormwater Management
The West Mississippi Watershed approval must be updated.

Staff Recommendation
Staff recommends approval of the preliminary plat, conditional use permit, and site plan with the conditions listed in the attached draft resolutions.

Alternatives to Consider:
1. Approve the Preliminary Plat, Conditional Use Permit and Site Plan as presented.
2. Approve the Preliminary Plat, Conditional Use Permit and Site Plan with modifications.
3. Deny the Preliminary Plat, Conditional Use Permit and Site Plan based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:
A. DRAFT RESOLUTION – PRELIMINARY PLAT
B. DRAFT RESOLUTION – CONDITIONAL USE PERMIT
C. DRAFT RESOLUTION – SITE PLAN
D. LOCATION MAP
E. SUPPORTING DOCUMENTS
F. PLAN SET

RESOLUTION #2023-___

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR "PARK PLACE PROMENADE 9TH ADDITION" AT 6501 96TH LANE NORTH

Planning Commission File #23-106

WHEREAS, The Doran Group has filed an application for preliminary plat for "Park Place Promenade 9th Addition" at 6501 96th Lane North legally described as:

Lot 1, Block 1 of Park Place Promenade 9th 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 #23-106 "Park Place Promenade 9th 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. Prior to recording of the final plat:
    a. Payment of cash in lieu of park dedication at the rate of 10 percent of the total fair market land value of the land within the plat of 3.70 acres.
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 ALLOWING A RESIDENTIAL USE WITHIN THE TOWN CENTER ZONING DISTRICT AT 6501 96TH LANE NORTH

Planning Commission File #23-106

WHEREAS, The Doran Group has made an application for a Conditional Use Permit (CUP) for a residential use in the Town Center zoning district on property legally described as:

Lot 1, Block 1, Park Place Promenade 9th 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 a residential use is hereby granted subject to the following conditions:

1.00 GENERAL CONDITIONS

1.01 The preliminary plat approving the creation of Lot 1, Block 1, Park Place Promenade 9th Addition 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.

1.04 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.

1.05 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, 2024 shall deem the Conditional Use Permit approval to be null and void.

RESOLUTION #2023-

RESOLUTION APPROVING A SITE PLAN FOR A 115-UNIT MULTIFAMILY DWELLING

Planning Commission File #23-106

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

Lot 1, Block 1 of Park Place Promenade 9th Addition, and Outlot A of Park Place Promenade 6th Addition, Hennepin County, Minnesota

WHEREAS, the zoning of the property is Town Center–in which residential uses are allowed 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 July 12, 2023.

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

The Site Plan Review for a 115-unit multifamily dwelling is hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans plot date June 2, 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 FINANCIAL CONDITIONS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit, a cash bond, and a developer's escrow 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.

2.02 Prior to receiving final plat approval, cash contribution in lieu of parkland dedicaton in the amount of 10 percent of the fair market value must be collected by the City. As of January 2, 2023, the value of proposed Block 1, Lot 1 Park Place Promenade 9th Addition was $387,600.

3.00 REQUIRED DOCUMENTS

3.01 Prior to receiving final plat approval all utility construction, drainage, grading and development plans must be approved by the City Engineer

3.02 Prior to receiving a building permit, the applicant shall submit a screening plan to the Planning Division for review and acceptance.

3.03 Prior to receiving a building permit, the applicant shall submit a photometric plan to the Planning Division for review and acceptance.

3.04 Prior to receiving a building permit, the applicant shall submit a mixed income housing plan to the Planning Division and Economic Development and Housing Division for review and acceptance.

3.05 Prior to receiving a building permit, the applicant shall submit a copy of the recorded final plat to the Planning Division for review and acceptance

3.06 Prior to receiving a building permit, the applicant shall submit a copy of the recorded conditional use permit resolution to the Planning Division for review and acceptance.

3.07 Prior to receiving a building permit, the applicant shall submit a copy of the recorded site plan resolution to the Planning Division for review and acceptance.

3.08 Prior to receiving a building permit, the applicant shall provide documentation guaranteeing residents of 610 West Building 5 access to amenities of 610 West Buildings 1–4.

3.09 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.

4.00 CONSTRUCTION CONDITIONS

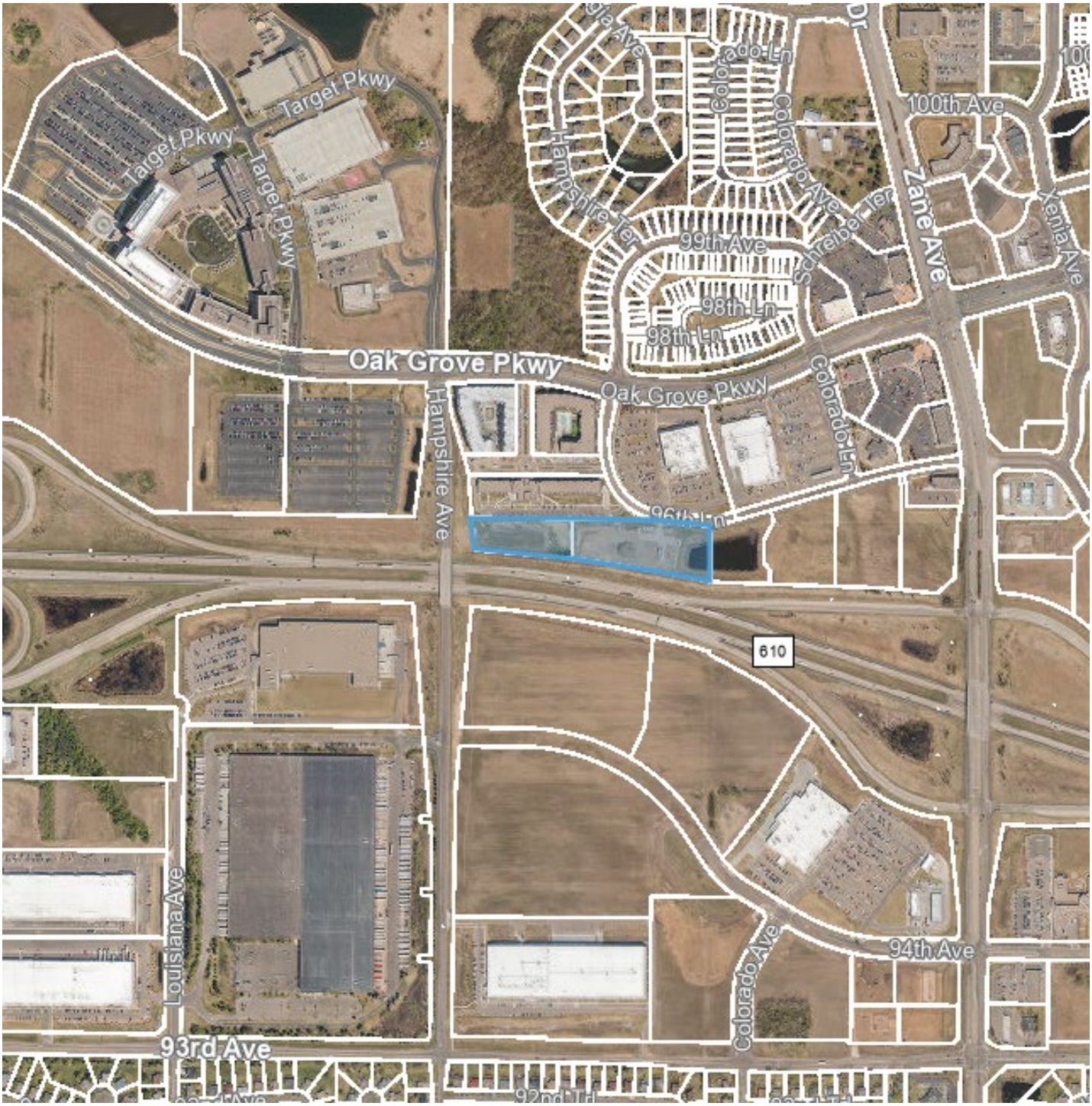
4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing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



Conditional Use Permit and Site Plan Review
Case #23-106 – 610 West Building 5
Area of Request (Spring 2018 Air Photo)
6501 96th Lane North

Brooklyn Park

City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443
763-424-8000
www.brooklynpark.org

MEMORANDUM

Date: April 20, 2023

To: Evan Doran

From: Amber Turnquest, Principal Planner

Subject: 610 West Building 5 — Approval History and Application Process

Thank you for your patience as we reviewed the history of approvals and try to address your questions about the development process for this site.

Approval History Summary

There have been various approvals and correspondence on this and adjacent properties over the years. Relevant portions of the Request For Council Action reports are below, with staff comments bolded:

- Request for Council Action (RFCA) dated April 13, 2015, for the 610 West Apartments was for the lots that have already been constructed.

  Parking
  In the unlikely event that parking becomes a problem, the property owner must work with staff on a parking plan for the site.

  Amenities
  Each of the buildings will have amenities for the residents. In the southern building, all of the amenities are located in the clubhouse building. In the other two buildings, the center courtyards have swimming pools, a fire pit, bocce ball, and a community garden.

  This appears to presume that all private amenities would be on site. A June 2017 RFCA (see below) indicates that the dog park and play area that were built support the 610 West Apartments. At the time of site plan, this development will need to demonstrate amenities to support the new residents independently, either through on-site amenities or improvements to the existing playground area.

  Storm Water Management
  In the Park Place Promenade development plan, a storm water basin was identified at the southwest corner of the development. 610 West intends to use this basin for its storm water though it is not on the applicant's property. Easement agreements must be provided prior to construction.

  This basin is not shown to be landscaped. It is recommended that trees and shrubs be added around the basin for bank stabilization and general aesthetics.

  Landscaping around the basin will need to be addressed with this application.

- There is an email from Tony Kuechle at Doran Companies to Cindy Sherman, a previous Planning Director at Brooklyn Park dated June 8, 2017, that discussed the pond, dog park, and playground. Lack of access to the stormwater pond outlot was discussed.

- An RFCA dated June 26, 2017, was for approval of the final plat of the two outlots.

- A Site Plan dated October 15, 2019 was submitted for the 610 West Parking Lot Expansion.

- A memo to the City Council on November 1, 2019, indicated that parking did become an issue and an expansion lot was proposed on Outlot B, Park Place Promenade (PPP) 6th Addition. The memo advised Council that staff would complete the review administratively due to the size of the expansion.

- A Stormwater Management Plan dated July 19, 2021 was prepared for the 610 West Parking Lot Expansion (not included in attachments).
  This SWMP should be revised for this project and submitted, a new SWMP is not required.

Application Process

The initial question about density is what precipitated this review. The density calculation would need to include a larger area, please consider that with platting being necessary for any development to occur, combining the two outlots into a single lot would allow you to meet your density goal. Doing this would have the benefit of no longer having a land locked parcel and should not impact the onsite amenities provided through the 610 West Apartments.

Applications and submittals that have been identified at this stage:

- Preliminary plat
- Site plan and usual documents
- Conditional use permit
- MnDOT may require a sound study
- Parking demonstration for the multifamily dwellings
- Updated SWMP

Issues to be addressed:

1. It is important to ensure that the development of this parcel does not create a parking issue for the established buildings. When submitting please demonstrate the parking is adequate for all the residential developments under the same ownership.
2. Landscaping improvements around the stormwater pond.
3. A sound study may be required by MNDOT due to proximity to Highway 610.
4. The City's Code Enforcement Department has fielded a number of calls about the condition on the private road which would serve as sole access to this development. The condition and maintenance of 96th Lane will be addressed with this application.

City of Brooklyn Park
Request for Council Action

Agenda Item:	6.1	**Meeting Date:**	April 13, 2015
Agenda Section:	Land Use Actions	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Todd A. Larson, Senior Planner
Attachments:	9	**Presented By:**	Cindy Sherman, Planning Director
Item:	**610 West Apartments (Doran Companies)** - Conditional Use Permit/Plat #15-104 for a 484-unit apartment complex located south of Oak Grove Parkway between 96th Lane and Hampshire Avenue North.		

Interim City Manager's Proposed Actions:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2015-___ APPROVING THE ENVIRONMENTAL ASSESSMENT WORKSHEET FINDING NO SIGNIFICANT IMPACTS FOR THE 610 WEST APARTMENT PROPOSAL.

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2015-___ APPROVING A CONDITIONAL USE PERMIT AND PLAT FOR AN APARTMENT COMMUNITY LOCATED AT THE SOUTHEAST CORNER OF OAK GROVE PARKWAY AND HAMPSHIRE AVENUE.

Planning Commission Recommendation:

At its meeting on March 11, the Planning Commission unanimously (8-0) recommended approval of the proposal with conditions that are listed in the attached resolution. The Commission also recommended that a traffic signal be installed at the intersection of Oak Grove Parkway and 96th Lane/99th Avenue with this project. The City's Transportation Engineered provided a memo regarding this signal and stated that it does not meet signal warrants at this time. A signal assessment agreement is in place to cover the costs when the time comes to install it.

Since the Planning Commission reviewed the proposal, the applicant has made some modifications to the plans. The unit count was reduced by four units to 480. The landscaping plan was modified based on Great River Energy's review of the transmission line easement along the south side of the property as well as recommendations regarding evergreen trees. Lastly, the applicant has added a secure pedestrian tunnel connecting each building to the clubhouse.

Overview:

Doran Companies is proposing the first market-rate luxury apartment complex in Brooklyn Park in over 20 years. The proposal includes three buildings with studio, one-, two-, and three-bedroom units, a clubhouse with several amenities, underground parking, and extensive landscaping.

The site is at the southeast corner of Oak Grove Parkway and Hampshire Avenue, near the Target Campus. Originally, this site was a part of the Park Place Promenade shopping center. In the fall of 2014, the Planning Commission and City Council approved a Comprehensive Plan change from Community Commercial to medium-high density residential (7+ units per acre) following a study that recommended a reduction in commercial sites.

The site is zoned Town Center (TC) where all uses conforming to the Comprehensive Plan must obtain a Conditional Use Permit (CUP) to construct and operate. A plat is proposed to subdivide the existing Outlot into three developable lots and one common space outlot.

The review of the proposal includes an Environmental Assessment Worksheet (EAW). This must be approved prior to any final actions the Council takes on the project.

Primary Issues/Alternatives to Consider:

1. Approve the proposal as recommended by the Planning Commission.
2. Approve the proposal as recommended by the Planning Commission, except for the traffic signal (resolution attached).
3. Approve the proposal with modifications.
4. Deny the proposal based on certain findings.

Budgetary/Fiscal Issues:

Park dedication will be collected on the plat. The EDA is working with the developer on an assistance package.

Attachments:

6.1A EAW RESOLUTION
6.1B CUP AND PLAT RESOLUTION
6.1C LOCATION MAP
6.1D PLANNING & ZONING INFORMATION
6.1E PLANNING COMMISSION MINUTES
6.1F LETTERS
6.1G MEMO FROM TRANSPORTATION ENGINEER
6.1H PLANS
6.1I ENVIRONMENTAL ASSESSMENT WORKSHEET (available here)

RESOLUTION #2015-___

APPROVING THE ENVIRONMENTAL ASSESSMENT WORKSHEET
FOR 610 WEST APARTMENTS FINDING NO SIGNIFICANT IMPACT

Planning Commission File #15-104

WHEREAS, Minnesota Rules 4410.4300 Subp. 19.D. requires that an EAW be prepared for construction of at least 375 attached residential in a city that has an adopted comprehensive plan under Minnesota Statutes; and

WHEREAS, an EAW was completed for 610 West Apartments, which is designed to include up to 520 residential apartment units in the City of Brooklyn Park; and

WHEREAS, on February 16, 2015, the EAW was publicly noted in the *EQB Monitor*, commencing the 30-day public comment period; and

WHEREAS, the EAW was posted on the City's web site during the review time; and

WHEREAS, the 30-day comment period ended on March 18, 2015; and

WHEREAS, the City of Brooklyn Park accepted and responded to all substantive written comments received;

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

1. The EAW was prepared, published, and distributed in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, as required by Parts 4410.4300 Subd 14;

2. The EAW, combined with the supplemental information contained in the Response to Comments, satisfactorily addressed all of the issues raised and comments received for which existing information could have been reasonably obtained, and further investigation is therefore not required;

3. Based on the criteria established in Minnesota Rules Part 4410.1700, the project does not have the potential for significant environmental effects;

4. The city makes a "Negative Declaration" on the need for and Environmental Impact Statement (EIS),

5. An EIS is not required.

The City of Brooklyn Park shall maintain a Record of Decision, including the Response to Comments on the EAW, and will notify in writing, within five days, all persons on the EAW distribution list, all persons who commented in writing during the 30-day comment period, and any other person upon written request. The City will also send notice of this decision to the project proposed and the EQB.

RESOLUTION #2015-

RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT OF "PARK PLACE PROMENADE 5TH ADDITION" AND CONDITIONAL USE PERMIT OF A 484-UNIT APARTMENT COMMUNITY SOUTHEAST OF OAK GROVE PARKWAY AND HAMPSHIRE AVENUE NORTH

Planning Commission File #15-104

WHEREAS, an application has made by Doran Companies for a Plat, Conditional Use Permit, and variance under the provisions of the City Code on property legally described as:

Outlot B, Park Place Promenade 2nd Addition, Hennepin County, Minnesota

WHEREAS, the applicant is requesting a reduction in the number of required parking spaces based upon his experience with developing several similar apartment communities;

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

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on March 11, 2015; and

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

The Plat for "Park Place Promenade 5th Addition" and the Conditional Use Permit for a 484-unit apartment community are hereby approved with the following conditions:

1.00 DRAWINGS

1.01 Site plan/preliminary plat on file in the City Clerk's office dated 04-07-2015 is approved for 480 rental apartment units and clubhouse.

1.02 Utility plans dated 04-07-2015, landscaping plans dated 04-07-2015, and grading plans dated 04-07-2015 are approved, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required. A development bond or letter of credit in the amount of **$1,548,500.00**, a cash bond in the amount of **$81,500.00**, and a developer's escrow in the amount of **$48,900.00** 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.

2.02 Payment of any special assessments on the property.

2.03 Payment of a park dedication fee of 10 percent of the fair market value of the property as determined by the City Assessor after the property is purchased by the developer. Payment is due before any building permits are issued.

3.00 REQUIRED DOCUMENTS

3.01 Approval of Title by the City Attorney.

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

3.03 A comprehensive search shall be performed to identify any existing wells on the property. A licensed well driller shall properly abandon any unused wells in the plat. Such abandonment shall be reviewed and approved by the Minnesota Department of Health.

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

3.05 Approval by the West Mississippi Watershed Management Commission.

3.06 Approval of a master reciprocal agreement by the City Attorney's office. This agreement must be recorded with the final plat.

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 All conditions of the City Attorney's office shall also apply. A Title Review must be conducted by the City Attorney's office using documents provided by the developer before final plat may be recorded.

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

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

4.06 Adequate dumpsters must be on site during construction of streets, utilities, and homes. When full, they must be emptied immediately or replaced with an empty dumpster.

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

4.08 In the event parking becomes a problem on the site, the building owner must work with City staff on a parking plan.

4.09 The driveways to the underground parking garages must be heated to prevent snow and ice accumulation.

4.10 Snow must not be stored on any parking space. In the event landscaped areas or storm water basins are full, snow must be hauled off site.

4.11 Bike racks must be installed throughout the site and in each underground garage.

4.12 Evergreen trees must not be grouped together between the south building and the parking lot for visibility purposes.

4.13 The storm water basin must be landscaped with trees and shrubs.

4.14 All lighting must meet City Code requirements.

4.15 All signage must conform to the approved site plans and obtain a permit prior to construction.

5.00 Final Plat

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #15-104 "Park Place Promenade 5th Addition" shall be approved subject to the following conditions:

a. Title review by the City Attorney and all conditions therein.

b. Easement review by the City Engineer and all conditions therein.

c. Per requirements set forth in Resolution #2005-174 or as subsequently amended by motion, approving the modified preliminary plat of "Park Place Promenade" which is part of this resolution by reference and is on file and can be examined in the City Clerk's office.

d. Submission of a letter from the land surveyor or engineer indicating the square footage contained in each lot on the plat, per Section 151.043, Subdivision J, of the City Code.

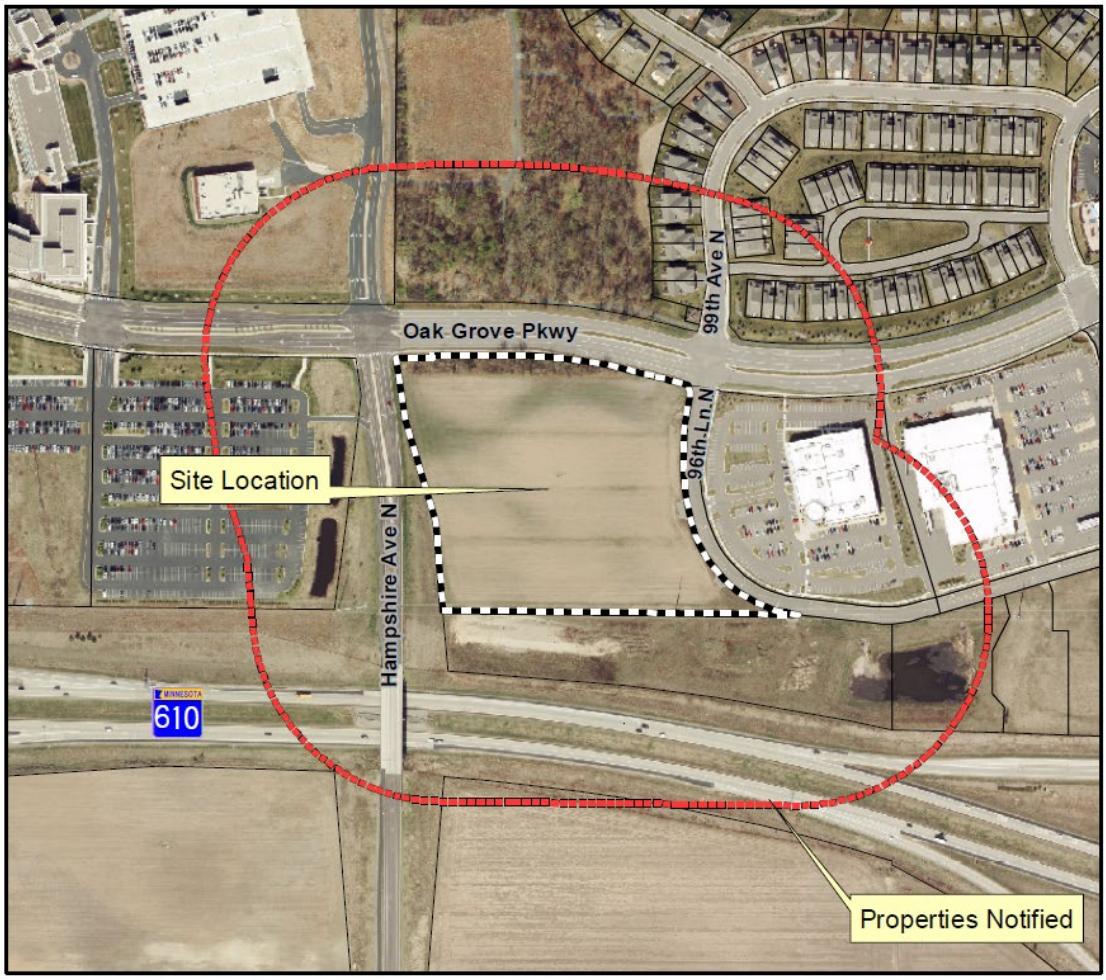
e. Submission of a CAD copy of the plat.

f. Payment of a park dedication fee of 10 percent of the fair market value of the property as determined by the City Assessor after the property is purchased by the developer. Payment is due before any building permits are issued.

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.

If the petitioner needs additional time to satisfy the requirements listed in this Preliminary and Final Plat and Conditional Use Permit 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 Code (Chapter 151) and Zoning Code (Chapter 152). The failure on the part of the petitioner to submit a final plat per Section 151 within one year from the date of this approval shall deem the preliminary approval to be null and void.

Conditional Use Permit/Plat #15-104
Doran Companies 610 West



This is a public hearing notice map. Properties receiving notices are within the red dashed line.

Notification distance = 500 feet

Spring 2012 Air Photo.

200 Feet

Map Date February 5, 2014

Land Use Plan	Medium-High Density Residential (7+ units per acre)	
Current Zoning	Town Center (TC)	
Surrounding Zoning	South and East – Town Center (TC) *Park Place Promenade* North East – Town Center (TC) *Liberty Oaks* North – Conservancy District (CD) *Schreiber Woods* West – Planned Unit Development (PUD) Target Northern Campus	
Neighborhood	Oak Grove	
Site Area	10.85 acres	
Number of Units	480	
Average Density	44.2 units per acre	
Parking Spaces	Provided	Standard
Exterior	210	726 (1 space per unit plus 0.5 space per unit for guest parking)
Underground	492	484 (1 space per unit minimum enclosed)
Total	702	1,210
Green space	35.2%	
Conforms to: Land Use Plan – Yes Zoning Code – Yes Subdivision Code – Yes Variances Needed – To parking requirements		
Notification Distance	500 feet	

Buildings & Units

Three four-story buildings are proposed for the site. The southern building will be divided into three parts. The center part will be the clubhouse and leasing offices. Attached to the east and west sides of the clubhouse are residential units. Two separate residential buildings will be at the northeast and northwest corners of the site. These two buildings will be shaped to create courtyards.

All buildings will be constructed with a mixture of two different colored bricks, two different colored metal panels, and painted cement fiber siding. Most units have an exterior deck.

There will be a mix of unit types within each building. The smallest units are labeled as alcove units, which are similar to a studio unit (23 units). Most of the units are one- (251 units), one- plus den (15), two-bedroom units (156), and two-story lofts (27). There are some three-bedroom units as well (8). Many of the first floor units have direct access to the exterior and/or have two levels.

Each of the buildings will have amenities for the residents. In the southern building, all of the amenities are located in the clubhouse building. In the other two buildings, the center courtyards have swimming pools, a fire pit, bocce ball, and a community garden.

Access & Parking

Access to the site is proposed in three places. The main access will be off 96th Lane with the secondary right-in-right-out access off of Oak Grove Parkway. Both of these accesses will feature decorative landscaped medians. A third access to the site off of 96th Lane will be a standard driveway. The internal drives are all connected. The driveway width off of Oak Grove Parkway may need to be widened to accommodate a fire truck or moving truck.

Each building will have underground parking garages. In the two northern buildings, the parking extends under the courtyards (except for the pool area). All of the driveways to the garages are rather steep and could become slippery in winter. The applicant has indicated that these driveways will have heated pavement to keep them clear of ice and snow.

There will be a parking lot located along the south side of the site. On-street parallel and angled parking will be located in the center part of the site.

When the site was approved for retail, it was believed that a traffic signal may be needed in the future at the intersection of Oak Grove Parkway and 96th Lane/99th Avenue. A signal assessment agreement was recorded against the property covering a portion of the costs. The traffic study prepared for the environmental review does not foresee the need of a signal, but the assessment agreement will remain in place.

Parking Modifications

City Code requires two parking spaces per unit plus 0.5 spaces per unit for guest parking. One of the two required spaces must be enclosed in garages or underground parking. Most of the parking (492 of the 711 spaces) are shown underground. The applicant is proposing 711 spaces instead of the calculated 1,210 spaces based on experience with this type of apartment community.

City Code assumes that all parking spaces are used equally. Many apartment communities in Brooklyn Park charge extra for enclosed parking. The result is that many people chose to save money and park on surface parking lots, filling up the surface lots while many enclosed spaces sit empty. The applicant stated that given the price point of the units, the possibility of tenants avoiding an extra monthly charge ($25 per space per month) is highly unlikely. In the unlikely event that parking becomes a problem, the property owner must work with staff on a parking plan for the site.

Pedestrian Connections

An extensive walkway system connects all of the buildings to each other and to the surrounding area. It is anticipated that many of the residents will work at Target, Olympus, or other nearby businesses and walk or bike for their commute. The site is adjacent to a trail running along Hampshire Avenue and Target Parkway leading to Oak Grove Park and the Rush Creek Regional Trail Corridor.

The plans do not show bike racks. The applicant has indicated that residents will not be allowed to keep bikes in their units, but rather in designated areas in the underground garage. It is recommended that bike racks are installed throughout the site as well.

Landscaping & Screening
The site shows an extensive landscaping plan. Several different types of trees and shrubs are shown throughout the site. Along the south side of the site, no trees are shown due to the transmission line easement. The median islands will be planted with perennials as well.

Between the south parking lot and the southern building, several evergreens are shown. Evergreens are discouraged in multi-family settings since they can create hiding places. This landscaping plan shows evergreens scattered as requested by the Planning Commission.

Storm Water Management
In the Park Place Promenade development plan, a storm water basin was identified at the southwest corner of the development. 610 West intends to use this basin for its storm water though it is not on the applicant's property. Easement agreements must be provided prior to construction.

This basin is not shown to be landscaped. It is recommended that trees and shrubs be added around the basin for bank stabilization and general aesthetics. The West Mississippi Watershed Management Commission must review the storm water plan and issue permits prior to site preparation.

Utilities
All city utilities are available to the site. The existing sanitary sewer services were sized for retail development instead of multi-family residential. To balance out the sanitary flows, a new service is proposed under the intersection of Oak Grove Parkway with 96th Lane/99th Avenue.

Lighting
All sites within 500 feet of a residential area are restricted to a 15-foot light pole height. The south parking lot is located within the Great River Energy transmission line easement. Pole heights might be further reduced given their easement requirements. The applicant has presented a modified lighting plan to Great River Energy and received approval on its design.

Plat
The existing parcel is an outlot from the Park Place Promenade 2nd Addition. It must be replatted into developable lots before building permits can be issued. The applicant is proposing to replat the property into three lots (one for each building) and one outlot (for the center roadways and common area). A recommended condition is that all lots must be in common management to prevent the apartment buildings turn into separate communities.

Park Dedication
Park dedication is required on all plats in Brooklyn Park where park dedication was previously not paid. In the case of high density multi-family projects, 10 percent of the fair market land value is used. The property is currently in the Green Acres program. Upon sale, the City Assessor will remove the Green Acres designation and determine the value for tax purposes. That property value is currently estimated to be $2.6 Million. It is recommended that the park dedication for the site be collected before building permits are issued on the first building.

Neighborhood Meetings
The developer hosted a neighborhood meeting and a community meeting prior to submission for City review. Generally, area residents were supportive of the proposal.

Environmental Review

The Park Place Promenade and Liberty Oaks developments completed a required environmental review in 2005. Because multi-family development was not anticipated in this location, the applicant prepared an Environmental Assessment Worksheet (EAW) to look at the potential environmental effects of this development. The EAW was prepared while the site and architectural plans were still being developed; the analysis was done for up to 520 units to allow the final designs to be developed. The comment period closed on March 18. The City Council cannot take any final action on the project until after the EAW process is complete and that is why the first action requested is to approve the EAW.

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
REGULAR MEETING

March 11, 2015

Unapproved Minutes

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL/ PLEDGE OF ALLEGIANCE

Those present were: Commissioners Nguyen, Stuewe, Walker, Trapp, Hanson, Morton-Spears, West-Hafner, and Schmidt; Senior Planner Larson; Planning Director Sherman

Those not present: Commissioner Cupka; City Council Liaison Lunde

6. PUBLIC HEARING

C. 610 West Apartments (Doran Companies) - Case#15-104 Conditional Use Permit/Plat for multi-family housing located south of Oak Grove Parkway between 96th Lane and Hampshire Avenue North.

Senior Planner Todd Larson stated that this is something new and exciting for Brooklyn Park. The property is a little over seventeen acres. The applicant is proposing an apartment community consisting of three buildings totaling 484 apartment units varying in range from studio apartment all the way up three bedroom apartments. Some of them are traditional one-level apartments but quite a few of them are two-level apartments with direct access to the outside, giving them more of a townhouse feel. There will be two buildings to the north with a courtyard shape. There will be outdoor swimming pools and other community amenities. One of the three buildings will be broken up into three parts and have residential on either end, with a clubhouse containing the leasing office and an indoor pool between them. There will be three access points with the main access being right in right out off of Oak Grove Parkway for eastbound traffic only. The other two access points are off of 96th Lane, one of them containing a row of parking. These are all private roadways. Most of the parking is underground, going under the whole courtyard, except where the pool area is, which allows for much more parking. The buildings will be four stories of apartments above the underground parking. There will be a mixture of materials consisting of brick with some accent metals, and Hardie Plank siding. Staff is recommending approval with a few conditions in the Conditional Use Permit. Staff would like to hold off any discussion on the first of the conditions until the City Council meeting as some things are still being worked out. A second condition is about the underground parking because it is at a steep slope and staff would like to see it heated so snow and ice does not become a problem for the residents. Also, the parking is pretty limited on the site, causing a concern about where snow should be piled up in the winter. There is a storm water pond that staff is recommending be used for the snow storage. Another condition concerns the landscaping plan. There are some groupings of evergreen trees between the parking lot and the apartment building.

Staff does not want large areas where visibility is obscured and would like those trees more spread out for the safety of the residents. The storm water area is part of the whole Park Place Promenade system but their landscaping plan is not showing anything around it. Staff would like it finished off and for erosion control bank stabilization there needs to be some landscaping around it. The plans show a twenty five foot light pole where a fifteen foot light pole is required.

Kelly Doran, with Doran Companies, stated that he is available to answer any questions.

Chair Nguyen opened the public hearing.

Robert Held, 6737 99th Avenue North, stated that design of the development is going to blend really well with the area. He asked staff what luxury apartment complex was built twenty years ago. Senior Planner Larson stated that it is the Greens at Edinburgh over by the golf course. Mr. Held asked staff what makes the recommendations mentioned in the staff report requirements. Mr. Larson stated that the recommendations and conditions are reviewed by the City Council and they will make the final decision by recommending or denying the proposal. Mr. Held stated that one of the major concerns he has that he thinks needs to be addressed is a traffic signal at Oak Grove Parkway. He stated that there have been numerous accidents there and usually as a result of the steady stream of traffic that is westbound on Oak Grove Parkway turning into LA Fitness. He stated that the north boulevard entrance that's right in and right out of the apartment complex causes a problem if someone wants to head west on Oak Grove Parkway. They would turn right and go up and make a U-turn which will further snarl the traffic. He asked if the fire pits in the common area will be gas because he feels they should be so the residents do not need to be exposed to open burning. Lastly, he asked about a development completion date. He stated that there should be a completion date required so area residents do not have to put up with ongoing construction for an undetermined period of time or worry that the scope of the project could change down the road in the future.

Bill Schreiber, 10001 Zane Avenue North, stated that he is representing the family that has owned this property for quite some time. He stated that area residents have expressed interest in doing their shopping and getting services in Brooklyn Park, without having to go to other cities. This is something Brooklyn Park needs. With the development happening along the Highway 610 corridor, there will be a great need for housing like this project. Doran Companies comes highly recommended as a developer who can make this a high quality development. He stated that Brooklyn Park will need a lot more apartments in the future and this will set a high standard going forward.

Mr. Doran stated that they do not allow residents to bring their bikes into their apartments. The fire pits run on timers, and they are gas fire pits. He stated that they plan to start grading probably sometime in June and start footings and foundations for the two buildings and the clubhouse on the southern end roughly around the first of July. They will start building one footings and foundations on the northeast corner by sometime in September. The two southern buildings and the clubhouse will be completed by approximately August of 2016. Building one at the northeast corner will probably be completed sometime in February of 2017. He stated that they anticipate that the last part, building four, will be under construction during the spring of 2017 and be delivered in the fall of 2018. Mr. Doran stated that any changes to this project would have to come back through the Planning and City Council process. He also stated that they will have a 22,000 square foot clubhouse and in terms of an amenities package there is nothing like this in the entire twin cities. He stated that they are focused on the greater northern tier of the twin cities. This project will attract people from all over.

Seeing no one approach the podium, he closed the public hearing.

Commissioner Hanson asked for clarification about whether or not any of the oak trees mentioned in the resident e-mail they were given in their packet will remain or not. She also asked to see renderings of how the landscaping will look with the evergreen trees around the clubhouse on the Highway 610 side.

Mr. Doran stated that he hopes they can save some of the trees mentioned in the resident e-mail but he cannot promise that. He stated that they have many renderings of the side of the clubhouse facing Highway 610 but do not have any of them with them that show it well. They will make sure the Planning Commission gets copies of some better views. He stated that the landscaping along Highway 610 on the southern border is somewhat limited because they are in the power line easement so there are requirements as to what height and species can be planted there.

Commissioner West-Hafner stated that her biggest concern is the intersection of Oak Grove Parkway and 96th Avenue North. She stated that she would like to recommend that there is a condition added to put a stoplight there.

Commissioner Stuewe asked Mr. Doran to talk about the other developments that he had mentioned regarding parking reduction in suburban models.

Mr. Doran stated he is not sure this is an urban/suburban issue as even people living in an urban area have a car. They may use other transportation but they still own a car and need a place to park it. The modeling and examples out there do show that a parking ratio for a modern apartment project, especially something that gets to this type of density, that the ratio starts to slide down. That numbers works out to be about 1.3 to 1.4 so that there is not an over or under building of parking.

Commissioner Stuewe asked if the development is prepared for guest parking during visits or use of the clubhouse.

Mr. Doran stated yes.

Commissioner Stuewe asked what they are requiring for a lease term.

Mr. Doran stated that they require a one year lease. They do background checks on every tenant that moves into their buildings. He stated that they have very strict requirements for their facilities.

Commissioner Stuewe asked if there are rooftop mechanicals or in-unit mechanicals.

Mr. Doran stated there will be both. Each unit will have their own system inside the unit with exterior ventilation. Each unit will have their own meter and they will pay a gas and an electric bill which will control energy expenses. He stated there will be some rooftop mechanicals to predominately heat and air-condition the corridors, lobbies, other common spaces.

Commissioner Stuewe asked how the ventilation units will look on the outside of each unit since there will be so many of them.

Mr. Doran stated that many of them will be located inside the balcony area so they are not really visible.

Commissioner Schmidt stated that this is a product that the city does not have. He has seen another of their projects and it was very impressive. He stated that he looks forward to seeing it here.

Commissioner Trapp stated that he tries as a Planning Commissioner to look at and think about how these projects will look fifty years from now. He stated that he is very impressed with how the Schreiber family has very thoughtfully considered the planning of the city and how this project could fit into those plans. He stated that this project is the perfect fit for this space. He asked Mr. Doran to speak to the right turn out of the complex as he only sees U-turns coming out of that. He asked if it even makes sense to have a right turn exit onto Oak Grove Parkway in the middle section.

Mr. Doran stated that he thinks if the right turn out of that area was eliminated it would destroy the whole creation of the kind of walkable, urban street environment. He stated that he thinks people that live there will quickly figure out that if they want to go west on Oak Grove Parkway, they would not exit that way. He stated to keep in mind where the garage entrances are on the plan because two thirds of the parking stalls are under the building and all of them are more accessible to 96th Avenue so there is really no reason for them to migrate through the property to go that way. He stated that they do not object to a traffic light being there but the traffic study does not show that it is merited now and that is the City's call whether or not they want to do anything about that.

Commissioner Trapp asked Senior Planner Larson to address the traffic study and the traffic light issue.

Senior Planner Larson stated that back in 2005 when Park Place Promenade was going through approvals the traffic study showed that the traffic light was needed at Colorado Avenue at that time and in the future one could be necessary at Oak Grove Parkway. He stated that once traffic reaches a certain level it would be brought before the City Council and it would be discussed as to how the costs would be divided up.

Commissioner Trapp asked if 96th Lane would continue to be a private road to which Mr. Larson stated yes it will remain a private road and the city will not be involved in maintaining it.

Commissioner Nguyen stated that he fully supports this. He asked if the round-about is a one or two car round-about.

Mr. Doran stated that it is technically a one car round-about.

Commissioner Nguyen asked about the units facing Oak Grove Parkway and if they will have stairs with direct access to the street.

Mr. Doran stated that some of the apartments will have direct access to the street much like a townhome would.

Commissioner Nguyen asked staff if there is going to be a new sidewalk built along the west side of 96th Lane and where it would stop.

Senior Planner Larson stated that the sidewalks are currently constructed on the north or east side of the road and with this project it would be constructed along the west or south side up to the property line. It would end just beyond the last entrance. There would still be a gap from there all the way over to the tire store and those gaps would be filled in as development occurs.

MOTION WEST-HAFNER, SECOND HANSON TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT/PLAT WITH VARIANCE FOR AN APARTMENT COMMUNITY LOCATED AT THE SOUTHEAST CORNER OF OAK GROVE PARKWAY AND HAMPSHIRE AVENUE SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY

MOTION WEST-HAFNER, SECOND HANSON TO RECOMMEND A CONDITION REQUIRING A TRAFFIC STUDY REVIEW REGARDING ADDING A STREETLIGHT AT THE CORNER OF OAK GROVE PARKWAY AND 96TH AVENUE NORTH ONCE THE FIRST PHASE OF BUILDING WHICH WOULD BE THE CLUBHOUSE AND THE APARTMENT BUILDINGS CONNECTED WITH IT ARE STABILIZED.

MOTION CARRIES UNANIMOUSLY.

Chair Nguyen stated that this application will be considered by the City Council on April 13, 2015.

From: Thomas-Janice Hanson
Sent: Wednesday, March 11, 2015 11:26 AM
To: Todd Larson
Subject: For Public Record

Hello Todd,

My husband and I would like to make sure this gets into the public record for tonight's planning commission meeting if that is possible. Your help would be greatly appreciated! We faxed the letter as well, but wanted to ensure you saw it. ~ Janice

To: Department of Community Development, Planning and Development Division

From: Thomas A. and Janice Hanson
6741 83rd Place N
Brooklyn Park, MN 55445

Date: March 11, 2015

Re: Request for Conditional Use Permit/Plat for a 484-unit apartment complex located south of Oak Grove Parkway between 96th Lane and Hampshire Ave N.

Dear Planning Commission,

Please help save the 30 to 40 year old existing oak trees in the area being considered for development. The trees are located along the north side of the property, or in other words, the south side of Oak Grove Parkway.

We don't always consider what already exists in the undeveloped land that can improve the appearance and livability of neighborhoods, enhance property values, and spur economic growth. Oak trees are a majestic land mark that can outlive all of us and be there for generations to come. With the land being considered for development so close to Oak Grove Parkway, what an enhancement it would be to require the oak trees to remain.

It would be awesome for Brooklyn Park to develop a successful tree ordinance, but for now, let's ensure these particular oak trees stay put. Please?

Thank you for your consideration.

Thomas A. and Janice Hanson

From: Gary Bahr
Sent: Tuesday, April 07, 2015 4:13 PM
To: Todd Larson
Subject: Re: 610 West Apartments

Mayor and Council Members,
I have been a resident of Brooklyn Park since returning from my army assignment in l971. My daughter and her family now live in Brooklyn Park as well.

The last apartment proposal considered during Mayor Lampi's tenure met with significant opposition and was rejected, we still have the same concerns.

More apartments lead to more crime. After razing a few troubled rental units, the crime rate has gone down and Brooklyn Park is finally gaining a better reputation.

If we need more housing because of increased employment opportunities in Brooklyn Park, let it be single family homes. Good citizens will buy a home and "invest" in the city.

What is the advantage to Brooklyn Park homeowners for adding up to 520 rental units? There will be a small increase in a few retailers. Statistics show there will be more crime. Our history as a city substantiates that. Why do it? One crime committed against a family member is not of equal value to increased profit for a a few. Is there magic in instant population growth of a city? We meet the requirements for number of rental units.

I simply can't see the logic in adding new rental units. We are adding numerous homes in the area west of Chaplin Park High School, this area is beautiful, safe, and populated with young, ambitious citizens with great values. Let's not chase them away. We have made significant steps in improving our image, let's not return to the past.

What are the advantages to Brooklyn Park homeowners? We don't have to add new apartment complexes, why add them if most of us don't want them

Do I need to move my retirement home to Maple Grove?

Gary Bahr

My address is 3501 99th ave N. BP.

From: Tony Kuechle
To: Cindy Sherman; Todd Larson
Cc: Kelly Doran
Subject: FW: plat
Date: Thursday, June 8, 2017 8:19:47 PM
Attachments: image002.jpg
Outlot C Replat.pdf
Doran BP Frontage Title Commitment.pdf
610 West - Amended and Restated ECR - June 5 2017.docx

Cindy and Todd.

Attached is the re-plat of Outlot C in to 2 parcels, an updated title commitment, and a copy of the Amended and Restated Declaration of Easement's, Covenants and Restrictions.

The new plat creates 2 parcels. Outlot A includes the pond, sign, dog park and playground. Outlot B contains the developable parcel.

Both Outlot A and Outlot B are now party to the ECL. This allows access from the westerly parcel(Outlot A) to the public road. The ECL will be finalized prior to the plat being approved and recorded.

From the email below, it is my understanding that this is all the information you need and an application is not necessary. Please let me know if that is not the case or you need additional information.

Thanks for your help.

TONY KUECHLE
SR VICE PRESIDENT OF DEVELOPMENT
OFFICE: | 952.288.2051
MOBILE: | 763.245.1805
tony.kuechle@dorancompanies.com

From: Cindy Sherman <Cindy.Sherman@brooklynpark.org>
Date: March 1, 2017 at 11:17:32 AM CST
To: 'Kelly Doran' <Kelly@dorancompanies.com>
Cc: Todd Larson <Todd.Larson@brooklynpark.org>
Subject: plat

Hi Kelly,
Todd and I talked about the plat. Ideally it would be best to have the pond, dog park and playground become part of the 610 West development lot. I didn't know if this was possible with the financing. Otherwise, the westerly outlot does not have access on a public road. We could probably address that via an easement if it can't be part of the adjacent lot.

In any case, we decided that the land can be platted via a final plat. In which case there

is no application, we piggy-back it on the preliminary plat application and it only goes to the city council. We do require that the title work be updated. So get me the title info and I'll send it off to our attorney. Then the plat will be scheduled as soon as the drawing is in and the attorney review is done, usually a couple of weeks after submission.
Please let me know if you have any questions.
Cindy

Cindy Sherman
Planning Director, City of Brooklyn Park
Community Development Department
763-493-8051

CBP_tag_FL_4c (3)

City of Brooklyn Park
Request for Council Action

Agenda Item:	4.7	**Meeting Date:**	June 26, 2017
Agenda Section:	Consent	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	N/A	**Prepared By:**	Todd A. Larson, Senior Planner
Attachments:	3	**Presented By:**	Cindy Sherman, Planning Director
Item:	**Park Place Promenade 6th Addition (Doran Companies)** – Final Plat #15-104 subdividing 5.68 acres into two outlots northeast of Hwy. 610 and Hampshire Ave. N.		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO WAIVE THE READING AND ADOPT RESOLUTION #2017-___ APPROVING FINAL PLAT OF "PARK PLACE PROMENADE 6TH ADDITION" SUBDIVIDING 5.68 ACRES INTO TWO OUTLOTS NORTHEAST OF HIGHWAY 610 AND HAMPSHIRE AVENUE.

Overview:

In 2015, Doran Companies received approval for a conditional use permit (CUP) and plat for construction of 480 apartments. Two of the three structures are now open and the final building is under construction. The development used an expanded storm water basin on an adjacent parcel. Doran Companies eventually purchased that property, even though there was a storm water agreement in place for use of that basin. The intent of this plat is to subdivide the storm water basin and the adjacent amenity area from other developable property and sell the vacant lot. Once sold, the new developer would be required to replat the property into a developable lot or lots and pay the park dedication.

Primary Issues/Alternatives to Consider:

1. Approve the plat as proposed.
2. Approve the plat with modifications.
3. Deny the plat based on certain findings.

Budgetary/Fiscal Issues:

None. Park dedication will be provided on Outlot B at time it is replatted.

Attachments:

4.7A RESOLUTION
4.7B LOCATION MAP
4.7C FINAL PLAT

RESOLUTION #2017-___

RESOLUTION APPROVING FINAL PLAT OF
"PARK PLACE PROMENADE 6TH ADDITION"
SUBDIVIDING 5.68 ACRES INTO TWO OUTLOTS
NORTHEAST OF HIGHWAY 610 AND HAMPSHIRE AVENUE

Planning Commission File #15-104

WHEREAS, the plat of "Park Place Promenade 6th Addition" has been submitted in the manner required for platting of land under the Brooklyn Park City Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder; and

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

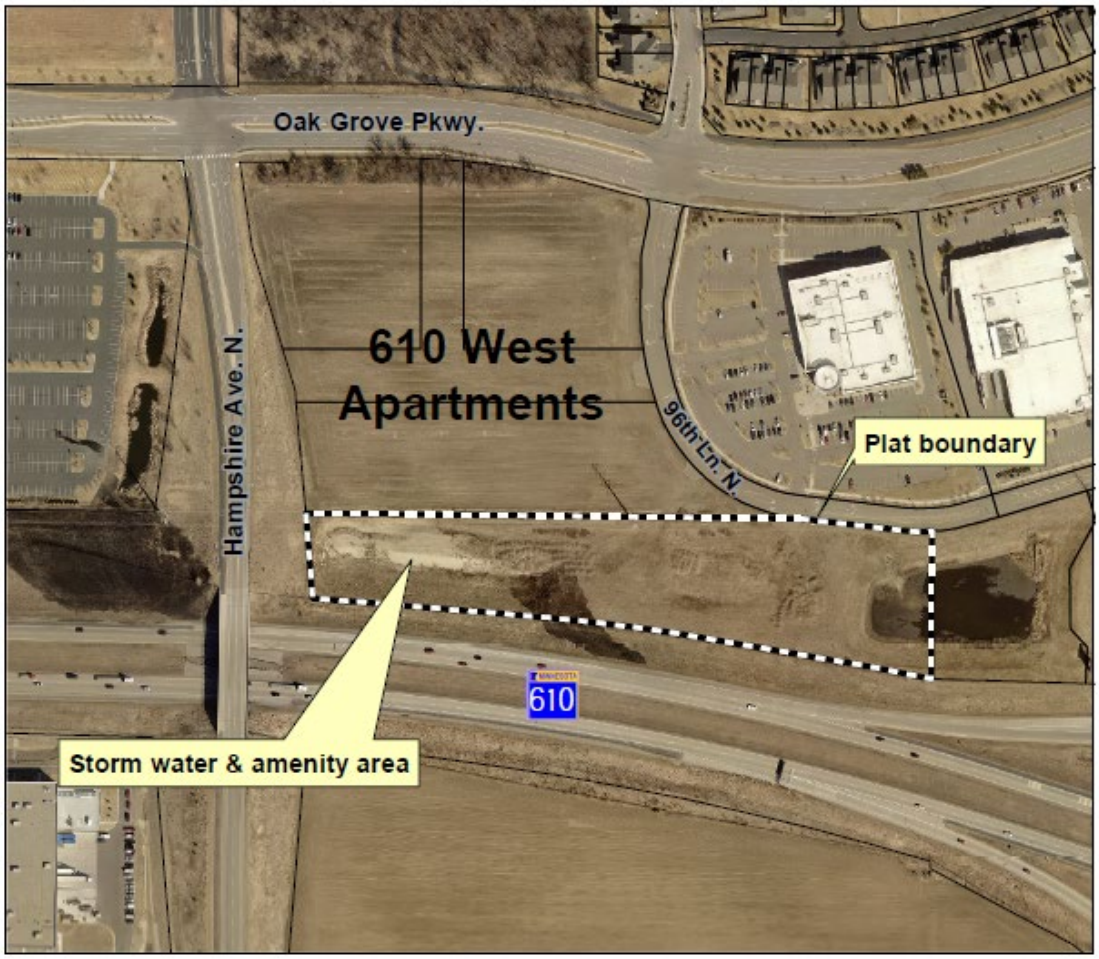
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #15-104 "Park Place Promenade 6th Addition" shall be approved subject to the following conditions:

a. Title review by the City Attorney and all conditions therein.
b. Easement review by the City Engineer and all conditions therein.
c. Per requirements set forth in Resolution #2006-221 or as subsequently amended by motion, approving the modified final plat of "Park Place Promenade 2nd Addition" which is part of this resolution by reference and is on file and can be examined in the City Clerk's office.
d. Submission of a letter from the land surveyor or engineer indicating the square footage contained in each lot on the plat, per Section 151.043, Subdivision J, of the City Code.
e. Submission of a CAD copy of the plat.
f. Park dedication shall be collected at the time of replatting at the rate in effect at the time.

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.

Final Plat #15-104 - Doran Companies "Park Place Promenade 6th Addition"

Brooklyn Park Community Development



This is a public hearing notice map. Properties receiving notices are within the red dashed line.

Notification distance = 500 feet

Oak Grove Neighborhood

Spring 2015 Air Photo (prior to site construction)

100 Feet

Map Date June 20, 2017

6.1E SUPPORTING DOCUMENTS
Page 39

Site Development Plans

for

610 WEST PARKING LOT EXPANSION

Brooklyn Park, Minnesota

Presented by:

Doran 610 Apartments, LLC.

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
DORAN 610 APARTMENTS, LLC.
7803 GLENROY RD SUITE 300
BLOOMINGTON, MN 55439
TEL 952-288-2089
EMAIL CODY.DIETRICH@DORANCOMPAINES.COM
CONTACT: CODY DIETRYICH

CIVIL ENGINEER
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL EMILLER@SAMBATEK.COM
CONTACT: ERIK MILLER

ARCHITECT
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7802 GLENROY RD SUITE 300
BLOOMINGTON, MN 55439
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CONTACT: PAT MACNABB

SURVEYOR
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12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
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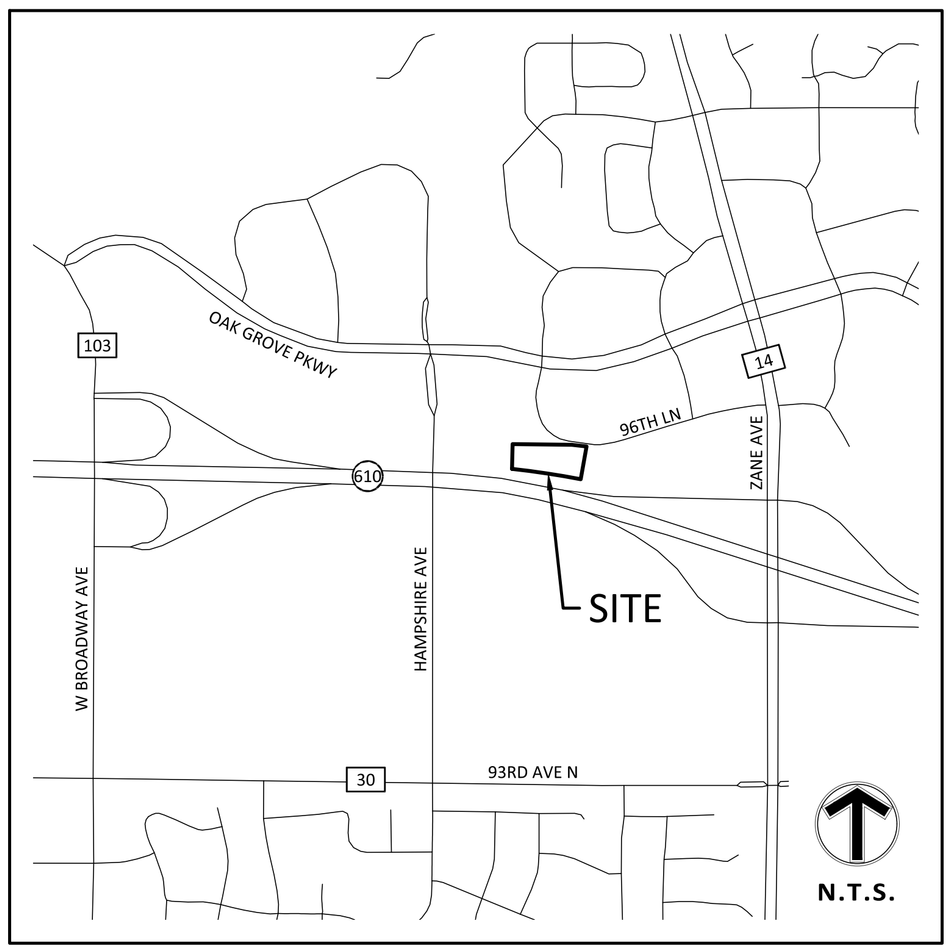
CONTACT: MARK SALO

GEOTECHNICAL
BRAUN INTERTEC
11001 HAMPSHIRE AVE SOUTH
MINNEAPOLIS, MN 55438
TEL 952-995-2000
EMAIL CKEHL@BRAUNINTERTEC.COM
CONTACT: CHRISTOPHER KEHL

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



VICINITY MAP
NO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C1.01	TITLE
C2.01	EXISTING CONDITIONS
C3.01	SITE PLAN
C4.01	GRADING, UTILITY, & EROSION CONTROL PLAN
C6.01	DETAILS
C6.02	DETAILS

GOVERNING SPECIFICATIONS

CITY OF BROOKLYN PARK SPECIFICATIONS (2011)
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2013)
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018 EDITION)

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone

Engineering | Surveying | Planning | Environmental

Client
DORAN 610 APARTMENTS, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
610 WEST PARKING LOT EXPANSION

Location
BROOKLYN PARK
MINNESOTA

Certification

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.

NOT FOR CONSTRUCTION

Eric Miller
Registration No. 41326 Date:

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: EWM Book / Page:
Phase: PRELIMINARY Initial Issue:

Revision History

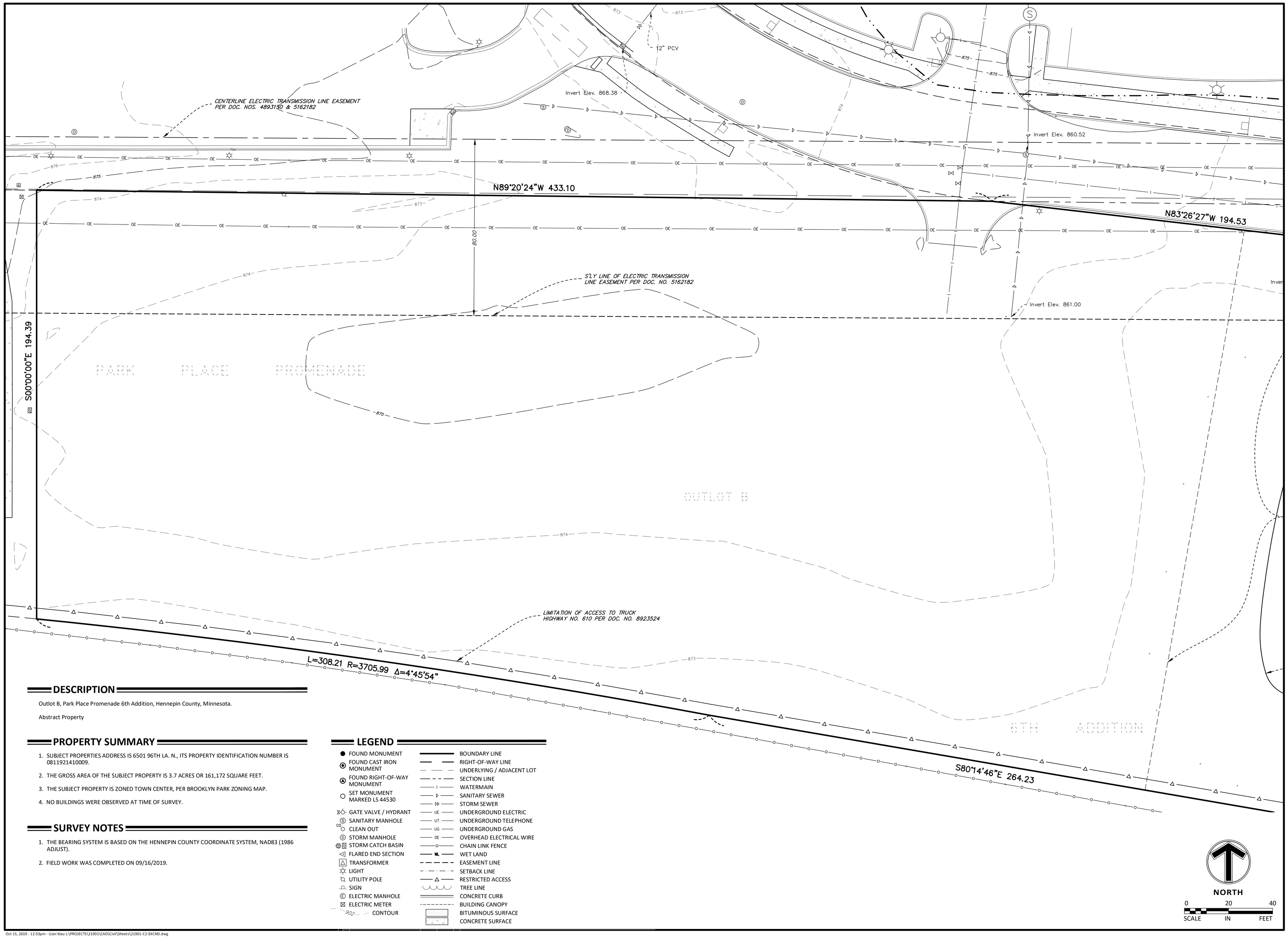
No.	Date	By	Submittal / Revision
	10/15/2019	KJL	Site Plan Review

Sheet Title
TITLE

Sheet No. Revision
C1.01

Project No. 21901

6.1E SUPPORTING DOCUMENTS
Page 40



DESCRIPTION

Outlot B, Park Place Promenade 6th Addition, Hennepin County, Minnesota.

Abstract Property

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS 6501 96TH LA. N., ITS PROPERTY IDENTIFICATION NUMBER IS 0811921410009.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 3.7 ACRES OR 161,172 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED TOWN CENTER, PER BROOKLYN PARK ZONING MAP.
4. NO BUILDINGS WERE OBSERVED AT TIME OF SURVEY.

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST).
2. FIELD WORK WAS COMPLETED ON 09/16/2019.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- FOUND RIGHT-OF-WAY MONUMENT
- SET MONUMENT MARKED LS 44530
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- LIGHT
- UTILITY POLE
- SIGN
- ELECTRIC MANHOLE
- ELECTRIC METER
- CONTOUR
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNDERLYING / ADJACENT LOT
- SECTION LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL WIRE
- CHAIN LINK FENCE
- WET LAND
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- TREE LINE
- CONCRETE CURB
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

Client
DORAN 610 APARTMENTS, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
610 WEST PARKING LOT EXPANSION

Location
BROOKLYN PARK
MINNESOTA

Certification

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

NOT FOR CONSTRUCTION

Mark R. Salo, LS
Registration No. 44583 Date:

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: EWM Book / Page:
Phase: PRELIMINARY Initial Issue:

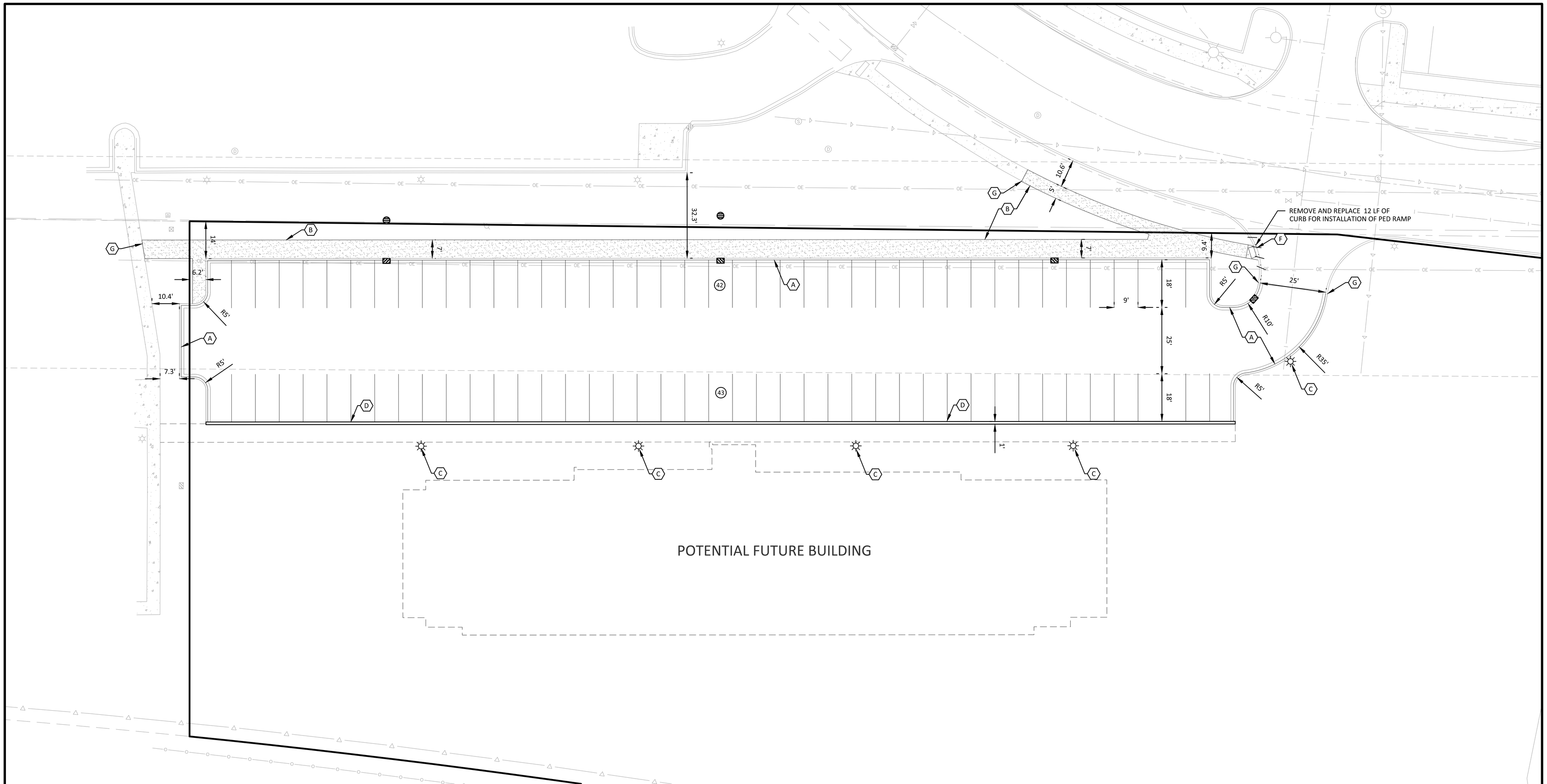
Revision History

No.	Date	By	Submittal / Revision
	10/15/2019	KJL	Site Plan Review

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01

Project No. 21901



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
EASEMENT		
BUILDING		
RETAINING WALL		
WETLAND LIMITS		WL
TREELINE		
REMOVE EXIST CONCRETE CURB		
SIGN		
PIPE BOLLARD		
NUMBER OF PARKING STALLS PER ROW	XX	
KEY NOTE	XX	

STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	161,127 SF	3.70 AC
DISTURBED AREA	39,908 SF	0.92 AC
PARKING SETBACKS		
SIDE OR REAR YARD ADJACENT TO RESIDENTIAL USE		35 FEET
ALL OTHER INTERIOR SIDE OR REAR YARDS		5 FEET
FROM PUBLIC RIGHTS-OF-WAY		15 FEET
ZONING		
EXISTING ZONING		TC
PROPOSED ZONING		TC
PARKING SUMMARY		
ACCESSIBLE STALLS		0
STANDARD STALLS		85
TOTAL PARKING STALLS		85

DEVELOPMENT NOTES

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB 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. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
7. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
8. ALL GRADIENTS 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). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). 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.
9. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

KEY NOTES

A. B-612 CONCRETE CURB AND GUTTER - SEE DETAIL 04 ON SHEET C6.01
B. STANDARD CONCRETE SIDEWALK - SEE DETAIL 07 ON SHEET C6.01
C. LIGHT STANDARD - FOR REFERENCE ONLY, LIGHTING IS DESIGN-BUILD BY CONTRACTOR
D. BITUMINOUS CURB - SEE DETAIL 08 ON SHEET C6.01
E. NOT USED
F. ACCESSIBLE RAMP - SEE DETAIL 09 ON SHEET C6.01
G. MEET & MATCH EXISTING

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

Client
DORAN 610 APARTMENTS, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
610 WEST PARKING LOT EXPANSION

Location
BROOKLYN PARK
MINNESOTA

Certification

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.

Eric Miller
Registration No. 41926 Date:

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

NOT FOR CONSTRUCTION

Summary

Designed: MLL Drawn: KJL
Approved: EWM Book / Page:
Phase: PRELIMINARY Initial Issue:

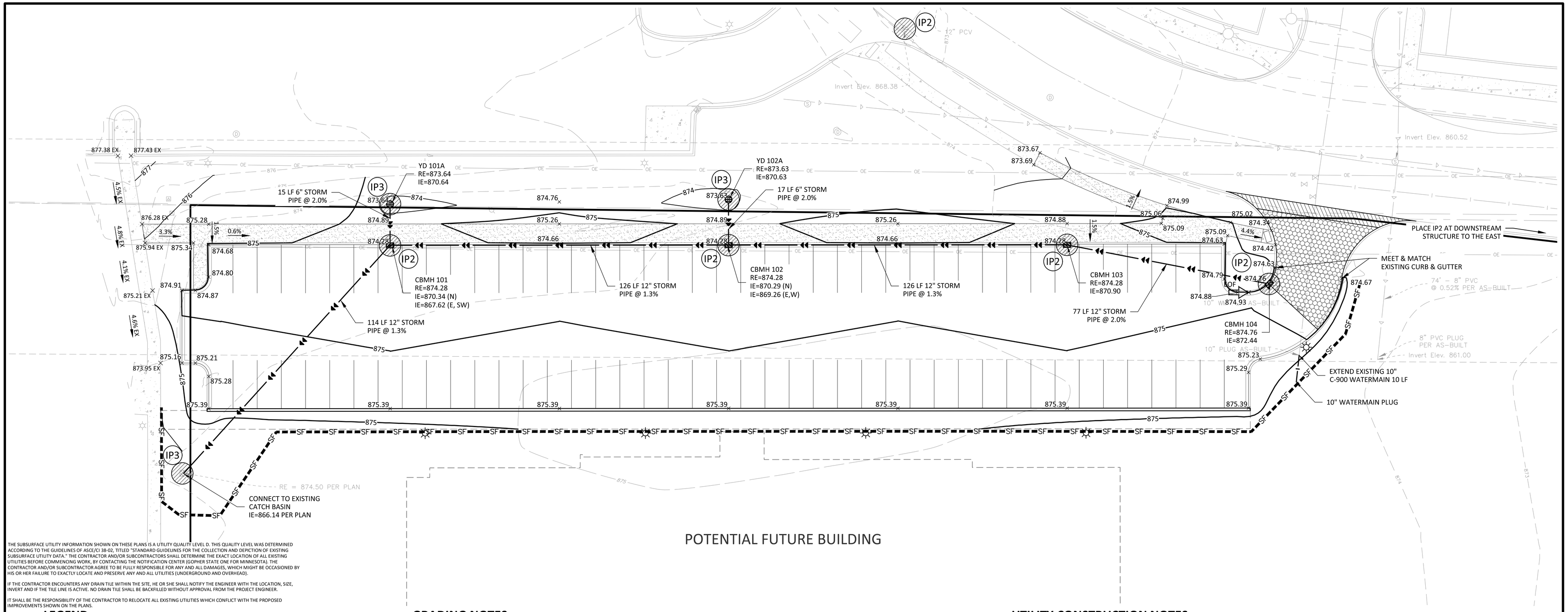
Revision History

No.	Date	By	Submittal / Revision
	10/15/2019	KJL	Site Plan Review

Sheet Title
SITE PLAN

Sheet No. Revision
C3.01

Project No. 21901

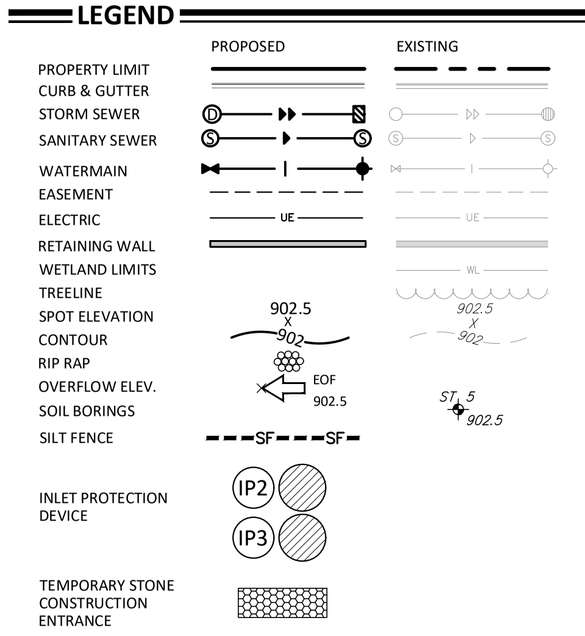


THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS 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).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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

LEGEND



STORM SEWER STRUCTURE SCHEDULE

NUMBER	TYPE	CASTING*
CBMH 101	GRATE	R-3067
YD 101A	GRATE	**YARD DRAIN
CBMH 102	GRATE	R-3067
CBMH 103	GRATE	R-3067
CBMH 104	GRATE	R-3067
*INDICATES NEENAH FOUNDRY CASTING NO., OR APPROVED EQUAL		
**YARD BASIN STRUCTURE SHALL BE "NYOPLAST" OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.		
NOTE: CONTRACTOR AND THEIR SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.		

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 AVE SOUTH
   PHONE: 952-995-2000
   DATED: FEBRUARY 3RD, 2015

   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. 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.
12. 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).
13. 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.
14. TOLERANCES
    14.a. 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.
    14.b. 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.
    14.c. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
15. 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.
16. 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.
17. 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.

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.
   1.1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS.
   1.2. 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.
   1.3. A MINIMUM VERTICAL SEPARATION OF 18 INCHES AND HORIZONTAL SEPARATION OF 10-FEET BETWEEN OUTSIDE PIPE DIAMETERS 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.
   2.1. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   2.2. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
      2.2.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   2.3. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, UNLESS NOTED OTHERWISE.
      2.3.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
      2.3.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   2.4. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATER TIGHT GASKETS, UNLESS NOTED OTHERWISE.
      2.4.1. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   2.5. 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. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK, INC. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
10. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.

NORTH

0 20 40
SCALE IN FEET

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
Engineering | Surveying | Planning | Environmental

Client
DORAN 610 APARTMENTS, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
610 WEST PARKING LOT EXPANSION

Location
BROOKLYN PARK
MINNESOTA

Certification

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.

NOT FOR CONSTRUCTION

Eric Miller
Registration No. 41926 Date:

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MLL Drawn: KJL
Approved: EWM Book / Page:
Phase: PRELIMINARY Initial Issue:

Revision History

No.	Date	By	Submittal / Revision
	10/15/2019	KJL	Site Plan Review

Sheet Title
GRADING, UTILITY, & EROSION CONTROL PLAN

Sheet No. Revision
C4.01

Project No. 21901

MEMORANDUM

Date: November 1, 2019

To: Mayor and City Council

CC: Jay Stroebel, City Manager
Kimberly Berggren, Director of Community Development

From: Cindy Sherman, Planning Director

Subject: Parking expansion at 610 West

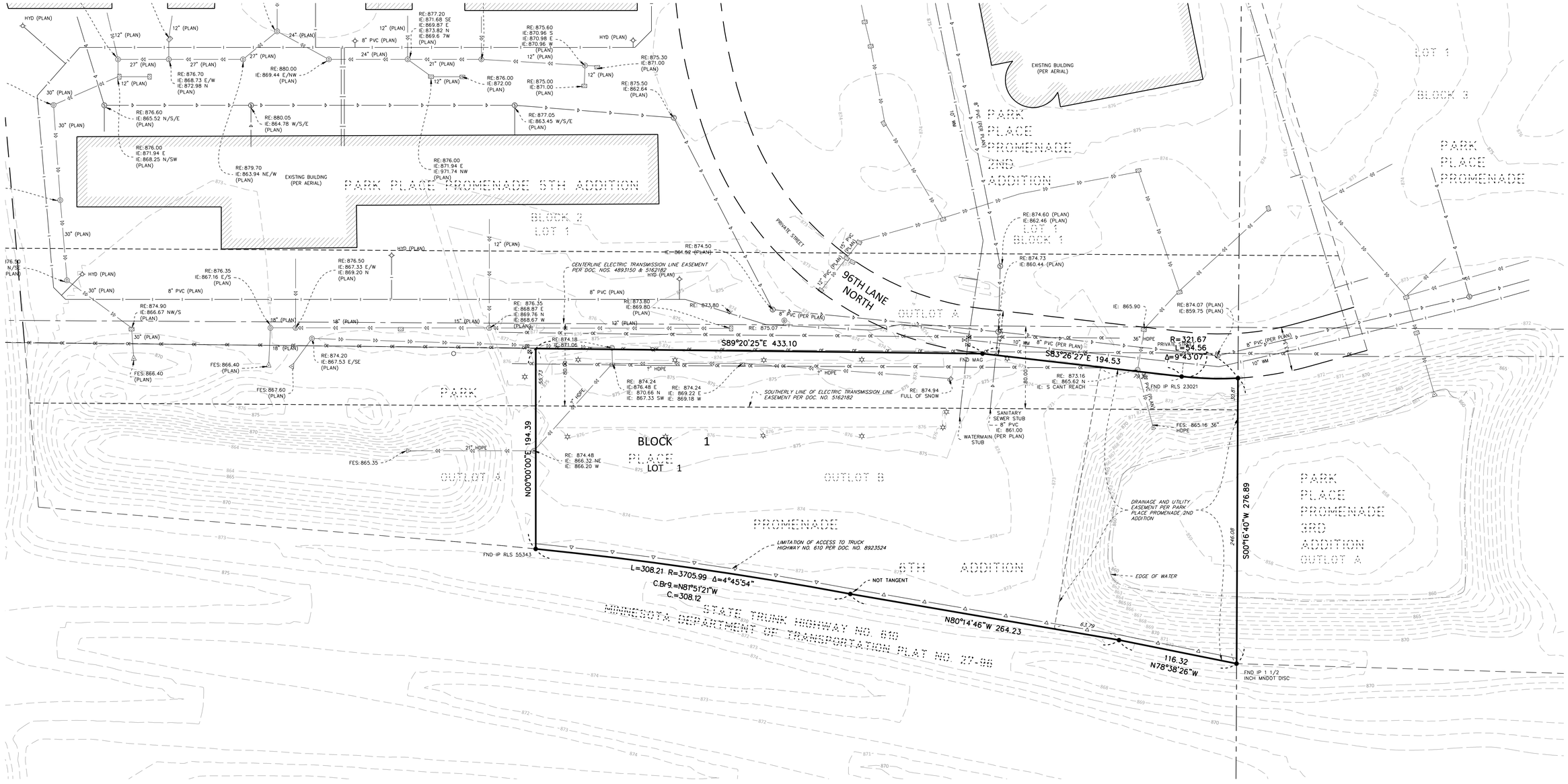
The 610 West development has underground and surface parking that typically provides sufficient parking for residents. Doran Companies has identified a need for additional parking when residents host events in the clubhouse. To address this over-flow, need Doran Cos. has submitted a plan to construct a parking lot to provide additional surface parking for 610 West. The parking would be constructed to be complementary to a future use on the vacant lot that is located south of the existing parking lot and adjacent to the dog park and play area. The lot will include pedestrian connections both along 96th Lane and internal to the site. When a future user is identified on the property, the site will go through the typical planning and council review for construction of the building.

For construction of the new, 85 stall parking lot staff will be completing an administrative review of the parking lot plan and will be allowing the construction in the spring. This review is based on the ability to expand a site by 10% with an administrative review. The expansion impact is less than one acre, and the 610 West site is just over 10 acres in size.

If the council would prefer that we process the parking lot expansion with planning commission and council review, please let me know by November 12.

Please let me know if you have any questions or would like to discuss the request in more detail.

PRELIMINARY PLAT: PARK PLACE PROMENADE 9TH ADDITION



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

NORTH

0 40 80
SCALE IN FEET

DESCRIPTION

OUTLOT B, PARK PLACE PROMENADE 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA.

PROPERTY SUMMARY

TOTAL SITE AREA:	161,126 S.F. (GROSS)
ADDITIONAL OUTLOT A:	86,275 S.F.
LESS RIGHT-OF-WAY:	0 S.F.
	247,401 S.F. (NET)

LOT SUMMARY

NUMBER OF LOTS:	1
AVERAGE LOT SIZE:	161,126 S.F.
MINIMUM LOT SIZE:	161,126 S.F.
MAXIMUM LOT SIZE:	161,126 S.F.

ZONING

CURRENTLY ZONED: TOWN CENTER ZONING DISTRICT (TCZD)

THE SURROUNDING PROPERTIES ARE ZONED TCZD PER CITY OF BROOKLYN PARK ZONING GIS MAP.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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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: MARK R. SALO

Date: _____ License # 43933

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY DT
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY MRS
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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

PRELIMINARY PLAT: PARK PLACE PROMENADE 9TH ADDITION

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET C2.02
##
#

24:15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 2:01:37 PM
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THE DORAN GROUP

Evan Doran
President
7803 Glenroy Road, Suite 100
Bloomington, MN 55439

May 4, 2023

VIA EMAIL

Amber Turnquest
Principal Planner, City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443

Re: Proposed 610 West Additional Building

Dear Amber,

The Doran Group ("Doran") submits this letter of intent and moratorium waiver related to our proposed project at 6501 96th Lane North, Brooklyn Park, MN. Along with our in house architectural and construction teams, our civil engineer Sambatek and structural engineer BKBM Inc, we are excited to work with the City of Brooklyn Park (the "City") to make this project a reality.

The Project
The planned project will be a welcome addition to our existing 610 West residential apartment community which currently includes 480-rental apartment homes spread across multiple buildings with best-in-class amenities. Located on the current Outlot B of Park Place Promenade 6th Addition, the new building will contain approximately 115 residential units across a mix of studio, alcove, one- and two-bedroom homes (the "Project").

The Project will also include 222 parking stalls in a mix of exterior-surface and interior-garage parking as well as an exterior amenity patio with grill station and firepit and a lobby, business center, and mail room in the interior amenity area. The provided parking for this Project, while slightly below the 2.0 stalls/unit outlined in the general zoning code, is well above the community standards and requirements at 610 West currently. The current 610 West community has a total of 481 rentable, interior garage stalls and approximately 340 surface parking stalls, for a total of 821 stalls, which equates to a roughly 1.71 stalls/unit ratio. This does not include the added parking on Outlot B. Upon completion of the Project, an added 56 interior and 166 surface stalls will be added to the community, providing a total of 1,043 stalls or 1.75 stalls/unit. This compares favorably to other similar projects in our portfolio, including the Reserve at Arbor Lakes in Maple Grove (at approx. 1.64 stalls/unit) and Triple Crown Residences in Shakopee (at approx. 1.55 stalls/unit). While under the 2.0 stalls/unit in the zoning guidance, the Project will be a net add to overall parking availability in the community and due to the focus on smaller units, should not, on its own, demand as much parking as the community at large.

THE DORAN GROUP

The proposed unit mix is intended to achieve two complimentary goals: 1) to provide 15% of units at 60% Area Medium Income as identified in the City of Brooklyn Park's Mixed Income Housing Policy ("MIHP") and 2) to increase the available spectrum of home sizes, and therefore rents, within the greater 610 West community. We are doing this by adding studio units of different sizes, additional alcove units of additional sizes, and some smaller one- and two-bedroom unit plans. Currently, for example, 610 West does not have *any* studio floor plans so adding these additional unit types will expand the rental pricing range across the entire community and provide more opportunities for new and existing Brooklyn Park residents to call 610 West home.

As you may know, hundreds of City residents already call 610 West home because of its impressive array of amenities, well maintained buildings and grounds, and high caliber staff. Our intent with this Project is to weave it into the existing 610 West fabric by allowing—and indeed promoting—use of the existing amenity clubhouse and immediately adjacent tot lot playground and dog run amenities. We believe this will continue to set 610 West as a strong community anchor.

The Plan

From a planning standpoint, we intend to accomplish this in a couple steps. First and foremost, the Project will go through the necessary planning approvals, including the CUP review process and preliminary and final plat to create a named lot (assumed to be part of the Park Place Promenade 9th Addition). Second, we will bring the newly platted lot into an existing access and drainage agreement that already exists and will then in turn provide a benefit for the Project lot by allowing access to the drainage (associated document available upon request). Third, we will also bring the Project lot into an existing Declaration of Easements, Covenants and Restrictions which will provide for its use of the neighboring amenities (associated document available upon request). Finally, we will ensure adequate legal access via 96th Lane upon completion of our document review.

With the legal structure in place, we believe this should allow the City to grant the proposed density by using Outlot A (aka the westerly drainage pond)'s 1.98 acres in combination with Proposed project's 3.7 acres. This combined roughly 5.7 acres in total would yield a maximum of 142 units given the existing density cap of 25 units/acre whereas the actual Project is proposing 115 total units.

The Process

It is our understanding that on or around March 27, 2023 the City approved a temporary building moratorium that will allow time for the City and staff to consult and study the highest-and-best uses for undeveloped parcels with the explicit goal of achieving a more secure tax base. While we applaud the foresight of the City to engage in this kind of study, we are requesting a waiver of this moratorium under Section 5 of the applicable ordinance for the Project based on three key criteria:

1. The proposed Project is a natural extension of an existing community that in fact has many legal structures and ties already in place including existing drainage easements with neighboring parcels and existing use adjacencies (parking) for neighboring parcels;
2. The Project is an economic extension of the existing 610 West community that the City has already identified as an exemplar highest-and-best use from a tax generation standpoint and should continue to add tax revenue, along with additional housing options, for City residents and;
3. There is extremely limited alternative use potential for the site given existing adjacent uses, utility and drainage connections, and easements and restrictions in place.

THE DORAN GROUP

As I hope is clear in this letter, we strongly believe in the potential of this Project and of the increased revenue potential of adding this building to the 610 West community at large. Put simply, we'd love to see the additional spectrum of housing—both market rate and affordable—that this project can bear. We ask that the City consider the Project from a planning perspective and also consider our waiver request so we can proceed despite the moratorium in place.

Thank you for your consideration.

Very sincerely,

Evan Doran

Cc: Kelly Doran, The Doran Group
Sarah Gilbert, The Doran Group
Alexa Deppeler, The Doran Group
Erik Miller, Sambatek

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

ISSUE SET: MAY 05, 2023

SITE MAP

Code Summary

This is a summary of applicable codes relative to a six story apartment structure. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable Codes and Regulations:

Building:	2020 MN State Building Code 2018 International Building Code
Structural:	2020 MN State Building Code 2018 International Building Code
Plumbing:	2015 MN State Building Code (Chapter 4714 - MN Plumbing Code)
Mechanical:	2020 MN State Building Code (Chapter 1346 - MN Mechanical Code Fuel Gas Code) 2018 International Mechanical Code (Chapters 2 to 15)
Electrical:	2020 MN State Building Code (Chapter 131 - MN Electrical Code) 2020 National Electrical Code
Fire/Life Safety:	2020 MN State Fire Code 2018 International Fire Code
Energy:	2020 MN State Building Code - MN Energy Code w/ ANSI or ICC Standard
Accessibility:	2020 MN State Building Code (Chapter 1341 MN Accessibility Code) 2018 International Building Code 2009 ICC ANSI 117.1 Accessible and Usable Buildings and Facilities
Elevators:	2020 MN State Building Code (Chapter 1307 Elevators and Related Devices) 2018 International Building Code (Chapter 30)

1. Building Classification

Occupancy Classification (Chapter 3)

Apartments: R-2 (Multi-unit Residential)
Parking: S-2
Communal Spaces: A-3

Note: Conformance with Special Requirements - Section 510.2, Special Provisions allows the basement and first story above grade plane (Level P1 only of this project) to be considered a separate and distinct building for the purposes of determining area and height limitations, provided:
- The P1 Level is Type IA construction and is separated from the building above with a horizontal assembly having a 3 hour rating.

3. Height and Area (Chapter 5)

Occupancy Class R-2, Construction Type V-A

Base Limits:
Height: 4 Stories, 70 feet
Area: 36,000 SF

Brooklyn Park City Code 152.294 (F):

1. We have incorporated high quality architecture to the design of this building that matches the other apartment buildings for 610 W.
2. See sheet A400 for exterior building materials and The Doran Group's Affordable Housing Plan for images of units.
3a. All exterior materials have been previously approved by the City of Brooklyn Park in previous 610 W apartment buildings. This building consists of 48% exterior brick. The existing 610 W buildings are 52% exterior brick.
b. See Sheet A400 for all exterior building materials, including accent materials. 52% of the building exterior is considered 'accent materials'. All facades consist of accent & design materials. The existing 610 W buildings are 48% 'accent materials'.
c. All building and roofing materials will meet industry standards and tolerances. All exterior and roofing materials have been previously used on 610 W projects. See sheet A400 for Building Elevations.
d. See sheet A400.
e. Our typical facade design includes exterior articulation of our mechanical paks for individual units. We believe this creates human-scale proportions.
3f. This building's height is compatible in scale with the surrounding buildings, include other 610 W apartment buildings.
4. 58 parking stalls are provided under the building. This is 25% of the required parkng spaces. We believe this number will be adequate for the tenants of this project. See Project Proposed Land Use on Sheet G001.

610 W CAMPUS AMENITIES

LOCATED IN 610 W CLUBHOUSE

- 3 Swimming pools
- Sauna
- Spa
- 2 expansive courtyards with griling stations
- Bocce ball courts
- Putting greens
- Fitness center with yoga, cycling, & weights
- Tot-tot playground
- Luxury guest suites for overnight stay
- Pet spa
- Private pet park
- Entertainment suites
- Game room
- Golf/Sports Simulator
- Media Room

LOCATED IN 610 W CLUBHOUSE

- Business center / meeting room
- Community room with co-working spaces
- Card Room
- Coffee Bar
- 24-hour package concierge technology

LOCATED IN 610 W BUILDING 5

- Business Center
- Outdoor patio with grilling station
- Underground, heated parking

UNIT COUNT

LEVEL	STUDIO	ALCOVE	1 BEDROOM	2 BEDROOM	UNIT COUNT	BED COUNT	*AFFORDABLE UNITS
LEVEL 1	6	6	11	5	28	33	5
LEVEL 2	7	6	11	5	29	34	5
LEVEL 3	7	6	11	5	29	34	4
LEVEL 4	7	6	11	5	29	34	4
TOTAL	27 (24%)	24 (21%)	44 (38%)	20 (17%)	115	135	18 (15%)

***MIXED INCOME HOUSING, OPTION 3: 15% OF TOTAL PROJECT UNITS AT 60% AREA MEDIAN INCOME.**

PROJECT TEAM

OWNER/DEVELOPER:
THE DORAN GROUP
6423 CITY WEST PARKWAY
EDEN PRAIRIE, MN 55344
(952) 641-9400
EVAN DORAN
EVAN.DORAN@DORANGRP.COM

CONTRACTOR:
DORAN BUILDERS GROUP
6423 CITY WEST PARKWAY
EDEN PRAIRIE, MN 55344
(952) 641-9400

ARCHITECT:
DORAN DESIGN GROUP
6423 CITY WEST PARKWAY
EDEN PRAIRIE, MN 55344
(952) 641-9400
ALEXA DEPPELER
ALEXA.DEPPELER@DORANGRP.COM

INTERIOR DESIGN:
TBD

CIVIL ENGINEER:
SAMBATEK
12800 WHITEWATER DR.
SUITE 300
MINNETONKA, MN 55343
(763) 476-6010
ERIK MILLER, PE
EMILLER@SAMBATEK.COM

LANDSCAPE:
SAMBATEK
12800 WHITEWATER DR.
SUITE 300
MINNETONKA, MN 55343
(763) 476-6010
JOHNNIE WORKMAN
JWORKMAN@SAMBATEK.COM

STRUCTURAL ENGINEER:
TBD

MECHANICAL ENGINEER:
TBD

SHEET INDEX

SHEET NUMBER	SHEET NAME	ENTITLEMENT SET 2023-05-05	ENTITLEMENT SET UPDATES - 2023-06-02
01-GENERAL			
G001	COVER SHEET	X	X
02-CIVIL			
C2.01	EXISTING CONDITIONS PLAN	X	X
C2.02	PRELIMINARY PLAT	X	X
C2.03	DEMOLITION PLAN	X	X
C3.01	SITE CONTEXT PLAN	X	X
C3.02	SITE PLAN	X	X
C3.03	FIRE TRUCK TURNING MOVEMENT PLAN		X
C4.01	GRADING PLAN	X	X
C4.02	GRADING PLAN NOTES	X	X
C5.01	PHASE I - EROSION CONTROL PLAN	X	X
C5.02	PHASE II - EROSION CONTROL PLAN	X	X
C5.03	EROSION CONTROL NOTES AND DETAILS	X	X
C6.01	UTILITY PLAN	X	X
C9.01	DETAILS	X	X
C9.02	DETAILS	X	X
03-LANDSCAPE			
L1.01	LANDSCAPE PLAN - TREES AND GROUND COVER	X	X
L1.02	LANDSCAPE PLAN - SHRUB PLAN	X	X
L1.03	LANDSCAPE DETAILS AND NOTES	X	X
04b - ARCHITECTURE			
A100	P1 FLOOR PLAN	X	X
A101	L1 FLOOR PLAN	X	X
A102	L2 FLOOR PLAN	X	X
A103	L3 FLOOR PLAN	X	X
A400	BUILDING ELEVATIONS	X	X
A500	SITE LINE DIAGRAMS		X

BUILDING INFORMATION

CONSTRUCTION TYPE:
TYPE V-A OVER I-A
(WITH AUTOMATIC SPRINKLER SYSTEM)

BUILDING HEIGHT:
42'-0" (NIC PARAPETS AND ELEVATOR OVERRUN)

PROJECT PROPOSED LAND USE

SITE INFORMATION:

CURRENT ZONE	TOWN CENTER
LAND USE	MEDIUM/HIGH DENSITY
OUTLOT B PARCEL AREA	3.70 ACRES
OUTLOT A PARCEL AREA	1.98 ACRES
TOTAL	**5.68 ACRES**
SETBACKS	NONE REQUIRED

PROPOSED BUILDING INFORMATION

PARKING COUNTS
REQUIRED
2 SPACES PER UNIT PLUS 1/2 SPACE PER UNIT FOR GUESTS = 288 PARKING SPACES
PROPOSED
LEVEL P1 58 STALLS
ON GRADE 164
TOTAL 222 (1.9 SPACES / UNIT)

IN THE DORAN GROUP'S EXPERIENCE, A PARKING COUNT OF 1.5-1.6 STALLS PER UNIT WILL PROVIDE SUFFICIENT PARKING FOR A MULTIFAMILY HOUSING DEVELOPMENT SUCH AS THIS.

GROSS FLOOR AREA

LEVEL	PARKING	COMMONS	MECHANICAL	UNITS	TOTAL AREA
LEVEL P1	21,829	929	1,025	0	23,783
LEVEL 1	0	3,643	238	20,362	24,243
LEVEL 2	0	2,779	505	20,959	24,243
LEVEL 3	0	2,779	505	20,959	24,243
LEVEL 4	0	2,779	505	20,959	24,243
TOTAL	21,829	12,909	2,778	83,239	120,755

TOTAL GROSS FLOOR AREA = 120,755 SF
TOTAL GROSS FLOOR AREA (NIC LEVEL P1 PARKING) = 96,972 SF

ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023_____REG #_____

ISSUE RECORD

No.	Description	Date
1	Entitlement Package	05/05/2023

NOT FOR CONSTRUCTION

NOT FOR PRICING

This progress set is a draft and is provided for the Owner's information only. Further refinement is required prior to completing the Design Development Package.

PROJECT
610W BLDG 5

LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY

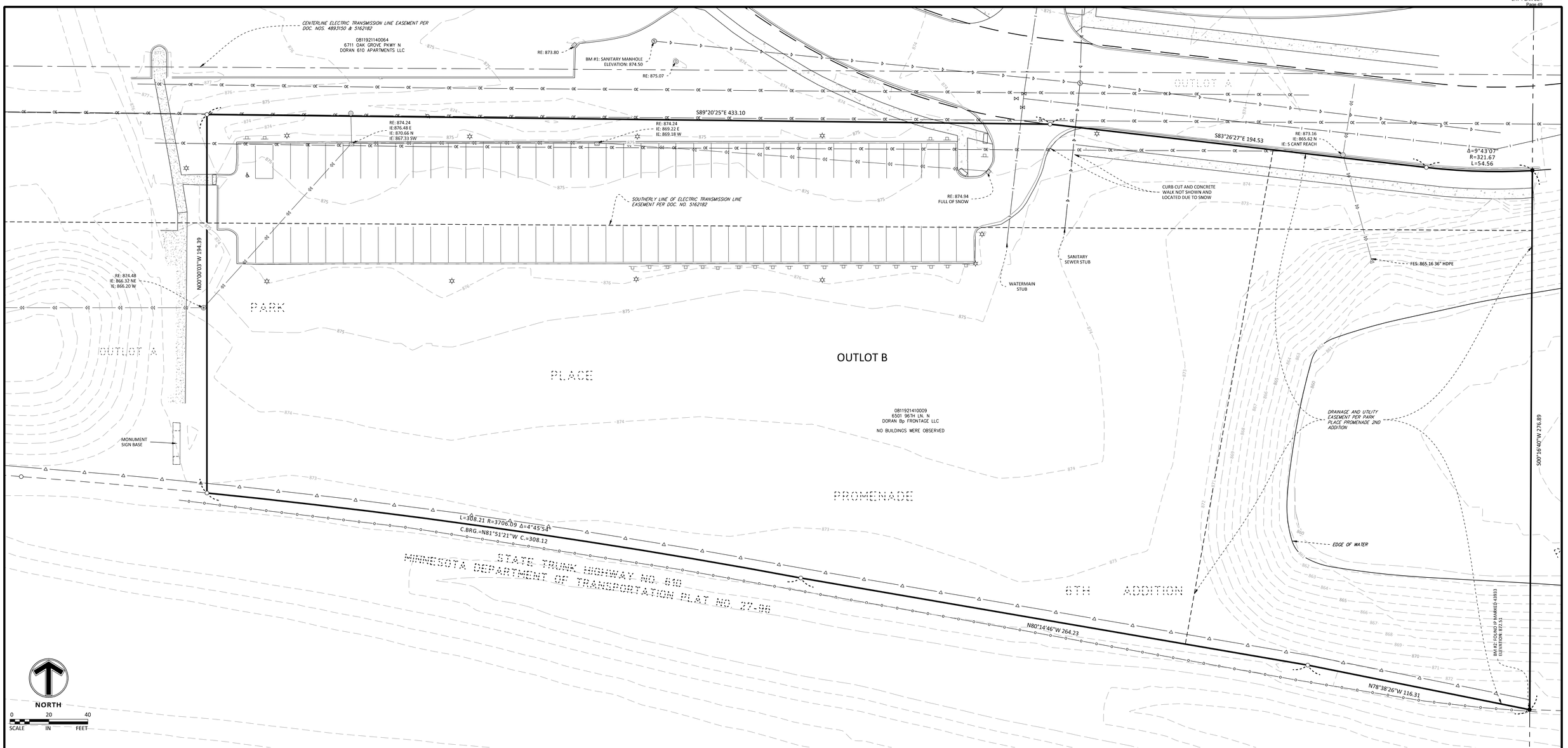
CHECKED BY

PREPARED FOR

DORAN PROPERTIES GROUP

SHEET TITLE
COVER SHEET

SHEET NUMBER
G001



NORTH

0 20 40
SCALE IN FEET

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED 43933
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

DESCRIPTION

OUTLOT B, PARK PLACE PROMENADE 6TH ADDITION, Hennepin County, Minnesota.

PROPERTY SUMMARY

1. SUBJECT PROPERTIES ADDRESS IS 6725 OAK GROVE PKWY N AND 6501 96TH LA N, ITS PROPERTY IDENTIFICATION NUMBERS ARE 0811921410008 AND 0811921410009.
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 3.699 ACRES OR 161,126 SQUARE FEET.
3. THE SUBJECT PROPERTY IS ZONED TC (TOWN CENTER), PER CITY OF BROOKLYN PARK GIS ZONING APPLICATION.
4. THERE WERE NO BUILDING OBSERVED ON THE SURVEYED PROPERTY.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
SANITARY MANHOLE — ELEV.=874.50

BENCHMARK #2
FOUND IRON PIPE MARKED 43933 — ELEV.=872.51

SURVEY NOTES

1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM.
2. FIELD WORK WAS COMPLETED ON 04/22/2023.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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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: JASON R. SALO

Date: _____ License # 43933

NOT FOR CONSTRUCTION

DATE ISSUED

DRAWN BY DT
DESIGNED BY
CHECKED BY MRS
PROJECT NO. 52001

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EXISTING CONDITIONS PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C2.01

24.15 (LMS TECH) | JOSEPH BAILEY | 4/28/2023 10:41:03 AM
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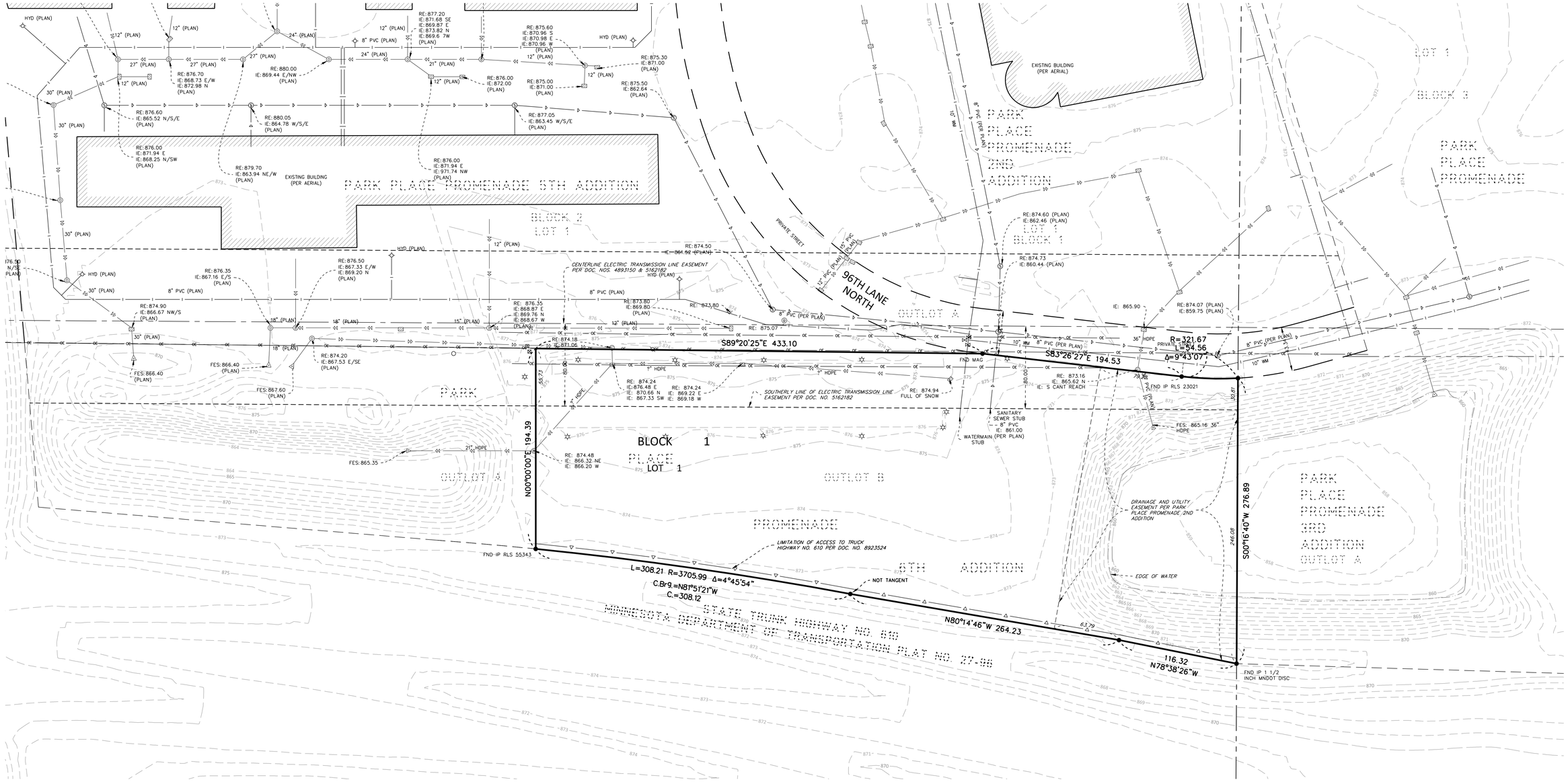
PRELIMINARY PLAT: PARK PLACE PROMENADE 9TH ADDITION



LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
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- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

NORTH

0 40 80
SCALE IN FEET

DESCRIPTION

OUTLOT B, PARK PLACE PROMENADE 6TH ADDITION, HENNEPIN COUNTY, MINNESOTA.

PROPERTY SUMMARY

TOTAL SITE AREA:	161,126 S.F. (GROSS)
ADDITIONAL OUTLOT A:	86,275 S.F.
LESS RIGHT-OF-WAY:	0 S.F.
	247,401 S.F. (NET)

LOT SUMMARY

NUMBER OF LOTS:	1
AVERAGE LOT SIZE:	161,126 S.F.
MINIMUM LOT SIZE:	161,126 S.F.
MAXIMUM LOT SIZE:	161,126 S.F.

ZONING

CURRENTLY ZONED: TOWN CENTER ZONING DISTRICT (TCZD)

THE SURROUNDING PROPERTIES ARE ZONED TCZD PER CITY OF BROOKLYN PARK ZONING GIS MAP.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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: MARK R. SALO

Date: _____ License # 43933

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY DT
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY MRS
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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PRELIMINARY PLAT: PARK PLACE PROMENADE 9TH ADDITION

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET C2.02
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#

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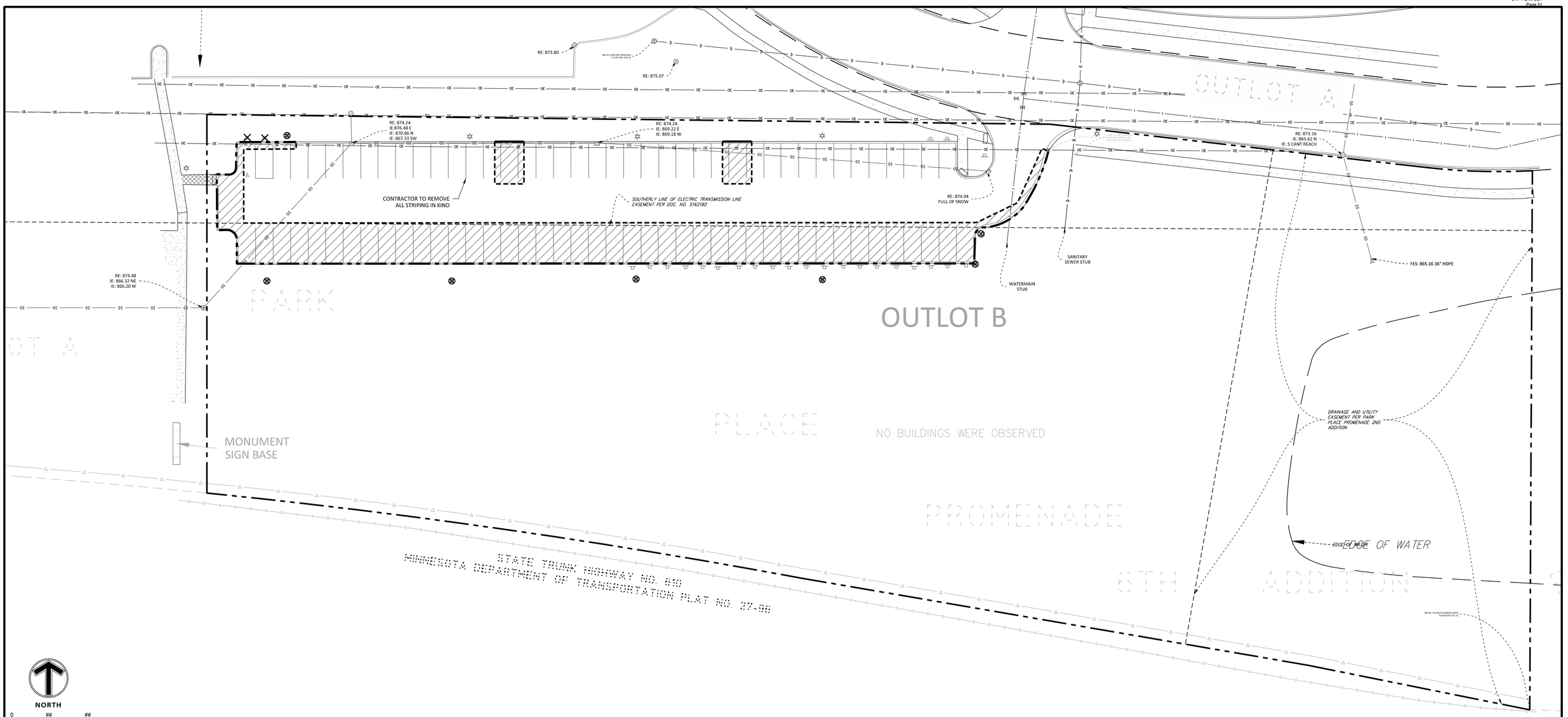

NORTH

0 ## ##
SCALE IN FEET

LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- REMOVE UTILITY LINE
- REMOVE CONCRETE CURB
- SAW CUT LINE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE GRAVEL DRIVE
- REMOVE LANDSCAPING
- REMOVE BUILDING
- REMOVE TREE
- REMOVE EXISTING STRUCTURE
- REMOVE LIGHT
- REMOVE CHAIN LINK FENCE

DEMOLITION NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY SAMBATEK DATED 04/22/2023. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
4. CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.
6. THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
7. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
10. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
11. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
12. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
13. CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
15. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO 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: JOSEPH D. MITZEL

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY	05/05/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EAB
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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DEMOLITION PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C2.03

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2415 LMS TECH) | JOSEPH BAILEY | 4/28/2023 11:55:38 AM
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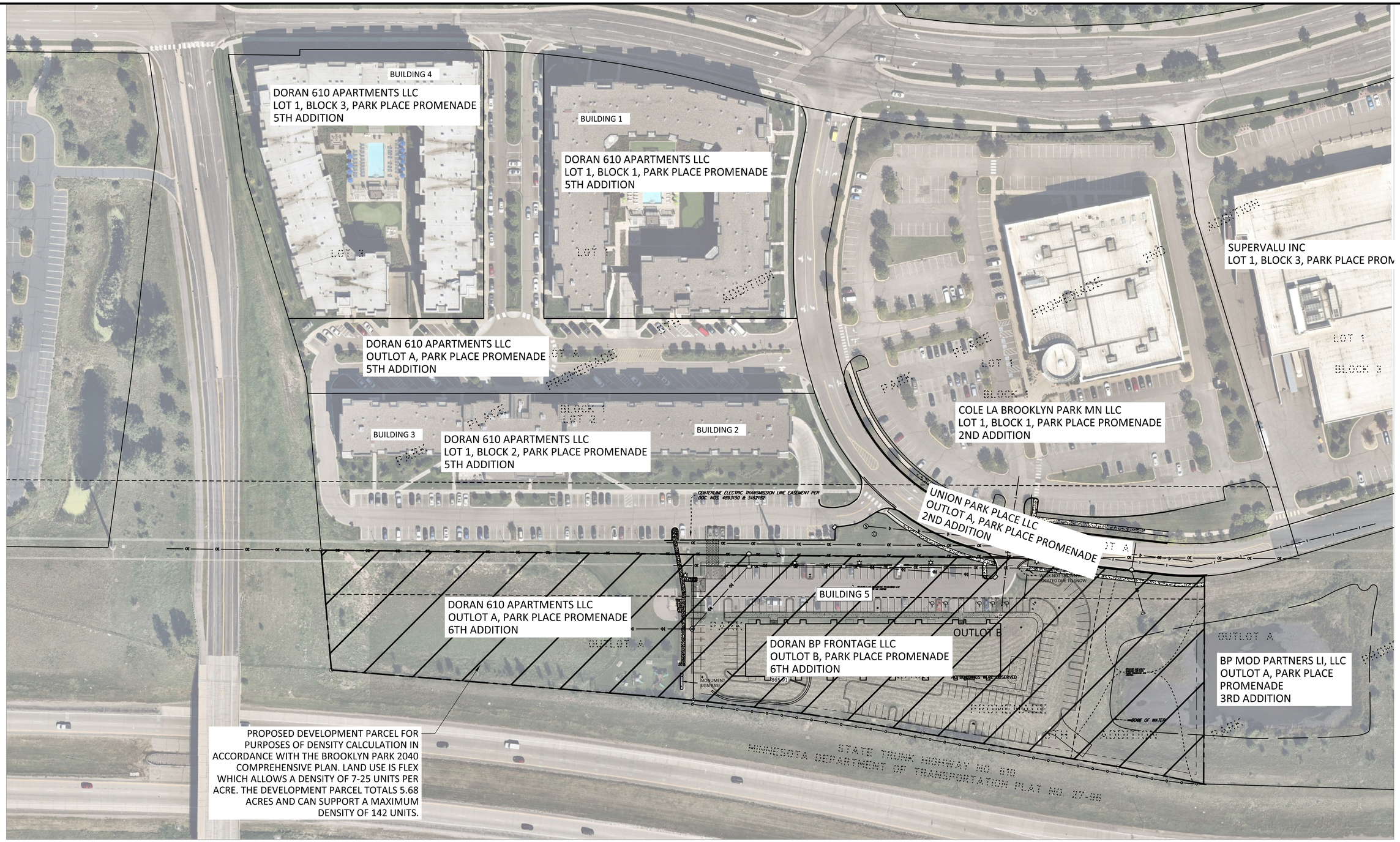

NORTH

SCALE 0 50 100 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.

DORAN 610 APARTMENTS EXISTING PARKING COUNT

	BUILDING 1	BUILDING 2&3	BUILDING 4	TOTAL
Interior Stalls	198	98	185	481
Exterior Stalls	31	142	29	202
Total Stalls	229	240	214	683
Unit Count	177	102	201	480
Stall:Unit Ratio	1.3	2.4	1.1	1.4

DORAN 610 APARTMENTS PROPOSED PARKING COUNT

	BUILDING 1	BUILDING 2&3	BUILDING 4	BUILDING 5	TOTAL
Interior Stalls	198	98	185	58	539
Exterior Stalls	31	142	29	164	366
Total Stalls	229	240	214	222	905
Unit Count	177	102	201	115	595
Stall:Unit Ratio	1.3	2.4	1.1	1.9	1.5

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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NOT FOR CONSTRUCTION

Print Name: JOSEPH M MITZEL

Date: 05/05/2023 License # 58666

PRELIMINARY	05/05/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EAB
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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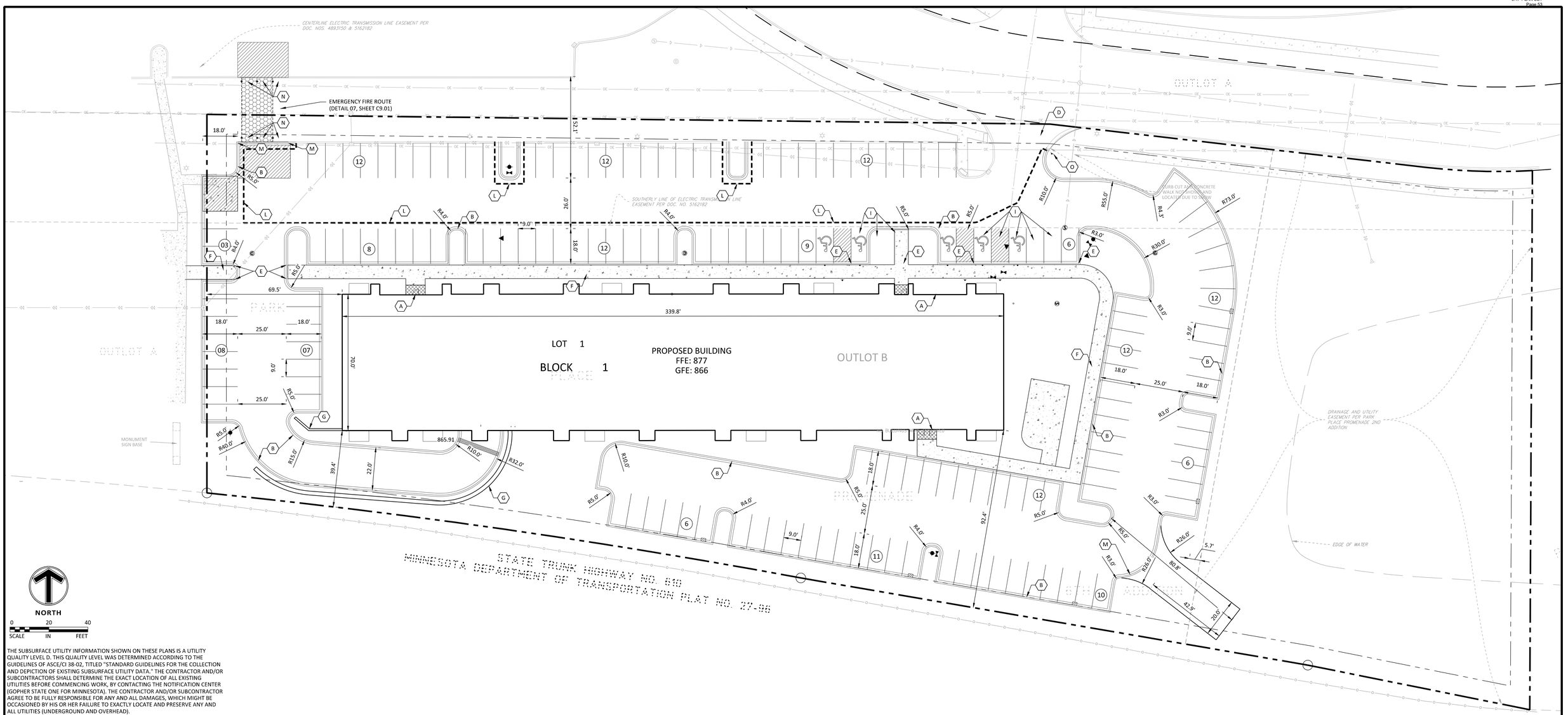
SITE CONTEXT PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C3.01

24.15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 2:24:03 PM
J:\SAMBATEK\PROJECTS\52001\CAD\SHEETS\52001 C3.01 CONTEXT.DWG C3.01 SITE CONTEXT



NORTH

0 20 40
SCALE IN FEET

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

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
1		KEY NOTE
		LIGHT POLE (BY OTHERS)

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

DEVELOPMENT SUMMARY

AREA		
OUTLOT A	86,249 SF	1.98 AC
LOT 1, BLOCK 1	161,126 SF	3.70 AC
GROSS SITE AREA	247,375 SF	5.68 AC

PARKING SUMMARY	
STANDARD PROVIDED	153 STALLS
ADA PROVIDED	05 STALLS
UNDERGROUND PROVIDED	58 STALLS
TOTAL PARKING PROVIDED	216 STALLS

ZONING	
EXISTING ZONING	TCZD
PROPOSED ZONING	TCZD

GREEN SPACE REQUIREMENTS	
MAX IMPERVIOUS	101,930 SF
PROPOSED PERVIOUS	68,697 SF
PROPOSED IMPERVIOUS	92,429 SF

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.
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.

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. B-618 CONCRETE CURB AND GUTTER
D. CONCRETE APRON
E. FLAT CURB SECTION
F. CONCRETE SIDEWALK
G. SEGMENTAL BLOCK RETAINING WALL
H. ADA ACCESS LOCATION
I. ACCESSIBLE STALL STRIPING
J. ACCESSIBLE PARKING SIGN
K. TRANSFORMER
L. SAWCUT PAVEMENT
M. D-412 SURMOUNTABLE CONCRETE CURB AND GUTTER
N. BREAKAWAY BOLLARD
O. STOP SIGN

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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NOT FOR CONSTRUCTION

Print Name: JOE MITZEL

Date: 05/05/2023 License # 58666

PRELIMINARY	05/05/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EAB
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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SITE PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C3.02

24.15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 11:51:28 AM
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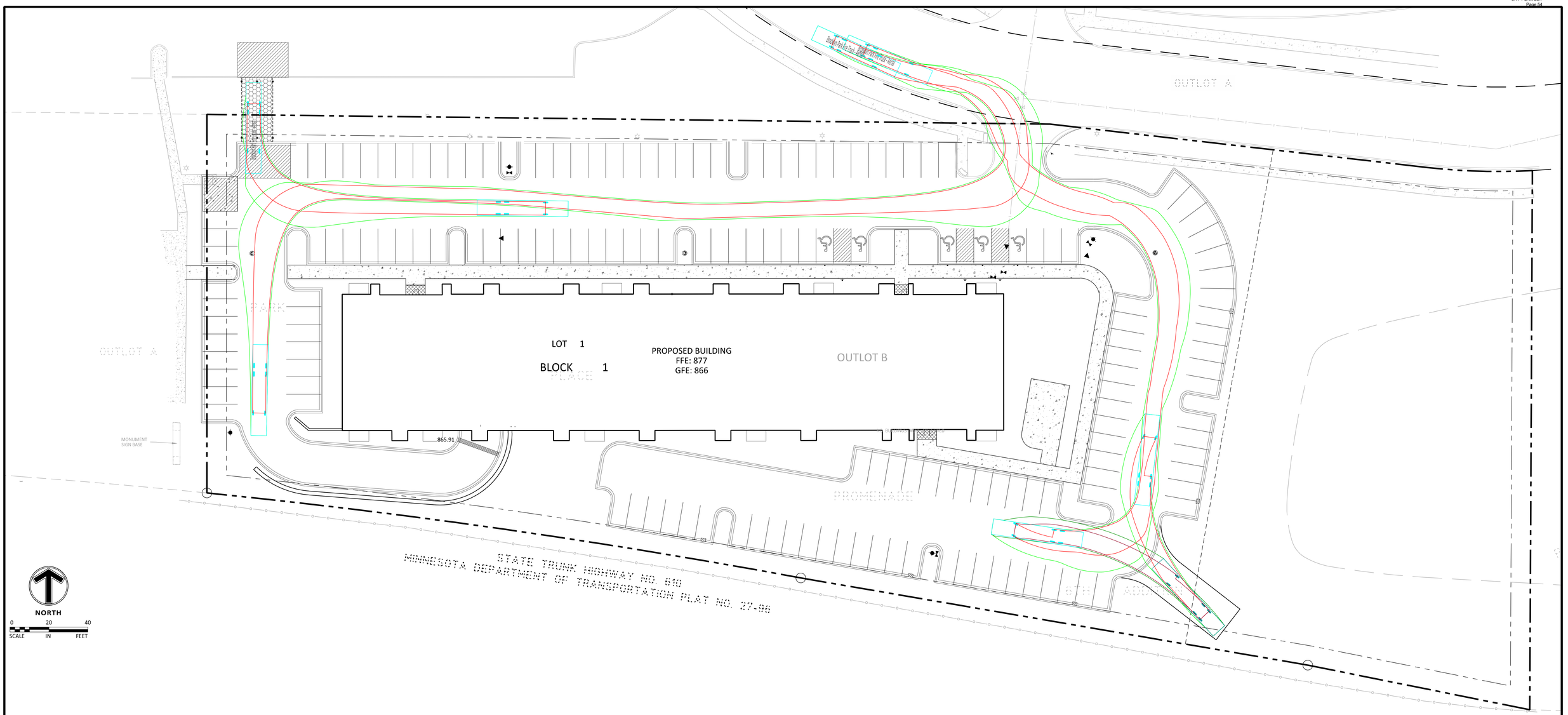
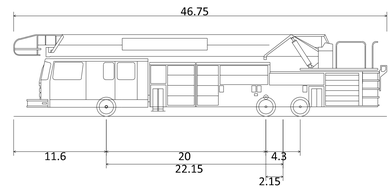


LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
		LIGHT POLE (BY OTHERS)
		CONCRETE PAVING
		CONCRETE SIDEWALK
		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		GRASS PAVER



Brooklyn Park Fire Truck	
Overall Length	46.750ft
Overall Width	8.000ft
Overall Body Height	10.227ft
Min Body Ground Clearance	0.657ft
Track Width	6.830ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.200ft

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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Print Name: JOSEPH BAILEY

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DRAWN BY	EAB
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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FIRE TRUCK TURNING MOVEMENT PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C3.03

24:15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 10:38:19 AM
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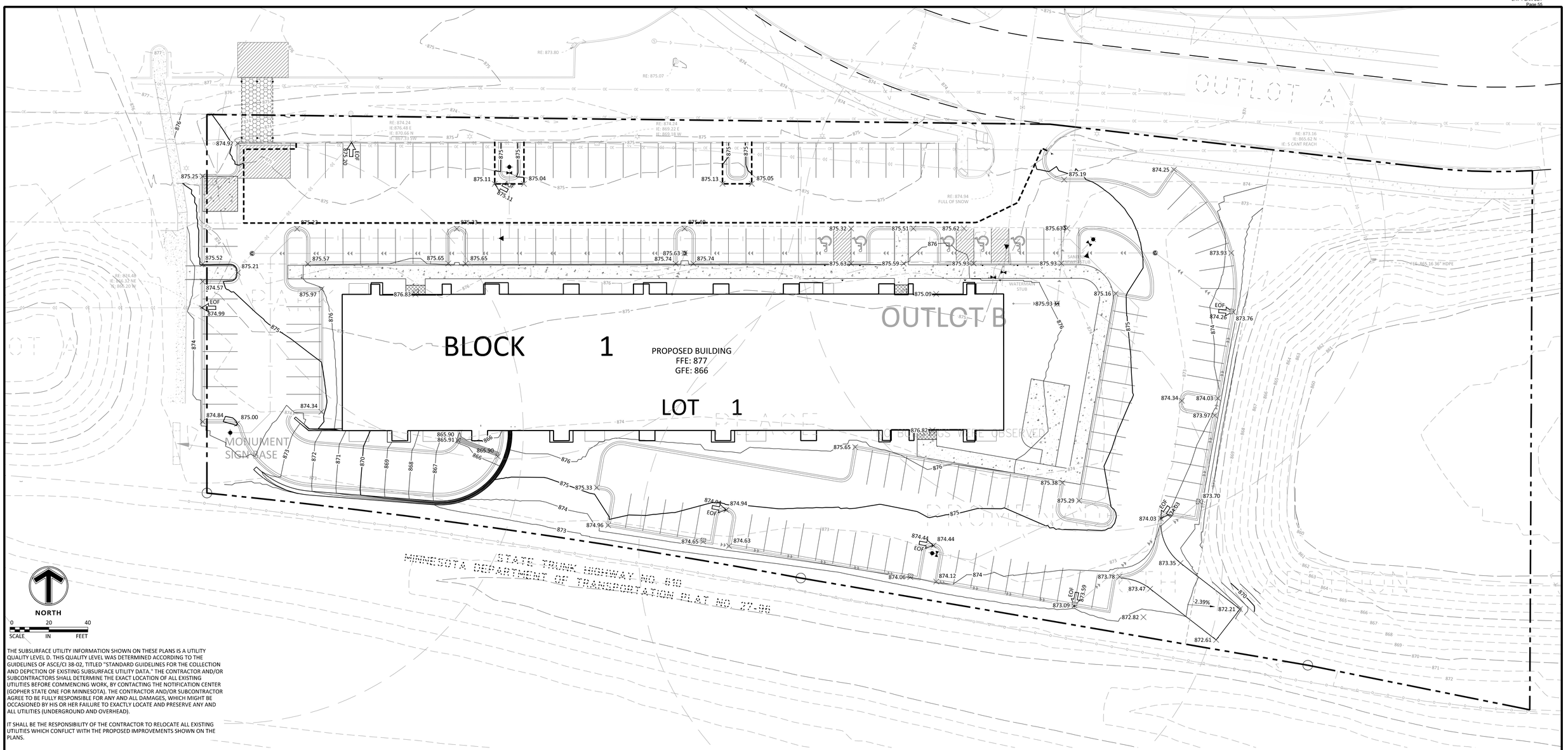

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LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50	902.50	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING

CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

GRADING NOTES

SEE SHEET C4.02 FOR GRADING NOTES.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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Print Name: JOB MITZEL

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY EAB
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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GRADING PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C4.01

24-15 (LMS TECH) | JOSEPH BAILEY | 5/25/2023 11:39:28 AM
L:\PROJECTS\52001\CAD\SHEETS\52001 C4.01 GRAD.DWG C4.01 GRADING PLAN

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 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:4850). 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:

   ADDRESS:

   PHONE:

   DATE:

   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. STUMP 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 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.
    b. 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.
    c. 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.
    d. 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. DISTURBED AREAS WITHIN WETLAND MITIGATION SITE AND ANY DISTURBED AREAS WITHIN THE WETLAND SHALL BE RESTORED WITH 6 TO 12 INCHES OF ORGANIC SOILS, PREFERABLY SOILS THAT WERE PREVIOUSLY REMOVED FROM WETLAND AREAS. SEEDING IN THE WETLAND MITIGATION AREAS ABOVE THE NORMAL WATER LEVEL SHALL BE MN STATE SEED MIX 34-271, WET MEADOW SOUTH AND WEST, OR APPROVED EQUAL. FOR STATE SEED MIXES, OATS AND WINTER WHEAT SHOULD BE SELECTED BASED ON THE TIME OF YEAR THAT THE MIX IS BEING USED. OATS SHOULD BE INCLUDED IN MIXES IF BEING USED BETWEEN OCTOBER 15TH AND AUGUST 1ST. WINTER WHEAT SHOULD BE USED BETWEEN AUGUST 1ST AND OCTOBER 15TH. THE SEEDING RATE IS THE SAME FOR OATS AND WINTER WHEAT. MIX 34-271 SHOULD BE APPLIED AT 12 POUNDS PER ACRE. SEED SHALL BE WATERED UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
19. FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
20. RETAINING WALL(S) SHALL BE CONSTRUCTED OF CAST IN PLACE CONCRETE 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.

REV. DATE

INFILTRATION BASIN NOTES

1. INFILTRATION BASIN CONSTRUCTION REQUIREMENTS: (INCLUDES ALL DEVICES USING FILTRATION THROUGH A SOIL MEDIUM TO CAPTURE STORM WATER RUNOFF BUT ARE NOT LIMITED TO: INFILTRATION BASINS, INFILTRATION TRENCHES, BIOFILTRATION BASINS, RAINWATER GARDENS, SAND FILTERS, ORGANIC FILTERS, BIORETENTION AREAS, ENHANCED SWALES, DRY STORAGE PONDS WITH UNDERDRAIN DISCHARGE, AND NATURAL DEPRESSIONS (IF USED TO PROVIDE STORMWATER TREATMENT OF NEW IMPERIOUS SURFACE))
    a. HEAVY EQUIPMENT SHALL NOT TRAVEL WITHIN THE INFILTRATION BASIN AREA. EXCAVATION WITHIN THE INFILTRATION BASIN SHALL BE PERFORMED BY USE OF A BACKHOE BUCKET WITH TEETH. CONTRACTOR SHALL DISC OR TILL THE SOILS IF REQUIRED BY THE SOILS ENGINEER.
    b. INFILTRATION BASIN SHALL BE PROTECTED BY SILT FENCE DURING ALL CONSTRUCTION ACTIVITIES. ALL DEPOSITED SEDIMENT DURING CONSTRUCTION ACTIVITY SHALL BE PROPERLY DISPOSED OF DOWNSTREAM OF INFILTRATION BASIN, IF POSSIBLE.
    c. ALL FLARED END SECTION INLETS AND CATCH BASIN MANHOLE INLETS SHALL HAVE INLET EROSION CONTROL PROTECTION IN PLACE UNTIL FINAL STABILIZATION BASIN HAS OCCURRED.
2. PERFORMANCE TESTING OF INFILTRATION BASINS:(TO BE CONDUCTED IF DESIGN INFILTRATION RATE WAS VERIFIED ACCORDING TO ASTM D-3385-03 "STANDARD TEST METHOD FOR INFILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".)ALL COSTS RELATED TO THE PERFORMANCE INFILTRATION TESTING SHALL BE PAID BY THE OWNER, EXCEPT AS NOTED. THE INFILTRATION BASINS WILL BE TESTED IN ACCORDANCE TO THE FOLLOWING PROCEDURE:
    a. A MINIMUM OF TWO INFILTRATION TESTS SHALL BE COMPLETED FOR EACH INFILTRATION BASIN (0.5 ACRE FLOOR AREA OR LESS). THE REQUIRED NUMBER OF TESTS SHALL BE VERIFIED WITH THE SOILS ENGINEER AND THE GOVERNING AUTHORITIES.
    b. TWO ADDITIONAL TESTS WILL BE REQUIRED FOR EACH 0.5 ACRE OF INFILTRATION BASIN FLOOR AREA.
    c. TEST PROCEDURE WILL FOLLOW ASTM D-3385-09 "STANDARD TEST METHOD FOR INFILTRATION RATE OF SOILS IN FIELD USING DOUBLE-RING INFILTROMETER".
    d. TEST WILL BE CONDUCTED AT THE FINISHED BASIN FLOOR ELEVATION.
    e. TEST WILL BE FOR A PERIOD AS OUTLINED IN ASTM D-3385-09.
    f. THE TEST RESULTS WILL BE AVERAGED TO OBTAIN THE INFILTRATION RATE USED FOR ACCEPTANCE.
    g. THE LOWEST MEASURED INFILTRATION RATE SHALL EXCEED THE DESIGN INFILTRATION RATE OF 0.8 INCHES/HOUR.

THE AVERAGE OF THE MEASURED INFILTRATION RATES MUST MEET OR EXCEED THE DESIGN RATE OF 0.8 INCHES/HOUR DIVIDED BY THE CORRECTION FACTOR USED IN CALCULATING THE DESIGN RATE AS NOTED IN TABLE 12.INF.8 FROM THE LATEST EDITION OF THE MINNESOTA STORMWATER MANUAL.IF THE INFILTRATION RATE AS TESTED DOES NOT MEET OR EXCEED THE REQUIRED RATE AS DETERMINED ABOVE, CONTRACTOR WILL BE REQUIRED TO COMPLETE SOIL CORRECTIVE AND/OR SOIL REPLACEMENT WORK AS NECESSARY WITHIN THE INFILTRATION BASIN AREA AT THE CONTRACTOR'S EXPENSE UNTIL THE INFILTRATION RATE AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. SUBSEQUENT RE-TESTING WILL BE REQUIRED UNTIL THE INFILTRATION AS TESTED EXCEEDS THE REQUIRED RATE AS DETERMINED ABOVE. RE-TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND WILL BE DEDUCTED FROM THE AMOUNT DUE THE CONTRACTOR.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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

Print Name: JOSEPH BAILEY

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY EAB
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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GRADING PLAN NOTES

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C4.02

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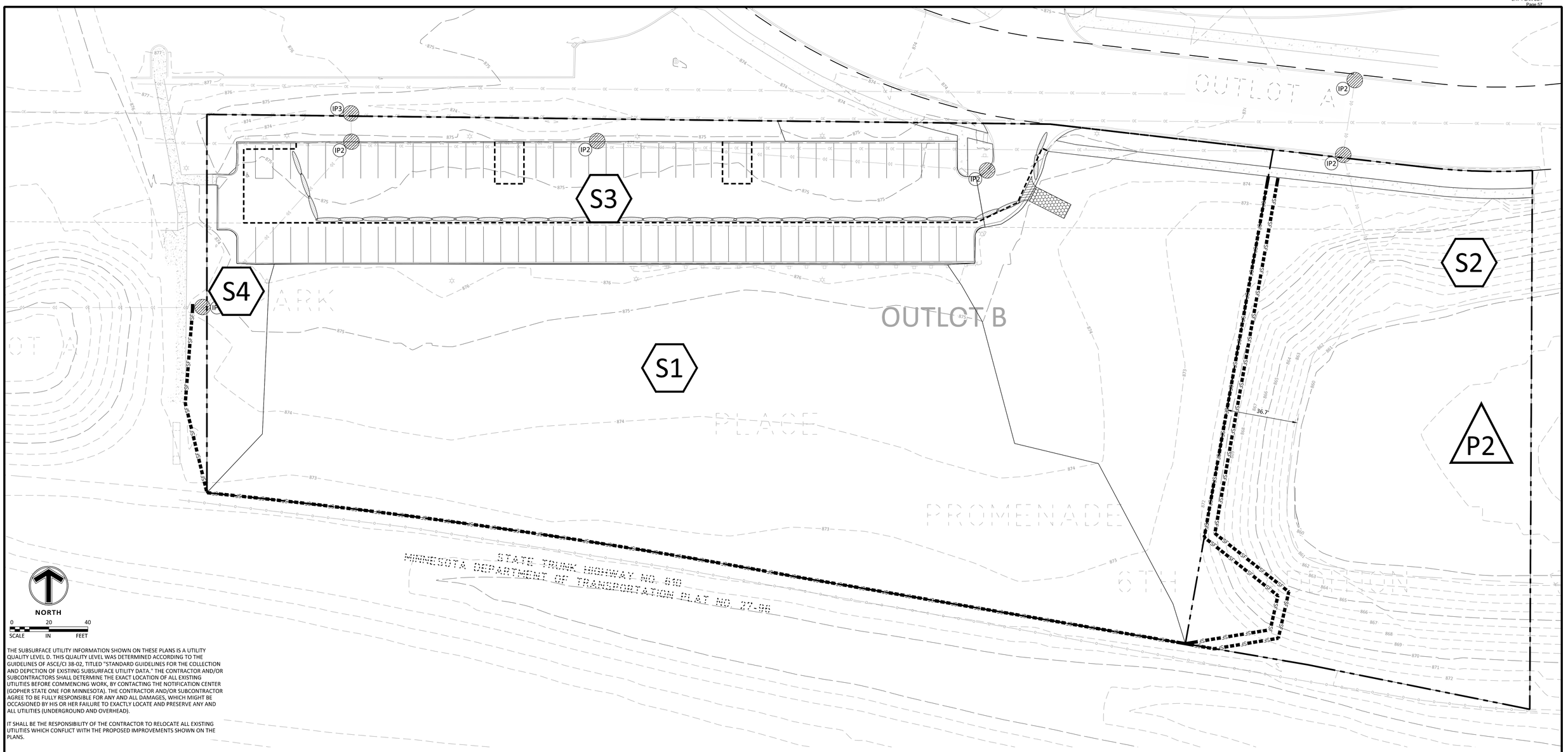

NORTH

0 20 40
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.

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_# 999.9		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
IP#		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

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1100
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	410
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	6
INLET PROTECTION DEVICE (IP-3)	UNIT	1

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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NOT FOR CONSTRUCTION

Print Name: JOB MITZEL

Date: 05/05/2023 License # 58666

PRELIMINARY	05/05/2023
DESIGN REVIEW	
PERMIT SUBMITTAL	
CONSTRUCTION DOCUMENTS	

DRAWN BY	EAB
DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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PHASE I- EROSION CONTROL PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C5.01

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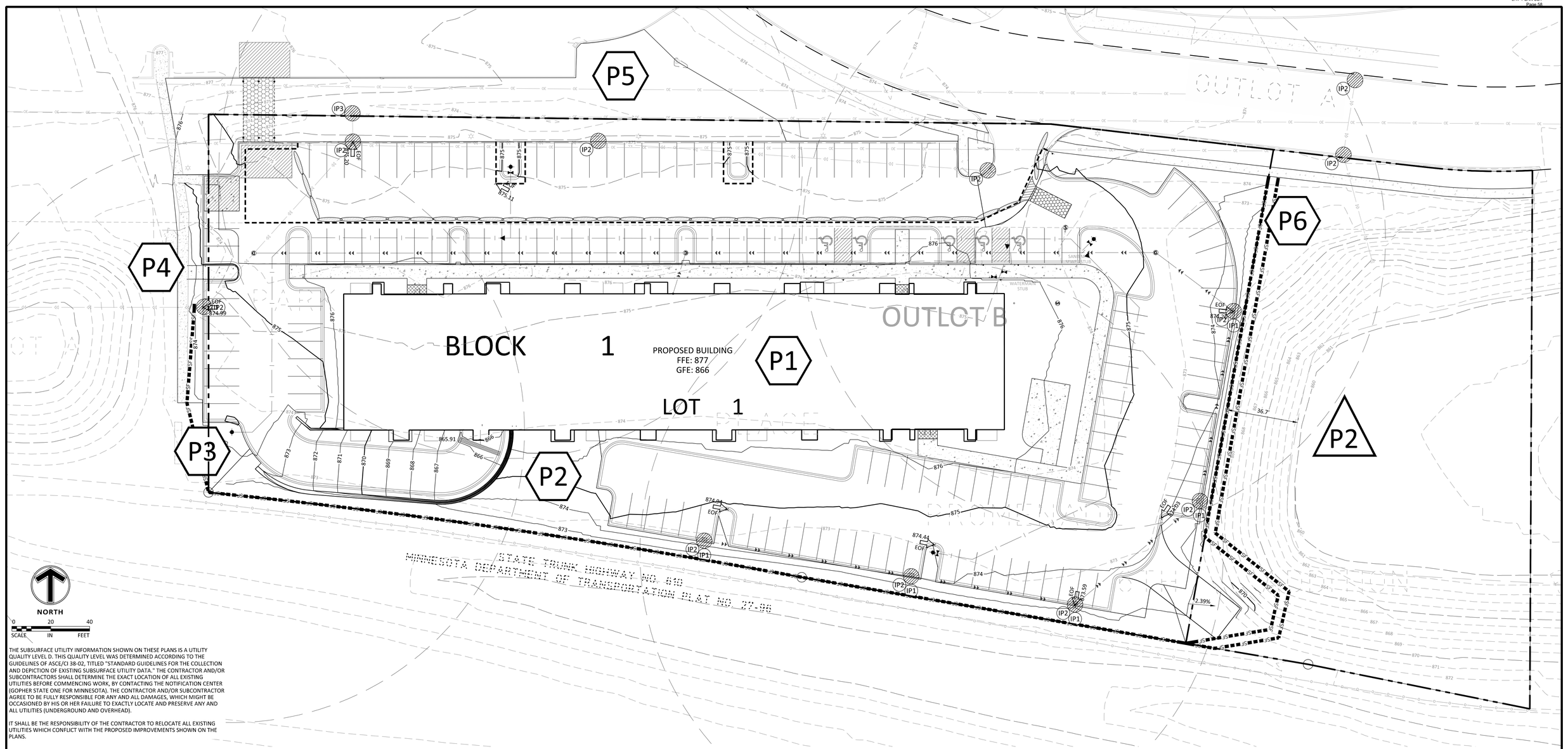

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LEGEND

PROPOSED / EXISTING

- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- CONTOUR
- RIPRAP
- EOF 902.5 — OVERFLOW ELEV.
- BIO-ROLL
- SF — SILT FENCE
- SD — SILT DIKE
- LIMITS OF DISTURBANCE
- ST # 999.9 — SOIL BORING
- DIRECTION OF OVERLAND FLOW
- TEMPORARY DIVERSION DITCH
- CHECK DAM
- LIMITS OF DRAINAGE SUB-BASIN
- IP# — 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

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1250
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	410
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	5
INLET PROTECTION DEVICE (IP-2)	UNIT	11
INLET PROTECTION DEVICE (IP-3)	UNIT	1

* REFER TO SHEET C5.03 & C5.04 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

NOTE TO CONTRACTOR

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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
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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Print Name: JOB MITZEL

Date: 05/05/2023 License # 58666

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PRELIMINARY	05/05/2023
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DESIGNED BY	JRM
CHECKED BY	JDB
PROJECT NO.	52001

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PHASE II- EROSION CONTROL PLAN

THE DORAN GROUP
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24-15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 11:24:50 AM
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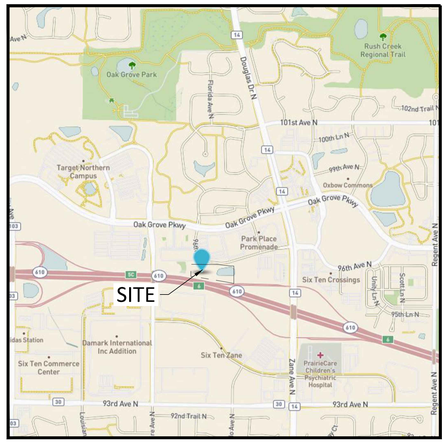
EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP

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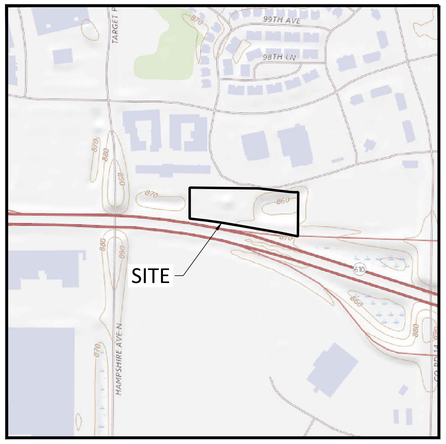

USGS MAP

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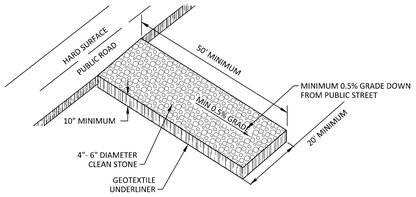
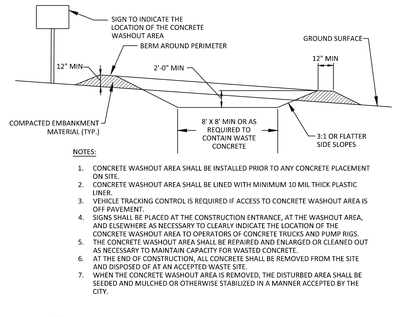


CE — TEMPORARY STONE CONSTRUCTION EXIT

N.T.S.

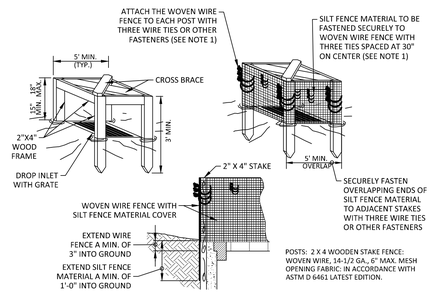


NOTES:

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.

CW — CONCRETE WASHOUT AREA

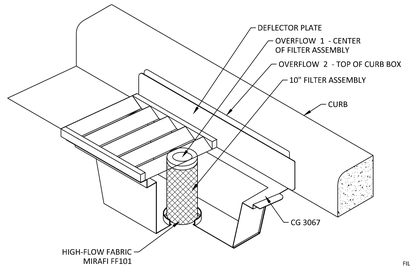
N.T.S.



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.

IP1 — SILT FENCE INLET PROTECTION

N.T.S.

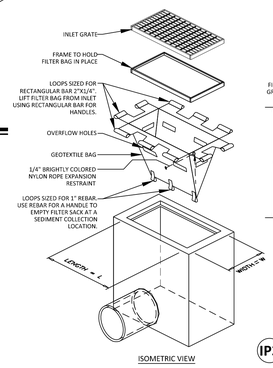


ROAD DRAIN CASTING APPLICABILITY

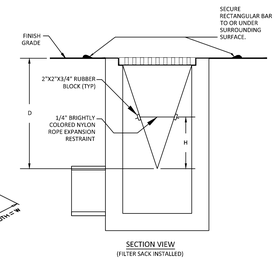
- NEENAH R-3067
- NEENAH R-3512

IP2 — CURB DRAIN INLET PROTECTION

N.T.S.



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP3 — INLET PROTECTION FILTER SACK

N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

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.
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.
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.
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.

DEVELOPER/OWNER:
XXXXXXX
XXXXXXX
XXXXXXXX
XXX-XXX-XXXX

SITE OPERATOR / GENERAL CONTRACTOR

SUPERINTENDENT:

AREA SUMMARY IN ACRES

PAVEMENT AREA	1.52 AC±
BUILDING AREA	0.57 AC±
SEEDED AREA	0.17 AC±
TOTAL DISTURBED	2.26 AC±
PRE - CONSTRUCTION IMPERVIOUS	0.62 AC±
POST - CONSTRUCTION IMPERVIOUS	2.07 AC±

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.

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 DEMOLITION AND 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 INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO 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: BOB MITZEL

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY EAB
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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EROSION CONTROL NOTES AND DETAILS

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C5.03

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24.15 (LMS TECH) | JOSEPH BAILEY | 6/1/2023 11:24:50 AM
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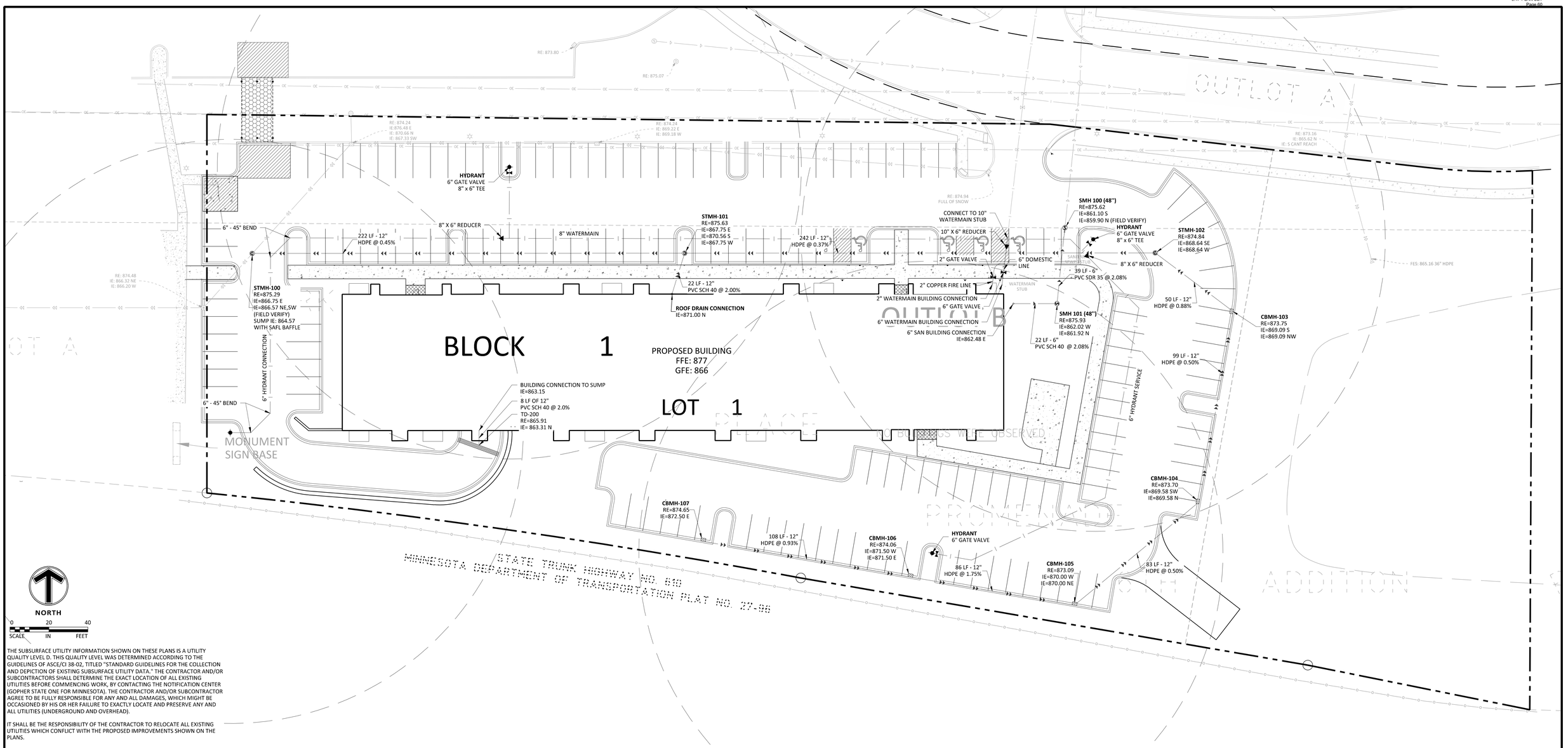

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS 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.

LEGEND

PROPOSED	EXISTING	
CO S	CO S	SANITARY SEWER
LS FM S	LS FM S	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND 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-35, UNLESS NOTED OTHERWISE.
      b.1. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE PVC SCH 40 CONFORMING TO ASTM D2665.
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, or PVC C-900, UNLESS NOTED OTHERWISE.
      c.1. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
      c.2. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
      c.3. WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
      d.1. All HDPE SEWER WITHIN 10 FEET OF A BUILDING OR WATERLINE SHALL BE POLYETHYLENE PIP CONFORMING TO THE MINNESOTA PLUMING CODE
      d.2. 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:

   ADDRESS:

   PHONE:

   DATED:

   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 SAMBATEK. 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.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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

Print Name: JOB MITZEL

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY EAB
DESIGN REVIEW	DESIGNED BY JRM
PERMIT SUBMITTAL	CHECKED BY JDB
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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UTILITY PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C6.01

24-15 (LMS TECH) | JOSEPH BAILEY | 5/26/2023 9:46:02 AM
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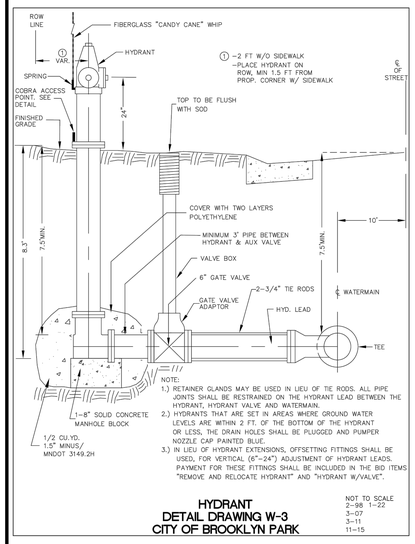
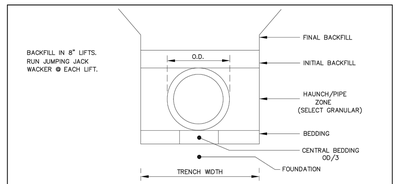


HYDRANT DETAIL DRAWING W-3 CITY OF BROOKLYN PARK

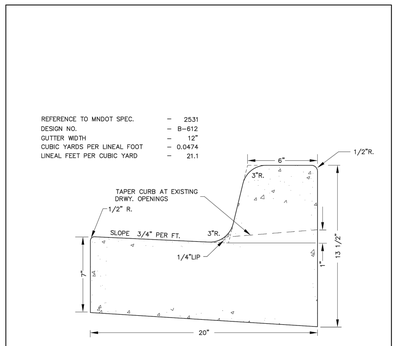
NOT TO SCALE
2-98 7-22
3-07
3-11
11-15



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

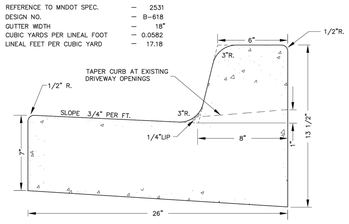
HDPE STORM SEWER DETAIL DRAWING S-16 CITY OF BROOKLYN PARK

NOT TO SCALE
1-2018



B-612 CONCRETE CURB AND GUTTER DETAIL DRAWING ST-1 CITY OF BROOKLYN PARK

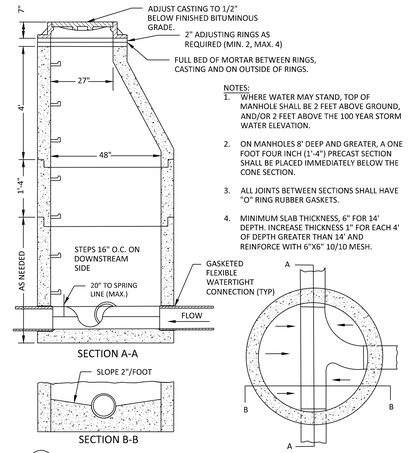
NOT TO SCALE
4-96



B-618 CONCRETE CURB AND GUTTER DETAIL DRAWING ST-2 CITY OF BROOKLYN PARK

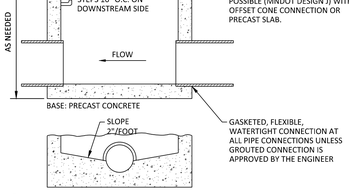
NOT TO SCALE
4-96

MANHOLE CASTING AND COVER, NEENAH R-1642-B, ESS BROS. 309, OR APPROVED EQUAL WITH MACHINED BEARING SURFACES AND TWO (2) CONCEALED PICK HOLES.



NOTES:
1. WHERE WATER MAY STAND, TOP OF MANHOLE SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER ELEVATION.
2. ON MANHOLES 8' DEEP AND GREATER, A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW THE CONE SECTION.
3. ALL JOINTS BETWEEN SECTIONS SHALL HAVE "O" RING RUBBER GASKETS.
4. MINIMUM SLAB THICKNESS, 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6" 10/10 MESH.

01 STANDARD SANITARY SEWER MANHOLE N.T.S.



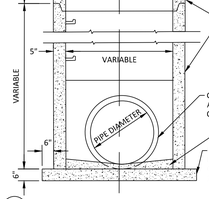
NOTES:

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

"O" RING GASKETS BETWEEN EACH JOINT IN MANHOLE SECTIONS

* SEE STORM SEWER STRUCTURE SCHEDULE FOR MANHOLE DIAMETER.
USE T-SECTION MANHOLE WHERE POSSIBLE (MNDOT DESIGN J) WITH OFFSET CONE CONNECTION OR PRECAST SLAB.

02 STORM SEWER MANHOLE N.T.S.



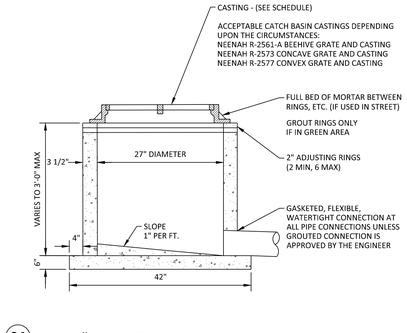
NOTE: SEE STORM SEWER STRUCTURE SCHEDULE FOR CASTING TYPE.

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

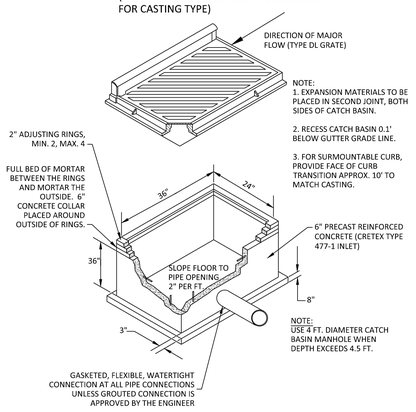
FULL BED OF MORTAR BETWEEN RINGS, AND A 6" COLLAR ON THE OUTSIDE OF THE RINGS
MINIMUM OF 2, MAXIMUM OF 4 CONCRETE ADJUSTING RINGS
PRECAST REINFORCED CONCRETE SLAB THICKNESS: 6" FOR 42" TO 48" DIA.
8" FOR 54" TO 102" DIA.
12" FOR 108" TO 120" DIA.
ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.
PRECAST CONCRETE MANHOLE SECTIONS
MANHOLE STEPS NEENAH R1981J OR EQUAL, 16" O.C.- ALUMINUM STEPS APPROVED.
DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE INSIDE.
GASKETED, FLEXIBLE, WATERTIGHT CONNECTION AT ALL PIPE CONNECTIONS UNLESS GROUTED CONNECTION IS APPROVED BY THE ENGINEER
GROUT BOTTOM
MINIMUM SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"x6", 10/10 MESH

03 CATCH BASIN MANHOLE N.T.S.

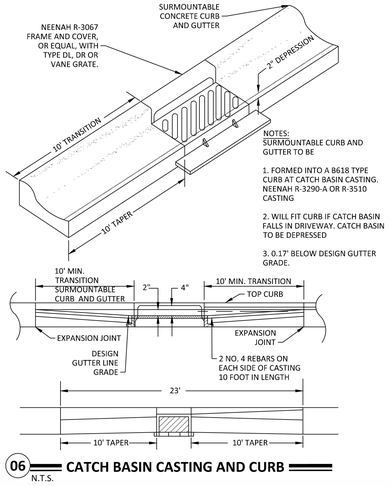


04 27" DIAMETER CATCH BASIN N.T.S.

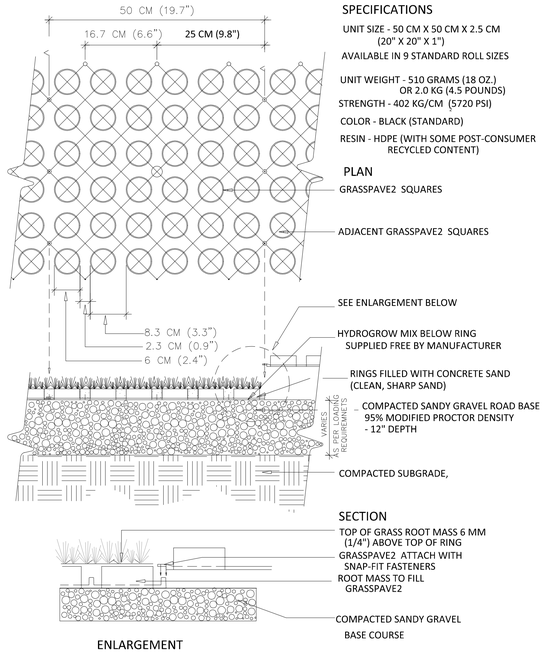
CATCH BASIN CASTING ASSEMBLY
NEENAH CASTING NO. R-3067 WITH TYPE DR, DL, OR TYPE V GRATE OR APPROVED EQUAL (SEE STORM SEWER STRUCTURE SCHEDULE FOR CASTING TYPE)



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



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



SPECIFICATIONS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH - 402 KG/CM (5720 PSI)

COLOR - BLACK (STANDARD)

RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN

GRASSPAVE2 SQUARES

ADJACENT GRASSPAVE2 SQUARES

SEE ENLARGEMENT BELOW

HYDROGROW MIX BELOW RING SUPPLIED FREE BY MANUFACTURER

RINGS FILLED WITH CONCRETE SAND (CLEAN, SHARP SAND)

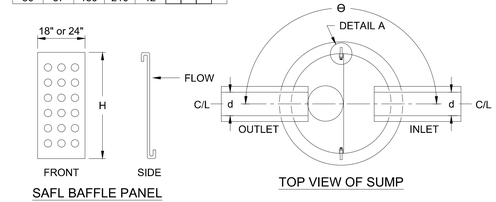
SECTION

07 GRASS PAVE DETAILS 1/2"=1'

Rev C (07-24-2019)

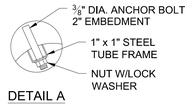
d (IN.)	H (IN.)	Θ (DEG.) MIN.	Θ (DEG.) MAX.	y (IN.)	Ys	Yb	Yt	D
12	36	130	230	12	MIN. 4 FT.		0" to 6"	VARIES
15	36	130	230	12		MIN. 3 FT.		
18	36	130	230	12				
21	46	140	220	12				
24	46	140	220	12				
27	46	140	220	12				
30	57	150	210	12				
36	57	150	210	12				

NOTES:
* Ideal Baffle height = distance from top of the highest Inlet pipe to the bottom of the outlet pipe plus 18" or greater
* Minimum acceptable Baffle Height = distance from top of the highest inlet pipe to the bottom of the outlet pipe plus 12"
* Heights greater than 57" require 2 Baffles stacked
* Contact Upstream Technologies for pipes larger than 48" I.D.
* For more information see our design guide
* View the complete list of Available Baffle Sizes

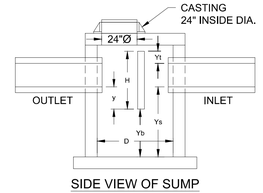


SAFL BAFFLE PANEL

TOP VIEW OF SUMP



DETAIL A



SIDE VIEW OF SUMP

PATENT PROTECTED Patents: US #8663466B2 - US #8715507B2 - US #9506237B2 - CA #2742207

This generic detail does not encompass the sizing, fit, and applicability of the SAFL Baffle for this specific project. It is the ultimate responsibility of the design engineer to assure that the design is in compliance with all applicable laws and regulations. The SAFL Baffle is a patented technology of Upstream Technologies, Inc. and the University of Minnesota. Neither Upstream Technologies nor the University of Minnesota approves plans, sizing, or system designs.

SAFL BAFFLE STANDARD DETAIL
UPSTREAM TECHNOLOGIES INC.
600 COUNTY ROAD D WEST, STE 14
NEW BRIGHTON, MN 55112
651.237.5123

SAFL BAFFLE

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO 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: JOSEPH MITZEL

Date: 05/05/2023 License # 58666

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY EAB
DESIGNED BY JRM
CHECKED BY JDB
PROJECT NO. 52001

Sambatek
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Engineering | Surveying | Planning | Environmental

DETAILS

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET C9.01

24.15 (LIMS TECH) | JOSEPH BAILEY | 5/26/2023 9:47:33 AM
J:\PROJECTS\52001\CAD\SHEETS\52001-C9.01-DTLS\DWG\C9.01 DETAILS

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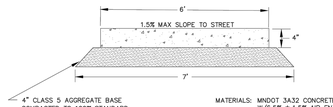
NOTE:
ALL SIDEWALK SHALL BE 4" THICK EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE 6" FOR SINGLE FAMILY & TOWNHOUSE PROPERTIES AND 8" FOR COMMERCIAL, INDUSTRIAL AND HIGH DENSITY PROPERTIES.



4" CLASS 5 AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY (CLASS 7 MAY BE SUBSTITUTED IF APPROVED BY OWNER/ENGINEER).

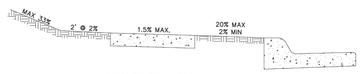
MATERIALS: MNDOT 3A32 CONCRETE MIX W/6.5% ± 1.5% AIR ENTRAINMENT

4" CONCRETE
CUBIC YARDS PER LINEAL FOOT – 0.0733
LINEAL FEET PER CUBIC YARD – 13.64

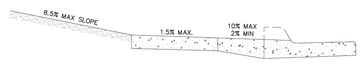
4" AGGREGATE BASE
CUBIC YARDS PER LINEAL FOOT – 0.0815
LINEAL FEET PER CUBIC YARD – 12.27

NOT TO SCALE
1–2016

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK



SLOPES FOR TYPICAL SIDEWALK (EXCLUDING DRIVEWAY RAMPS)

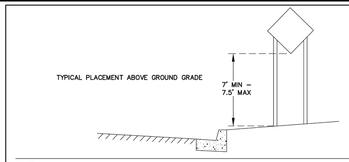


SLOPES FOR TYPICAL SIDEWALK (DRIVEWAY RAMPS)

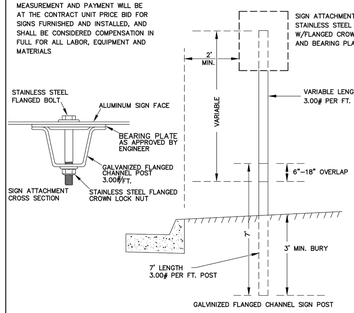
NOTES:
INSTALL ADA COMPLIANT PEDESTRIAN RAMPS WHERE SIDEWALK INTERSECTS STREETS AND COMMERCIAL INDUSTRIAL DRIVEWAYS.

NOT TO SCALE
1–2016

TYPICAL CROSS SECTIONS FOR SIDEWALKS
DETAIL DRAWING ST-13
CITY OF BROOKLYN PARK

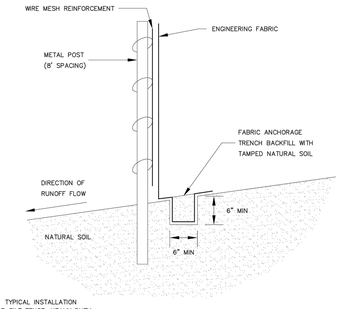


NOTE:
MEASUREMENT AND PAYMENT WILL BE AT THE CONTRACT UNIT PRICE BID FOR SIGNS FURNISHED AND INSTALLED, AND SHALL BE CONSIDERED COMPENSATION IN FULL FOR ALL LABOR, EQUIPMENT AND MATERIALS



NOT TO SCALE
2–2020

TYPICAL BLVD. SIGN INSTALLATION
DETAIL DRAWING ST-15
CITY OF BROOKLYN PARK

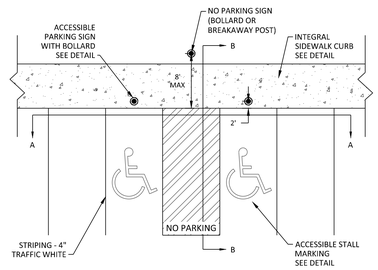


TYPICAL INSTALLATION FOR SILT FENCE, HEAVY DUTY

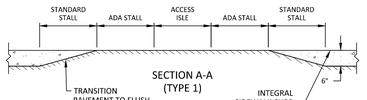
PAYMENT WILL BE MADE AT THE CONTRACT UNIT PRICE BID AT 50% WHEN SILT FENCE IS INSTALLED AND THE REMAINING 50% UPON REMOVAL

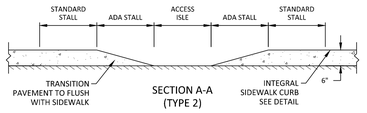
NOT TO SCALE
4–96
3–11

TYPICAL INSTALLATION FOR SILT FENCE
DETAIL DRAWING ST-18
CITY OF BROOKLYN PARK



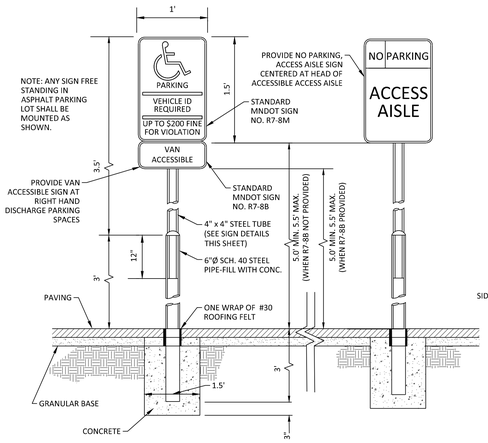
PLAN VIEW OF ADA PARKING



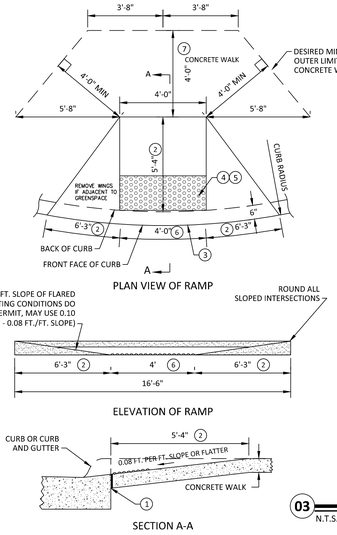


SECTION B-B

01 ADA PARKING
N.T.S.



02 ACCESSIBLE PARKING SIGN
N.T.S.

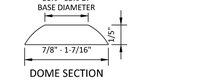


PLAN VIEW OF RAMP

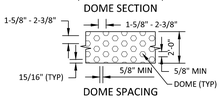
ELEVATION OF RAMP

SECTION A-A

03 PEDESTRIAN CURB RAMP
N.T.S.



DOME SECTION

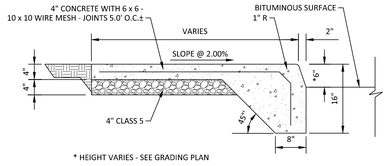


DOME SPACING

NOTE:

THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID AS SQUARE FEET OF CONCRETE WALK, UNLESS SPECIFIED OTHERWISE. THE TRUNCATED DOME AREA WILL BE CONSIDERED INCIDENTAL.

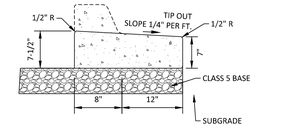
1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. VARIES WITH CURB HEIGHT. EXAMPLE SHOWN IS FOR 6" CURB HEIGHT.
3. 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
4. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (3' 0" OR 4' 0" TYP.) OF THE CURB RAMP. THIS 2' 0" BY 3' 0" OR 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
5. THE TRUNCATED DOME AREA MAY BE EITHER GRANITE PANEL OR STAMPED CONCRETE, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. GRANITE PANELS SHALL BE 2" NOMINAL THICKNESS WITH SANDED TEXTURED FINISH, FREE OF ANY CRACKS, CHIPS OR COLOR DEFORMATIONS. STAMPED CONCRETE SHALL MEET REQUIREMENTS OF 3A36 CONCRETE MIX AND HAVE INTEGRATED HOMOGENEOUS COLORING.
6. 4' 0" FOR NEW CONSTRUCTION. 3' 0" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.
7. PROVIDE A 4' X 4' LANDING BEHIND THE PEDESTRIAN RAMP. SLOPING A MAXIMUM OF 2% IN ANY DIRECTION.



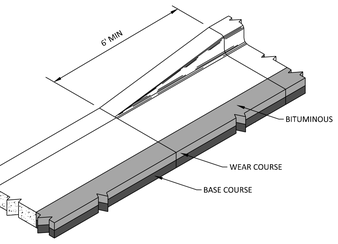
* HEIGHT VARIES - SEE GRADING PLAN

GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.
3. SEE ARCHITECT PLANS FOR SIDEWALK ADJACENT TO BUILDING.
4. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS AFTER COMPACTION.
5. FOR PREPARATION OF PAVEMENT SUBGRADE, ANY SILT OR CLAY WITHIN THE UPPER 3 FEET OF FINISHED SUBGRADE ELEVATION SHALL BE REMOVED AND REPLACED WITH COMPACTED, CLEAN SANDS. EXISTING SUBGRADE SURFACE SHALL BE COMPACTED TO AT LEAST 100% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
6. AGGREGATE BASE SHALL CONFORM TO MNDOT SPECIFICATION 3138 FOR CLASS 5 AGGREGATE BASE AND SHALL BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
7. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT, SECTION 2301 OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION", LATEST EDITION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3900 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP FOR HAND PLACED CONCRETE AND A 2" MAXIMUM SLUMP FOR MACHINE PLACED (SLIPFORM) CONCRETE AND 5 TO 7% ENTRAINED AIR. THE MAXIMUM WATER CEMENT RATIO SHALL NOT EXCEED 0.45 FOR CONCRETE EXPOSED TO DEICERS.



05 FLAT CURB SECTION
N.T.S.



06 CURB TRANSITION
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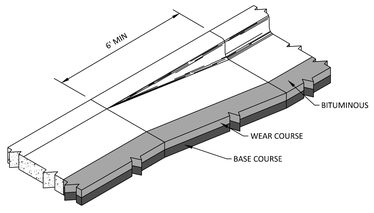

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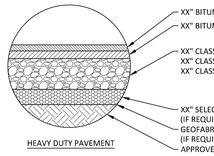
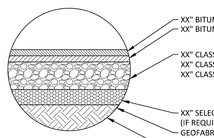


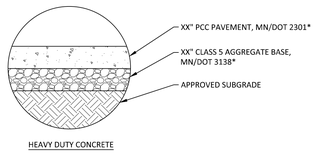
HEAVY DUTY PAVEMENT



STANDARD DUTY PAVEMENT

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 PAVEMENT DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT



HEAVY DUTY CONCRETE

GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS AFTER COMPACTION.
2. MNDOT SPEC 2357 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, ANY SILT OR CLAY WITHIN THE UPPER 3 FEET OF FINISHED SUBGRADE ELEVATION SHALL BEREMOVED AND REPLACED WITH COMPACTED, CLEAN SANDS. EXISTING SUBGRADE SURFACE SHALL BE COMPACTED TO AT LEAST 100% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
4. AFTER PROOF ROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND UNIFORMLY COMPACTED TO AT LEAST 100% OF STANDARD PROCTOR DRY DENSITY.
5. AGGREGATE BASE SHALL CONFORM TO MNDOT SPECIFICATION 3138 FOR CLASS 5 AGGREGATE BASE AND SHALL BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).
6. BITUMINOUS WEAR AND BASE COURSES SHALL CONFORM TO MNDOT SPECIFICATION 2360 PLANT MIX BITUMINOUS PAVEMENTS.
7. BITUMINOUS WEAR AND BASE COURSES SHALL BE COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT ACCORDING TO AASHTO T245 (D1556), BUT NOT LESS THAN 92 PERCENT NOR GREATER THAN 100 PERCENT.
8. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT, SECTION 2301 OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION", LATEST EDITION. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3900 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP FOR HAND PLACED CONCRETE AND A 2" MAXIMUM SLUMP FOR MACHINE PLACED (SLIPFORM) CONCRETE AND 5 TO 7% ENTRAINED AIR. THE MAXIMUM WATER CEMENT RATIO SHALL NOT EXCEED 0.45 FOR CONCRETE EXPOSED TO DEICERS.

04 INTEGRAL SIDEWALK CURB
N.T.S.

08 PAVEMENT SECTIONS
N.T.S.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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

NOT FOR CONSTRUCTION

Print Name: JOSEPH MITZEL

Date: 05/05/2023 License # 58666

PRELIMINARY
05/05/2023
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
EAB
DESIGNED BY
JRM
CHECKED BY
JDB
PROJECT NO.
52001

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DETAILS

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
C9.02

24-15 (LMS TECH) | JOSEPH BAILEY | 5/26/2023 9:47:33 AM
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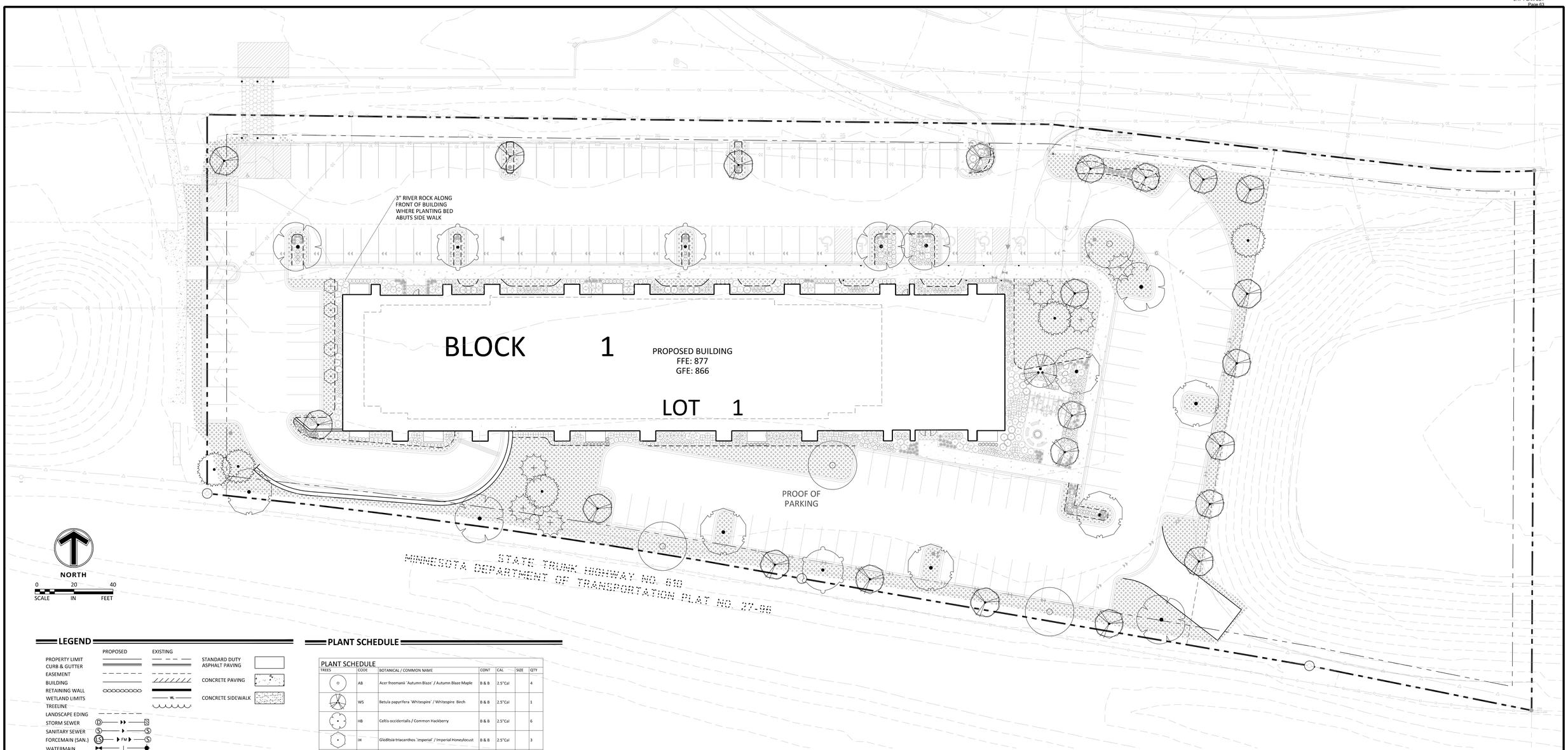

LEGEND

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

STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

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		4
	WS	Betula papyrifera `Whitespire` / Whitespire Birch	B & B	2.5"Cal		1
	HB	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		6
	IH	Gleditsia triacanthos `Imperial` / Imperial Honeylocust	B & B	2.5"Cal		3
	RP	Quercus robur x warei`Long` / Regal Prince Oak	B & B	2.5"Cal		4
	BL	Tilia americana `Boulevard` / Boulevard Linden	B & B	2.5"Cal		6
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	BF	Abies balsamea / Balsam Fir	B & B		6'	6
	WP	Pinus strobus / White Pine	B & B		6'	5
ORN. TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	ML	Malus x 'Red Splendor' / Red Splendor Crabapple	B & B	2"Cal		12
	JL	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal		10
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT			
	TLR HIG	Turf Sod Highland Sod / Sod	Sod			

BROOKLYN PARK LANDSCAPE CODE

§ 152.373 LANDSCAPING STANDARDS.

(c) Planned Community Development District (PCDD) and Planned Unit Development (PUD) sites shall use the B1 Zoning District landscaping requirements; Town Center (TC) shall use the B3 Zoning District landscaping requirements; however can be modified through the Site Plan Review Process.

CALCULATIONS	REQUIRED	PROPOSED
OPEN SPACE	20% (32,225SF)	54% (88,220 SF)
ONE OVERSTORY TREE PER 3,000 SF OF OPEN SPACE REQUIREMENT	11	11
ONE CONIFEROUS TREE PER 3,000 SF OF OPEN SPACE REQUIREMENT	11	11
ONE ORNAMENTAL TREE PER 1,500 SF OF OPEN SPACE REQUIREMENT	22	22
ONE SHRUB PER 100 SF OF OPEN SPACE REQUIREMENT	322	322
ONE STREET TREE PER 70FT OF ROAD FRONTAGE	13	13
ONE TREE PER PARKING ISLAND	20	*
TWO SHRUBS PER PARKING ISLAND	40	*

*FULFILLED BY OTHER LANDSCAPE REQUIRMENTS

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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

Print Name: _____

Date _____ License # _____

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PRELIMINARY 05/05/2023	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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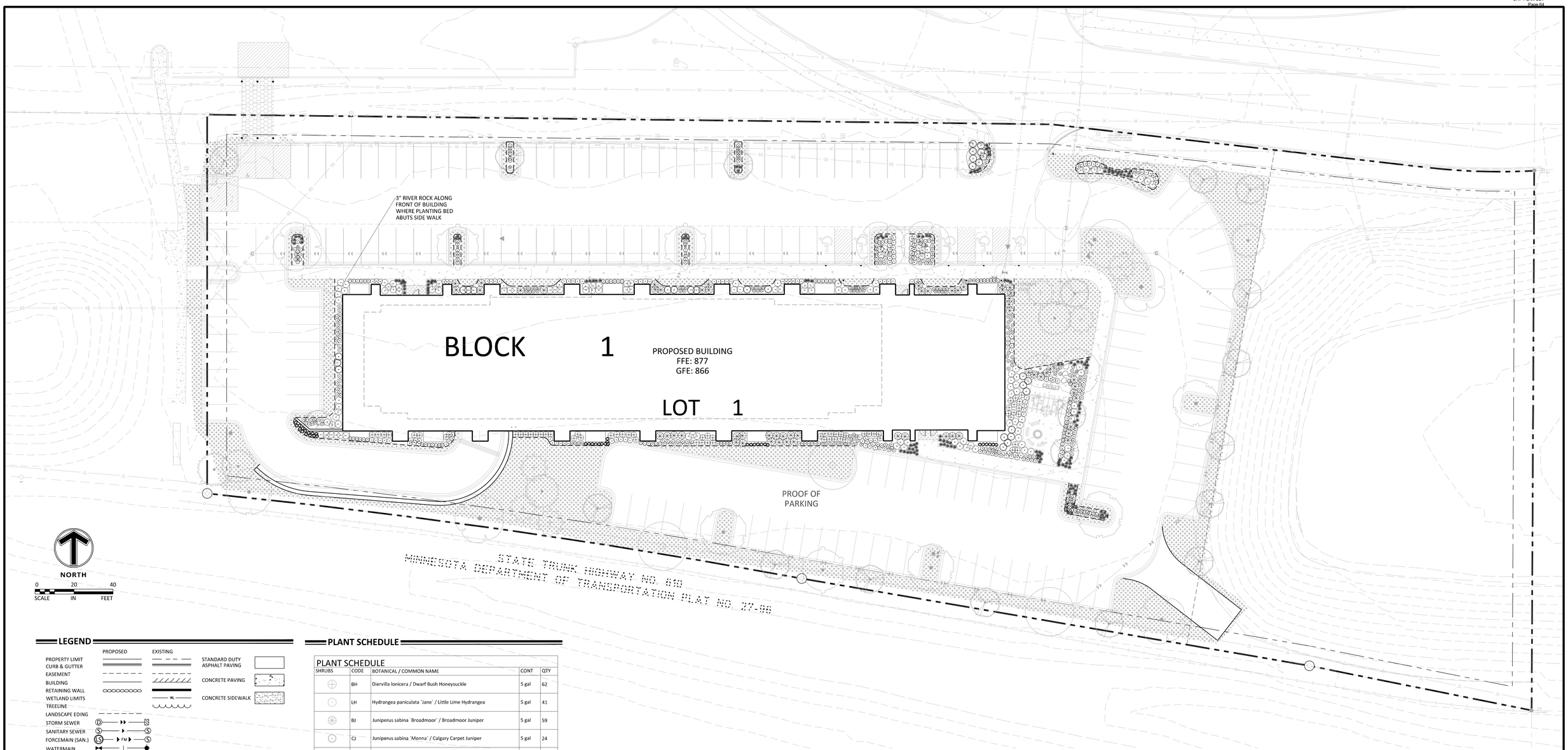
LANDSCAPE PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
L1.01

24.15 (LMS TECH) | JOSEPH BAILEY | 5/30/2023 11:25:52 AM
J:\PROJECTS\52001\CAD\SHEETS\52001-L1.01-LSCP DWG L1.01 TREES AND GROUNDCOVER



LEGEND

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CONCRETE SIDEWALK	

BROOKLYN PARK LANDSCAPE CODE

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ONE STREET TREE PER 70FT OF ROAD FRONTAGE	13	13
ONE TREE PER PARKING ISLAND	20	*
TWO SHRUBS PER PARKING ISLAND	40	*

*FULFILLED BY OTHER LANDSCAPE REQUIRMENTS

PLANT SCHEDULE

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BH	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	62
	LH	Hydrangea paniculata `Jane` / Little Lime Hydrangea	5 gal	41
	BJ	Juniperus sabina `Broadmoor` / Broadmoor Juniper	5 gal	59
	CJ	Juniperus sabina `Monna` / Calgary Carpet Juniper	5 gal	24
	TN	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	5 gal	79
	AC	Ribes alpinum 'Pumilum' / Dwarf Alpine Currant	5 gal	52
	HA	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	10 gal	5
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BGG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	1 gal	61
	KFG	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	37
	PDS	Sporobolus heterolepis / Prairie Dropseed	1 gal	144
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BDL	Hemerocallis x `Baja` / Baja Daylily	1 gal	157
	CCB	Heuchera x `Lime Marmalade` / Chartreuse Coral Bells	1 gal	49
	GUH	Hosta x `Guacamole` / Plantain Lily	1 gal	45
	LRS	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	1 gal	151

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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Print Name: _____

Date _____ License # _____

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PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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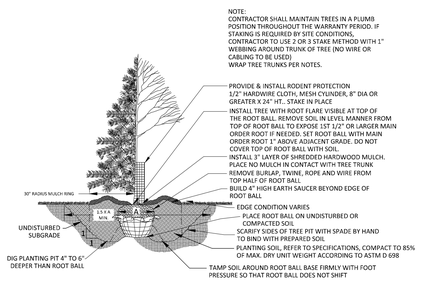
LANDSCAPE PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

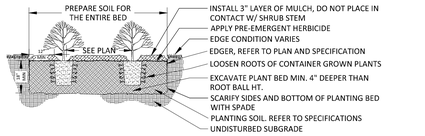
SHEET
L1.01

24.15 (LMS TECH) | JOSEPH BAILEY | 5/30/2023 11:25:52 AM
L:\PROJECTS\52001\CAD\SHEETS\52001-L1.01-LSCP DWG L1.02 SHRUB PLAN



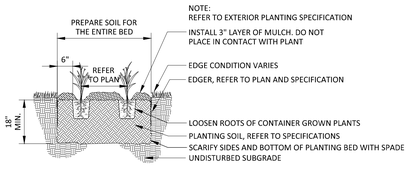
1 L1.02 TREE PLANTING DETAIL

1/4" = 1'-0" P-01



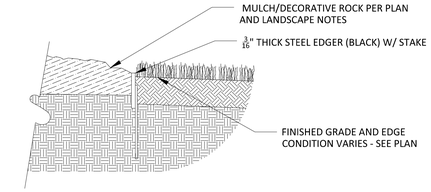
2 L1.02 SHRUB PLANTING DETAIL

3/8" = 1'-0" P-02



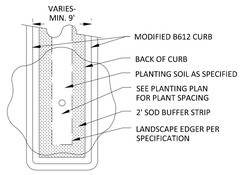
3 L1.02 PERENNIAL PLANTING DETAIL

1/2" = 1'-0" P-03



4 L1.02 STEEL EDGER

1 1/2" = 1'-0" P-06



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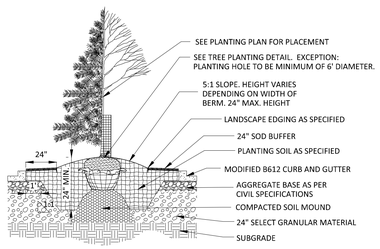
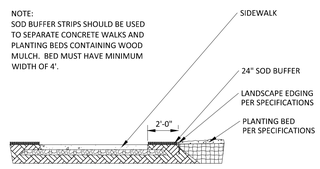


5 L1.02 DORAN STANDARD PARKING LOT ISLAND

1/4" = 1'-0" P-20629.04-16



6 L1.02 DORAN STANDARD SOD BUFFER

1/4" = 1'-0" P-20629.04-17

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 3" RIVER ROCK.
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 MNDOT 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 ½" 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.

NO	DATE	BY	CKD	APPR	COMMENT
	05/05/2023	EAB	JRM	JDB	ENTITLEMENT PACKAGE
	06/02/2023	TLL	TLL	JDB	AFFORDABLE HOUSING PLAN & RESPONSE TO CITY COMMENTS

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

Print Name: _____

Date _____ License # _____

NOT FOR CONSTRUCTION

PRELIMINARY 05/05/2023	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO. 52001

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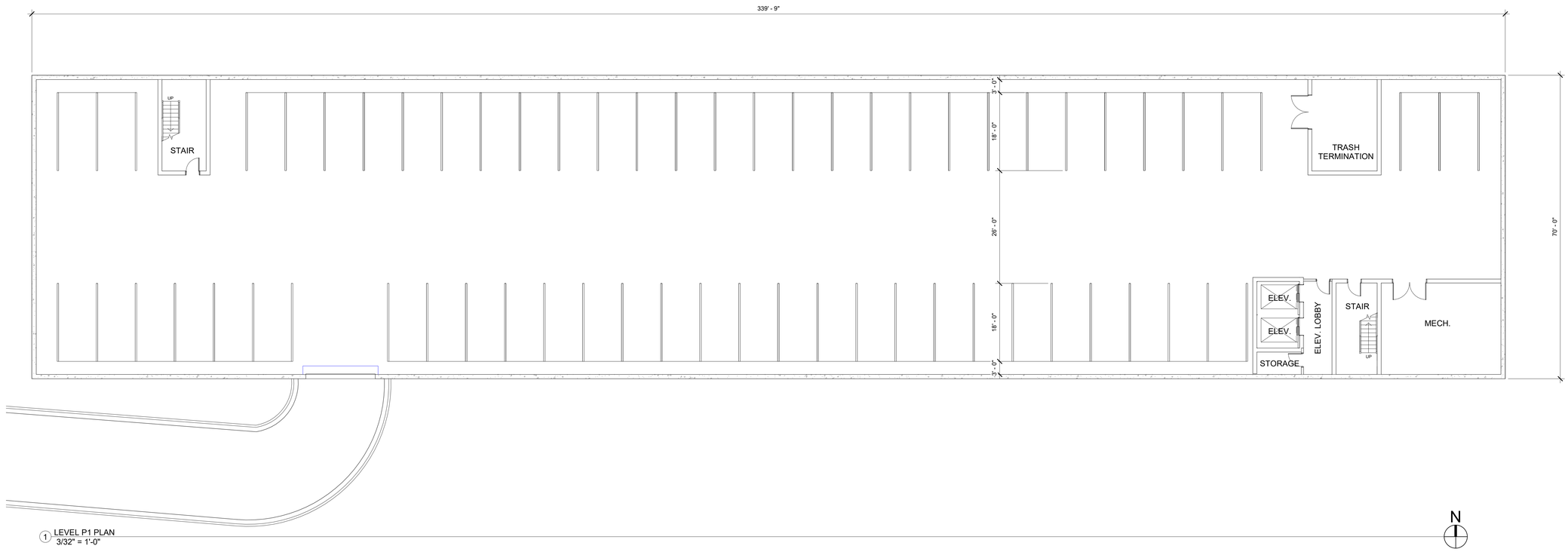
PATIO LANDSCAPE PLAN

THE DORAN GROUP
610 WEST BULDING 5
PRELIMINARY SITE DEVELOPMENT PLANS
BROOKLYN PARK, MN

SHEET
L1.02

24.1S (UMS TECH) | JOSEPH BAILEY | 5/30/2023 11:25:52 AM
L:\PROJECTS\52001\CAD\SHEETS\52001-L1.01-LSCP-DWG.L1.03 LANDSCAPE DETAILS AMD NOTES



1 LEVEL P1 PLAN
3/32" = 1'-0"

PARKING SCHEDULE		
Stall Type	Count	Level
P1		
STANDARD	58	P1
	58	
	58	

ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023_____REG #_____

ISSUE RECORD

No.	Description	Date
1	Entitlement Package	05/05/2023

NOT FOR CONSTRUCTION

NOT FOR PRICING

This progress set is a draft and is provided for the Owner's information only. Further refinement is required prior to completing the Design Development Package.

PROJECT
610W BLDG 5

LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY

CHECKED BY

PREPARED FOR

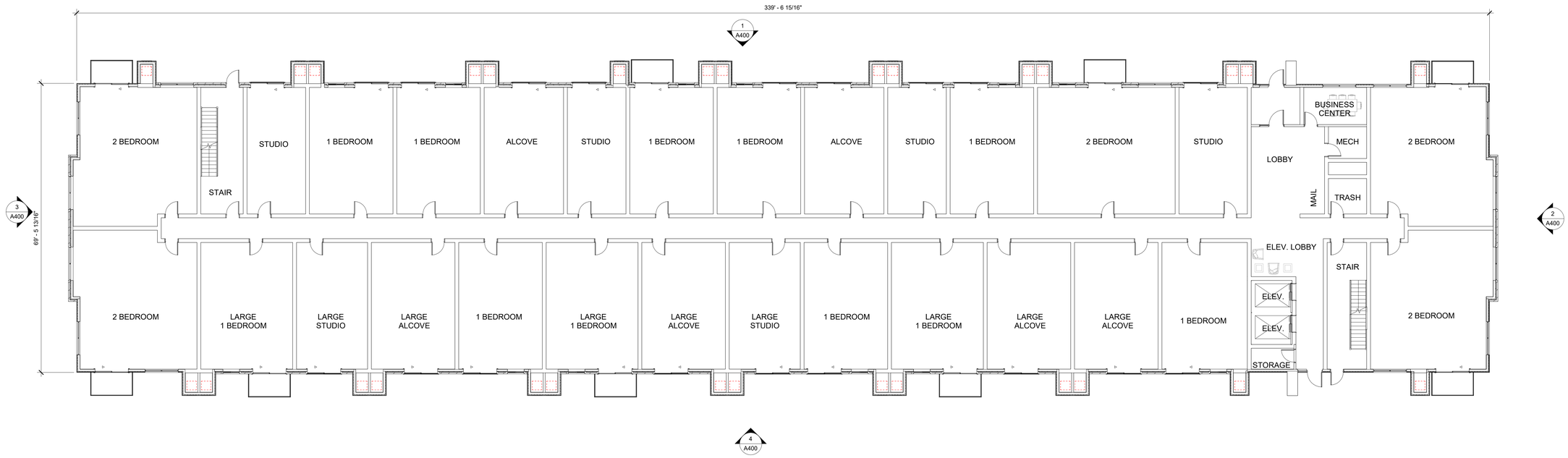
DORAN PROPERTIES GROUP

SHEET TITLE

P1 FLOOR PLAN

SHEET NUMBER

A100



1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023_____REG #_____

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LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY

CHECKED BY

PREPARED FOR

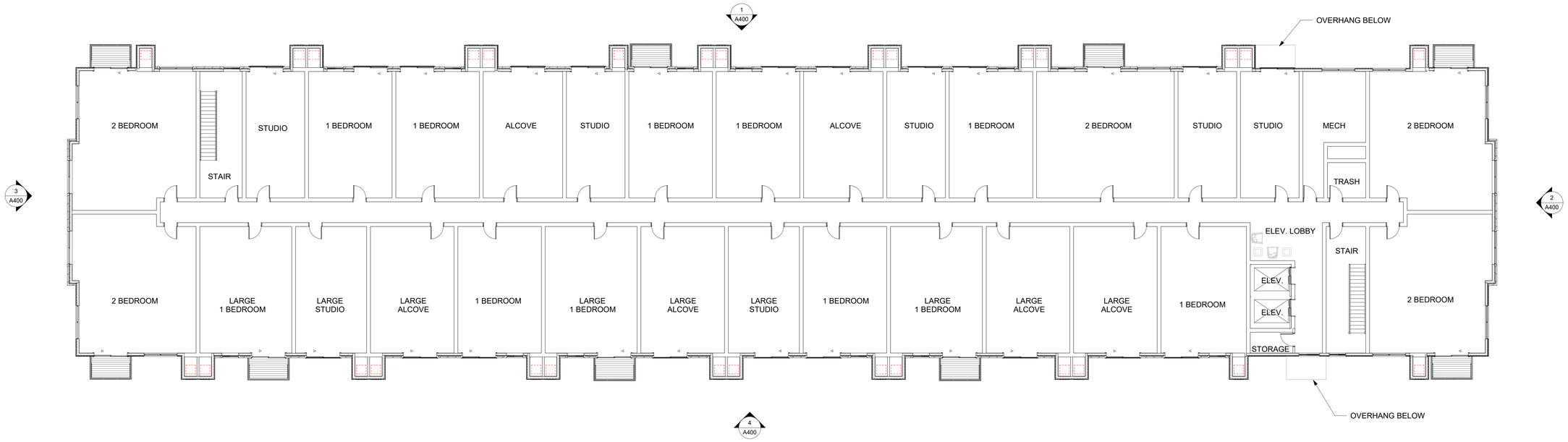
DORAN PROPERTIES GROUP

SHEET TITLE

L1 FLOOR PLAN

SHEET NUMBER

A101



1 LEVEL 2
3/32" = 1'-0"

N

ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023_____REG #_____

ISSUE RECORD

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LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY

CHECKED BY

PREPARED FOR

DORAN PROPERTIES GROUP

SHEET TITLE

L2 FLOOR PLAN

SHEET NUMBER

A102

1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

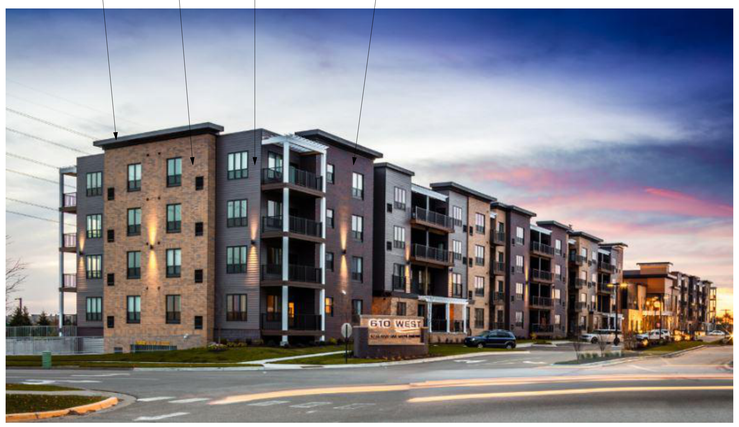
3 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

4 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTE LEGEND

1A	BRICK - COLOR #1
1B	BRICK - COLOR #2
2A	PAINTED FIBER CEMENT SIDING - COLOR #1
3A	METAL PANEL - COLOR #1
3B	METAL PANEL - COLOR #2
4A	RESIDENTIAL FIBERGLASS WINDOW
5A	PREFINISHED METAL CORNICE BAND
5B	PREFINISHED METAL CAP FLASHING
6A	ALUMINUM COMPOSITE PANEL IN WHITE
7A	ALUMINUM BALCONY RAILING
7B	'JULIET' STYLE BALCONY WITH RAILING
7C	SLAB ON GRADE PATIO WITH ALUMINUM RAILING

5A 1B 3B 1A EXISTING BUILDING



ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023_____REG #_____

ISSUE RECORD

No.	Description	Date
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610W BLDG 5

LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY

CHECKED BY

PREPARED FOR

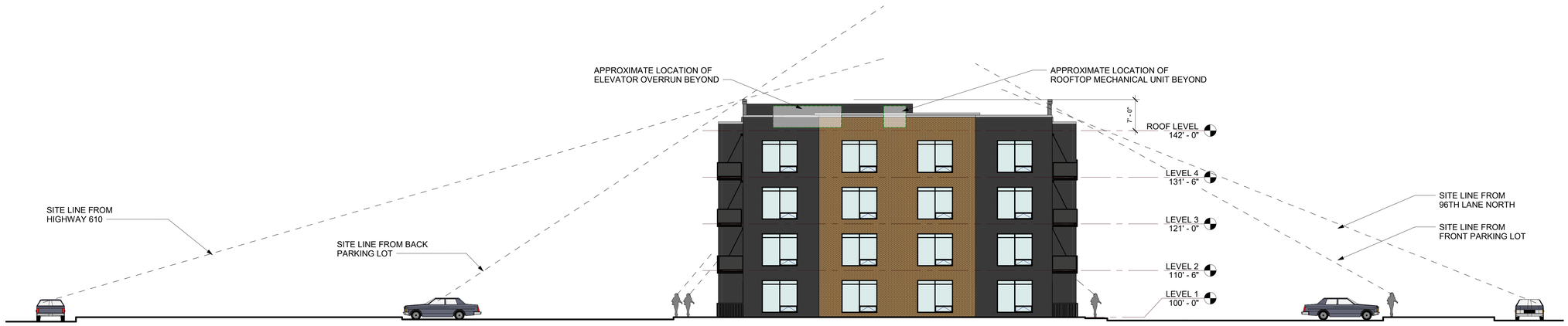
DORAN PROPERTIES GROUP

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A400



1 EXTERIOR ELEVATION - EAST SITE LINE DIAGRAM
3/32" = 1'-0"

2 EXTERIOR ELEVATION - NORTH SITE DIAGRAM
3/32" = 1'-0"

ARCHITECT:

DORAN PROPERTIES GROUP

7803 Glenroy Road, Suite 100
Bloomington, MN 55439
952-641-9400

REGISTRATION

XXX XXX

Date:___05/05/2023____REG #_____

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PROJECT
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LOCATION
6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

PROJECT NUMBER
XX-XXXX

DATE
05/05/2023

PROJECT MANAGER

DRAWN BY
Author

CHECKED BY
Checker

PREPARED FOR

DORAN PROPERTIES GROUP

SHEET TITLE

SITE LINE DIAGRAMS

SHEET NUMBER

A500

PLOT DATE: 6/2/2023 9:07:53 AM

Doc No 9149285 06/19/2008 09:59 AM
Certified filed and or recorded on above date:
Office of the County Recorder
Hennepin County, Minnesota
Michael H. Cunniff, County Recorder
TransID 414053

Deputy 11
Fees
$35.50 DOC
$10.50 SUR
$2.00 COPY
$48.00 Total

2007 AND PRIOR TAXES PAID
TAXPAYER SERVICES
TRANSFER ENTERED

JUN 19 2008

HENNEPIN COUNTY MN.
DEPUTY

08-119-21-14-0050, -0051, -0052 08-119-21-41-0006
09-119-21-23-0010, -0011, -0012, -0013, -0014, -0015
" 32-0014, -0015, -0016

4

RECIPROCAL ROAD EASEMENT

This Reciprocal Road Easement ("Easement") is made this 17th day of June, 2008, by and between PPP I, LLC, a Minnesota limited liability company ("PPP") and Park Place Promenade III, LLC, a Minnesota limited liability company ("Park Place").

RECITALS

WHEREAS, PPP is the fee owner of real property in Hennepin County, Minnesota, legally described as Outlot A, Park Place Promenade ("Street 1"); and

WHEREAS, Street 1 is a private roadway that currently serves Lots 1 - 4, Block 2, Park Place Promenade, Lot 1, Block 3, Park Place Promenade, and Lots 1 and 2, Block 1, and Outlot A, Park Place Promenade 3rd Addition (collectively referred to as "Park Place Lots").

WHEREAS, Park Place is the fee owner of real property in Hennepin County, Minnesota, legally described as Outlot A, Park Place Promenade 2nd Addition ("Street 2"); and

WHEREAS, Street 2 is a private roadway that currently serves Lot 1, Block 1, Park Place Promenade 2nd Addition, and Outlots B and C, Park Place Promenade 2nd Addition (collectively referred to as "Park Place II Lots"); and

WHEREAS, in consideration of the grant of the reciprocal easements as set forth herein: (i) PPP agrees to grant a road easement over Street 1 in favor of the Park Place II Lots; and (ii) Park Place agrees to grant an easement over Street 2 in favor of the Park Place Lots;

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements herein set forth, and for other good and valuable consideration, PPP and Park Place each agree to the terms and conditions of this Reciprocal Easement Agreement.

1. **Incorporation of Recitals**. The Recitals set forth above are hereby incorporated herein by reference.

RETURN TO Box 104
First American Title Insurance Co.
National Commercial Services
801 Nicollet Mall, Suite 1900
Minneapolis, MN 55402
NCS 349366 MPLS SH (JLE)

2. **Street 1 Easement**. PPP hereby declares, creates and grants in favor of the Park Place II Lots a non-exclusive easement for vehicular and pedestrian ingress and egress on, over, across and through Street 1 ("Street 1 Easement").

3. **Street 2 Easement**. Park Place hereby declares, creates and grants in favor of the Park Place Lots a perpetual non-exclusive easement for vehicular and pedestrian ingress and egress on, over, across and through Street 2 ("Street 2 Easement").

4. **Covenant to Run with Land**. The burdens and benefits of the Street 1 Easement and Street 2 Easement are intended, so far as may be, to attach and run with the land and be binding upon all parties (and all heirs, successors and assigns) having any right, title or interest in Street 1 and Street 2, and will benefit the Park Place Lots (as to the Street 2 Easement) and the Park Place II Lots (as to the Street 1 Easement).

5. **Maintenance**.

a. Street 1 will be maintained by the owners of the Park Place Lots pursuant to the terms and conditions of that certain Operation and Easement Agreement dated October 20, 2005, recorded of record November 29, 2005, as Document No. 8703697 in the Office of the Hennepin County Recorder and filed of record on November 28, 2005, as Document No. 4193393 in the Office of the Hennepin Registrar of Titles, as amended by that certain First Amendment to Operation dated January 18, 2007, recorded of record on February 9, 2007, as Document No. 8934882 in the Office of the Hennepin County Recorder and February 15, 2007, as Document No. 4358451 in the Office of the Hennepin County of Registrar of Title, as further amended by that certain Second Amendment to Operation and Easement Agreement dated December 18, 2007, recorded of record April 10, 2008, as Document No. 9119937 in the Office of the Hennepin County Recorder and April 10, 2008, as Document No. 4485938 in the Office of the Hennepin County Registrar of Title (collectively referred to as "OEA").

b. Street 2 will be maintained by the owners of the Park Place II Lots pursuant to that certain Operation and Easement Agreement (Phase II) dated February 19, 2008, recorded of record on March 31, 2008, as Document No. 9115401 in the Office of the Hennepin County Recorder and on March 31, 2008, as Document No. 4482541 with the Hennepin County Registrar of Titles, as such document may be amended from time to time ("Phase II OEA").

6. **Authority**. PPP hereby represents and warrants that it has authority to execute this Easement granting the Street 1 Easement and that apart from the OEA, except for the first mortgage lien in favor of Union Bank & Trust Company, there are no liens or encumbrances on Street 1. Park Place hereby warrants that it has authority to execute this Easement granting the Street 2 Easement, and that apart from the Phase II OEA, except for the first mortgage lien in favor of M&I Marshall & Ilsey Bank, there are no liens or encumbrances on Street 2.

7. **Governing Law/Severability**. This instrument shall be construed in accordance with the laws of the State of Minnesota, including, without limitation, matters affecting title to all

real property described herein. If any provision of this instrument, or portion thereof, or the application thereof of to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this instrument, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; and each provision of this instrument shall be valid and enforceable to the fullest extent permitted by law.

8. **Recording/Amendments**. The parties agree that the rights, benefit, duties and obligations created by this Easement vest immediately upon execution thereof and this Easement shall be filed with the Office of the County Recorder and the Registrar of Titles of Hennepin County, Minnesota. This Easement may only be terminated, modified, or amended with the written consent of all parties subject to this Easement. No termination, modification or amendment will be effective until a written instrument has been recorded in the Office of the County Recorder and the Registrar of Titles of Hennepin County, Minnesota.

9. **Headings**. The headings of articles in this Easement are for convenience of reference only and will not in any way limit or define the content, substance or effect of the articles.

10. **Status of Parties**. The parties have not become and do not intend to become partners or joint venturers and nothing herein shall be construed or applied to constitute the parties as partners or joint venturers.

11. **Dedication**. Nothing contained in this Easement will be deemed to be a gift or dedication of any portion of Street 1 or Street 2 to the general public or for any public purpose whatsoever, it being the intention of the parties, that this Easement will be strictly limited to and for the purpose expressed in this Easement.

12. **Counterparts**. This Easement may be executed in any number of counterparts, each of which shall be deeded an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Reciprocal Road Easement effective the date and year first above written.

[SIGNATURES APPEAR ON NEXT PAGES]

PPP I, LLC,
a limited liability company

By: _____
Print Name: Gary Janisch
Print Title: Secretary

PARK PLACE PROMENADE III, LLC,
a limited liability company

By: _____
Print Name: _____
Print Title: _____

STATE OF Minnesota)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 27th day of May, 2008, by Gary Janisch, the Secretary of PPP I, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public
(SEAL)

KELLY M LIENKE
Notary Public-State of Minnesota
My Commission Expires
January 31, 2013

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by _____, the _____ of Park Place Promenade III, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public
(SEAL)

PPP I, LLC,
a limited liability company

By:_____
Print Name:_____
Print Title:_____

PARK PLACE PROMENADE III, LLC,
a limited liability company

By:_____
Print Name: Jay Scott
Print Title: President

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by _____, the _____ of PPP I, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public
(SEAL)

STATE OF MN)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 13th day of June, 2008, by Jay Scott, the President of Park Place Promenade III, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

NOTARIAL SEAL
KRISTIN LEIGH MCSHANE
Notary Public
State of Minnesota
My Commission Expires 01/31/2013

_____
Notary Public
(SEAL)

THIS INSTRUMENT WAS DRAFTED BY:

Anthony J. Gleekel, Esq.
Siegel, Brill, Greupner, Duffy & Foster, P.A.
1300 Washington Square
100 Washington Avenue South
Minneapolis, MN 55401
(612) 337-6100

24564/001/Reciprocal Road Easement 5.29.08 FINAL

CONSENT TO RECIPROCAL ROAD EASEMENT

The undersigned, Union Bank & Trust Company, a Nebraska state banking corporation ("Mortgagee") is a holder of a mortgage ("Mortgage"), executed by PPP I, LLC, a Minnesota limited liability company ("Mortgagor"), in favor of Mortgagee, dated January 3, 2006. Said Mortgage was recorded on January 31, 2006 in the office of the County Recorder of Hennepin County, Minnesota as Document No. 8740772 and in the office of the Registrar of Titles of Hennepin County on February 6, 2006 as Document No 4222674.

The Mortgage constitutes a valid and subsisting first lien upon the property legally described in the attached Exhibit A. The Mortgagee desires to waive any objection it may have to the execution and acknowledgment of the foregoing Reciprocal Road Easement ("Easement"), by the parties thereof, and desires further to consent to the recording of the foregoing Easement in the office of the County Recorder and Registrar of Titles in and for Hennepin County, Minnesota.

NOW, THEREFORE, in consideration of One Dollar ($1.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mortgagee, for itself, its successors, and assigns, hereby consents to the foregoing Easement, and to all the terms, covenants, easements and conditions contained in said Easement, and consents to the recording of said Easement in the office of the County Recorder and Registrar of Titles in and for Hennepin County, Minnesota. In addition, Mortgagee, for itself, its successors and assigns, agrees that the Mortgage shall be, and the same hereby is made, subject to the foregoing Easement with the same force and effect as though the foregoing Easement had been executed, delivered and recorded prior to the date of the Mortgage.

IN WITNESS WHEREOF, this Consent has been executed by the undersigned as of this 28th day of May, 2008.

Union Bank & Trust Company
a Nebraska state banking corporation

By: Karen J. Cenovic

Its President/Omaha

STATE OF Nebraska)
)SS.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 28th day of May, 2008, by Karen J. Cenovic the President/Omaha of Union Bank & Trust Company, a Nebraska state banking corporation.

Greg T. Nelson
Notary Public

GENERAL NOTARY-State of Nebraska
GREG T. NELSON
My Comm. Exp. July 8, 2008

THIS INSTRUMENT WAS DRAFTED BY:

Gerstein-Timm, PLLC
100 Prairie Center Drive, Suite 210
Eden Prairie, MN 55344

Exhibit A

Lots 1 and 3, Block 1, Lots 1,2 and 4, Block 2, Park Place Promenade and Outlot A, Park Place Promenade

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

Mixed rate apartment building with approximately 115 units spread over 4 floors. 15% of those units will be affordable to 60% Area Median Income

BUILDING INFORMATION

CONSTRUCTION TYPE:

TYPE V-A OVER I-A
(WITH AUTOMATIC SPRINKLER SYSTEM)

BUILDING HEIGHT:

42'-0" (NIC PARAPETS AND ELEVATOR OVERRUN)

PROJECT PROPOSED LAND USE

SITE INFORMATION:

CURRENT ZONE	TOWN CENTER
LAND USE	MEDIUM/HIGH DENSITY
OUTLOT B PARCEL AREA	3.70 ACRES
OUTLOT A PARCEL AREA	1.98 ACRES
TOTAL	**5.68 ACRES**
SETBACKS	NONE REQUIRED

PROPOSED BUILDING INFORMATION

PARKING COUNTS
REQUIRED
2 SPACES PER UNIT PLUS 1/2 SPACE PER UNIT FOR GUESTS = 288 PARKING SPACES
PROPOSED

LEVEL P1	58 STALLS
ON GRADE	164
TOTAL	222 (1.9 SPACES / UNIT)

IN THE DORAN GROUP'S EXPERIENCE, A PARKING COUNT OF 1.5-1.6 STALLS PER UNIT WILL PROVIDE SUFFICIENT PARKING FOR A MULTIFAMILY HOUSING DEVELOPMENT SUCH AS THIS.

GROSS FLOOR AREA

LEVEL	PARKING	COMMONS	MECHANICAL	UNITS	TOTAL AREA
LEVEL P1	21,829	929	1,025	0	23,783
LEVEL 1	0	3,643	238	20,362	24,243
LEVEL 2	0	2,779	505	20,959	24,243
LEVEL 3	0	2,779	505	20,959	24,243
LEVEL 4	0	2,779	505	20,959	24,243
TOTAL	21,829	12,909	2,778	83,239	120,755

TOTAL GROSS FLOOR AREA = 120,755 SF
TOTAL GROSS FLOOR AREA (NIC LEVEL P1 PARKING) = 96,972 SF

UNIT COUNT

LEVEL	STUDIO	ALCOVE	1 BEDROOM	2 BEDROOM	UNIT COUNT	BED COUNT	*AFFORDABLE UNITS
LEVEL 1	6	6	11	5	28	33	5
LEVEL 2	7	6	11	5	29	34	5
LEVEL 3	7	6	11	5	29	34	4
LEVEL 4	7	6	11	5	29	34	4
TOTAL	27 (24%)	24 (21%)	44 (38%)	20 (17%)	115	135	18 (15%)

***MIXED INCOME HOUSING, OPTION 3: 15% OF TOTAL PROJECT UNITS AT 60% AREA MEDIAN INCOME.**

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

INDICATES AFFORDABLE UNIT:

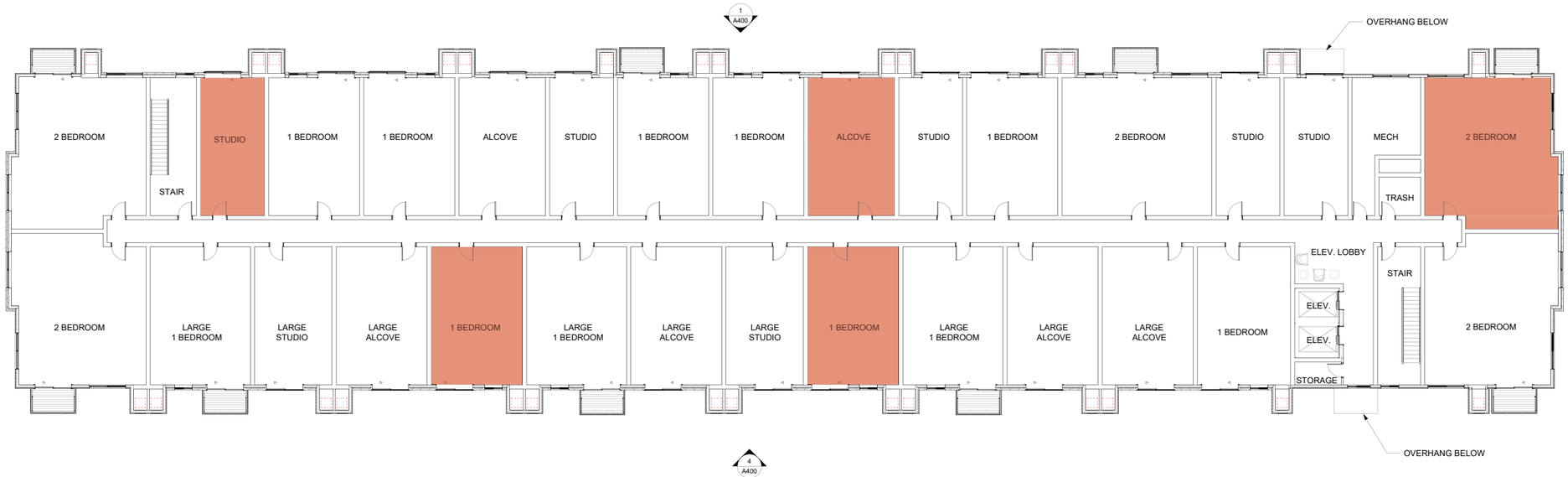
LEVEL 1 FLOOR PLAN

AFFORDABLE HOUSING PLAN

The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445



INDICATES AFFORDABLE UNIT:

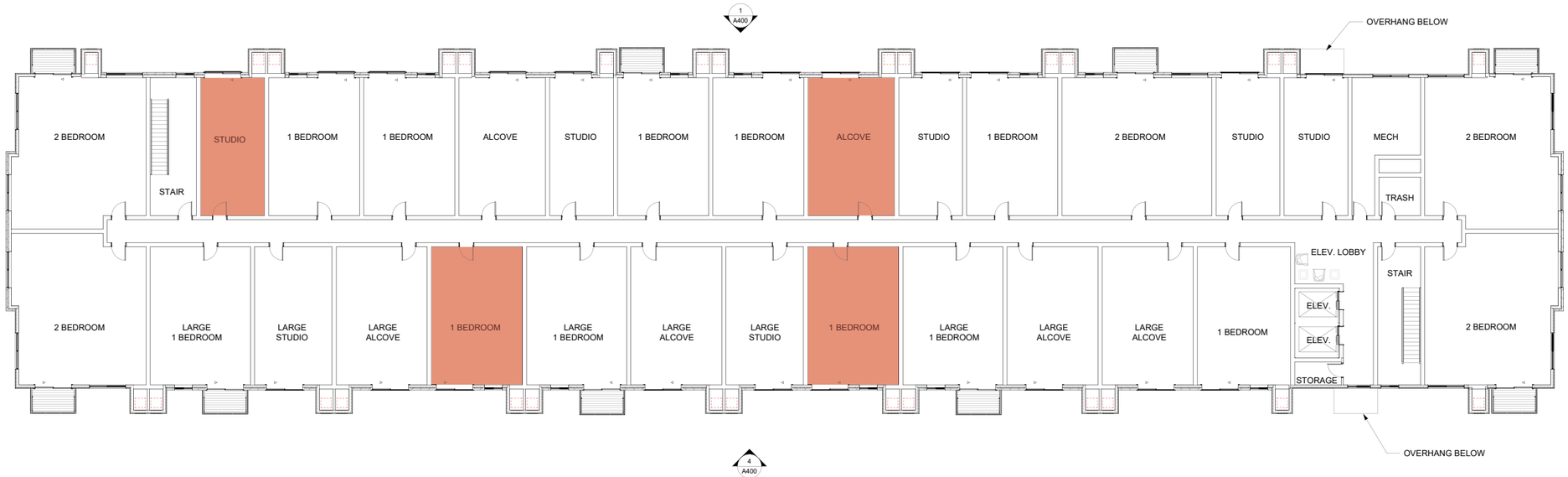
LEVEL 2 FLOOR PLAN

AFFORDABLE HOUSING PLAN

The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445



INDICATES AFFORDABLE UNIT:

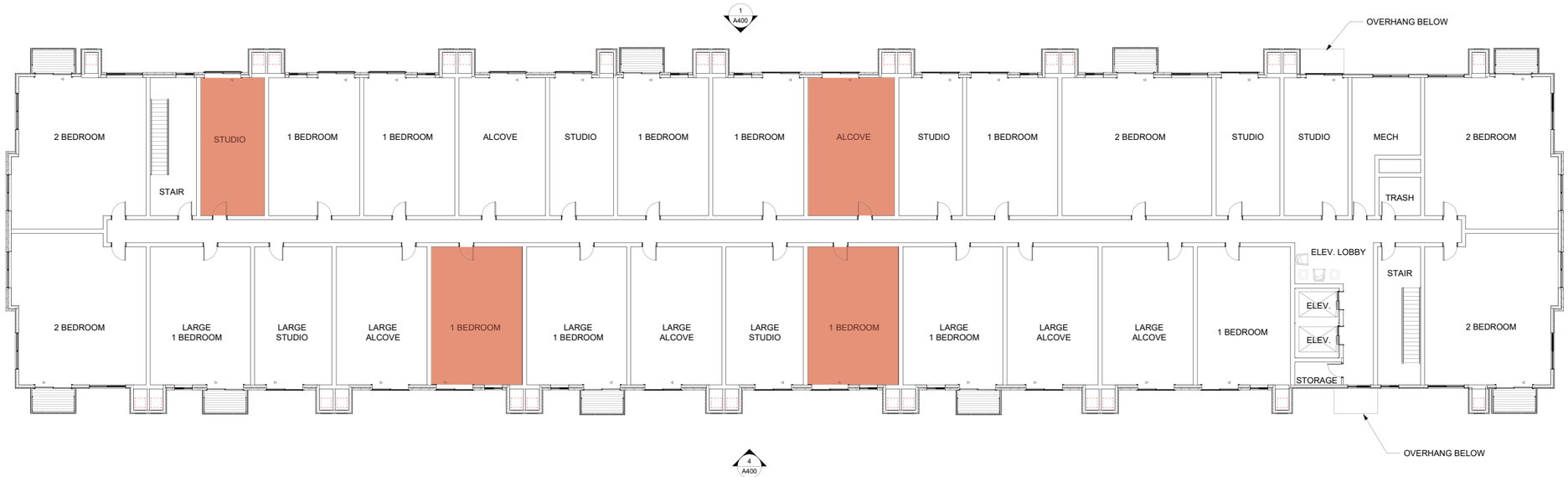
LEVEL 3 FLOOR PLAN

AFFORDABLE HOUSING PLAN

The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445



INDICATES AFFORDABLE UNIT:

LEVEL 4 FLOOR PLAN

AFFORDABLE HOUSING PLAN

The Doran Group

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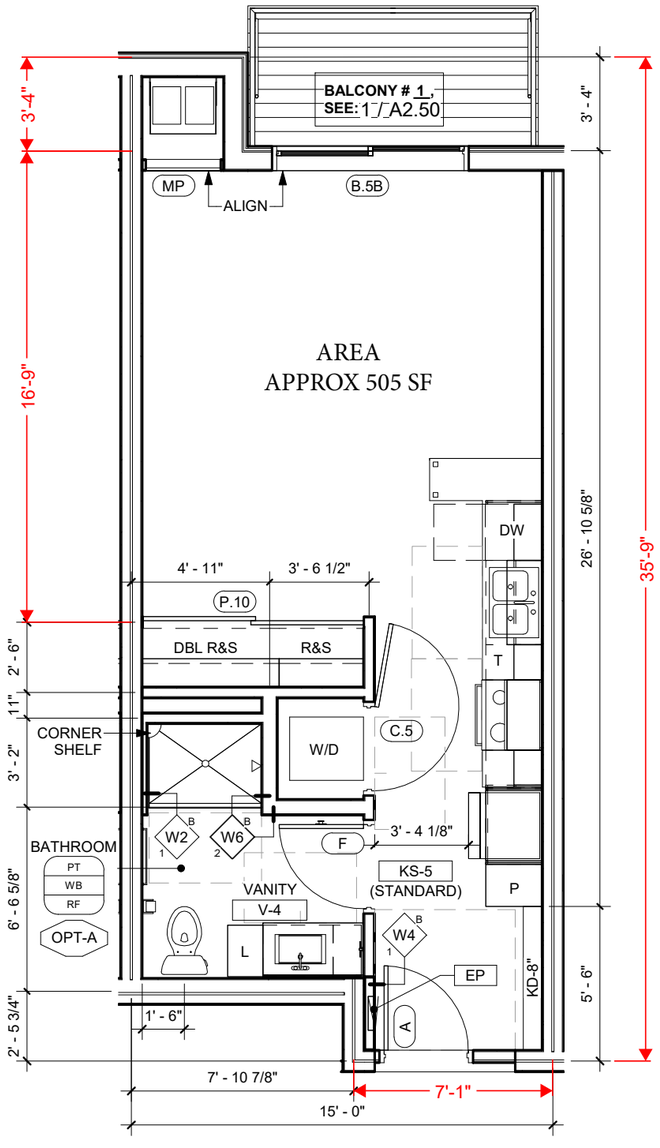
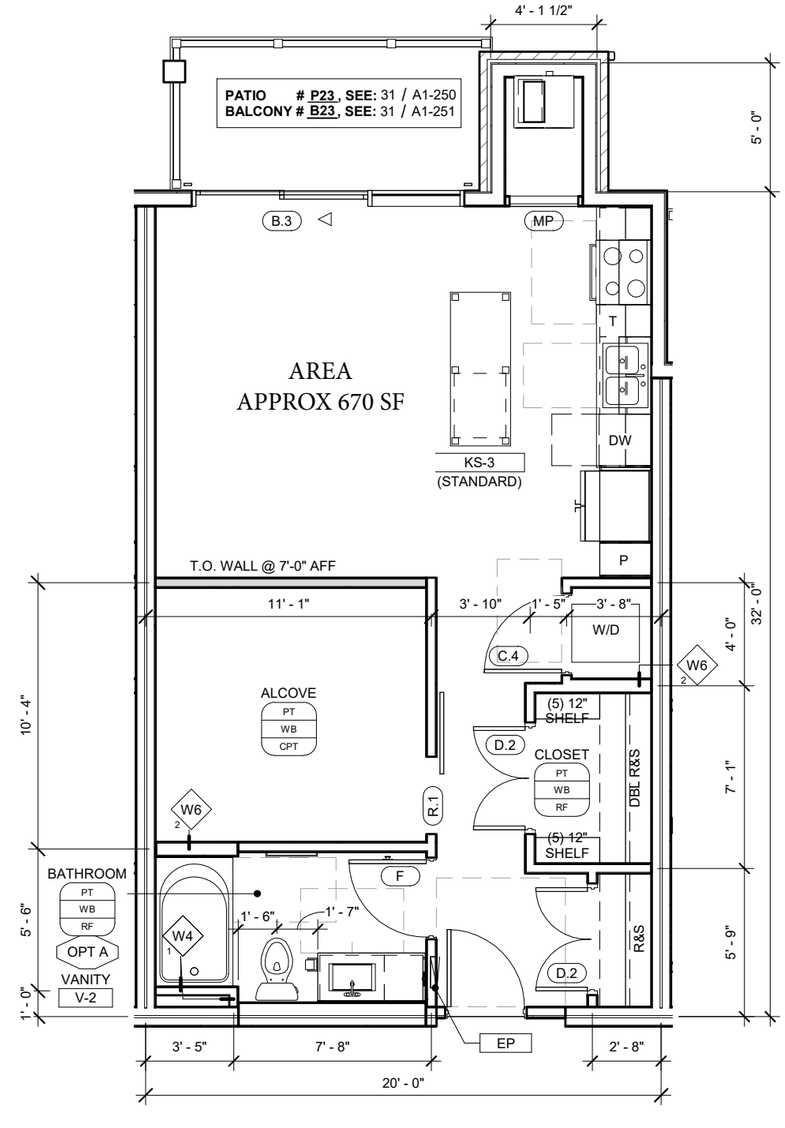
BROOKLYN PARK, MN 55445



TYPICAL AFFORDABLE & MARKET RATE STUDIO UNIT



TYPICAL AFFORDABLE & MARKET RATE ALCOVE UNIT

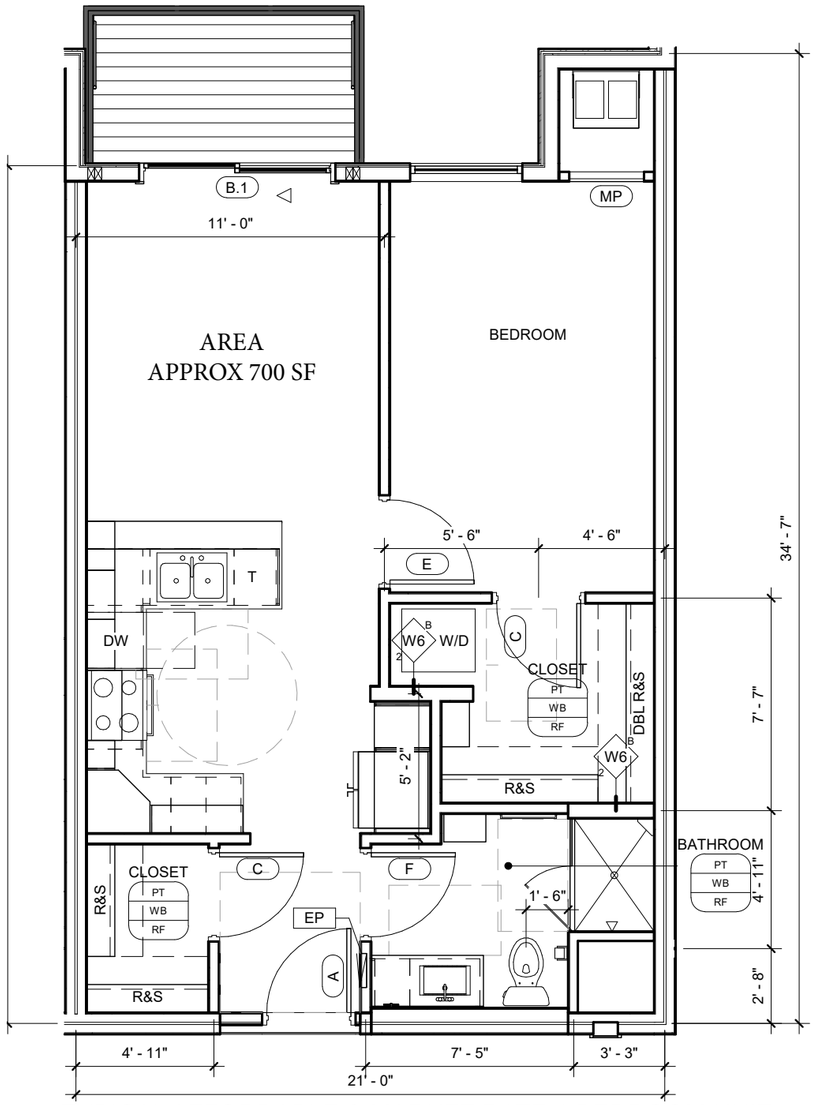
ENLARGED UNIT PLANS

AFFORDABLE HOUSING PLAN

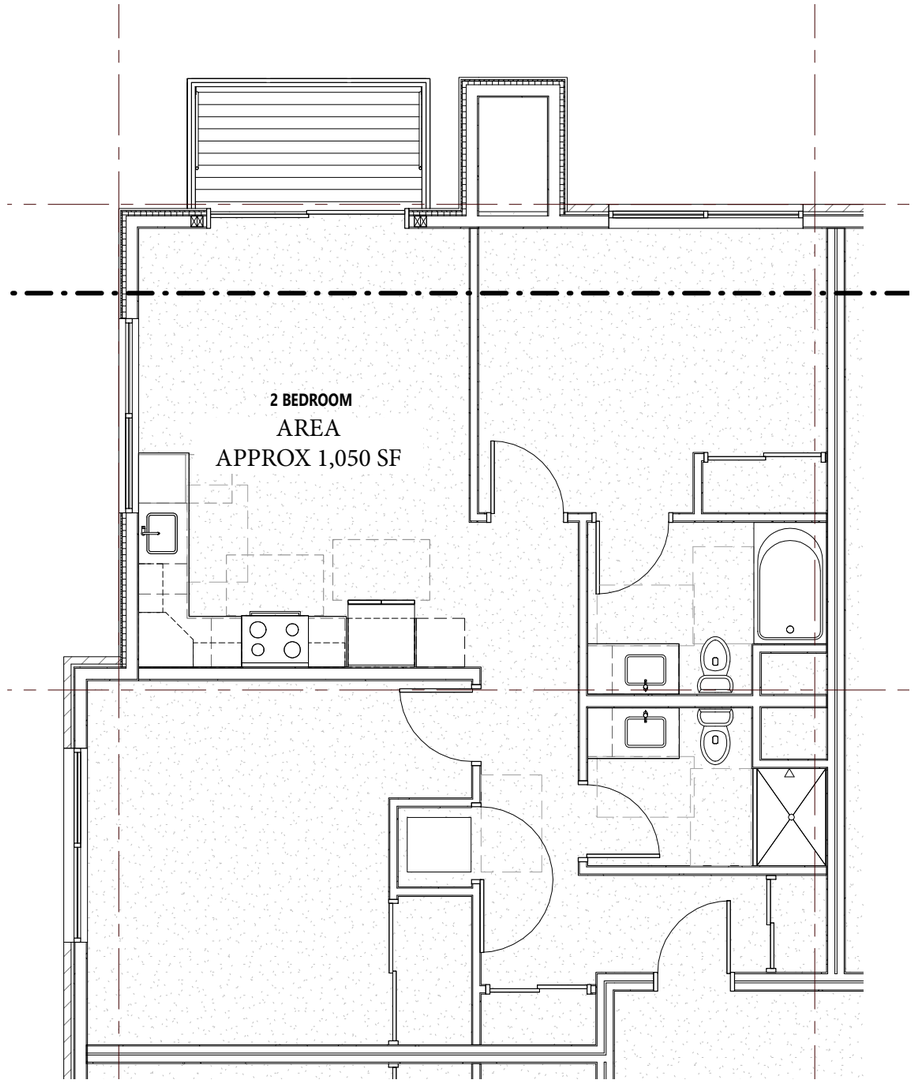
The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445



TYPICAL AFFORDABLE & MARKET RATE 1 BEDROOM UNIT



TYPICAL AFFORDABLE & MARKET RATE 2 BEDROOM UNIT

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

4
A400

1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

N

UNIT PALETTE LEGEND

1A:

1B:

2A:

2B:

INDICATES AFFORDABLE UNIT:

UNIT PALETTE SCHEDULE:
PALETTE 1A: CAB-1 STN-1 RF-1
PALETTE 1B: CAB-2 STN-1 RF-1
PALETTE 2A: CAB-1 STN-1 RF-2
PALETTE 2B: CAB-2 STN-1 RF-2

CAB-1	WOOD FINISH (UNITS - KITCHEN & BATH) DOOR STYLE: WINDSOR, SPECIES: BIRCH, FINISH: COFFEE, NOTES: KITCHEN AND BATH TO MATCH, 16" UPPERS, FLUSH PANEL, INTERIOR: WHITE MELAMINE, GRAIN MATCHED, SEQUENCE MATCH, STANDARD GLIDES
CAB-2	WOOD FINISH (UNITS - KITCHEN & BATH) DOOR STYLE: PROVINCE THERMOFOIL, SPECIES: MAPLE, FINISH: WHITE, NOTES: KITCHEN AND BATH TO MATCH, 16" UPPERS, FLUSH PANEL, INTERIOR: WHITE MELAMINE, GRAIN MATCHED, SEQUENCE MATCH, STANDARD GLIDES

STN-1	STONE SURFACE (UNITS - KITCHEN & BATH COUNTERTOP) GRANITE, COLOR: TIGER SKIN WHITE, EDGE: EASED SQUARE

RF-1	RESILENT FLOORING (UNITS - KITCHEN & LIVING ROOM: LEVELS 1 & 3) MANNINGTON, EVOKE, COLOR: PEPPERBARK (BROWN) CUSTOM #PR2531, SIZE: 7" X 48", GAUGE: 2MM 12 MIL
RF-2	RESILENT FLOORING (UNITS - KITCHEN & LIVING ROOM: LEVELS 2 & 4) MANNINGTON, EVOKE, COLOR: CREEK (GREY) CUSTOM #PR2532, SIZE: 7" X 48", GAUGE: 2MM 12 MIL

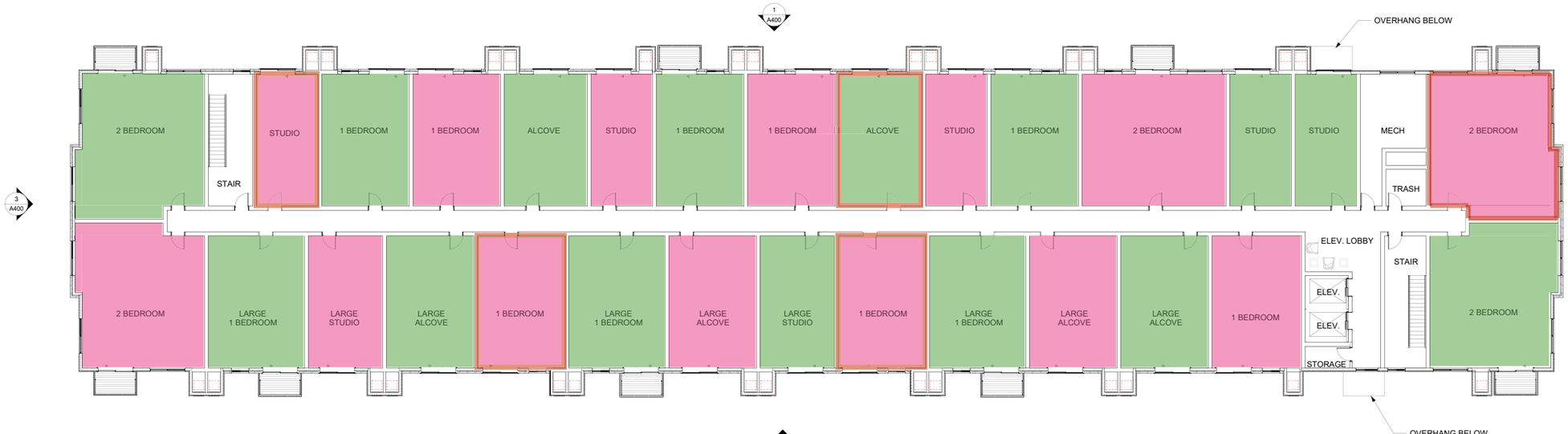
UNIT PALETTE PLANS

AFFORDABLE HOUSING PLAN

The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445



1 LEVELS 2 & 4
3/32" = 1'-0"

N

UNIT PALETTE LEGEND

1A:

1B:

2A:

2B:

INDICATES AFFORDABLE UNIT:

UNIT PALETTE SCHEDULE:
PALETTE 1A: CAB-1 STN-1 RF-1
PALETTE 1B: CAB-2 STN-1 RF-1
PALETTE 2A: CAB-1 STN-1 RF-2
PALETTE 2B: CAB-2 STN-1 RF-2

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UNIT PALETTE PLANS

AFFORDABLE HOUSING PLAN

The Doran Group

610 WEST BUILDING 5

6501 96TH LANE NORTH
BROOKLYN PARK, MN 55445

1 LEVEL 3
3/32" = 1'-0"

N

UNIT PALETTE LEGEND

1A:

1B:

2A:

2B:

INDICATES AFFORDABLE UNIT:

UNIT PALETTE SCHEDULE:
PALETTE 1A: CAB-1 STN-1 RF-1
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UNIT PALETTE PLANS

AFFORDABLE HOUSING PLAN

The Doran Group