May 14th, 2025
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #5

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Asma.Jihad@brooklynpark.org. Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yog xav tau kev pab, hu 763-493-8059.

Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer, Shereese Turner.
Staff Liaison Paul Mogush, Erin McDermott, Cara Donovan, Matt Hayes-Regan, and Asma Jihad

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 with the call-in number to address the Planning Commission.

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. 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.

3. APPROVAL OF AGENDA

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Approval of Minutes April 9th, 2025 Regular Meeting

5. PUBLIC HEARING

§ 31.61 DUTIES. The Planning Commission must hear and review all petitions to amend the zoning classifications of this code or to obtain a special permit. The Planning Commission must then report its recommendations to the Council for action.
('72 Code, § 250:10)

5.1 Planning Case #25-108 | Park Commons – Drive-through Variance | Variance

OVERVIEW: The subject building is located nearest the intersection of Brooklyn and Bottineau Boulevards, and the drive-through request will allow for an existing tenant who has occupied the space since 2003 to expand their service at this location

STAFF RECCOMENDATION: Staff recommends the Planning Commission adopt the abovementioned findings of fact to support approval of a variance request to allow for the construction of a drive-through between the principal structure and public rights-of-way.

Presented by: Erin McDermott, Senior Planner

5.2 Planning Case #25-109 | Sota Shine | Site Plan and Conditional Use Permit

OVERVIEW: SotaShine is proposing their third location near the southeast quadrant of the intersection of 109th Avenue North and Highway 169. This submission includes two planning applications: 1) Site Plan Review and 2) a CUP request for the operation of a car wash.

STAFF RECOMMENDATION: Staff recommend approval of the site plan review as presented and approval of the CUP as presented, subject to the provisions in the draft resolutions.

Presented by: Matt Hayes-Regan, Associate Planner

6. OTHER BUSINESS

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. OLD BUSINESS
8. COUNCILMEMBER LIASON COMMENTS
9. PLANNING COMMISSIONER COMMENTS
10. STAFF LIASON COMMENTS

V. Work Session – Recess to Room A206
11.1 Engineering Roles in Development Review

VI. ADJOURNMENT

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – April 9, 2025

I. ORGANIZATIONAL ITEMS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

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

Those present were: Commissioners Cavin, Borer, Fraser, Korosso, Udomah, Turner and Wako; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, Program Assistant Asma Jihad, and Fire Chief Shawn Conway.

Those arrived late: None

Those not present were: Commissioner Arah and Commissioner Gaye-Bai, and City Council Liaison McGarvey (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION CAVIN, SECOND FRASER, TO APPROVE THE APRIL 9, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – March 12, 2025 Regular Meeting
4.2 Minutes – March 17, 2025, Joint City Council/Planning Commission

MOTION TURNER, SECOND KOROSSO TO APPROVE THE APRIL 9, 2025, CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #25-103, NorthPark Northwest Corner (Scannell Properties) – Preliminary Plat and Two Variances

Senior Planner Donovan introduced the application for preliminary plat and two variances for the NorthPark Business Center. She provided information on the property location, subject property, and adjacent property uses and zoning. She noted that this is the last area of the NorthPark Business Center to be developed. She provided information on the proposed subdivision, road construction, and preliminary plat details. She presented information on the requested variance for a 50-foot right-of-way for Zealand Avenue and 108th Court as well as supporting findings of

fact supporting the variance request. She stated that the second variance request is for a reduced radius for the cul-de-sac on 108th Court and reviewed the related findings of fact supporting the request. Staff recommend approval of the preliminary plat and variances with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

Margaret School, 8225 109th Place N in Champlin, stated that her backyard is across the street from the subject property and asked what will be constructed on the property.

Bonnie O'Brien, 8203 109th Place N in Champlin, also wondered which businesses will be in this location, as the cul-de-sac is small. She also asked for clarification on the statement that the planned design for Zealand would be to calm traffic and deter cut-through traffic. She asked if Zealand would be a right-in/right-out as she believed that would increase traffic on Xylon.

Commission Chair Cavin closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Senior Planner Donovan stated that this application is for preliminary plat and variances, not site plan, however, there is an application for a carwash at the corner of TH 169 and 109th in this area. She noted that is a conditional use that would come forward as a planning case in the future. She provided more details on the planned design for the roads and the path that traffic would be able to follow in that area. She stated that no other applications have been received for the remainder of the property at this time. She commented that the radius of the reduced cul-de-sac would still support the turning around of a fire vehicle.

Commissioner Borer commented on the size of the proposed cul-de-sac and asked how it would be able to handle multiple emergency vehicles.

Fire Chief Conway appreciated the question. He provided information on the necessary turning radius of the fire emergency vehicles. He stated that in the case that there is more than one emergency vehicle, they park them on one side of the road to provide additional space for maneuvering. He stated that this cul-de-sac would support the turning radius of their largest truck.

Senior Planner Donovan commented that both sides of the streets would be posted as no parking as well.

Commission Chair Cavin asked about the zoning of the property.

Senior Planner Donovan replied that the property is zoned Business Park.

MOTION UDOMAH, SECOND KOROSSO TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "NORTHPARK BUSINESS CENTER TENTH ADDITION" AT THE CORNER OF 109TH AVENUE N AND HIGHWAY 169 FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND WAKO TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 50-FOOT PUBLIC RIGHT-OF-WAY

FOR ZEALAND AVENUE AND 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND TURNER TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A 48-FOOT RADIUS CUL-DE-SAC ON 108TH COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

5.2 Planning Case #25-105, BP Fire Station No. 2 (CNH Architect on behalf of the City of Brooklyn Park Fire Department) – Site Plan at 8500 and 8600 Zane Avenue

Senior Planner McDermott introduced the application for a site plan review for the Brooklyn Park Fire Station No. 2, which is more commonly known as the Central Fire Station. She provided information on the property location, subject properties, adjacent property uses, and zoning. She reviewed details of the proposed site plan and recommended approval with the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if the stormwater from this lot draining to Zane would be acceptable.

Senior Planner McDermott explained that the drainage does not go onto Zane and instead goes into the creek on the south side of the residential area.

Brook Jacobson, architect for the project, stated that they have been working with the City engineers and explained that the drainage would go into the pond and then tie into the existing system that runs parallel to the street.

Commission Chair Cavin asked if fire trucks are washed after an event to remove contaminants and how that material is prevented from running into the pond.

Ms. Jacobson explained that the trucks are washed into the building, which captures that water in that system, which is designed to manage that material.

Commission Chair Cavin asked if sustainability has been considered for this building.

Ms. Jacobson replied that they are looking at a few elements, noting that the roof will be made solar-ready and there are other elements within the building, such as efficient appliances and LED lighting.

Commission Chair Cavin asked the type of roof that would be used.

Ms. Jacobson provided details on what is being considered.

Commission Chair Cavin asked if this would be a commercial kitchen.

Ms. Jacobson replied that the kitchen would include high-end residential appliances and would not be designed as a commercial kitchen.

Commissioner Udomah asked the number of fire trucks that would be housed in this location.

Fire Chief Conway replied that the fire station is being built not just as a standalone but to have the ability to house crews from two stations in this one. He stated that there would be between five and seven emergency apparatuses able to be stored in this location.

Commissioner Wako commented that there is an indication that there is a way to get to 85th and asked the path that would be used to access that roadway.

Fire Chief Conway explained that this fire station project would enhance the west campus development. He explained the path that traffic could follow to access and move through the site as well as the changes in access that would occur as part of the project.

Commissioner Wako asked if Head Start has been consulted and whether their operations would be impacted.

Fire Chief Conway confirmed that he has had conversations with the staff and director, and they have been part of the planning and understand the changes to access and traffic flow that will be made. He commented that the changes will be positive for that team as well.

Commission Chair Cavin referenced the firefighter health features that are mentioned in the report and asked if health care services will be available at the facility in a clinic setting.

Fire Chief Conway replied that it would not be a clinic setting. He stated that the current fire stations were not designed to incorporate people living at the facility like they are now, and therefore do not include health and wellness elements, and provided more information on those details.

Commissioner Turner asked for details on the electric and gas service for the building, as she only noticed mention of sewer and water utilities.

Ms. Jacobson replied that they building will use a mix of gas and electric use for the building.

MOTION WAKO, SECOND FRASER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A PUBLIC FACILITY AT 8600 ZANE AVENUE NORTH.

FURTHER DISCUSSION: COMMISSIONER WAKO COMMENTED THAT THIS WILL BE A GREAT PROJECT FOR THE CITY AND THANKED FIRE CHIEF CONWAY FOR THE GREAT SERVICE THAT HIS DEPARTMENT PROVIDES. HE ACKNOWLEDGED THAT THIS IS AN OVERDUE PROJECT THAT IS NEEDED.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 28, 2025.

5.3 Planning Case #25-106, 610 Junction Building 4 – Preliminary Plat and Site Plan

Senior Planner Donovan introduced the application for a preliminary plat and site plan application for 610 Junction Building 4. She stated that the applicant proposes one building and one newly created lot. She provided details on the site location, subject property, and adjacent uses and zoning. She presented details of the proposed site plan and recommended approval of the preliminary plat and site plan with the condition noted in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for clarification on the elevation and drainage. He asked if there is a tenant or whether this is being constructed as speculative.

Senior Planner Donovan provided clarification on the proposed drainage plans. She noted that the building is being built as speculative.

Commission Chair Cavin commented that this would seem to block the signage of the existing tenants and asked if there was any input.

Senior Planner Donovan replied that she could follow up on that.

Commissioner Udomah asked the estimated timeline to place a tenant in the building.

Scott Clancy, representing the applicant, stated that the client is in negotiations with several tenants and a better timeline will soon be available for that and provided to City staff.

Commission Chair Cavin stated that he did not see a landscaping plan included to meet the landscaping requirements.

Senior Planner Donovan replied that the applicant did provide a landscaping plan that met all open space and landscaping requirements.

Commission Chair Cavin recognized the proximity to the highway and asked if a pylon or monument sign would be planned.

Senior Planner Donovan replied that pylon signs are not allowed.

Mr. Clancy stated that his client owns the other three lots within the 610 Junction. He stated that there is no additional signage planned at this time.

Commission Chair Cavin asked if MnDOT has been consulted and agrees with the setback lines.

Senior Planner Donovan replied that the preliminary plat was sent to MnDOT and Hennepin County. She stated that Hennepin County had no comments and MnDOT has not replied, but noted that the preliminary plat does meet all setback requirements.

Commissioner Wako asked for details on the anticipated level of traffic.

Senior Planner Donovan replied that the transportation engineer has reviewed the site plan and had no concerns. She described the path that traffic would flow into and through the site.

Commissioner Turner asked if there are any plans to remove the gas tank on the site and whether there are any plans to increase sustainability.

Mr. Clancy replied that the gas tank is being removed. He stated that there will be gas brought in for unit heaters, but the majority of the building would use electric. He noted that the tenants, once agreed upon, would work with the City on sustainability. He stated that the building would be constructed to be solar-ready.

Commission Chair Cavin asked for details on the type of roof that would be used.

Mr. Clancy provided those details.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF PRELIMINARY PLAT FOR "610 JUNCTION BUILDING 4" ON THE VACANT PROPERTY NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF ONE INDUSTRIAL BUILDING NORTH OF 93RD AVENUE N AND WEST OF HIGHWAY 169, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

6. OTHER BUSINESS

6.1 Approval of Updated Bylaw Language

Planning Director Mogush stated that at the last meeting, the Commission reviewed the bylaws and provided direction to staff to make some updates to increase clarity. He stated that when completing that review, he noticed additional language that should be updated. He presented the proposed changes to the bylaws.

Commissioner Fraser stated that she likes the revised language and agreed that it is clearer.

Commission Chair Cavin asked if a Commissioner could attend virtually and count towards the quorum.

Planning Director Mogush confirmed that is correct and noted the requirements for posting and access to the public for those attending virtually.

Commissioner Wako asked if the young members, if appointed, would have the same voting rights as the other members.

Planning Director Mogush confirmed that the young adult members would have full voting rights. He stated that the language that provides those details is within the City Ordinance that created those positions. He stated that, unfortunately, the City has not had much interest in the young adult positions up to this point.

Commissioner Korosso asked if there would be an option for Commissioners to participate virtually.

Planning Director Mogush confirmed that is an option and noted that those requirements are found within the open meeting details. He stated that if a member of the Commission is interested in participating virtually, they can contact staff for more details on the requirements and process.

MOTION CAVIN, SECOND UDOMAH, TO APPROVE THE UPDATED BYLAW LANGUAGE AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Planning Director Mogush provided a brief update on land use and planning actions of the City Council.

8. Commission comments

Commission Chair Cavin referenced a previous discussion of the Commission to potentially change the start time of the meeting from 7:00 p.m. to 6:00 p.m. and asked for an update.

Planning Director Mogush stated that there are a few members of the Commission who could not make a 6:00 p.m. start time and, therefore, staff is not proposing to change the time of the meeting.

Commissioner Udomah noted a segment of concrete sidewalk on Zane that was replaced with asphalt trail and asked for an update.

Planning Director Mogush replied that sidewalk was replaced with a multi-use trail, which is wider to accommodate multi-modal pedestrian traffic.

Commissioner Udomah asked when the rest of that neighborhood area would receive a sidewalk.

Planning Director Mogush stated that the City has been implementing its bike and trail plan, recognizing that they are still working to accomplish those goals.

Commissioner Udomah recognized that it is spring and asked if the City will be doing anything to encourage residents to clean up after themselves.

Planning Director Mogush recognized the visibility of the litter around the community and commented that there is an effort by the City Council to address that issue.

Commissioner Fraser congratulated the City, noting the recent groundbreaking for the teen center, and looks forward to the opening.

9. Staff Comments

Planning Director Mogush stated that the Commission will not hold an April worksession and instead there will be a development tour with the City Council and Planning Commission. He provided details on the next step of the Northwest Area Plan, which is a public open house on May 7th. There is a survey on the City website related to the Metro Blue Line extension, hoping to gain feedback from residents and businesses on the topic of anti-displacement.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:11 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.1	**Meeting Date:**	May 14, 2025
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	X		
Ordinance:	X	**Prepared By:**	Erin McDermott, Senior Planner
Attachments:	4	**Presented By:**	Erin McDermott, Senior Planner
Item:	**Park Commons Drive Through Variance** – Development Case 2025-108 for a variance to from the Zoning Code to permit a drive through between the principal structure and a right of way.		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A DEVIATION FROM ZONING CODE SECTION 152.904(E)(1) FOR THE CONSTRUCTION OF A DRIVE-THROUGH BETWEEN THE PRINCIPAL STRUCTURE AND PUBLIC RIGHTS-OF-WAY AT 7631 JOLLY LANE NORTH, SUBJECT TO THE CONDITIONS IN THE DRAFT RESOLUTION.

Summary:

7625 Holdings, LLC/ BT Group, LLC, the property owner of the property located at the southwest corner of Brooklyn and Bottineau Boulevards, has requested a variance from section 152.904(E)(1) which requires drive-throughs to be located behind the principal structure. Upon approval of this request, an application must be made for the approval of a Site Plan Review, as well as for a Conditional Use Permit (CUP) as drive-throughs are a conditional use in the Transit Oriented Development – Center (TOD-C) district.

The subject building is located nearest the intersection of Brooklyn and Bottineau Boulevards, and the drive-through request will allow for an existing tenant who has occupied the space since 2003 to expand their service at this location.

Current Conditions

The subject property is situated between Jolly Lane, and Brooklyn and Bottineau Boulevards. This property is developed with three principal structures, that were constructed in 1993. This site contains two multi-tenant structures, and a vacant structure that was originally constructed for a retail company specializing in pet supplies.

Future Land Use	Community Commercial/LRT Station Area
Current Zoning	TOD-C Transit Oriented Development - Center
Site Area	9.71 acres
Surrounding Zoning	North – B4 – Vehicle Sales and Showroom East – TOD-C Transit Oriented Development - Center South – TOD-C Transit Oriented Development - Center West – I - Industrial
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Notification	Legal notice was published in the Sun Post, 16 Notices were mailed, Proposed Development Sign was placed on the property.
60- and 120- Days (MN §15.99)	June 3, 2025; August 2, 2025

Previous Approvals
The development on this site was approved by Resolution 1993-143, approving multiple buildings on a single parcel, as well as a setback variance from the southwest corner of the parcel. The setback variance approved in 1993 does not impact the subject building, it was for the southernmost building from the southern property line. The subject building met all zoning regulations in place at the time of approvals. In 2003 a CUP was granted for two Class II restaurants by Resolution 03-321.

Variance
Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test to establish practical difficulties (§ 462.357, subd. 6), which are a requirement for the approval of variance requests. The applicant's submitted findings can be found in Attachment C, and are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case*:

Applicant Submission: Drive-through lanes are treated as a permitted and reasonable uses per section 152.904 (E) "Drive-throughs" of the Brooklyn Park city ordinances. Park Commons' use will be reasonable and beneficial in all respects, including enhancing neighbors' access to both the Development and other amenities to be added to the Development in the future such as informal outdoor-dining and gathering areas, new bike lanes and dog-run areas.
The drive-through lane proposed by Park Commons, on the north and west of Building 1, is in keeping with the wording of the ordinance in that it does not alter the front of the building relative to the street to which Building 1 is addressed (east, facing Jolly Lane), nor the front of the building relative to the direction of customer access (south, facing the parking lot).
Staff response: The request for a drive through is reasonable and is allowed with a CUP in this zoning district.

The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case*:

Applicant Submission: A variance is requested for section relative to ordinance section 152.904 (E) (1), which states that "Drive-through facilities and lanes must be located behind the principal building." Because the property is bounded on 3 sides by right-of-ways, the circumstances of the site offer no practical solution to satisfy this requirement.
Numerous businesses throughout Brooklyn Park face similar circumstances, and because drive-throughs typically wrap a building on 2 or 3 sides, the majority of drive-throughs in Brooklyn Park exist outside of compliance with this requirement including four examples within 1,500 feet of Building 1, which operate drive-through lanes that also travel between the building and their respective nearby right-of- ways.
In addition, the aforementioned fallout from the pandemic and violence, and subsequent changes in consumer demand and tenants' responses thereto have significantly changed the business landscape of both The Development and the community. The property owner has been working to make modifications to enhance tenant and customer experiences, but the primary update sought by our tenants at this time is drive-through access, without which we anticipate increased losses within all aspects of the Park Commons Development.

Staff response: There is no alternative location on the project site for the construction of a drive-through lane to service Building 1, as it is bounded on multiple sides by public right-of-way, and existing construction.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case*:

Applicant Submission: The proposed drive-through primarily aligns with the north-side of Building 1, which is the service side of the building (not customer-facing). The north façade is primarily composed of signage, service doors, utility meters and one unused storefront. Introducing a drive-through lane in this location will not devalue the character of the building or the Development and, in fact, will create an opportunity to enhance the façade with improved plantings, landscaping, and screening.
Customers and tenants will have a greatly improved experience once complete.
Additionally, a drive-through is consistent with the character of businesses and features in the surrounding neighborhood. There are neighboring businesses, with similar conditions, which are operating drive-through lanes today.

Staff response: The approval of this application will not alter the character of the neighborhood, drive-throughs are a conditional use in this zoning district and there are existing legally nonconforming drive-throughs in the area that exist between the principal structures and the public rights-of-way.

The Statutory requirement as well as variance standards in the Zoning Code (§152.307) state that variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan. This request has been reviewed and is compatible with the intent of both the Zoning Code and the Comprehensive Plan.

Staff recommends the Planning Commission adopt the abovementioned findings of fact to support approval of a variance request to allow for the construction of a drive-through between the principal structure and public rights-of-way.

Alternatives to consider:

1. Approve the findings of fact to approve the requested variance as recommended by Staff.
2. Approve the findings of fact to approve the requested variance with modifications.
3. Deny the findings of fact for the variance request and recommend denial of the variance request based on certain findings.

Attachments:

A. RESOLUTION – FINDINGS OF FACT
B. LOCATION MAP
C. APPLICANT'S NARRATIVE
D. PLANS

RESOLUTION #2025-___

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A DEVIATION FROM ZONING CODE SECTION 152.904(E)(1) FOR THE CONSTRUCTION OF A DRIVE-THROUGH BETWEEN THE PRINCIPAL STRUCTURE AND PUBLIC RIGHTS-OF-WAY AT 7631 JOLLY LANE NORTH

Planning Commission File #25-108

WHEREAS, 7625 Holdings, LLC/ BT Group LLC, has made application for a Variance under the provisions of Chapter 152 of the City Code at 7631 Jolly Lane, legally described in Attachment A.

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

WHEREAS, the variance request for the construction of a drive-through between the principal structure and the public rights-of-way would require a deviation from City Code Chapter 152, Section 152.904(E)(1); and

WHEREAS, the Planning Commission held a public hearing on May 14, 2025; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. “Practical difficulties”, as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

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

WHEREAS, the Planning Commission has reviewed the variance request for the construction of a drive-through between the principal structure and public rights-of-way, and finds the request:

1. Is compatible with the purposes and intent of the ordinance because the use is conditional in the zoning district governing the subject property.
2. The applicant established practical difficulties through proving the three factor test as follows:
    a. <u>For the test of reasonableness:</u> Drive-through lanes are treated as a permitted and reasonable uses per section 152.904 (E) “Drive-throughs” of the Brooklyn Park city ordinances. Park Commons’ use will be

reasonable and beneficial in all respects, including enhancing neighbors' access to both the Development and other amenities to be added to the Development in the future such as informal outdoor-dining and gathering areas, new bike lanes and dog-run areas. The drive-through lane proposed by Park Commons, on the north and west of Building 1, is in keeping with the wording of the ordinance in that it does not alter the front of the building relative to the street to which Building 1 is addressed (east, facing Jolly Lane), nor the front of the building relative to the direction of customer access (south, facing the parking lot).

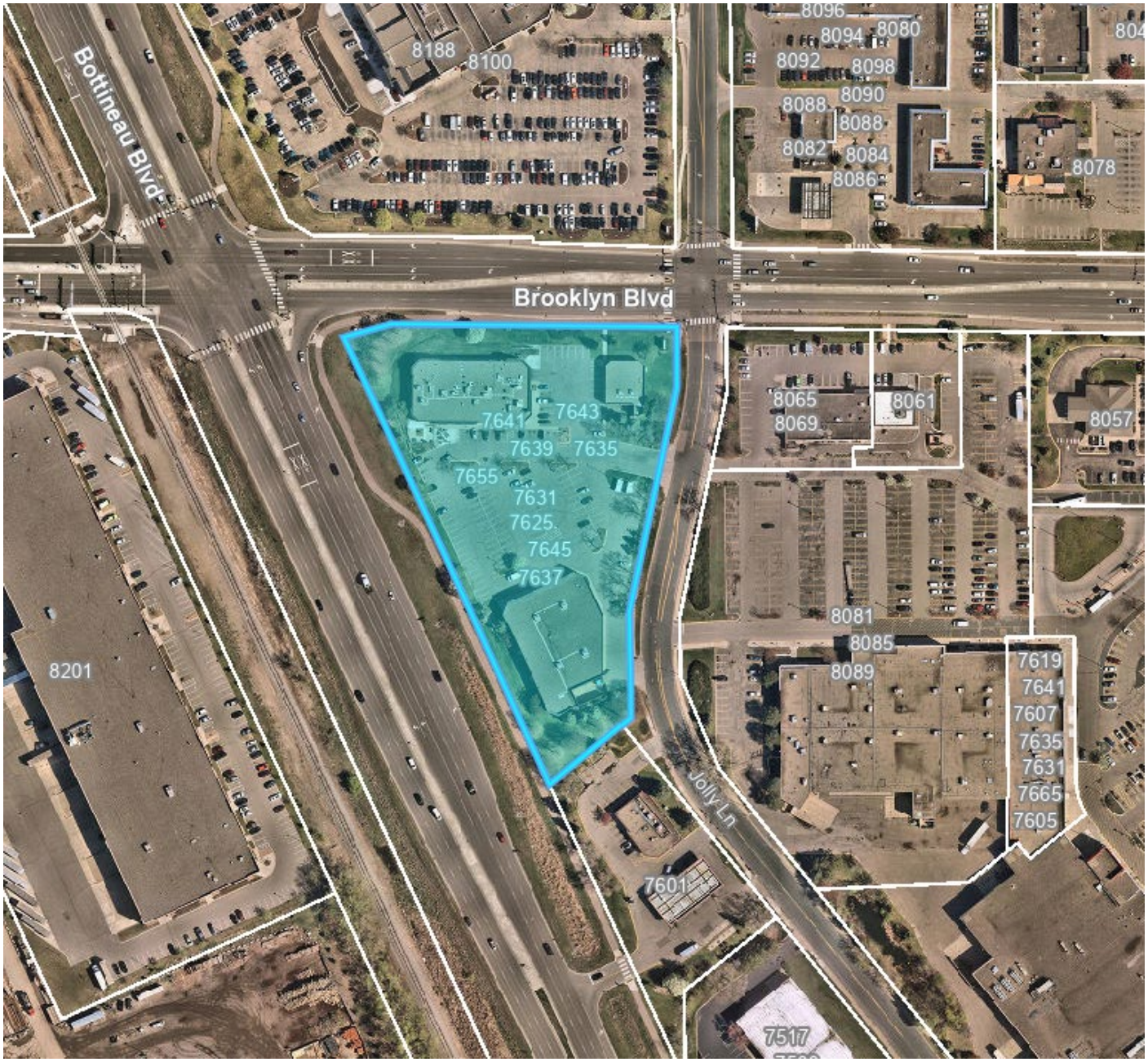
b. For the test of uniqueness: A variance is requested for section relative to ordinance section 152.904 (E) (1), which states that "Drive-through facilities and lanes must be located behind the principal building." Because the property is bounded on 3 sides by rights-of-way, the circumstances of the site offer no practical solution to satisfy this requirement. Numerous businesses throughout Brooklyn Park face similar circumstances, and because drive-throughs typically wrap a building on 2 or 3 sides, the majority of drive-throughs in Brooklyn Park exist outside of compliance with this requirement including four examples within 1,500 feet of Building 1, which operate drive-through lanes that also travel between the building and their respective nearby right-of-ways. In addition, the aforementioned fallout from the pandemic and violence, and subsequent changes in consumer demand and tenants' responses thereto have significantly changed the business landscape of both The Development and the community. The property owner has been working to make modifications to enhance tenant and customer experiences, but the primary update sought by our tenants at this time is drive-through access, without which we anticipate increased losses within all aspects of the Park Commons Development.

c. For the test of essential character: The proposed drive-through primarily aligns with the north-side of Building 1, which is the service side of the building (not customer-facing). The north façade is primarily composed of signage, service doors, utility meters and one unused storefront. Introducing a drive-through lane in this location will not devalue the character of the building or the Development and, in fact, will create an opportunity to enhance the façade with improved plantings, landscaping, and screening. Customers and tenants will have a greatly improved experience once complete. Additionally, a drive-through is consistent with the character of businesses and features in the surrounding neighborhood. There are neighboring businesses, with similar conditions, which are operating drive-through lanes today.

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

The application to issue a variance for the construction of a drive-through between the principal structure and the public rights-of-way requiring a deviation from City Code Chapter 152, Section 152.904(E)(1) is hereby approved.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.



Variance to Zoning Code

Case #25-108 – Park Commons – Drive-through Variance)

Area of Request (August 2023 Air Photo)

7631 Jolly Ln N

Brooklyn Park



DATE: April 4, 2025

PROJECT: Park Commons

PROJCT #: 23343

LOCATION: 7631-7645 Jolly Lane
Brooklyn Park, MN 55428

SUBJECT: Variance for drive through: Letter of Request

This Letter of Request is submitted on behalf of the owners of Park Commons Center ("Park Commons"), located at the corners of Brooklyn Boulevard, Bottineau Boulevard (County 81) and Jolly Lane and consisting of three (3) buildings located upon the property (the "Development"). The three buildings historically retained ten (10) tenants. The ownership group purchased the property, fully occupied, in April 2019. Substantive road construction was in full force upon the purchase, but was scheduled for completion within the next 8-12 months. The ownership group's purchase of Park Commons accounted for the road construction, as well as the negative impact inflicted upon the Park Commons tenants therefrom. Amazingly, every tenant survived through the road construction. In fact, two tenants proactively renewed their leases for an additional five (5) years at an increased rate.

The Covid pandemic and local riots began almost immediately following the completion of road construction. We witnessed unprecedented devastation upon the community, while simultaneously encountering transformation of every aspect of life previously known and various ripple-effects which remain today. Consumer demand and tenant needs were drastically altered.

AT&T left almost immediately after the riots. They left without notice and owing more than 12 month of lease payments. Several tenants unilaterally reduced their rents without consulting with property ownership, citing reduced sales from the pandemic and the riots as justification. Ownership was forced to accept these modifications in order to maintain its mortgage, tax and upkeep obligations.

More recently Park Commons has lost tenants, not only due to the aforementioned changes, but also to corresponding shifts in consumer desires and tenant needs. The Development cannot meet the demand under its current design, and must evolve to provide the necessary accommodations for both consumers and tenants. Increased property taxes and lack of touch-free amenities, tied to new technologies, are the top reasons cited by the last two (2) tenants to leave.

Park Commons submits this Letter of Request based upon the foregoing circumstances.

Park Commons is requesting a variance to locate a drive-through at the northwestern building (address listed above, henceforth referred to as "Building 1") within the Development. This building hosts seven tenant suites, which have historically been occupied by a large percentage of fast-casual restaurants and vendors. Within the past year, tenant retention within the property has decreased, with occupancy dipping as low as 35% in December 2024 (unchanged at the time of writing this letter).

In response, Park Commons is exploring site improvement options which will better serve the neighborhood, respond to consumer demand, and most importantly, help retain and attract desirable tenants. One of the top-requested amenities from tenants in this market is drive-through lanes. To this end, Park Commons is proposing to add a drive-through lane along the north and west sides of Building 1 (see attached site concept), as part of an overall site improvement effort.

Pursuant to the variance application, the applicant (Park Commons) must be able to show that practical difficulties exist that limit their ability to develop or alter the property in a reasonable manner. The following items address the three elements of consideration put forth in the ordinance, as follows:

1. **The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.**

   Drive-through lanes are treated as a permitted and reasonable uses per section 152.904 (E) "Drive-throughs" of the Brooklyn Park city ordinances. Park Commons' use will be reasonable and beneficial in all respects, including enhancing neighbors' access to both the Development and other amenities to be added to the Development in the future such as informal outdoor-dining and gathering areas, new bike lanes and dog-run areas.

   The drive-through lane proposed by Park Commons, on the **north** and **west** of Building 1, is in keeping with the wording of the ordinance in that it does not alter the front of the building relative to the street to which Building 1 is addressed (**east**, facing Jolly Lane), nor the front of the building relative to the direction of customer access (**south**, facing the parking lot).

2. **The plight of the landowner is due to circumstances unique to the property and not created by the landowner.**

   A variance is requested for section relative to ordinance section 152.904 (E) (1), which states that "Drive-through facilities and lanes must be located behind the principal building." Because the property is bounded on 3 sides by right-of-ways, the circumstances of the site offer no practical solution to satisfy this requirement. Numerous businesses throughout Brooklyn Park face similar circumstances, and because drive-throughs typically wrap a building on 2 or 3 sides, the majority of drive-throughs in Brooklyn Park exist outside of compliance with this requirement –

including four examples within 1,500 feet of Building 1, which operate drive-through lanes that also travel between the building and their respective nearby right-of-ways.

In addition, the aforementioned fallout from the pandemic and violence, and subsequent changes in consumer demand and tenants' responses thereto have significantly changed the business landscape of both The Development and the community. The property owner has been working to make modifications to enhance tenant and customer experiences, but the primary update sought by our tenants at this time is drive-through access, without which we anticipate increased losses within all aspects of the Park Commons Development.

3. **Granting of the variance will not alter the essential character of the area or neighborhood where the property is located.**

   The proposed drive-through primarily aligns with the north-side of Building 1, which is the service side of the building (not customer-facing). The north façade is primarily composed of signage, service doors, utility meters and one unused storefront. Introducing a drive-through lane in this location will not devalue the character of the building or the Development and, in fact, will create an opportunity to enhance the façade with improved plantings, landscaping, and screening. Customers and tenants will have a greatly improved experience once complete.

   Additionally, a drive-through is consistent with the character of businesses and features in the surrounding neighborhood. There are neighboring businesses, with similar conditions, which are operating drive-through lanes today.

Thank you for your consideration. Ownership appreciates the opportunity to work with the city to continue enhancements to its community offerings. Please do not hesitate to contact the undersigned should you have any questions, comments or directions.

Sincerely,

Todd Striker (On behalf of)
7625 Holdings, LLC & BT Group, LLC



AERIAL NORTHWEST



AERIAL SOUTHEAST



BUILDING 1 - CORNER



BUILDING 1 - DRAIN

EXISTING IMAGES
BROOKLYN PARK, MN
04/02/2025

PARK COMMONS

MOHAGEN HANSEN
Architecture | Interiors



0 40' 80' 160'

SCALE:1" = 80'

N

SITE EXISTING CONDITIONS

BROOKLYN PARK, MN

04/02/2025

PARK COMMONS

MOHAGEN HANSEN
Architecture | Interiors



0 40' 80' 160'

SCALE:1" = 80'

N

SITE CONCEPT 01

BROOKLYN PARK, MN
02/08/2024

PARK COMMONS

MOHAGEN HANSEN
Architecture | Interiors

City of Brooklyn Park
Planning Commission Staff Report

Agenda Item:	5.2	**Meeting Date:**	May 14, 2025
Agenda Section:	Public Hearing	**Originating Department:**	Community Development
Resolution:	XX		
Ordinance:	N/A	**Prepared By:**	Matt Hayes-Regan, Associate Planner
Attachments:	4	**Presented By:**	Matt Hayes-Regan, Associate Planner
Item:	DEV25-109 (SotaShine) Site Plan Review and Conditional Use Permit (CUP) Applications		

Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108TH COURT, BROOKLYN PARK, MN 55445.

MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108TH COURT, BROOKLYN PARK, MN 55445.

Summary:

SotaShine is proposing their third location near the southeast quadrant of the intersection of 109th Avenue North and Highway 169. This submission includes two planning applications: 1) Site Plan Review and 2) a CUP request for the operation of a car wash.

Future Land Use Plan	Business Park | Development/Redevelopment Area
Current Zoning	Business Park
Proposed Zoning	No proposed change
Site Area	1.96 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post, 51 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Future 4 neighborhood.
60- and 120- Days (§15.99)	June 3, 2025; August 4, 2025

Previous Approvals:

Planning Case DEV25-103 (NorthPark Northwest Corner) approved the preliminary and final plats for the

creation of two lots and three outlots in the NorthPark Center Tenth Addition. The subject property would be located on the subdivision's Lot 1 Block 1 as detailed on the final plat.

Land Use/Zoning (and Overlay):

The location of this proposed development is on undeveloped property in the Business Park (BP) zoning district and the Planned Development Overlay (PDO) district in the NorthPark NW Corner Mixed-Use development.

§152.604 of the City's zoning code defines the BP district as a district "designed to provide areas in which to locate businesses that enhance the city's tax base, have few customers coming to the site, but may have a large employee base, involve manufacturing, warehousing, office uses, and other accessory retail and service uses offered on site to service the primary use or their employees. The properties and buildings in this district must be designed to promote a campus-like setting that exhibits a landscape theme and high-quality exterior building materials."

Car washes are allowed conditionally via a CUP in the BP zoning district.

§152.803 of the City's zoning code says that "the purpose of the PDO is to promote creative and efficient use of land by providing design flexibility in the application of the provisions of a primary zoning district by providing an overlay district on top of any of the primary zoning districts. The intent of this designation is to encourage development that is superior in quality and design than could be achieved through traditional zoning."

Further, this specific property is governed by Ordinance #2015-1193, which rezoned the property from Urban Reserve with Highway Overlay (R1/HO) to Business Park with Planned Development Overlay (BP/PD). This ordinance includes the following applicable requirements for this application:

3. The minimum standards of development for all buildings and site shall include:
   a. A uniform style of parking lot lighting;
   b. High-quality building materials. Buildings must have at least two different building materials. Architectural pre-cast panels are allowed, but must not be a raked or aggregate design.
   c. Landscaping must include boulevard trees.
4. The maximum impervious coverage for the entire development shall not exceed 70 percent. All sites must include at least 15 percent green space.
6. A Site Plan Review before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
8. Other provisions of the City Code not modified here shall still apply.

The analysis below will demonstrate that this application meets these requirements.

Proposed Development:

From the Applicant's Letter of Request, they are "proposing a unique carwash to serve the Minnesota market by providing a first-class, top-grade carwash along with an indoor vacuum and car care facility. The indoor facility will be the first of its kind in Minnesota and will be a record-breaking facility as the longest carwash tunnel in the world. It will provide a great new setting for people to take care of their vehicles in the middle of the messy Minnesota winters."

Site Plan Review:

Site plan reviews must be reviewed against the evaluation criteria detailed in §152.303 Site Plan, of the City's Zoning Code. Site plan approval is required for the construction of a structure, for the grading or taking any action to prepare a site for development, and for when removing earth, soils, gravel, or other natural material from or place the same on a site.

The Planning Commission and City Council have the review and approval authority to approve a site plan.

The Applicant's submittal included the following: 1) a cover sheet; 2) general notes; 3) existing conditions survey; 4) erosion and sediment control plan; 5) site plan with accompanying details; 6) grading and drainage plan; 7) utility plan with accompanying details; 8) landscape plan with accompanying details; and 9) a turning exhibit. Also included in the submittal were a site photometric plan, a code summary, architectural site plan, floor plan, exterior building elevations, image and exterior materials, a turning exhibit, and letters of consent and request from the property owner and Applicant, respectively.

Existing Conditions Survey:

Engineering Staff reviewed the existing conditions survey and confirmed that it adequately shows the current conditions of the property.

Erosion and Sediment Control Plan:

Engineering Staff reviewed the erosion and sediment control plan and confirmed that it provides the requisite information needed.

Proposed Site Plan:

Staff reviewed the site plan against the required lot lines, lot and building dimensions, parking, and building setbacks.

- **Setbacks.** Table 152.608.2 of §152.608 of the zoning code details the setback requirements for the BP District. The BP district has setback requirements of 10 ft in the front, 15 ft on the side, 30 ft in the rear, and 50 ft from the right of way. The site plan meets these requirements. §152.1020 of the zoning code also details parking area setback requirements for all new construction. No part of any vehicle may be nearer than 5ft to the interior or side setback or 15 ft from the rights-of-way. The site plan also meets these requirements.

- **Building Footprint and Impervious Space.** Table 152.608.1 of §152.608 of the zoning code details the minimum allowable building footprint and maximum impervious surface for the BP district. The BP district requires a 25,000 sq ft minimum lot area, a 100 ft lot width, and 85% maximum impervious surface. The property area is 85,579 sq ft, the lot width is 225.11 sq ft., and the total building area is 33,550 sq ft, or 39.20% of the total property.

- **Minimum Parking Spaces for Nonresidential Uses.** §152.1019 of the zoning code sets parking requirements for nonresidential uses. While carwashes are a listed use on Table 152.1019.2 Minimum Parking Spaces for Nonresidential Use, the zoning code does not require a specific number of surface parking spaces or bicycle parking. Staff believe that the 43 proposed parking spaces inside the building structure are adequate for the proposed use.

- **Trash Enclosures.** It is a requirement that properties in the BP district store their trash either indoors or outdoors, with screening the case of outdoor storage. The site plan proposes an interior trash area. Staff from the City's Fire and Building departments have reviewed and approved the interior area and further review will take place at the time the Applicant submits a building permit application.

Grading and Drainage Plan:

Engineering Staff reviewed the grading and drainage plan and confirmed it provides the information needed.

Utility Plan:

Engineering Staff reviewed the utility plan and confirmed it provides the information needed.

Landscaping Plan:

A landscape plan is required prior to the issuance of a building permit for new construction or expansion of a nonresidential structure in any district. The minimum required open space in the BP District is 30% of the total development site. Further, as noted above, the green space requirement in Ordinance #2015-1993 is at least 15%. The landscape plan provided meets this requirement. §152.1013 of the zoning code requires the following plant diversity schedule: one overstory tree per 3,000 sq ft of open space, one ornamental tree per 1,500 sq ft of open space, and one deciduous or evergreen shrub per 100 sq ft. In this instance, the plan provided nine overstory trees, 18 ornamental trees, and 257 shrubs. The Applicant will also update the landscape plan to show that it meets the evergreen tree requirement noted in §152.1013 of the City's zoning code.

Turning Exhibit:

Fire staff reviewed the turning exhibit and confirmed it provides the information needed.

Site Photometric Plan:

Staff reviewed the site photometric plan and confirmed it provides the information needed to meet the lighting standards of §152.1014 of the zoning code.

Conditional Use Permit:

Car washes are a conditional use in the BP District. Pursuant to §152.305 of the zoning code, Planning Commission and City Council shall consider the following factors when making its determination on a conditional use permit application:

- **Consistency with the Comprehensive Plan.**

  The 2040 Comprehensive Plan land use designation of this property is Business Park (BP). The Plan defines BP as:

  > Largely single-use areas that have a consistent architectural style with a mix of employment-oriented use types. These uses may include office, mixed light industrial, limited retail, research and development, and uses of similar impact. With an increased focus on job creation, warehousing and distribution centers will be permitted if approved by the City as a part of a master plan. The scale of development in these areas is commensurate with their proximity to highways and major transportation corridors. Appropriate connections to transit should be included in Business Park developments (2040 Comprehensive Plan, 3-21-22).

  Together with the BP zoning district, this project is consistent with the 2040 Comprehensive Plan because it would serve as an amenity to the primary uses of the of the area, those uses being manufacturing, warehousing, office uses, and other accessory retail uses.

- **Traffic generation, volume, and safety associated with the use and driveway location on adjacent roads, sidewalks, and trail connections.**

  Proposed is one entrance and one exit on what will be 108th Court. Proposed on the site are a series of one-ways to direct traffic to the car wash's various amenities. The Applicant has worked closely with the City's Operations and Maintenance and Fire Departments to address traffic generation, volume, safety, and driveway location issues. The City's Police Department also reviewed the application and did not have any issues.

- **The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting.**

  The zoning code does not require a specific number of surface parking spaces or bicycle parking for car washes. Staff believe that the 43 proposed parking spaces inside the building structure are adequate for the proposed use. Planning Staff reviewed the landscaping and lighting plans against the zoning code requirements. The submitted plans meet the City's requirements. Engineering Staff reviewed the traffic circulation and drainage plans. The submitted plans meet the City's requirements.

- **The provision of adequate public infrastructure to the site where the use is proposed.**

  The proposed construction of 108th Court includes sidewalks, landscaping, and utilities including electric power, water, sanitary sewer, gas, and telephone. The planned construction of a water main extension from south of TH 610 to the Xylon Ave and 101st Ave intersection will also serve this area.

- **The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood.**

  The site plan proposes an interior trash area. The exterior area housing the waste enclosure has been reviewed by Planning Staff and they determined that it meets the City's code requirements. Landscaping design requirements exist to help buffer incompatible off-site impacts. The submitted landscape plans meet the City's landscape requirements.

- **The degree that the site or building associated with the proposed use meets or exceed the architectural design standards for the district in which it is located.**

  §152.1005 of the zoning code establishes building and design standards for nonresidential properties. Table 152.1005.1 notes the classes of building materials. Planning Staff reviewed the 3D image and Exterior Materials exhibits the Applicant provided. The exterior finish schedule provided meets the Class 1 materials schedule listed on the table. For this project, the Applicant proposes the following materials schedule: 1) cast stone; 2) two different metal types; 3) two different precast concrete types; and 4) stone.

- **Compliance with any other applicable section of this chapter or the city code.**

  In addition to the zoning code requirements referenced in this report, car washes are also a specific principal use listed in §152.903, the section that sets the regulations for nonresidential performance standards. The performance standards that car washes are to comply with include:

  (1) All car wash operations shall be staffed during operating hours.
  (2) All drive-through car washes shall contain room for a minimum stacking of six cars and must not extend into drive aisles.
  (3) All car wash bays shall have a separate entrance and exit.
  (4) If within 200 feet of a residential district or use, the car wash bays shall be closed when in operation.

  Planning Staff have reviewed the plan against these requirements, and they determined that the requirements are met.

  The Applicant will also need to meet the standards of the City's Building Code and Fire Code.

The required findings of §152.305 have been met and Planning Staff recommends approval of the CUP request.

Conditions of Approval:

1. All car wash operations shall be staffed during operating hours.

2. The car wash shall contain room for a minimum stacking of six cars and must not extend into drive aisles.

3. The car wash bay shall have a separate entrance and exit.

4. Signage must comply with all requirements of City Code Chapter 150: Signs.

5. The property must remain compliant with Title VII: Traffic Code of the City's Code

6. The property must remain compliant with Title IX: General Regulations of the City's Code.

7. The property must remain compliant with Title XI: Business Regulations of the City's Code.

8. The property must remain compliant with the Minnesota State Fire Code.

7. This resolution must be recorded with the Hennepin County Recorder's office.

8. 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.

Staff Recommendation:

Staff recommend approval of the site plan review as presented and approval of the CUP as presented, subject to the provisions in the draft resolutions.
Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Recommend approval of the site plan review and approval of the CUP with modifications.
2. Recommend denial of the site plan review and approval of the CUP based on certain findings.

Attachments:

5.2A DRAFT SITE PLAN RESOLUTION
5.2B DRAFT CONDITIONAL USE PERMIT RESOLUTION
5.2C LOCATION MAP
5.2D PLAN SET

RESOLUTION #2025-__

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108TH COURT, BROOKLYN PARK, MN 55445.

Planning Commission File # 25-109

WHEREAS, Nick Netley, of SotaShine, has made an application for a Conditional Use Permit under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Business Park in which car washes are conditional uses; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby granted for the operation of a car wash at an address to be determined at 108th Court as legally described in the attached EXHIBIT A, subject to the following conditions:

1. All car wash operations shall be staffed during operating hours.

2. The car wash shall contain room for a minimum stacking of six cars and must not extend into drive aisles.

3. The car wash bay shall have a separate entrance and exit.

4. Signage must comply with all requirements of City Code Chapter 150: Signs.

5. The property must remain compliant with Title VII: Traffic Code of the City's Code.

6. The property must remain compliant with Title IX: General Regulations of the City's Code.

7. The property must remain compliant with Title XI: Business Regulations of the City's Code.

8. The property must remain compliant with the Minnesota State Fire Code.

9. This resolution must be recorded with the Hennepin County Recorder's office.

10. 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.

This resolution expires one year from the date of approval unless all conditions are met. This resolution must be recorded with the Hennepin County Recorder's office within one year of the date of approval. The approvals can be revoked if not in compliance with the conditions stated above.

EXHIBIT A

Lot 1, Block 1, Northpark Business Center Ninth Addition, Hennepin County, Minnesota.

RESOLUTION #2025-__

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108TH COURT, BROOKLYN PARK, MN 55445.

Planning Commission File # 25-109

WHEREAS, Nick Netley, of SotaShine, has made an application for a Site Plan Review under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Business Park in which car washes are conditional uses; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review is hereby granted at an address to be determined at 108th Court as legally described in the attached EXHIBIT A, subject to the following conditions:

1.00 DRAWINGS

1.01 Site, utility, landscaping, and grading plans for this development on file in the City Clerk's office dated April 28, 2025 are approved, subject to the conditions listed below.

1.02 Building elevations for the car wash dated April 25, 2025 are approved to proceed to building permit, subject to the conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **$736,000.00**, a cash bond in the amount of **$38,700.00**, and a developer's escrow in the amount of **$23,200.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

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

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer

has been released from any further obligation by City Council motion received in writing from the Engineering Department.

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

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

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

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

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

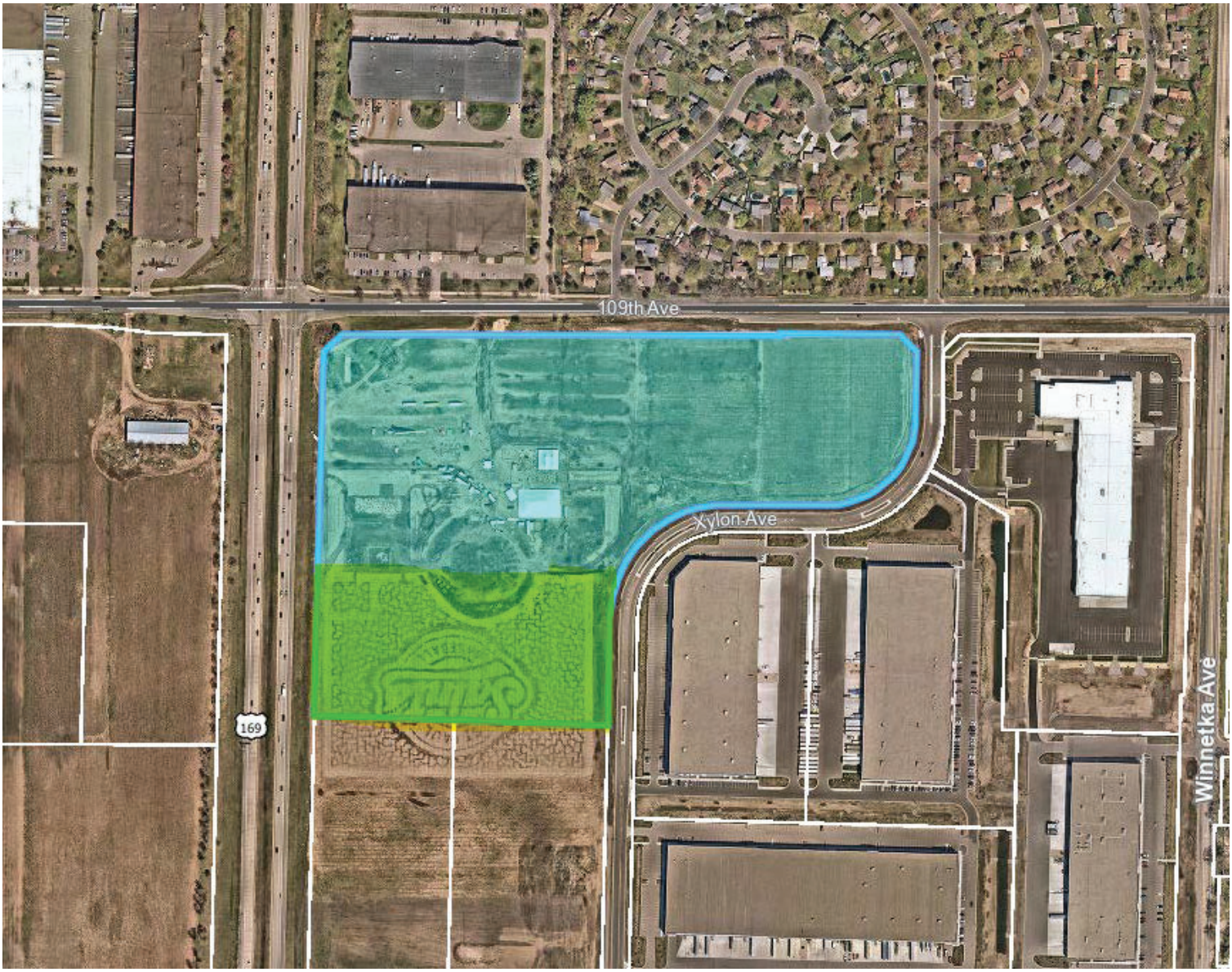
4.07 A copy of this resolution shall be recorded with the Hennepin County Recorder prior to issuance of a building permit.

5.00 CONDITIONS

5.00 Applicant shall provide an updated Landscape Plan that meets the evergreen tree requirement noted in § 152.1013 of the City's zoning code.

EXHIBIT A

Lot 1, Block 1, Northpark Business Center Ninth Addition, Hennepin County, Minnesota.



Conditional Use Permit and Site Plan
Case #25-109 – Sota Shine
Area of Request (August 2023 Air Photo)
XXX 108th Court Brooklyn Park, MN 55445

Brooklyn Park



MEMORANDUM

1000 Twelve Oaks Center Drive, Suite 200
Wayzata, MN 55391

952.426.7400 | mohagenhansen.com

DATE: April 4, 2025

PROJECT: SotaShine
Brooklyn Park Carwash

PROJECT NO.: 25049

LOCATION: 108th Court
Brooklyn Park, MN 55445

SUBJECT: CUP and Site Plan Review Application: Letter of Request

This Letter of Request is being submitted on behalf of SotaShine Brooklyn Park Carwash in association with simultaneous CUP and Site Plan Review applications.

SotaShine is requesting CUP approval of a carwash facility in a BP zone. Additionally, a Site Plan Review approval is requested in keeping with the general city development approval process and in response to the Planned Development Overlay requirements.

SotaShine is proposing their third location in Brooklyn Park near the southeast quadrant of the intersection of 109th Avenue North and Highway 169. Scannell Properties is proposing a master development of this area and SotaShine is intent on purchasing an outlot being created specifically for their use on what will become 108th Court, a new public road created within the development. The design for the master development is happening independently of this specific project but the details of this project are being coordinated with the Scannell team as each project advances.

SotaShine is proposing a unique carwash to serve the Minnesota market by providing a first-class, top-grade carwash along with an indoor vacuum and car care facility. The indoor facility will be the first of its kind in Minnesota and will be a record-breaking facility as the longest carwash tunnel in the world. It will provide a great new setting for people to take care of their vehicles in the middle of the messy Minnesota winters.

Project Details:

Site Size:	1.96 Acres (85,579 SF)
Building Size:	33,566 GSF; Single Story, Sprinkled
Stacking:	35+ Vehicles
Employee Parking:	10 Stalls
Indoor Vacuum:	33 Stalls

Site Access and Flow:

As designed, the site functions as a destination use, that is, paying customers come for a carwash and can loop back into the building for access to vacuum stalls or they can leave the site directly following the carwash. There is no other reason for a customer to be on the property. Service vehicles will come to the site during non-business hours to pick up trash and to service the mechanical systems of the facility. Service access is on the south side of the building on the looping driveway that wraps the south side. Should a customer choose not to get a carwash, they can use that looping driveway to exit the property. Queuing is generous to minimize impact on the street that serves this site and the adjacent parcels.

Following a carwash, customers loop back around to the north side of the building to access the indoor vacuum stalls and can find other car care options such as towels to dry the outside of their vehicle and services to clean floor mats. There are no mechanical/automotive car care activities accommodated in this space.

Site Design:

As part of the Planned Development and master site plan effort, the site satisfies the requirements of the master development and is served by utilities that are more than adequate for the operation of the carwash. The carwash maximizes water efficiency inherently in the design of the carwash system itself, using the latest green technologies to conserve water and energy and to minimize waste. The water service will provide water for the carwash and the minor domestic needs as well as a dedicated sprinkler system for the building as a whole.

Landscaping is designed to meet the city standards and to provide the requested screening of headlights for south facing cars adjacent to northbound 169.

Site lighting is arranged to provide for both safety and aesthetics while maintaining light levels in keeping with city standards. Lighting is achieved through a combination of pole-mounted and wall-mounted lights.

Customer Amenities:

Aside from the indoor vacuum space, there are no retail services offered at the location. Only a convenience bathroom is provided, although this is not required by code.

Non-Customer Spaces:

The building interior provides several spaces that are off limits to customers including an employee restroom, breakroom/office area, operations office, a sales kiosk/office for front-line employees who are controlling the gates, and utility rooms such as electrical, water service, carwash equipment, and trash and recycling facilities.

Building Design:

The building exterior is designed in keeping with the SotaShine brand in terms of colors and exterior materials but with adjustments to respond to the location of the site relative to roadways as well as to respond to the size and conditions of the building and its unique interior function. The building is essentially four-sided architecture, responding to the level of exposure from all sides and creating a strong sense of brand continuity around the building. The exterior shell is designed using energy-efficient and durable precast concrete panels adorned with textures, overlay materials, and paint to provide variation, interest and scale. Signage is proposed on the building, facing 169 and 108th and a free-standing sign is proposed in the northwest corner of the site to maximize visibility.

SotaShine is pleased to make this request and to bring this proposed development to the City of Brooklyn Park.

SCANNELL
PROPERTIES

Headquarters
8801 River Crossing Blvd.
Suite 300
Indianapolis, IN 46240
tel: 317.843.5959
fax: 317.843.5959

U.S. Regional Offices
Chicago
Dallas
Kansas City
Minneapolis
San Francisco
Washington DC

March 31st, 2025

City of Brooklyn Park, MN

Site Plan Submittal

Ladies and Gentlemen:

The undersigned, as owner of approximately 1.8 acres off of 108th Court in Northpark Business Center (the "Owner"), hereby consents to Sota Shine, LLC, a Minnesota based Limited Liability Corporation ("Sota-Shine"), as the owner under contract, to submit to the City of Brooklyn Park various site development plans regarding its property. The Owner recognizes that Sota Shine has employed the services of Kimley Horn and Mohagen Hansen, as Sota Shine's Agent, to execute and/or appear in connection with any and all applications for this plan approval process.

Should you have any questions, please contact me at 651-214-4255.

Sincerely,

Scannell Properties #377, LLC

By: _____ 3/31/25

Michael Conzemius

Development Manager

SITE DEVELOPMENT PLANS
FOR

SOTA SHINE NORTHPARK

LOT 1, BLOCK 1 NORTHPARK BUSINESS CENTER TENTH ADDITION
BROOKLYN PARK,MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: JARED JONES, PE
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
SOTA SHINE

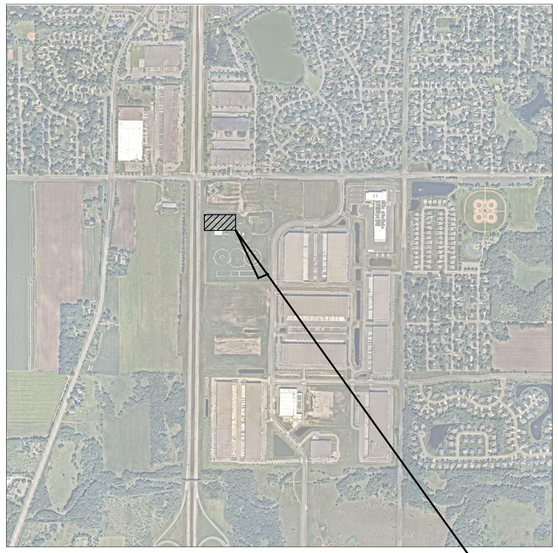
18900 70TH WAY NORTH
MAPLE GROVE, MN 55311
TELEPHONE: (763) 316-4131
CONTACT: NICK NETLEY

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197
CONTACT: RYAN HYLLESTED, P.L.A.

SURVEYOR
E.G. RUD & SONS, INC.
6776 LAKE DRIVE #110
LINO LAKES, MN 55014
TELEPHONE: (651) 361-8200
CONTACT: JAMES NAPIER

GEOTECHNICAL ENGINEER
AMERICAN ENGINEERING TESTING, INC.
550 CLEVELAND AVE N
ST PAUL, MN 55114
TELEPHONE: (651) 789-4657
CONTACT: RYAN SCHMIDT, P.E.

ARCHITECT
MOHAGEN HANSEN
1000 TWELVE OAKS CENTER
DRIVE SUITE 200
WAYZATA, MN 55391
TELEPHONE: (952) 426-7400
CONTACT: NEIL MISSLING



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

DRAWING INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	EXISTING CONDITIONS SURVEY
C301	EROSION AND SEDIMENT CONTROL PLAN
C400	SITE PLAN
C401	SITE DETAILS
C402	SITE DETAILS
C500	GRADING AND DRAINAGE PLAN
C600	UTILITY PLAN
C601	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L102	LANDSCAPE DETAILS

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JARED F. JONES
DATE: 4/25/2025 LIC. NO. 46610 MN

KHA PROJECT	161318000
DATE	4/25/2025
SCALE	AS SHOWN
DESIGNED BY	JFJ
DRAWN BY	KBP
CHECKED BY	DLE

COVER SHEET

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
C000

K:\TWC_LDEV\Sota Shine\Northpark\k3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg April 25, 2025 - 12:58pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg April 25, 2025 - 12:58pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: E.G. RUD & SONS, INC.
   ADDRESS: 6776 LAKE DRIVE #110 LINO LAKES, MN 55014
   PHONE: (651) 361-8200
2. **GEOTECHNICAL EVALUATION REPORT**
   PERFORMED BY: AMERICAN ENGINEERING TESTING, INC.
   ADDRESS: 550 CLEVELAND AVE N ST PAUL, MN 55114
   PHONE: (651) 789-4657
   DATED: 01/17/2025
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE MNDOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MNDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MNDOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & MNDOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

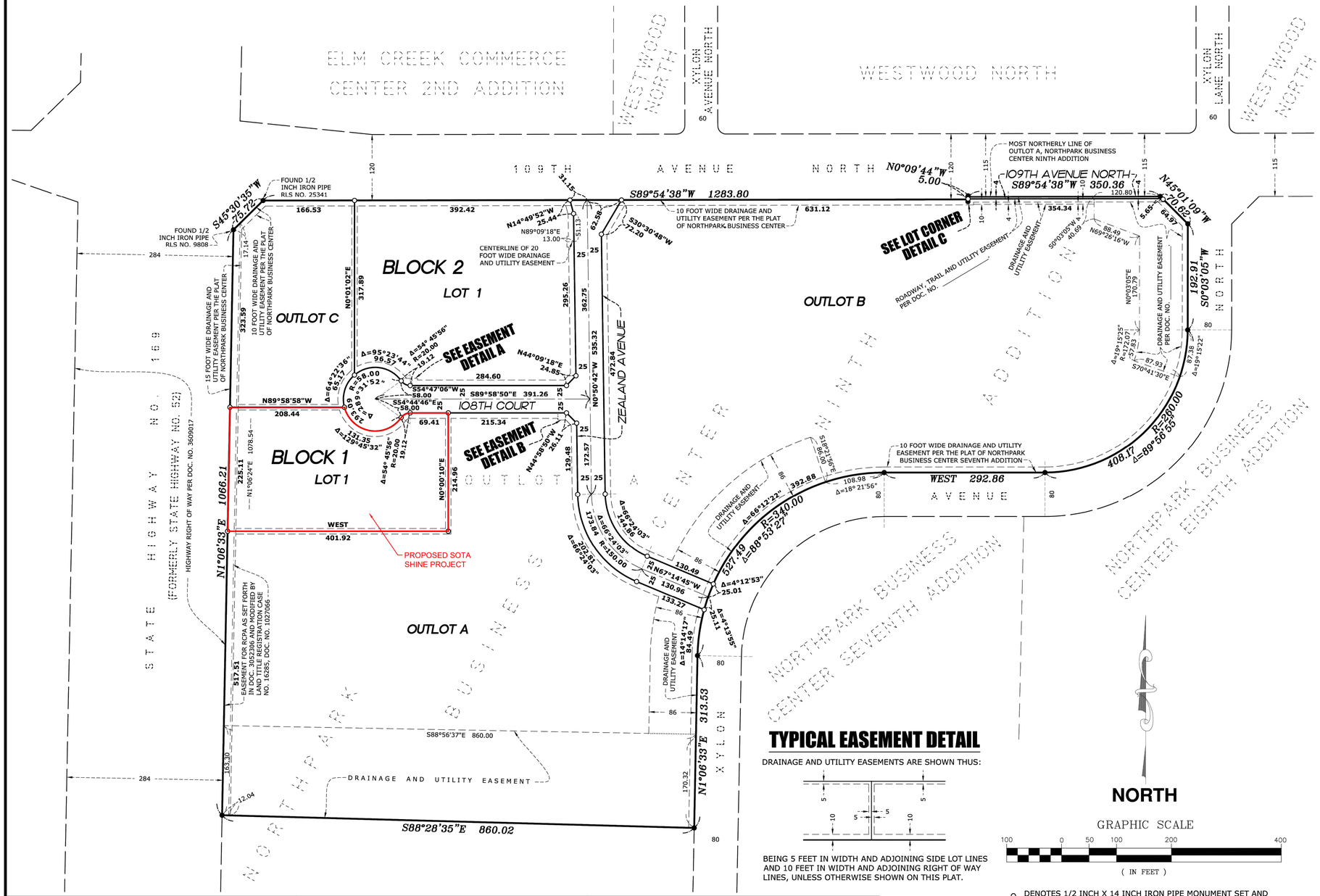
Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRELIMINARY COPY
AS OF 03-27-2025

NORTHPARK BUSINESS CENTER TENTH ADDITION

R.T. DOC. NO. _____



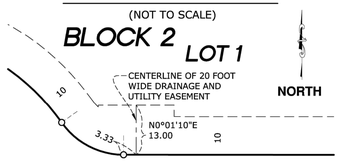
TYPICAL EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

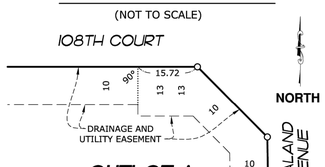
EASEMENT DETAIL A

(NOT TO SCALE)



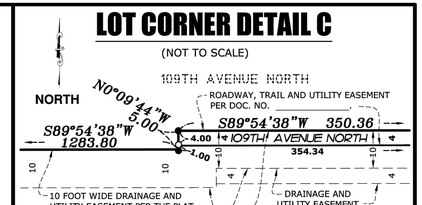
EASEMENT DETAIL B

(NOT TO SCALE)



LOT CORNER DETAIL C

(NOT TO SCALE)



NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

- ○ DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET AND MARKED RLS NO. 25343.
- ● DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS NO. 25343, UNLESS OTHERWISE SHOWN.

FOR THE PURPOSE OF THIS PLAT THE MOST NORTHERLY LINE OF OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, IS ASSUMED TO BEAR SOUTH 89 DEGREES 54 MINUTES 38 SECONDS WEST.

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

KNOW ALL PERSONS BY THESE PRESENTS: That Scannell Properties #377, LLC, an Indiana limited liability company, owner of the following described property:

OUTLOT A, NORTHPARK BUSINESS CENTER NINTH ADDITION, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as NORTHPARK BUSINESS CENTER TENTH ADDITION and does hereby dedicate to the public for public use the public ways and easements for drainage and utility purposes as created by this plat.

In witness whereof said Scannell Properties #377, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: SCANNELL PROPERTIES #377, LLC

_____
Marc Pfleging, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ___, by Marc Pfleging, as Manager of Scannell Properties #377, LLC, an Indiana limited liability company, on behalf of the company.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, _____
My Commission Expires _____

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

Dated this _____ day of _____, 20 ___.

_____
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ___, by James E. Napier.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

This plat of NORTHPARK BUSINESS CENTER TENTH ADDITION was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota at a regular meeting thereof held this _____ day of _____, 20 ___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

_____ Mayor

_____ Manager

COUNTY AUDITOR, HENNEPIN COUNTY, MINNESOTA

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

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

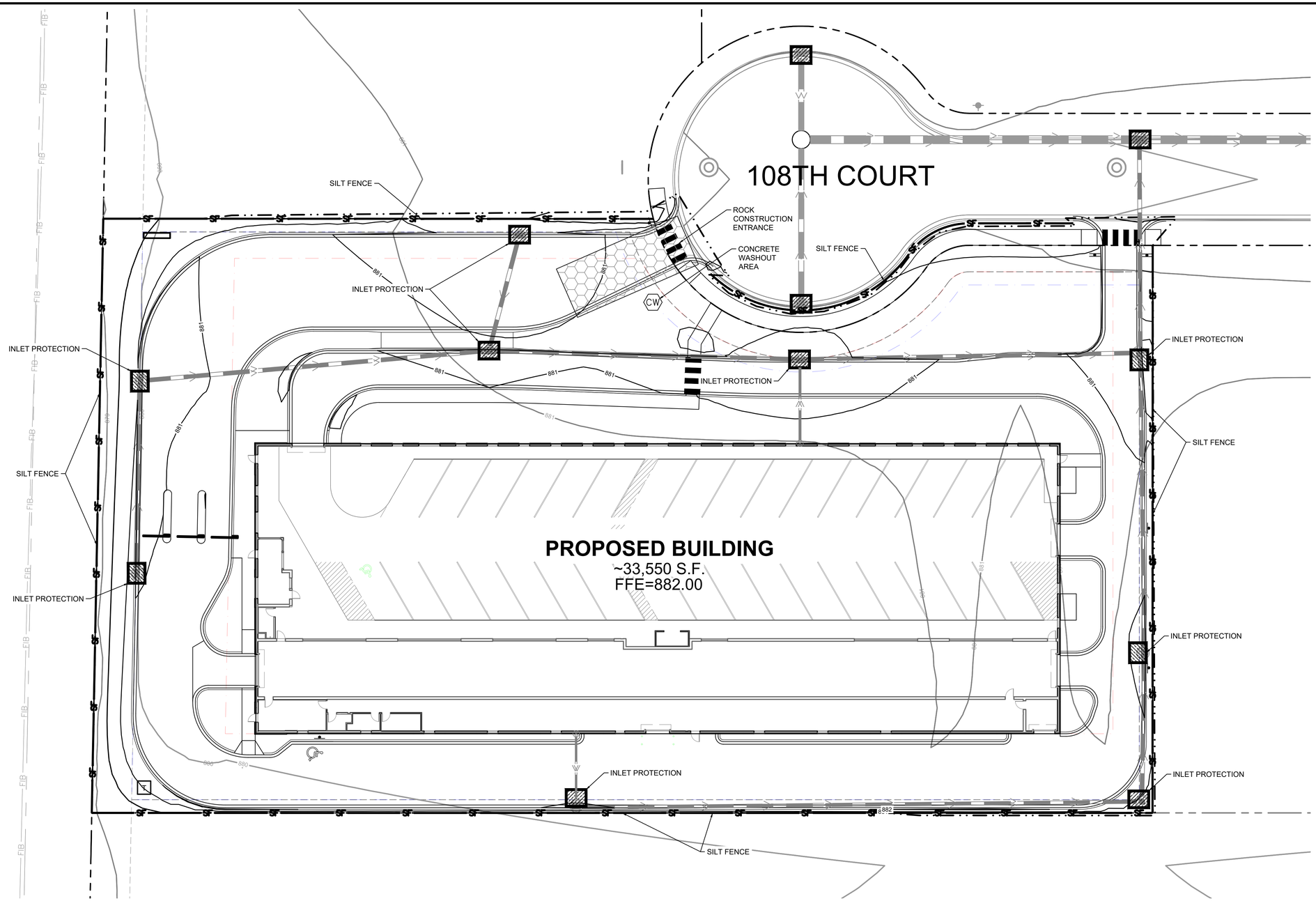
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20 ___.

Chris F. Mavis, County Surveyor by _____

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of NORTHPARK BUSINESS CENTER TENTH ADDITION was filed in this office this _____ day of _____, 20 ____, at _____ o'clock ___.M.

Amber Bougie, Registrar of Titles by _____ Deputy



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE 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.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. 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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
4. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
5. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).
6. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER.
7. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
8. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. PLACE PAVEMENT BASE MATERIAL.
10. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
11. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
12. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
13. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.96 AC / 85,579 SF
DISTURBED AREA	±2.02 AC
EXISTING IMPERVIOUS AREA	0 AC / 0 SF / 0.0%
EXISTING PERVIOUS AREA	1.96 AC / 85,579 SF / 100%
PROPOSED IMPERVIOUS AREA	1.52 AC / 66,220 SF / 77%
PROPOSED PERVIOUS AREA	0.44 AC / 21,012 SF / 23%

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

JARED F. JONES
MN LIC. NO. 46610
DATE: 4/25/2025

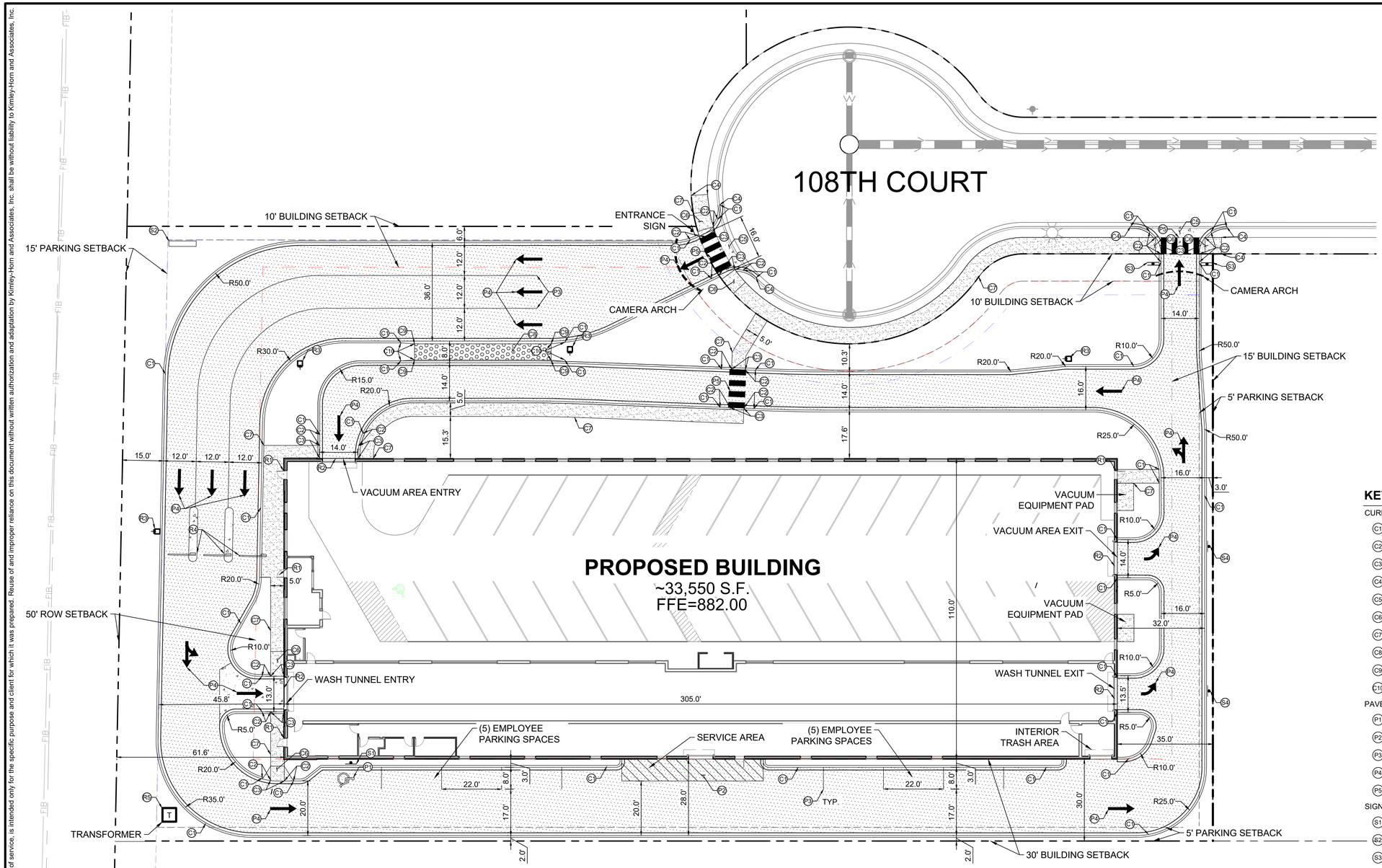
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
161318000	4/25/2025	########	JFJ	JFJ	DLE

EROSION AND SEDIMENT CONTROL PLAN

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
C301

K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\EROSION AND SEDIMENT CONTROL PLAN.dwg April 25, 2025 - 12:58pm
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LEGEND

- PROPERTY LINE
- SETBACK LINE
- FUTURE SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB AND PAVING

- (C1) B612 CONCRETE CURB & GUTTER (TYP.) (SEE DETAIL)
- (C2) CURB TRANSITION FROM 6" TO FLUSH (SEE GRADING PLAN)
- (C3) FLUSH CURB AND WALK (SEE DETAIL)
- (C4) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (C5) CONCRETE DRIVEWAY APRON (SEE DETAIL)
- (C6) ACCESSIBLE CURB RAMP
- (C7) CONCRETE SIDEWALK
- (C8) REINFORCED TURF - SEE LANDSCAPE PLANS FOR DETAIL
- (C9) SURMOUNTABLE CURB (SEE DETAIL)
- (C10) CURB TRANSITION FROM B612 TO SURMOUNTABLE

PAVEMENT MARKINGS

- (P1) ACCESSIBLE PARKING SYMBOL
- (P2) WHITE PAINTED CROSS-HATCH AREA
- (P3) 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- (P4) PAINTED DIRECTIONAL ARROW
- (P5) PAINTED CROSSWALK

SIGNAGE

- (S1) ADA PARKING SIGN (TYP)
- (S2) MONUMENT SIGN (REFER TO SIGNAGE PLANS)
- (S3) STOP SIGN/DEXIT ONLY SIGN
- (S4) ONE WAY SIGN

REFERENCE NOTES

- (R1) AT-GRADE BUILDING ENTRY & STOOP (REFER TO ARCH & STRUCTURAL PLANS)
- (R2) OVERHEAD VEHICLE DOOR (REFER TO ARCH PLANS)
- (R3) LIGHT POLES (REFER TO ELECTRICAL SITE PLAN)
- (R4) CONCRETE ISLAND & GATE ARMS (BY OWNER)
- (R5) TRANSFORMER PAD (REFER TO ELECTRICAL / STRUCTURAL)
- (R6) CAMERA ARCH (BY OWNER)

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.96 AC / 85,579 SF
DISTURBED AREA	±2.02 AC
EXISTING IMPERVIOUS AREA	0 AC / 0 SF / 0.0%
EXISTING PERVIOUS AREA	1.96 AC / 85,579 SF / 100%
PROPOSED IMPERVIOUS AREA	1.52 AC / 66,220 SF / 77%
PROPOSED PERVIOUS AREA	0.44 AC / 21,012 SF / 23%
SITE DATA	
ZONING	BUSINESS PARK (BP)
PROPOSED LAND USE	CAR WASH
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 15'
BUILDING SETBACKS	FRONT = 10' SIDE = 15' REAR = 30' RIGHT OF WAY = 50'

BUILDING DATA	
TOTAL BUILDING AREA	33,550 SF
PERCENT OF TOTAL PROPERTY AREA	39.20%
PARKING SUMMARY	
EMPLOYEE PARKING	10 SPACES (9 STANDARD / 1 ADA)
VACUUM PARKING	33 SPACES (32 STANDARD / 1 ADA)
TOTAL PROPOSED PARKING	43 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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JARED F. JONES
DATE: 4/25/2025 LIC. NO. 46610 MN

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
161318000	AS NOTED	JFJ	KBP	DLE
DATE 4/25/2025				

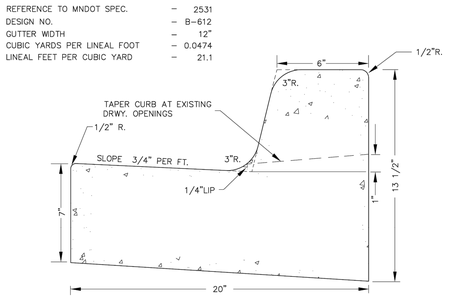
SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SITE PLAN

SHEET NUMBER
C400

K:\TWC_LDE\Sota Shine\Northpark\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg April 25, 2025 - 12:59pm
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K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg April 25, 2025 - 12:59pm
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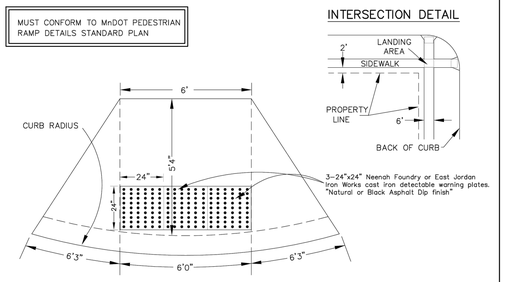


NOT TO SCALE
4-96

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

The curb and curb transition on the ramp will be paid for as linear feet of concrete curb and gutter. The ramp area will be paid for at the Contract unit price bid for 6" sidewalk. The truncated domes will be paid separately at the Contract unit price bid.

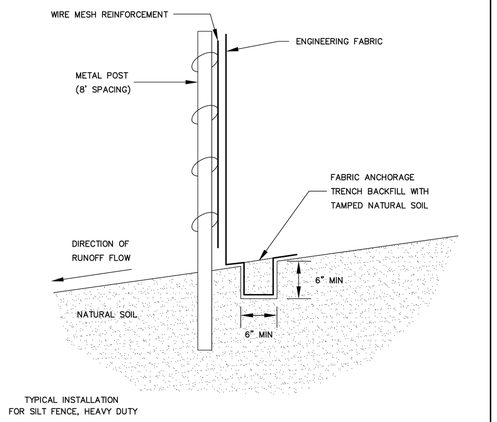
MUST CONFORM TO MnDOT PEDESTRIAN RAMP DETAILS STANDARD PLAN



TYPICAL

NOT TO SCALE
1-2016
1-2017

A.D.A. PEDESTRIAN CURB RAMP
DETAIL DRAWING ST-9
CITY OF BROOKLYN PARK

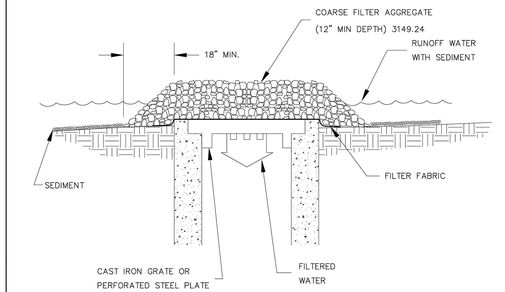


TYPICAL INSTALLATION FOR SILT FENCE, HEAVY DUTY

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

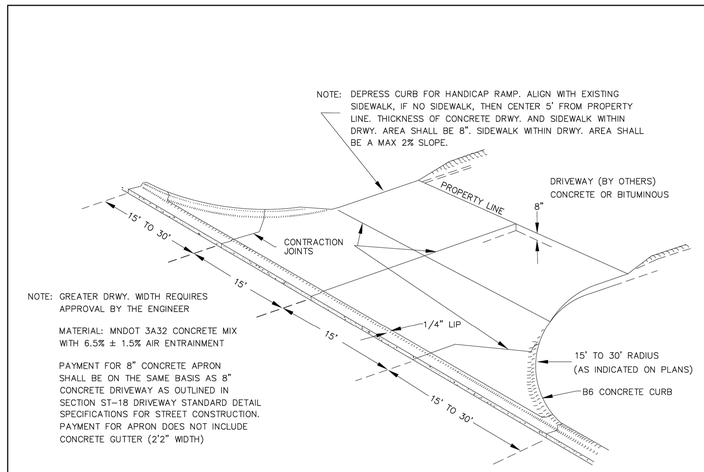
NOT TO SCALE
12-18

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



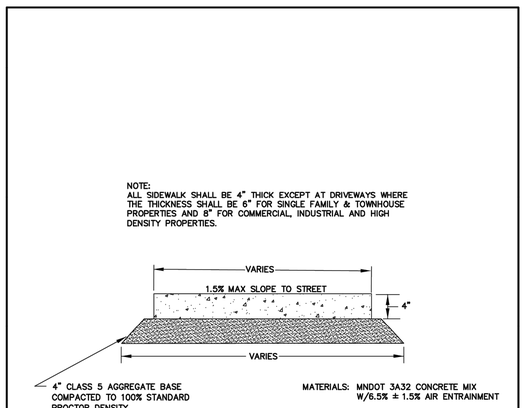
NOT TO SCALE
4-96

DROP INLET SEDIMENT FILTER
DETAIL DRAWING
CITY OF BROOKLYN PARK



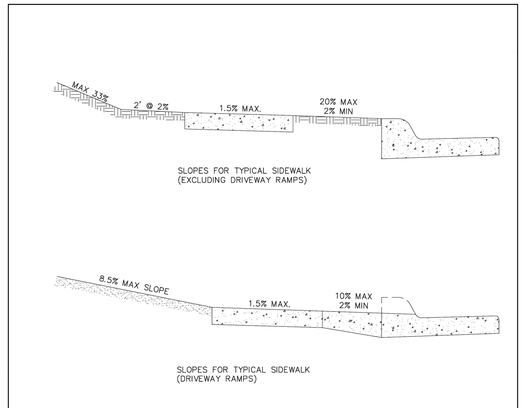
TYPICAL DRIVEWAY OPENING COMMERCIAL OR INDUSTRIAL
DETAIL DRAWING ST-8
CITY OF BROOKLYN PARK

NOT TO SCALE
1-2016
12-2016



NOT TO SCALE
1-2016

CONCRETE SIDEWALK
DETAIL DRAWING ST-6
CITY OF BROOKLYN PARK



NOT TO SCALE
1-2016

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

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No.	REVISIONS	DATE	BY

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DATE: 4/25/2025
MN
LIC. NO. 46610

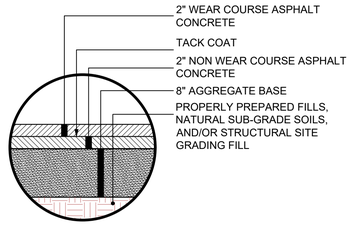
KHA PROJECT	
161318000	
DATE	
4/25/2025	
SCALE	########
DESIGNED BY	JFJ
DRAWN BY	KBP
CHECKED BY	DLE

SITE DETAILS

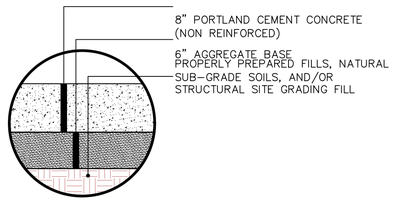
SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK, MN

SHEET NUMBER
C401

PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

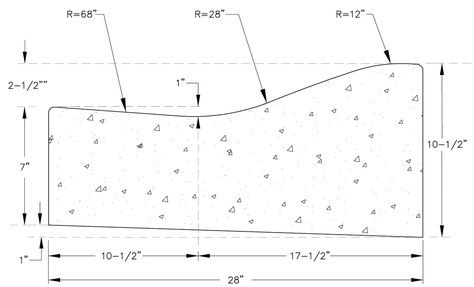


1 STANDARD DUTY ASPHALT PAVMENT SECTION
NO SCALE



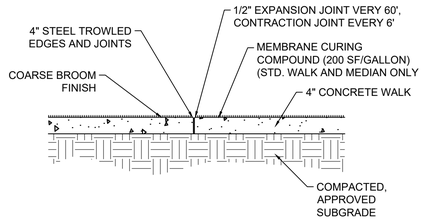
2 HEAVY DUTY CONCRETE PAVMENT SECTION
NO SCALE

NOTE: FOR DRIVEOVER CASTING USE NEENAH R-3501-L2 OR EQUAL



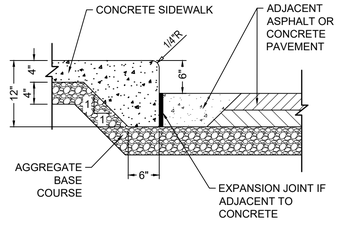
REFERENCE TO MNDOT SPEC.	–	2531
DESIGN NO.	–	CR-312
CUBIC YARDS PER LINEAL FOOT	–	0.056
LINEAL FEET PER CUBIC YARD	–	17.89

CR-312 CONCRETE CURB and GUTTER DETAIL DRAWING ST-3 CITY OF BROOKLYN PARK
NOT TO SCALE
1-2016

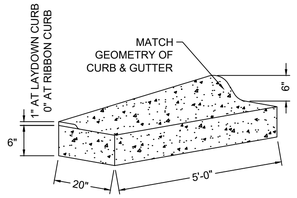


NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

4 CONCRETE SIDEWALK
NO SCALE

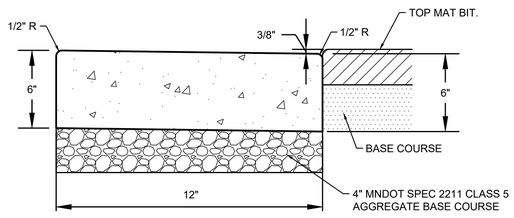


5 INTEGRAL CONCRETE CURB & SIDEWALK
NO SCALE

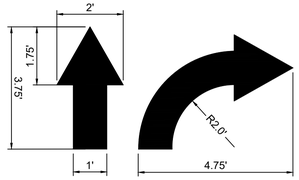


NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

6 CONCRETE CURB TAPER
NO SCALE

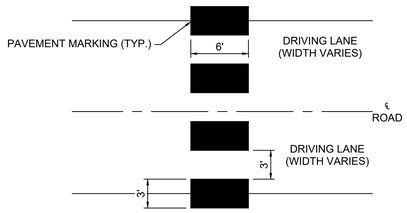


7 FLUSH CURB
N.T.S.



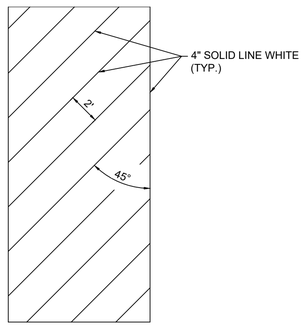
NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

8 TRAFFIC ARROW
NO SCALE

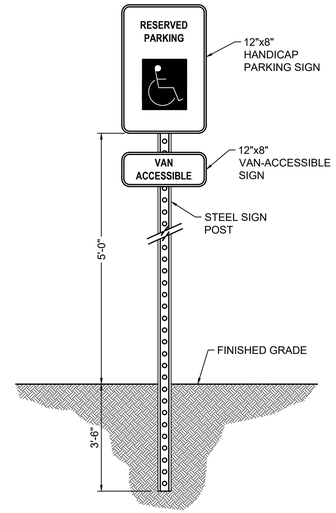


NOTE:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUALIVANT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE Mn/DOT STANDARD SPECIFICATION 2564.

9 CROSSWALK STRIPING
NO SCALE

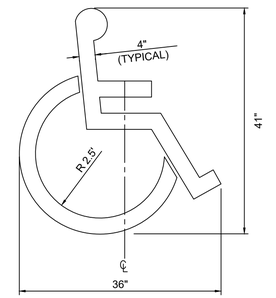


10 TYPICAL CROSS HATCHING MARKINGS
NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

11 ACCESSIBLE PARKING SIGN
NO SCALE



12 ACCESSIBLE PARKING SYMBOL
NO SCALE

K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg April 25, 2025 - 12:59pm
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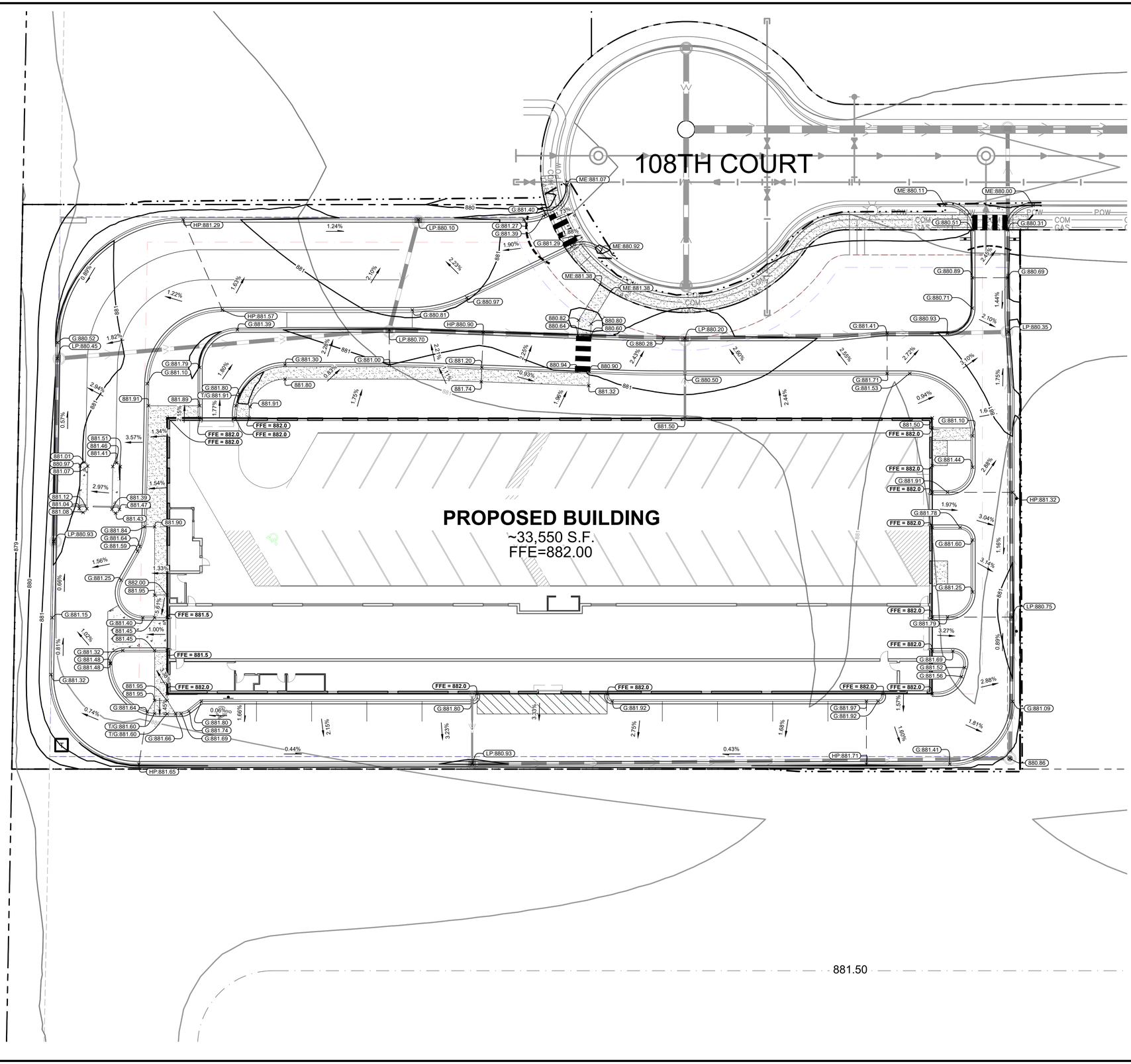
KHA PROJECT	161318000		
DATE	4/25/2025		
SCALE	########	DESIGNED BY	JFJ
		DRAWN BY	KBP
		CHECKED BY	DLE

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SITE DETAILS

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
C402



LEGEND

- PROPERTY LINE
- SETBACK LINE
- FUTURE SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION (100.00)
- PROPOSED HIGH POINT ELEVATION (HP:0.0)
- PROPOSED LOW POINT ELEVATION (LP:0.0)
- PROPOSED GUTTER ELEVATION (G:0.00)
- PROPOSED TOP OF CURB ELEVATION (T:0.00)
- PROPOSED FLUSH PAVEMENT ELEVATION (T/G:0.0)
- MATCH EXISTING ELEVATION (ME:0.0)
- PROPOSED EMERGENCY OVERFLOW ELEVATION (EOF:0.0)
- PROPOSED GRADE AT TOP/BOTTOM OF WALL (TW:0.0 / BW:0.0)
- PROPOSED DRAINAGE DIRECTION (0.0%)
- PROPOSED GRADE BETWEEN POINTS (0.00%)

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

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

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No.	REVISIONS	DATE	BY

Kimley»Horn

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JARED F. JONES
DATE: 4/25/2025 LIC. NO. 46610 MN

KHA PROJECT 161318000
DATE 4/25/2025
SCALE AS SHOWN
DESIGNED BY JFJ
DRAWN BY KBP
CHECKED BY DLE

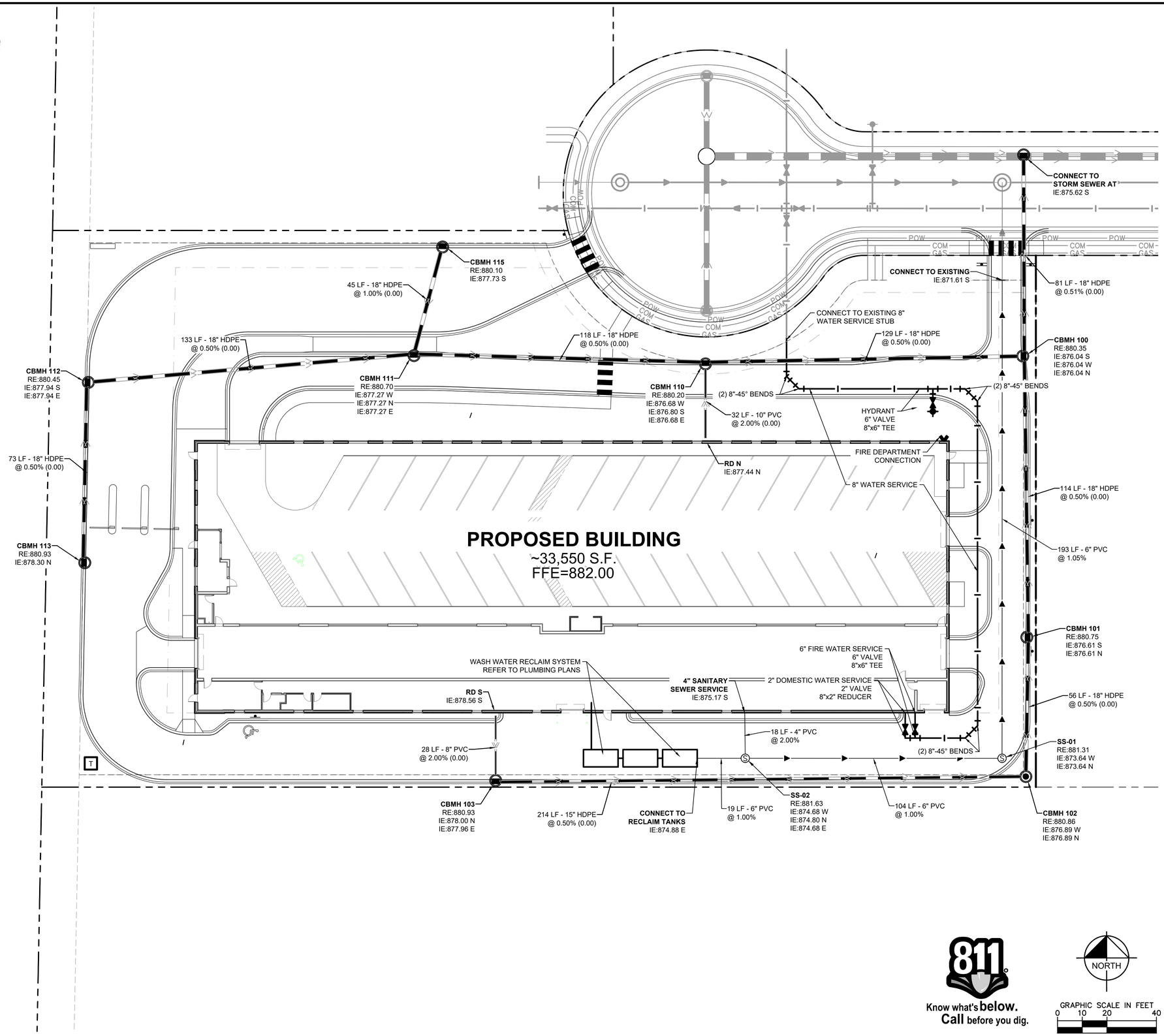
GRADING AND DRAINAGE PLAN

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
C500

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C-150
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSPECTED AND SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT SHALL BE USED IN ACCORDANCE WITH LOCAL CODES.

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

No.	REVISIONS	DATE	BY

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JARED F. JONES
DATE: 4/25/2025
MN LIC. NO. 46610

KHA PROJECT: 161318000
DATE: 4/25/2025
SCALE: ########
DESIGNED BY: JFJ
DRAWN BY: KBP
CHECKED BY: DLE

PRELIMINARY - NOT FOR CONSTRUCTION

UTILITY PLAN

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK, MN

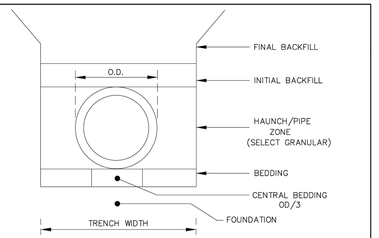
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C600

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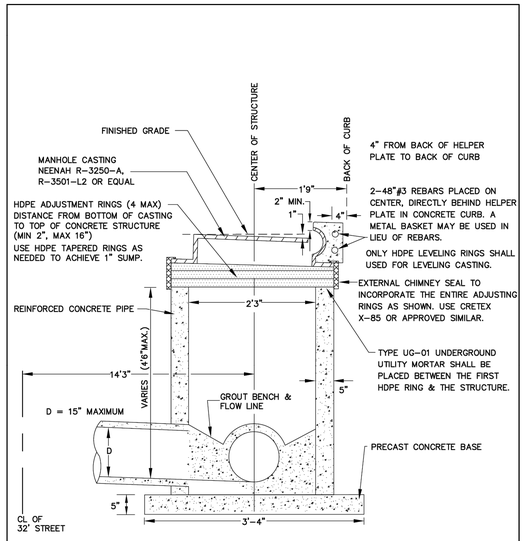
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1. MINIMUM TRENCH WIDTH: MINIMUM TRENCH WIDTH SHALL BE 1.5*OD + 12" OR A MINIMUM OF 16" PLUS THE OUTSIDE DIAMETER, WHATEVER IS GREATER.
2. FOUNDATION: AREAS OF UNSTABLE TRENCH BOTTOM SHALL BE EXCAVATED TO A DEPTH DETERMINED BY THE ENGINEER AND REPLACED 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

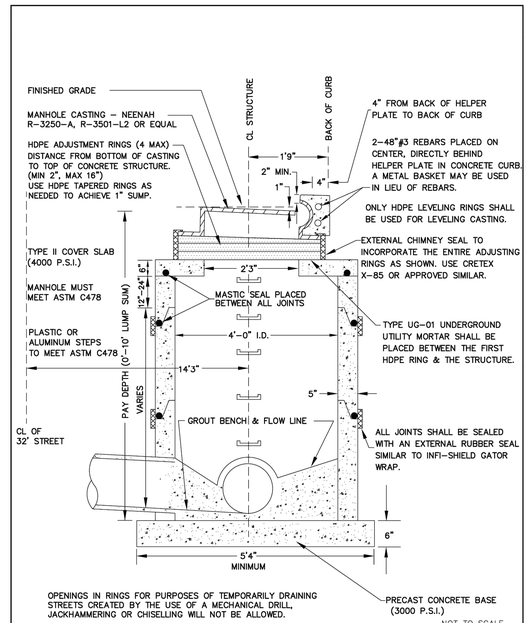
NOT TO SCALE
1-2018



OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELING WILL NOT BE ALLOWED.

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

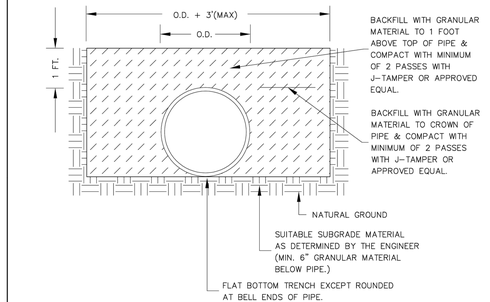
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OPENINGS IN RINGS FOR PURPOSES OF TEMPORARILY DRAINING STREETS CREATED BY THE USE OF A MECHANICAL DRILL, JACKHAMMERING OR CHISELING WILL NOT BE ALLOWED.

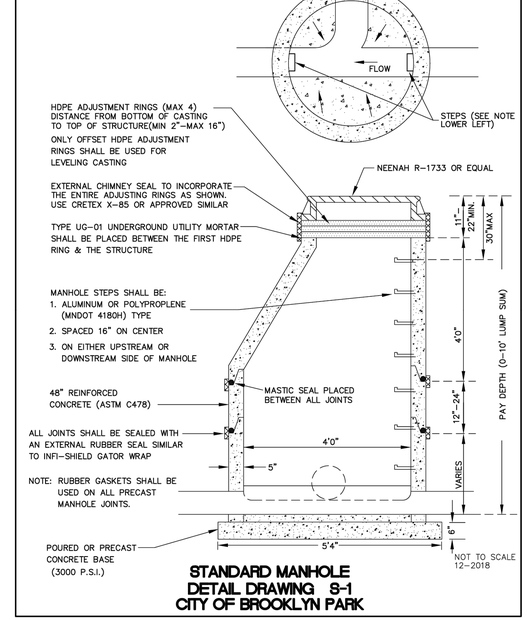
STANDARD CATCH BASIN
DETAIL DRAWING S-10
CITY OF BROOKLYN PARK

NOT TO SCALE
2-2020



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

NOT TO SCALE
4-96



NOT TO SCALE
12-2018

STANDARD MANHOLE
DETAIL DRAWING S-1
CITY OF BROOKLYN PARK

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DATE	4/25/2025
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DESIGNED BY	JFJ
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CHECKED BY	DLE

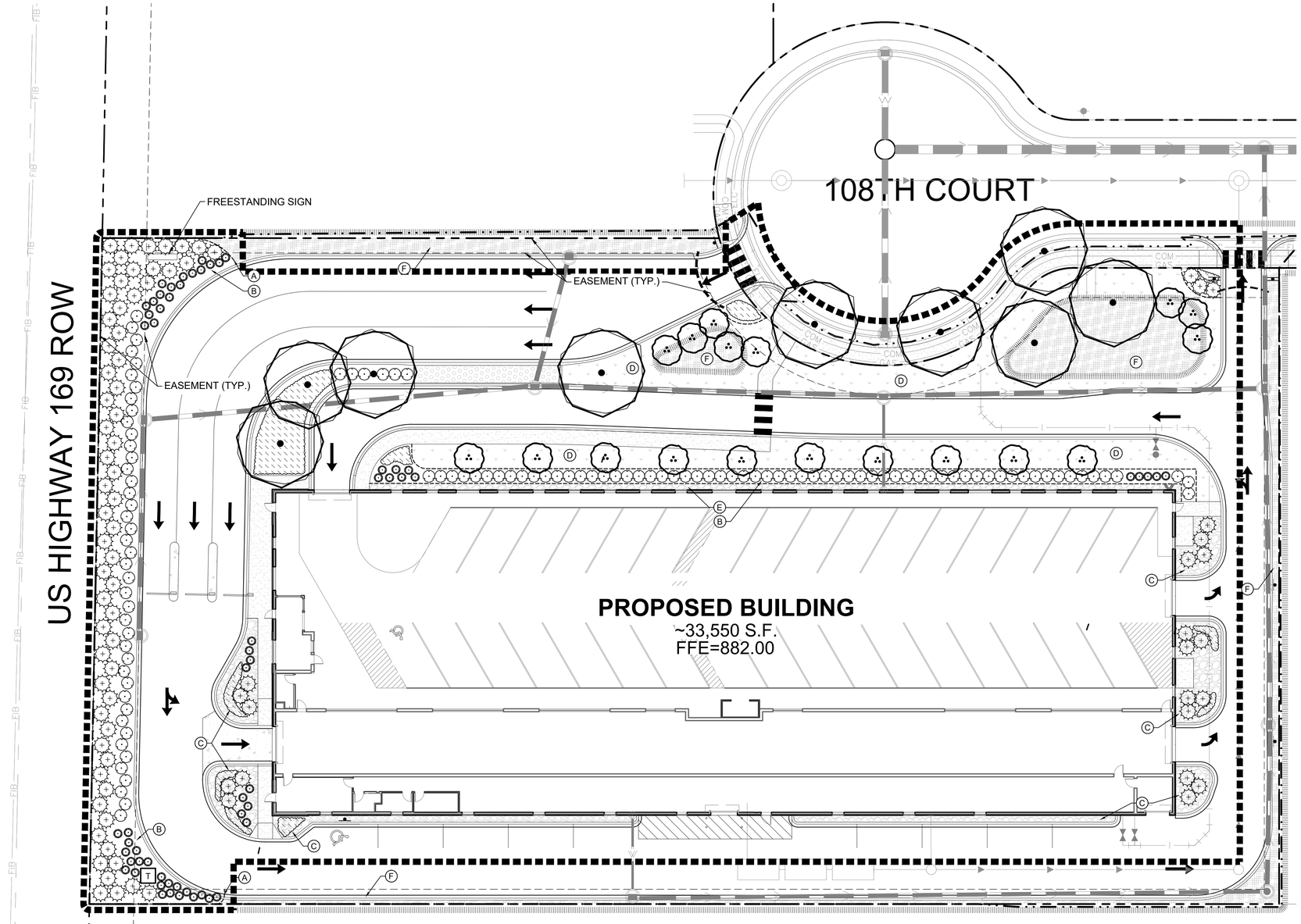
UTILITY DETAILS

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
C601

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K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\L1-LANDSCAPE PLAN.DWG April 25, 2025 - 1:01pm



LANDSCAPE SUMMARY

OPEN AREA REQUIREMENTS

OPEN AREA REQUIRED:	25,674 SF = MINIMUM 15% OF SITE = 85,579 * .3
OPEN AREA PROVIDED:	21,012 SF

MUST MEET 3 OF THE BELOW 4 REQUIREMENTS

OVERSTORY TREES REQUIRED:	9 TREES = 1 TREE / 3,000 SF OF OPEN AREA = 25,674 SF / 3,000
OVERSTORY TREES PROVIDED:	9 TREES
ORNAMENTAL TREES REQUIRED:	18 TREES = 1 TREE / 1,500 SF OF OPEN AREA = 25,674 SF / 1,500
ORNAMENTAL TREES PROVIDED:	18 TREES
EVERGREEN TREES REQUIRED:	9 TREES = 1 TREE / 3,000 SF OF OPEN AREA = 25,674 SF / 3,000
EVERGREEN TREES PROVIDED:	0 TREES
SHRUBS REQUIRED:	257 SHRUBS = 1 SHRUB / 100 SF OF OPEN AREA = 25,674 SF / 100
SHRUBS PROVIDED:	257 SHRUBS = 111 DECIDUOUS SHRUBS + 85 CONIFEROUS SHRUBS + 61 ORNAMENTAL GRASSES

FOUNDATION REQUIREMENTS

FOUNDATION PLANTING REQUIRED:	332 LF OF SOD, GROUND COVER, OR LOW LEVEL PLANTINGS, 6' WIDE MINIMUM = 40% OF BUILDING PERIMETER = 831 LF * .4
FOUNDATION PLANTING PROVIDED:	334 LF

SCREENING REQUIREMENTS

HWY 169 SCREENING REQUIRED:	SITE HEAD LIGHTS TO BE SCREENED FROM ROADWAY
HWY 169 SCREENING PROVIDED:	SEE PLAN

STREET TREE REQUIREMENTS

108TH CT. STREET TREES REQUIRED:	3 TREES = 1 TREE / 70 LF = (220 LF - 30 LF OF DRIVEWAYS) / 70
108TH CT. STREET TREES PROVIDED:	3 TREES

TOTAL TREE REQUIREMENTS

TREES REQUIRED:	27 TREES = 18 ORNAMENTAL + 9 OVERSTORY
TREES PROVIDED:	27 TREES = 18 ORNAMENTAL + 9 OVERSTORY

NOTE: STREET TREES CAN COUNT TOWARDS OVERSTORY REQUIREMENTS

LANDSCAPE LEGEND

- EDGER (TYP.)
- APPROXIMATE LIMITS OF SODDING / IRRIGATION (TYP.)
- SEED LIMITS / EDGE, SEED ALL DISTURBED AREAS(TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- SEED WITH PRAIRIE RESTORATIONS SEED MIXES: SHORT DRY PRAIRIE MIX - GRAMINOIDS AND FORBS (TYP.)
- GRASS PAVE, SEED WITH MNDOT SEED MIX SOUTHERN BOULEVARD (SB) - SEE DETAIL (TYP.)

LANDSCAPE KEYNOTES (A)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) SEED WITH PRAIRIE RESTORATIONS SEED MIXES: SHORT DRY PRAIRIE MIX - GRAMINOIDS AND FORBS (TYP.)

CONCEPT PLANT SCHEDULE

OVERSTORY TREE	9
ORNAMENTAL TREE	18
DECIDUOUS SHRUB	111
CONIFEROUS SHRUB	85
ORNAMENTAL GRASS	61
PERENNIALS	819 SF

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

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2024 KIMLEY-HORN AND ASSOCIATES, INC.
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RYAN A. HYLLESTED, PLA
MN LIC. NO. 53828
DATE: 4/25/2025

KHA PROJECT: 161318000
DATE: 4/25/2025
SCALE: AS SHOWN
DESIGNED BY: CFK
DRAWN BY: CFK
CHECKED BY: RAH

LANDSCAPE PLAN

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
L100

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GRASSPAVE2 & GRAVELPAVE2 - BASE COURSE DEPTH RECOMMENDATIONS

GRASSPAVE2 BY INVISIBLE STRUCTURES™
GRAVELPAVE2 BY INVISIBLE STRUCTURES™

	Normal Traffic		Occassional Passes		Infrequent Passes	
	CBR 2-4	CBR >4	CBR 2-4	CBR >4	CBR 2-4	CBR >4
Heavy Fire Truck & H-20 Loading Max 110 psi 80000 lb	14 in	12-14 in	12-14 in	12 in	12 in	10-12 in
Light Fire Truck & H-15 Loading Typical 85 psi 60,000 lb	12 in	10-12 in	10 in	8-10 in	8-10 in	8 in
Utility & Delivery Truck & H-10 Loading Typical 60 psi 40,000 lb	8-10 in	8 in	8-10 in	6-8 in	6-8 in	6 in
Cars & Pick-Up Truck Access Typical 45 psi 8,000 lb	6-8 in	6 in	6 in	4-6 in	4-6 in	2-4 in
Trail Use and Cart Paths <1,000 lb	6 in	4-6 in	2-4 in	0-2 in	None	None

*** THESE DEPTH RECOMMENDATIONS SHOULD BE VERIFIED BY THE PROJECT ENGINEER AND LOCAL AUTHORITIES**

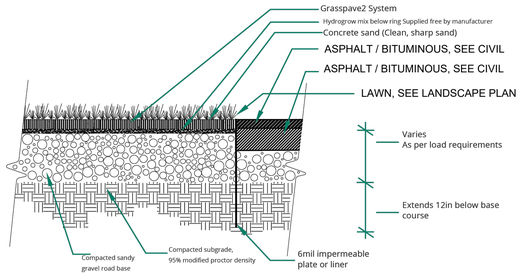
InvisibleStructures.com INVISIBLE STRUCTURES 303-233-8383

GRASSPAVE2 - EDGE DETAILS

Choose this detail for reinforcing grass parking surfaces

GRASSPAVE2 BY INVISIBLE STRUCTURES™

ASPHALT EDGE



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

NOT FOR SCALE

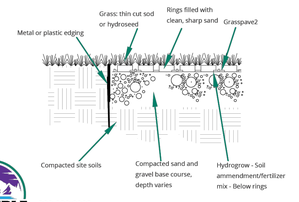
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GRASSPAVE2 - EDGE DETAILS

Choose this detail for edging Grasspave2 areas

GRASSPAVE2 BY INVISIBLE STRUCTURES™

METAL OR PLASTIC EDGING



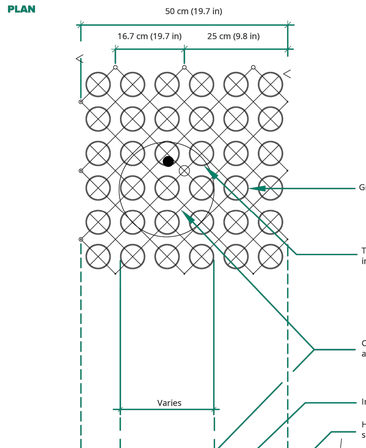
InvisibleStructures.com INVISIBLE STRUCTURES 303-233-8383

GRASSPAVE2 SPRINKLER IRRIGATION DETAIL

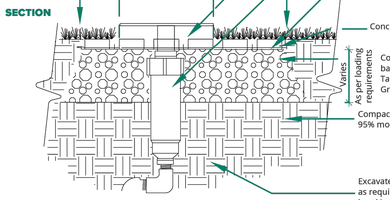
Choose this product for reinforcing irrigation heads

GRASSPAVE2 BY INVISIBLE STRUCTURES™

PLAN



SECTION



Not to Scale

SPECIFICATIONS

Unit Size - 50 cm x 50 cm x 2.5 cm (20 in x 20 in x 1 in)
Available in 2 standard roll sizes

Unit Weight - 510 gm (18 oz) or 2.0 kg (4.6 lbs)

Strength - 402 kg/cm (5,720 PSI)

Color - Black (Standard)

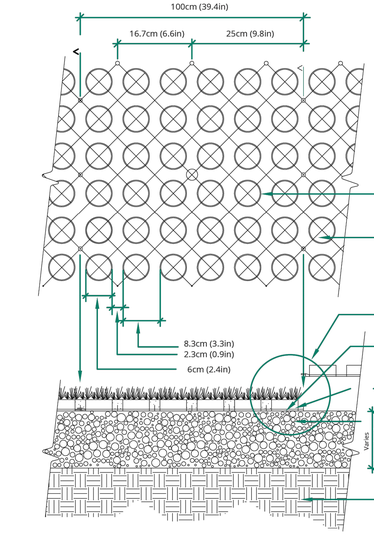
Resin - 100% Post-Consumer recycled HDPE/LDPE

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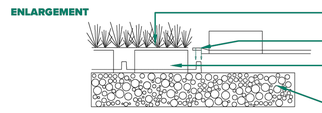
GRASSPAVE2 - UNIT DETAILS

Choose This Product For Reinforcing Grass Wearing Surfaces

GRASSPAVE2 BY INVISIBLE STRUCTURES™



ENLARGEMENT



Note: Grass/Plant types shall be specified by a landscape architect or landscape designer

NOT FOR SCALE

SPECIFICATIONS

Unit Size - 1m x 1m x 2.5cm (40in x 40in x 1in)
Available in 2 standard roll sizes

Unit Weight - 510g (18oz) or 2.0kg (4.5lbs)

Strength - 1,121kg/cm (15,940 PSI)

Color - Black

Resin - 100% Recycled HDPE

PLAN

SECTION

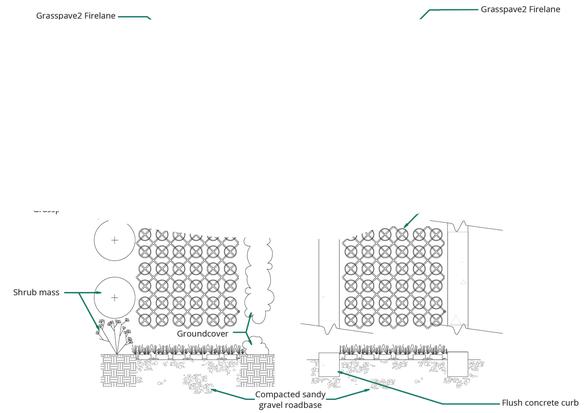
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GRASSPAVE2 FIRELANE DETAIL

Delineating a Grasspave2 Firelane

GRASSPAVE2 BY INVISIBLE STRUCTURES™

PLAN VIEW



No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, PLA
MN LIC. NO. 53828
DATE: 4/25/2025

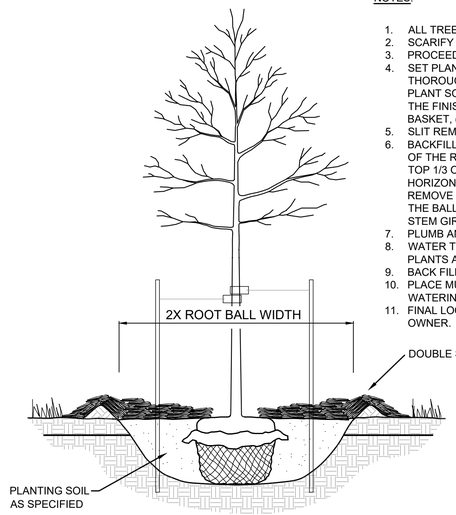
KHA PROJECT	
161318000	
DATE	4/25/2025
SCALE	AS SHOWN
DESIGNED BY	CFK
DRAWN BY	CFK
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK, MN

SHEET NUMBER
L102

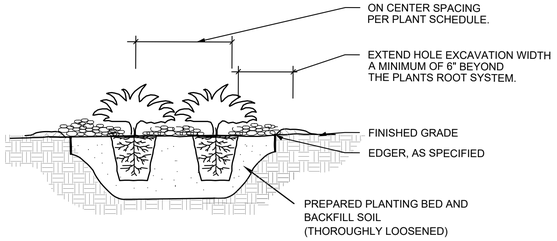


NOTES:

1. ALL TREES TO BE STAKED PER MNDOT STANDARDS.
2. SCARIFY SIDES AND BOTTOM OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING.
4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
5. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
6. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. PLUMB AND BACKFILL WITH PLANTING SOIL.
8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACK FILL VOIDS AND WATER SECOND TIME.
10. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
11. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

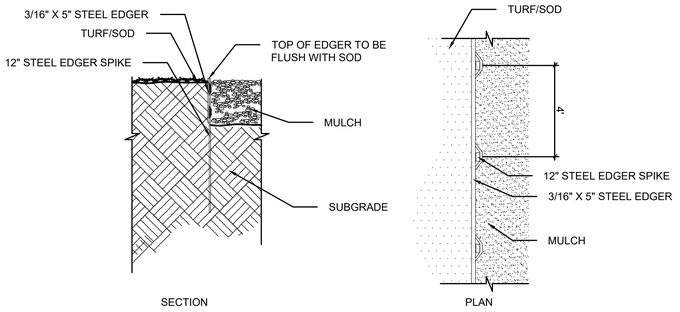


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

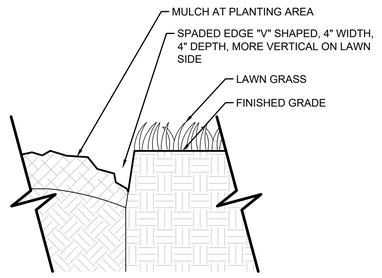
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



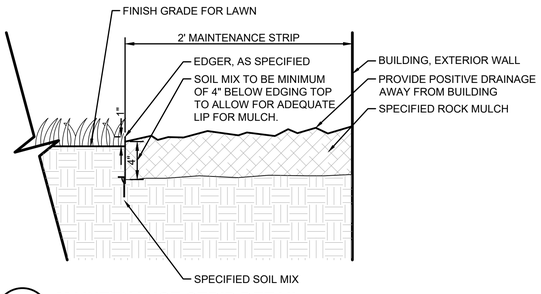
3 STEEL EDGER DETAIL

SCALE: N.T.S. L101



4 SPADED EDGE DETAIL

SCALE: 1-1/2"=1' L101



5 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED BLACK, OR APPROVED EQUAL. ROCK MULCH TO BE TRAP ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED / SOD

20. ALL DISTURBED AREAS TO BE SODDED / SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, PLA
MN
LIC. NO. 53828
DATE: 4/25/2025

KHA PROJECT	
161318000	
DATE	
4/25/2025	
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	RAH

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

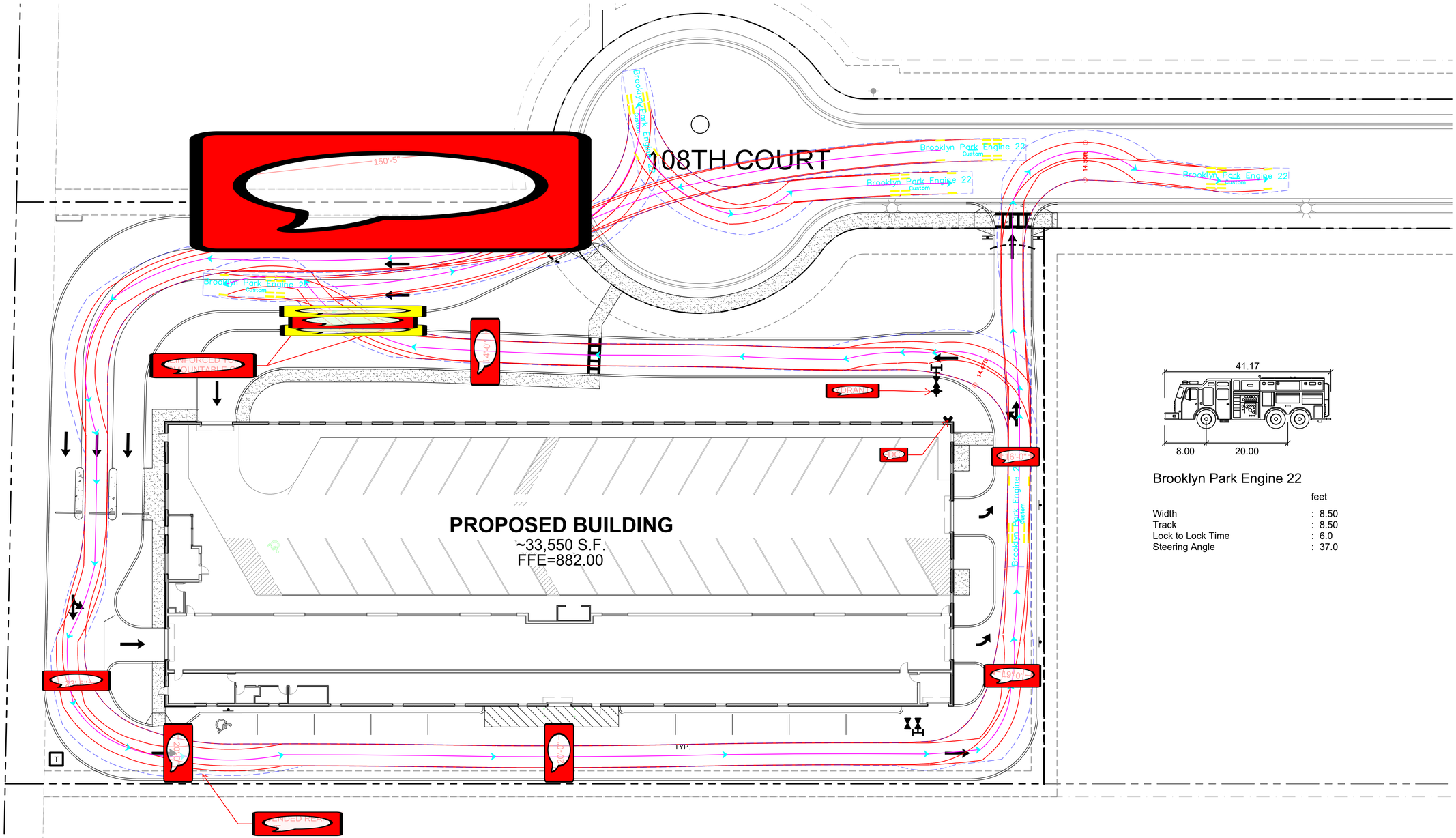
SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
L101

K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG April 25, 2025 - 1:01pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\Sota Shine\Northpark\3 Design\CAD\Exhibits\Sota Shine Turning Exhibit.dwg April 23, 2025 - 3:47pm

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Brooklyn Park Engine 22

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.0

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FUTURE SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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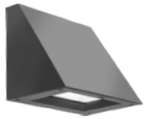
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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KHA PROJECT 161318000
DATE 04/04/2025
SCALE AS NOTED
DESIGNED BY JFJ
DRAWN BY KBP
CHECKED BY JFJ

TURNING EXHIBIT

SOTA SHINE NORTHPARK
PREPARED FOR
SOTA SHINE
BROOKLYN PARK MN

SHEET NUMBER
CX-1



WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

Notes

Type W

Click 'Edit' button to see all over the page to see all interactive elements.

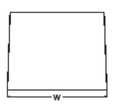
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P15W P2[1] P25W P3[1] P35W P4[1] Four with small Window (SW) is required to accommodate sensors. See page 2 for room details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[*] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[*] 480[*]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[*] **Shipped separately** AWS 3/8 inch Architectural Wall spacer[*] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[*]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAIDRS (4W, CPC only)	**Standalone Sensors/Controls** (only available with P15W, P25W & P35W)	DDBXD Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAIDRS (10W, VF, only)	PIR (8-level (100/25%)) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLKD Black DNATD Natural aluminum
E20WC	Emergency battery backup, Certified in CA Title 20 MAIDRS (18W, - 3PC only)	PIRH (8-level (100/25%)) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DWHXD White
PE	Photocell, Button Type*	PIR1FC3V (8-level (100/25%)) motion sensor for 8-15' mounting heights. With photocell pre-programmed for dusk to dawn operation.	DSSND Sandstone
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*	PIRH1FC3V (8-level (100/25%)) motion sensor for 15-30' mounting heights. With photocell pre-programmed for dusk to dawn operation.	DDBTXD Textured dark bronze
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	**Networked Sensors/Controls** (only available with P15W, P25W & P35W)	DBLKXD Textured black
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLIGHT AIR GEN 2	DNATXD Textured natural aluminum
DSLE	Dual Switching (1 Driver, 2 Light Engines)	NLIRIDE2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DWHGXD Textured white
CCE	Coastal Construction*	NLIRIDE2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DSSTXD Textured sandstone
		NLIRIDE2 PE Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights*	
		NLIRIDE2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights*	

See page 4 for end of line functionality

Dimming controls

DD[2,16]	0-10V External dimming (for controls by others)
DCD[7,8,16]	Dual Circuit Control
FAN[9,16]	Field Adjustable Wattage Selector
SRDR[3,4,5,6,16]	SR driver connected to Zhaga socket

DynaDimmer: Automatic Profile Dimming

OSE[6,10]	Safety 50% Dimming, 7 hours
OMS[6,10]	Median 50% Dimming, 8 hours
OSB[6,10]	Safety 30% Dimming, 7 hours
OMB[6,10]	Median 30% Dimming, 8 hours

BL[11,12,16]	Bi-level functionality

WAP[4,16]	Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR)

Motion sensing/less

SMB3[*]	Integral with #3 lens
SMB7[*]	Integral with #7 lens
LS	Low (7'-15' mounting height) sensor, Black color housing
LW	Wireless Interact, integral Low (7'-15' mounting height) sensor, White color housing
HS	High (15'-40' mounting height) sensor, Black color housing
HW	High (15'-40' mounting height) sensor, White color housing

Photosensing

PCB[3]	Photocontrol Button
TLRDE[3,4]	Twist Lock Receptacle 5 Pin
TLRD[3,4]	Twist Lock Receptacle 7 Pin
TLRPC[3,4,5]	Twist Lock Receptacle w/Photocell

Options

Fusing

FP	Single (120, 277, 347VAC)
F2[*]	Double (208, 240, 480VAC)

Pole Mount Fusing

FPP	Single (120, 277, 347VAC)
FP2[*]	Double (208, 240, 480VAC)
FPD[*]	Canadian Double Pull (208, 240, 480VAC)

Surge Protection (10kA standard)

SP2	Increased 20kA
BAC[16,*]	Meets the requirements of the Buy American Act of 1933 (BAA)

Luminaire

	Square Pole Adapter included in standard product
TIP[*]	Terminal Block
RPA[*]	Round Pole Adapter (Fits to 3"- 3.9" O.D. pole)
HSS[*]	Internal House Side Shield

Finish

Textured

BK	Black
WH	White
BZ	Bronze
DGY	Dark Gray
MGY	Medium Gray

Customer specified

RAL	Specify optional color or RAL (ex: RAL7024)
CC	Custom color (Must supply color chip for required factory quote)

1. BL-IR1SC7 equipped with out-boarded sensor housing when voltage is MVOLT(347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Not available with P1, P2 or P3. Not available when fixture is horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Not available with BCE. Receptacle pins 6 & 8 are capped off when ordered with any of the Dimming controls DD or DMG or LLC.
11. Not available in 480V. Order photocell separately with TLRDE/7.
12. Not available with DCD.
13. Not available with SF and MS. IRNet provided with black finish standard.
14. Not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DCD, DCC, FANS, SXSK, or WAP dimming control options.
16. WAP must be combined with Motion sensing lens LS or LW or HS or HW.
17. When ordering SXDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SXDR not available with TLRDE or TLRPC.
18. DCD and DCC dimming driver standard.
19. LCL and RCL not available with 4.5-13A or BAA.
20. Extended lead times apply. Contact factory for details
21. Failure to properly select the "BAA" suffix could result in you receiving product that is not BAA compliant product with no recourse to Acuity Brands. Acuity Brands makes no representation as to (a) address (c) the availability of, or availability of a waiver under, the Trade Agreements Act, or (d) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

GARDCO

Site and Area
EcoForm
ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type: Z
Lamps: Qty:
Notes:

Ordering guide Example: ECF-S-64L-900-NW-G2-AR-E-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color-Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	265 265mA 530 530mA 700 700mA 1A 1050mA 1.2A 1200mA	WW-G2 Warm White 3000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	ARP Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) SP Slip Fitter Mount (fits to 2"-4" O.D. tenon) WS Wall mount with surface conduit entry (not permitted) RAMP Retrofit arm mount kit	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, Rotated left 90° AFR-270 Auto Front Row, Rotated right 270° BLC Back Light Control BLC-90 Back Light Control rotated left 90° BLC-270 Back Light Control rotated at 270° LCL[14] LEED Corner Optic Left RCL[14] LEED Corner Optic Right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	900 900mA 1A 1050mA 1.2A* 1200mA				
	64L 64 LEDs (4 modules)	900 900mA 1A* 1050mA				

Options

Dimming controls	Motion sensing/less	Photosensing	Options	Luminaire	Finish
DD[14] 0-10V External dimming (for controls by others) DCD[7,8,14] Dual Circuit Control FAN[9,14] Field Adjustable Wattage Selector SRDR[3,4,5,6,14] SR driver connected to Zhaga socket **DynaDimmer: Automatic Profile Dimming** OSE[6,10] Safety 50% Dimming, 7 hours OMS[6,10] Median 50% Dimming, 8 hours OSB[6,10] Safety 30% Dimming, 7 hours OMB[6,10] Median 30% Dimming, 8 hours		PCB[3] Photocontrol Button TLRDE[3,4] Twist Lock Receptacle 5 Pin TLRD[3,4] Twist Lock Receptacle 7 Pin TLRPC[3,4,5] Twist Lock Receptacle w/Photocell	**Fusing** FP Single (120, 277, 347VAC) F2[*] Double (208, 240, 480VAC) **Pole Mount Fusing** FPP Single (120, 277, 347VAC) FP2[*] Double (208, 240, 480VAC) FPD[*] Canadian Double Pull (208, 240, 480VAC) **Surge Protection (10kA standard)** SP2 Increased 20kA BAC[16,*] Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product TIP[*] Terminal Block RPA[*] Round Pole Adapter (Fits to 3"- 3.9" O.D. pole) HSS[*] Internal House Side Shield	**Textured** BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray **Customer specified** RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
BL[11,12,16] Bi-level functionality	SMB3[*] Integral with #3 lens SMB7[*] Integral with #7 lens LS Low (7'-15' mounting height) sensor, Black color housing LW Wireless Interact, integral Low (7'-15' mounting height) sensor, White color housing HS High (15'-40' mounting height) sensor, Black color housing HW High (15'-40' mounting height) sensor, White color housing				
WAP[4,16] Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR)					

1. BL-IR1SC7 equipped with out-boarded sensor housing when voltage is MVOLT(347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Not available with P1, P2 or P3. Not available when fixture is horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Not available with BCE. Receptacle pins 6 & 8 are capped off when ordered with any of the Dimming controls DD or DMG or LLC.
11. Not available in 480V. Order photocell separately with TLRDE/7.
12. Not available with DCD.
13. Not available with SF and MS. IRNet provided with black finish standard.
14. Not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DCD, DCC, FANS, SXSK, or WAP dimming control options.
16. WAP must be combined with Motion sensing lens LS or LW or HS or HW.
17. When ordering SXDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SXDR not available with TLRDE or TLRPC.
18. DCD and DCC dimming driver standard.
19. LCL and RCL not available with 4.5-13A or BAA.
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21. Failure to properly select the "BAA" suffix could result in you receiving product that is not BAA compliant product with no recourse to Acuity Brands. Acuity Brands makes no representation as to (a) address (c) the availability of, or availability of a waiver under, the Trade Agreements Act, or (d) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

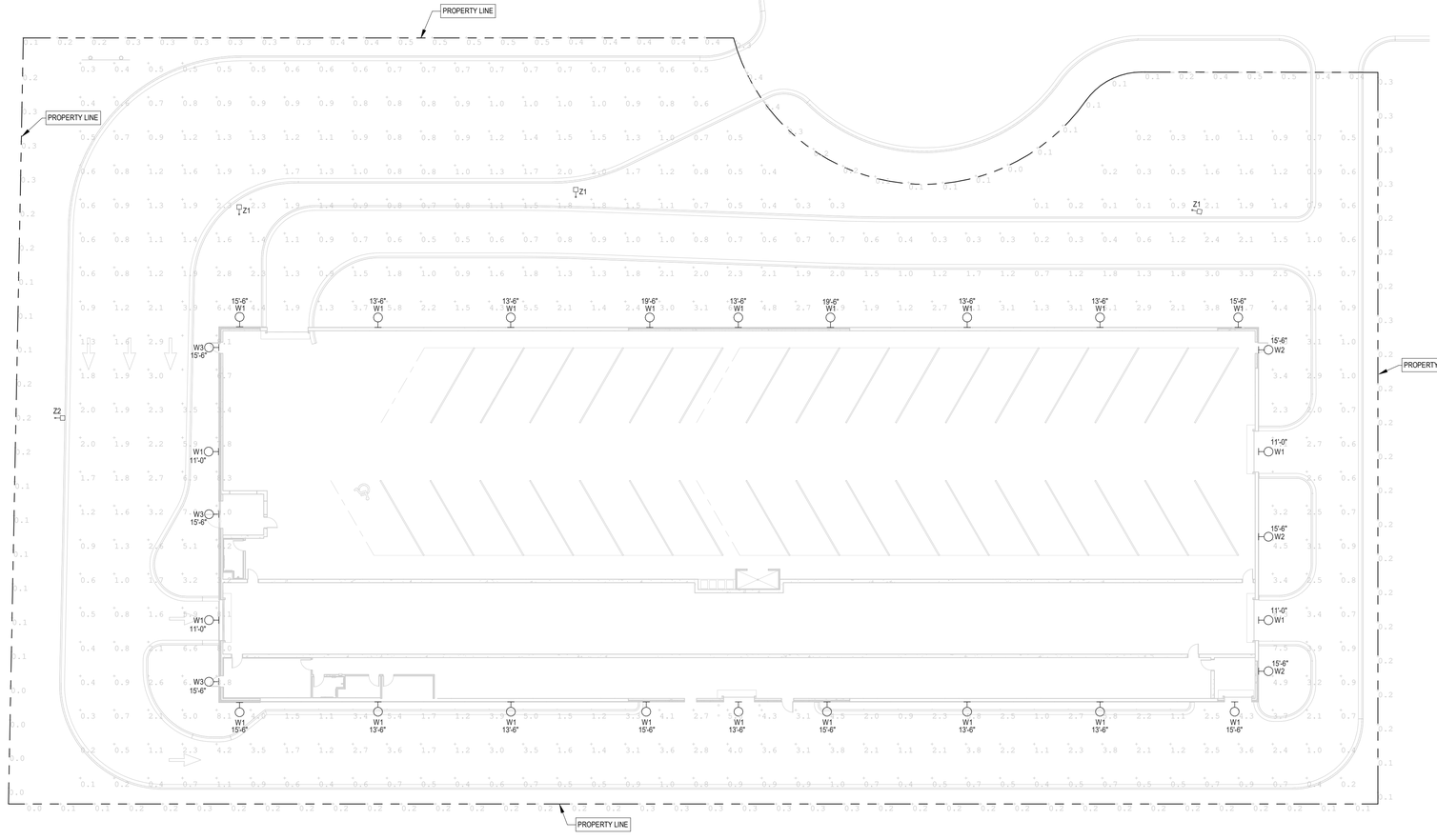
interact DARKSKY APPROVED DLC LISTED DLC LISTED UL

Light Fixture Description Schedule - Photometrics

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	WATTAGE COMMENTS	LAMP TYPE	L.L.F.	FIXT. QTY.
W1	LED WALL PACK TYPE VW DISTRIBUTION. 2639 NOMINAL DELIVERED LUMENS. PROVIDE INTEGRAL PHOTOCELL/MOTION SENSOR. PROVIDE BLACK IN COLOR	LITHONIA	WDGE2-LED-P3SW-35K-90CRI-VW-MVOLT-SRMVF	23	LED 2639 LUMENS	0.9	22
W2	LED WALL PACK TYPE VF DISTRIBUTION. 2607 NOMINAL DELIVERED LUMENS. PROVIDE INTEGRAL PHOTOCELL/MOTION SENSOR. PROVIDE BLACK IN COLOR	LITHONIA	WDGE2-LED-P3SW-35K-90CRI-VF-MVOLT-SRMVF	23	LED 2607 LUMENS	0.9	3
W3	LED WALL PACK TYPE VF DISTRIBUTION. 5052 NOMINAL DELIVERED LUMENS. PROVIDE INTEGRAL PHOTOCELL/MOTION SENSOR. PROVIDE BLACK IN COLOR	LITHONIA	WDGE2-LED-P5-35K-90CRI-VF-MVOLT-SRMVF	49	LED 5052 LUMENS	0.9	3
Z1	TYPE III DISTRIBUTION LED POLE MOUNTED FIXTURES. 20' ROUND STEEL POLE WITH 2'-0" A.F.G. BASE. BLACK IN COLOR HEAD AND POLE SHALL HAVE MATCHING FINISH. 7426 NOMINAL DELIVERED LUMENS. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER. PROVIDE POLE MOUNT. PROVIDE WITH INTEGRAL	GARDCO	ECF-S-32L-530-NW-G2-AR-3-UNV	56	LED 7426 LUMENS	0.9	3
Z2	TYPE III DISTRIBUTION LED POLE MOUNTED FIXTURES. 20' ROUND STEEL POLE WITH 2'-0" A.F.G. BASE. BLACK IN COLOR HEAD AND POLE SHALL HAVE MATCHING FINISH. 5873 NOMINAL DELIVERED LUMENS. PROVIDE CONCRETE BASE PER DETAIL. PROVIDE BASE COVER. PROVIDE POLE MOUNT. PROVIDE WITH INTEGRAL OCC SENSOR.	GARDCO	ECF-S-32L-530-NW-G2-AR-3-UNV-HIS	56	LED 5873 LUMENS	0.9	1

CALCULATION SUMMARY

AREA	AVG (FC)	MAX (FC)	MIN (FC)
SITE	1.92	9.00	0.01
PROPERTY LINE	0.23	0.50	0.00



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

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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.

KELLY B. ÄRTZ

DATE: 04/04/2025 LIC. NO. 26872

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Edina, MN 55439

952.930.0050 | www.epinc.com

SOTA SHINE NORTHPARK

____ 108TH COURT
BROOKLYN PARK, MN
55445

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 5168.0000
DRAWN BY: KDM
CHECKED BY: MAB
DATE: 04/04/2025

COMPUTER DIRECTORY:
K:\Jobs\Sota Shine\25049_SotaShine_BrooklynPark

SITE PHOTOMETRIC PLAN

N

E100

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CODE PLAN LEGEND

- FIRE EXTINGUISHER LOCATION
- BUILDING EXIT
- EGRESS PATH
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- SMOKE PARTITION

SIGNAGE - BUILDING COMMUNICATION

A SIGN STATING 'EXIT' IN RAISED CHARACTERS AND BRAILLE SHALL BE PROVIDED ADJACENT TO EACH DOOR AT AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
(MNSBC, SECTION 1013.4)

OCCUPANCY SCHEDULE

NOTE: SQUARE FOOTAGES ARE FOR BUILDING PERMIT ONLY, NOT FOR LEASING PURPOSES

NAME	BUILDING USE	OCC. TYPE	AREA	OCC. LOAD FACTOR	OCC. LOAD	# OF EXITS REQ'D
INDOOR VAC STATIONS	BUSINESS	B	22,650 SF	300	76	2
CAR WASH EQUIPMENT	BUSINESS	B	3,725 SF	300	13	1
OFFICE	BUSINESS	B	549 SF	150	4	1
CAR WASH TUNNEL	BUSINESS	B	6,642 SF	300	23	1
GRAND TOTAL			33,566 SF		116	

PLUMBING CODE REVIEW

CLASSIFICATION	OCC.	OCC. LOAD/2	WATER CLOSETS REQ'D M	WATER CLOSETS REQ'D W	WATER CLOSETS PROVIDED M	WATER CLOSETS PROVIDED W	WATER CLOSETS PROVIDED UNI.	LAVATORIES REQ'D M	LAVATORIES REQ'D W	LAVATORIES PROVIDED M	LAVATORIES PROVIDED W	LAVATORIES PROVIDED UNI.	DRINKING FOUNTAINS REQ'D	DRINKING FOUNTAINS PROVIDED
BUSINESS	B	58	1/25 (<50)					1/40 (<80)					1/100	2
			2.00	2.00	-	-	2	1.45	1.45	-	-	2		
			1/50 (>50)					1/80 (>80)						
			0.16	0.16				-	-				1.16	
SUBTOTAL		116	2.16	2.16	-	-	2	1.45	1.45	-	-	2	2	2
TOTAL		116	5		2			3		2			2	2

1. MINIMUM ONE JANITOR'S SINK REQUIRED, ONE PROVIDED.
2. 2902.3, EXCEPTION 1: PUBLIC TOILET FACILITIES SHALL NOT BE REQUIRED FOR STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICKUP AND DROP-OFF, HAVING A PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 300 SQ.FT. THE INSIDE OF THE CAR WASH IS NOT OPEN TO THE PUBLIC, AND THE FACILITY IS DESIGNED TO HAVE 3-6 EMPLOYEES WORKING AT ANY ONE TIME. TOILET FACILITIES ARE PROVIDED FOR EMPLOYEES AND ONE IN THE VACUUM STALL AREA FOR CONVENIENCE.

CODE SUMMARY

I. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

A. TABLES 504.3 AND 504.4: ALLOWABLE BUILDING HEIGHT AND STORIES ABOVE GRADE:
1. CONSTRUCTION TYPE: II-B
2. OCCUPANCY: B
3. SPRINKLER SYSTEM: FULLY SPRINKLERED PER 903.3.1.1
4. HEIGHT: 75 FEET ALLOWED (B / II-B); 35 FEET PROPOSED MAX
5. STORIES: 4 STORIES ALLOWED (B / II-B); 1 STORIES PROPOSED MAX

B. TABLE 506 ALLOWABLE BUILDING AREA
1. FLOOR AREA: 92,000 SQ FT ALLOWED (SINGLE-STORY SPRINKLERED); 35,600 SQ FT PROPOSED

II. CHAPTER 6 - TYPES OF CONSTRUCTION

A. TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDINGS ELEMENTS
1. BUILDING ELEMENT
PRIMARY STRUCTURAL FRAME 0 HOURS
BEARING WALLS
EXTERIOR 0 HOURS
INTERIOR 0 HOURS
NONBEARING WALLS AND PARTITIONS
EXTERIOR 0 HOURS
INTERIOR 0 HOURS
FLOOR CONSTRUCTION 0 HOURS
ROOF CONSTRUCTION 0 HOURS

III. CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

A. TABLE 705.5 - WALL RATING BASED ON FIRE SEPARATION DISTANCE FROM PROPERTY LINE
1. FIRE SEPARATION DISTANCE
1.1. NORTH WALL: 85 FEET 0 HOURS
1.2 WEST WALL: 60 FEET 0 HOURS
1.2. SOUTH WALL: 30 FEET 0 HOURS
1.3. EAST WALL: 35 FEET 0 HOURS

B. TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS
1. 30 FEET OR GREATER - UNPROTECTED, SPRINKLERED: NO LIMIT

C. IBC 705.11 - PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.
1. EXCEPTION 1 APPLIES - NOT REQUIRED.

IV. CHAPTER 8 - INTERIOR FINISHES

A. 803.1.2:
1. CLASS B FINISHES: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
2. CLASS C FINISHES: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

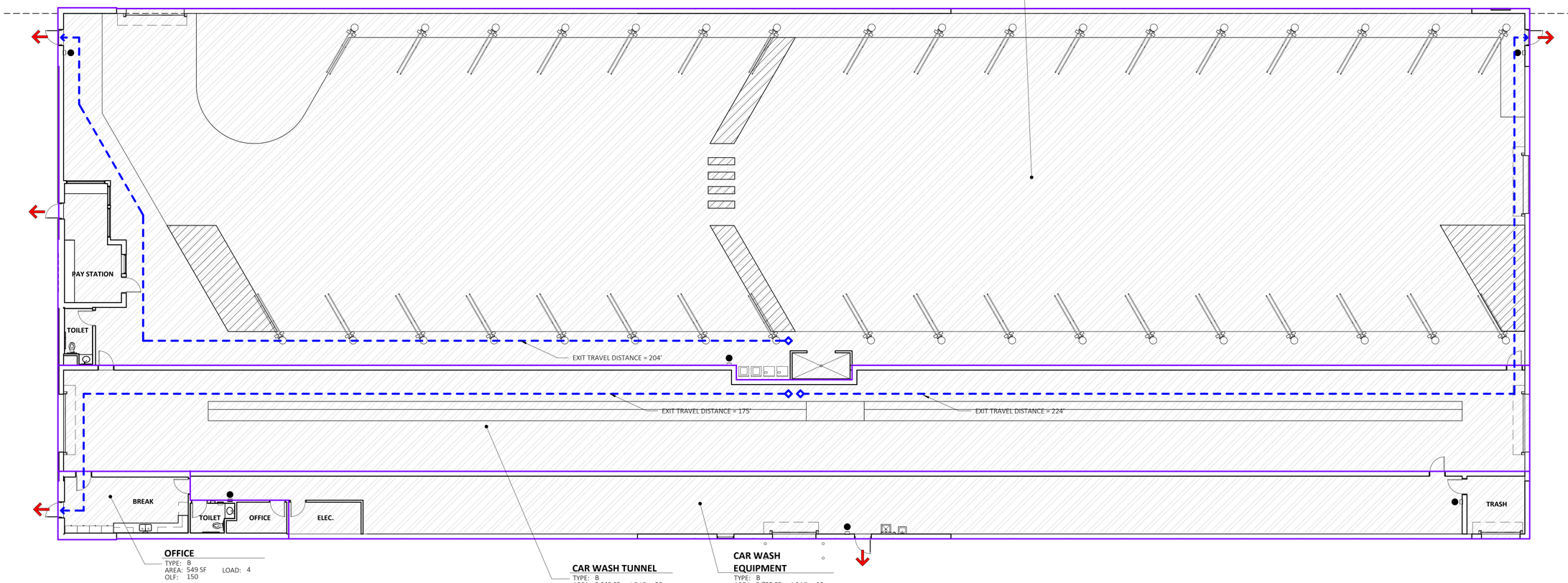
B. TABLE 803.13:
1. CONSTRUCTION TYPE II-B
2. OCCUPANCY B SPRINKLERED
3. VERTICAL EXIT ENCLOSURES C
4. CORRIDORS C
5. ROOMS AND ENCLOSED SPACES C

V. CHAPTER 9 - FIRE PROTECTION SYSTEMS

A. SECTION 903.3.1.1 NFPA 13 SPRINKLER SYSTEM, ALL FLOORS
B. SECTION 906 PORTABLE FIRE EXTINGUISHERS
1. 906.1 GENERAL: PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE MINNESOTA STATE FIRE CODE.

VI. CHAPTER 10 - MEANS OF EGRESS

A. SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS
1. TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:
MAX COMMON PATH OF EGRESS TRAVEL DISTANCE: *MAX 100'* (__ SPRINKLERED)
B. SECTION 1017 EXIT ACCESS TRAVEL DISTANCE
1. TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: *MAX 250'* (___ SPRINKLERED)



1 A020 CODE PLAN
3/32" = 1'-0"

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SOTA SHINE NORTHPARK

____ 108TH COURT BROOKLYN PARK, MN 55445

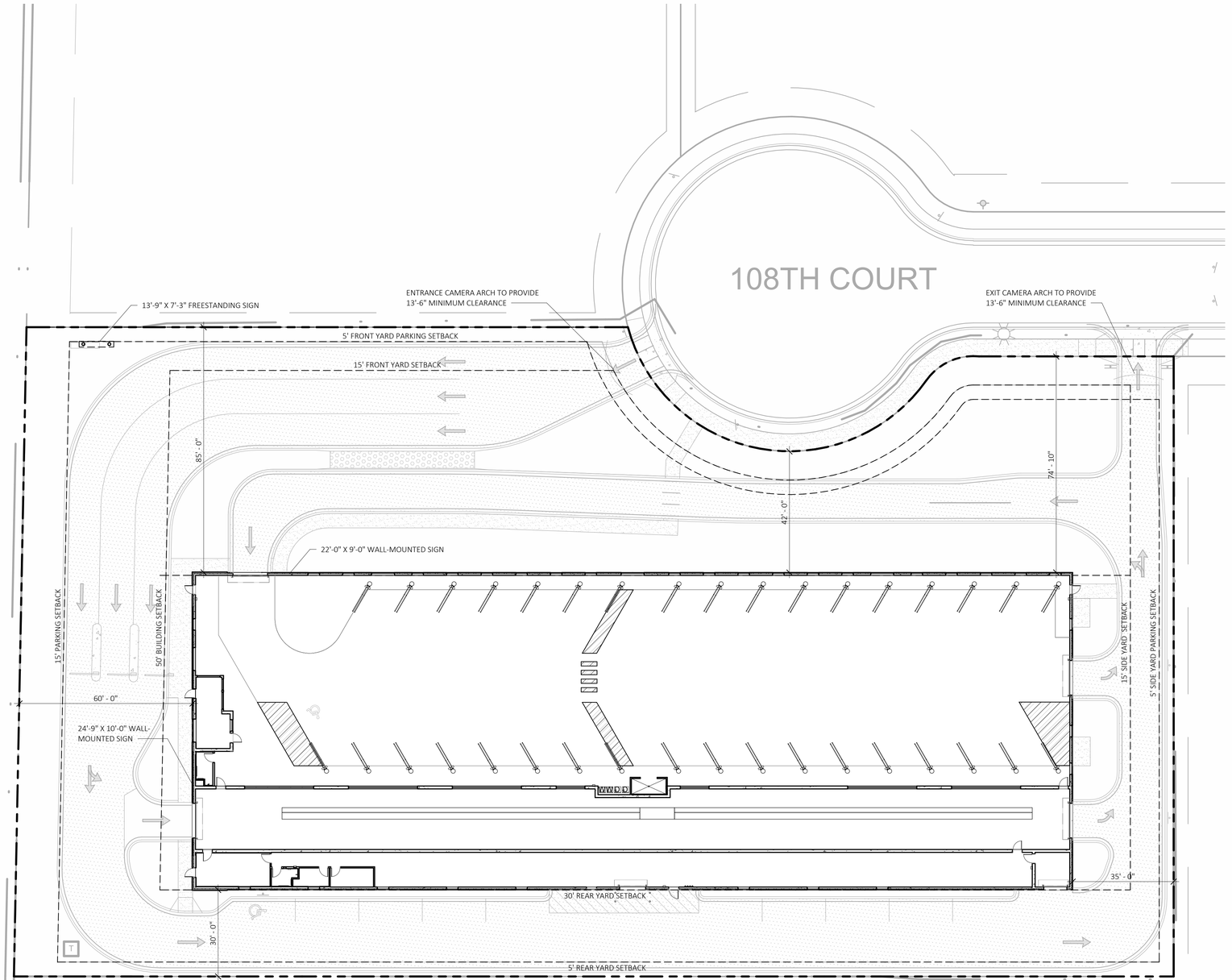
NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	04/04/2025
	SUBMITTAL REVISIONS	04/25/2025

PROJECT NUMBER: 25049
DRAWN BY: C. ALLEN
CHECKED BY: N. MISSLING / S. OLIVER
DATE: 04/25/2025
COMPUTER DIRECTORY:
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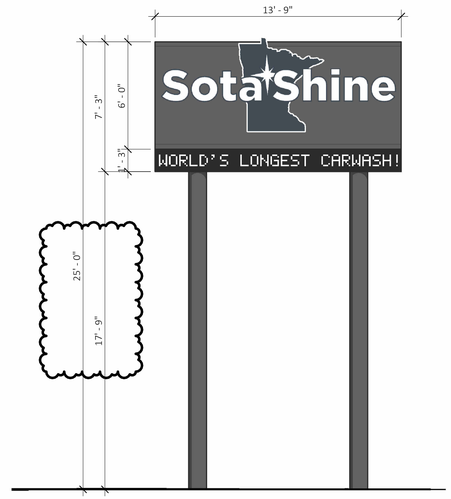
CODE PLANS

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A020



1 A100 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"



2 A100 **FREE-STANDING SIGN - ELEVATION**
1/4" = 1'-0"







CAMERA ARCH REFERENCE PHOTOS

MOHAGEN HANSEN
Architecture | Interiors

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SOTA SHINE NORTHPARK

____ 108TH COURT
BROOKLYN PARK, MN 55445

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	04/04/2025
	SUBMITTAL REVISIONS	04/25/2025

PROJECT NUMBER:	25049
DRAWN BY:	C. ALLEN
CHECKED BY:	N. MISSLING / S. OLIVER
DATE:	04/25/2025

COMPUTER DIRECTORY:
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ARCHITECTURAL SITE PLAN

N

A100

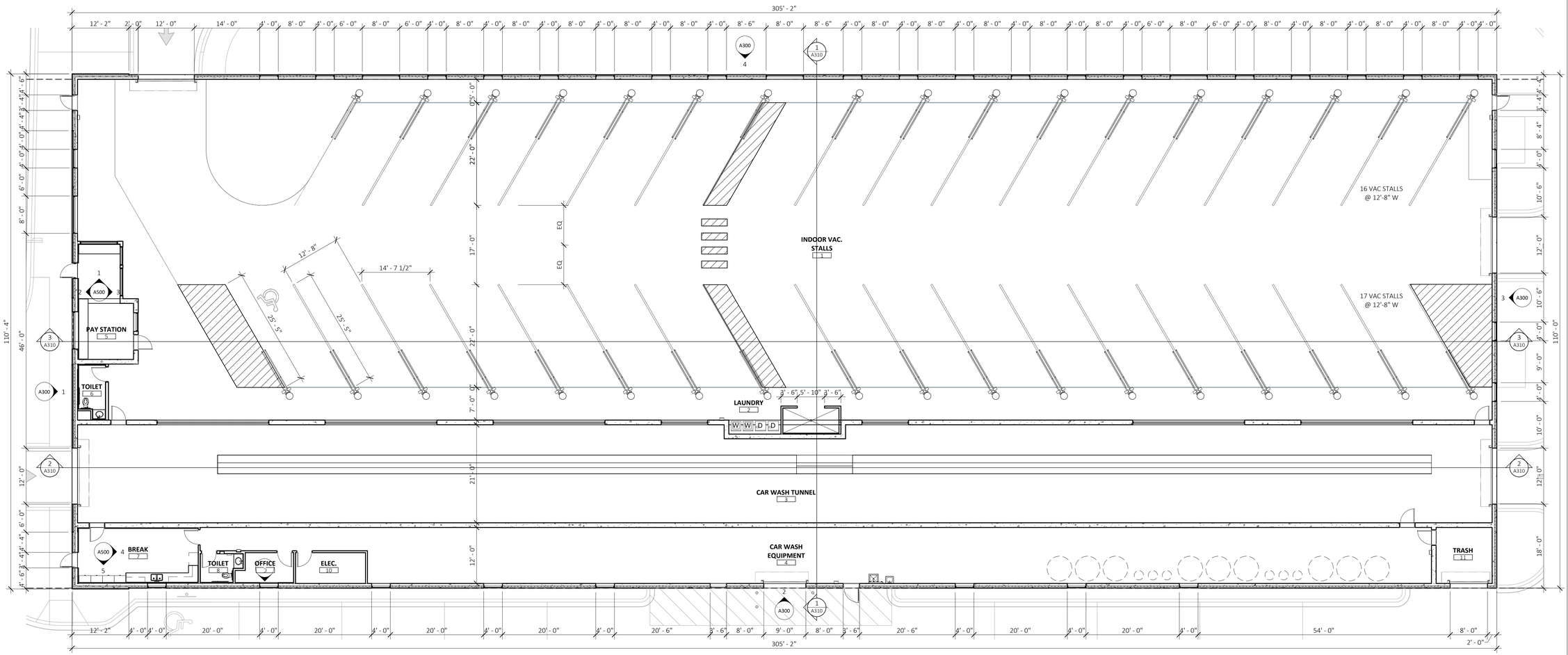
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GENERAL PROJECT NOTES

1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
1	-
2	-



1 A201 **1ST LEVEL - FLOOR PLAN**
3/32" = 1'-0"

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SOTA SHINE NORTHPARK

_____ 108TH COURT
BROOKLYN PARK, MN
55445

NO.	DESCRIPTION	DATE
	CITY SUBMITTAL	04/04/2025
	SUBMITTAL REVISIONS	04/25/2025

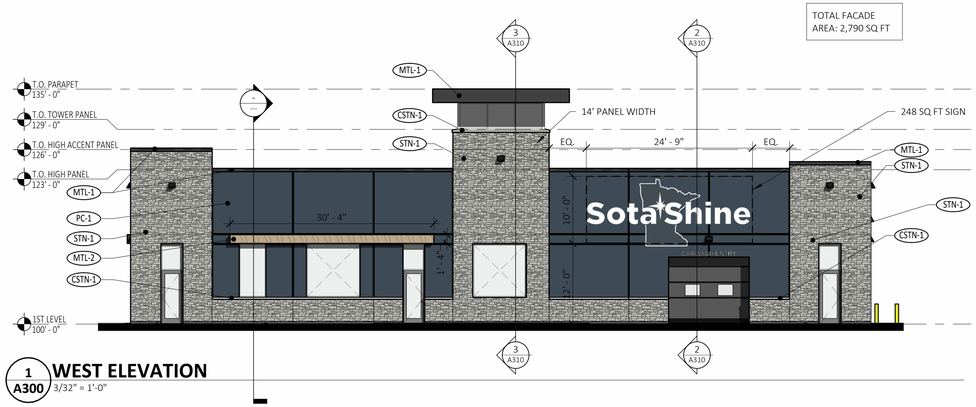
PROJECT NUMBER:	25049
DRAWN BY:	C. ALLEN
CHECKED BY:	N. MISSLING / S. OLIVER
DATE:	04/25/2025

COMPUTER DIRECTORY:
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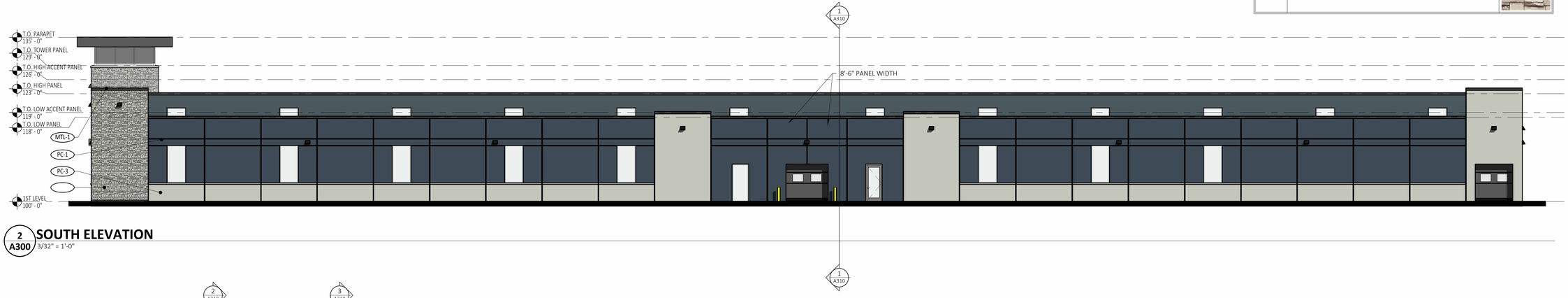
FLOOR PLAN

N

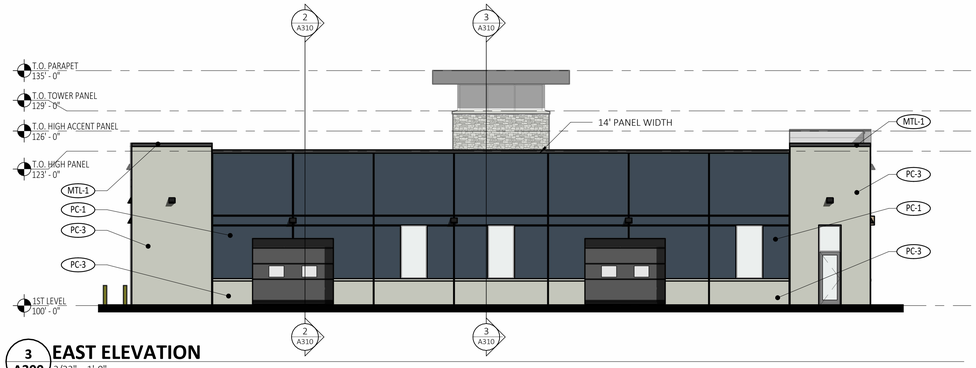
A201



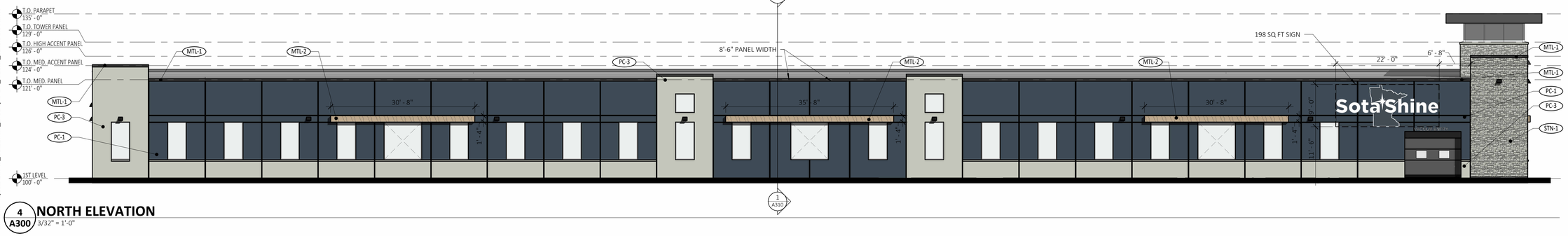
1 A300 **WEST ELEVATION**
3/32" = 1'-0"



2 A300 **SOUTH ELEVATION**
3/32" = 1'-0"



3 A300 **EAST ELEVATION**
3/32" = 1'-0"



4 A300 **NORTH ELEVATION**
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

TAG	NOTES		SAMPLE
CAST STONE			
CSTN-1	COLOR: FINISH:	228 (GREY/WHITE) LIGHT SANDBLAST	
METAL			
MTL-1	MANUFACTURER: COLOR:	ELEVATE CHARCOAL GREY	
MTL-2	MANUFACTURER: COLOR:	AL13 WOOD LOOK COMPOSITE BEACH OAK	
PRECAST CONCRETE			
PC-1	FINISH: COLOR:	FORM SIDE FINISH PAINTED SW-7615 SEA SERPENT	Sea Serpent SW 7615
PC-3	COLOR: FINISH:	228 (GREY/WHITE) LIGHT SANDBLAST	
STONE			
STN-1	MANUFACTURER: PATTERN: COLOR:	CULTURED STONE COUNTRY LEDGESTONE WHEATON	

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	SUBMITTAL REVISIONS	04/25/2025

PROJECT NUMBER: 25049
DRAWN BY: C. ALLEN
CHECKED BY: N. MISSLING / S. OLIVER
DATE: 04/25/2025
COMPUTER DIRECTORY:
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EXTERIOR BUILDING ELEVATIONS

A300

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EXTERIOR FINISH SCHEDULE

TAG	NOTES	SAMPLE
CAST STONE		
CSTN-1	COLOR: 228 (GREY/WHITE) FINISH: LIGHT SANDBLAST	
METAL		
MTL-1	MANUFACTURER: ELEVATE COLOR: CHARCOAL GREY	
MTL-2	MANUFACTURER: AL13 WOOD LOOK COMPOSITE COLOR: BEACH OAK	
PRECAST CONCRETE		
PC-1	FINISH: FORM SIDE FINISH COLOR: PAINTED SW-7615 SEA SERPENT	Sea Serpent SW 7615
PC-3	COLOR: 228 (GREY/WHITE) FINISH: LIGHT SANDBLAST	
STONE		
STN-1	MANUFACTURER: CULTURED STONE PATTERN: COUNTRY LEDGESTONE COLOR: WHEATON	

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3D IMAGE AND EXTERIOR MATERIALS

A302