
M E M O R A N D U M

DATE: January 7, 2016

TO: Planning Commission (January 11 meeting)

FROM: Dan Olson, City Planner

SUBJECT: Public Hearing: Special Land Use Application (2016-01) (subdivision, site and building plan review, conditional use permits, and variances) to create a new parcel for a 5,000 SF commercial building at 5537 West Broadway (Target store property) and to allow an off-premise sign at 6801 – 56th Avenue North (Crystal Shopping Center)

A. BACKGROUND

Paster Properties, owner of the Crystal Shopping Center at 6801 – 56th Avenue North, and Target Corporation, owner of the Target store at 5537 West Broadway, are proposing a Special Land Use Application to create a 1-acre parcel as the location for a new commercial building. This application consists of a subdivision, conditional use permits (CUP) and variance at 5537 West Broadway. An additional variance request at 6801-56th Avenue North would allow an off-premise sign. Both properties involved in this application are zoned General Commercial (C-2).

Target Corporation owns an approximately 11.5 acre parcel which is the location for an approximately 143,000 SF Target store. Paster Properties is proposing to subdivide a 1-acre parcel currently located in the northern part of the Target store parking lot, and then construct a 5,000 SF commercial building. This proposed development requires the following approvals by the City of Crystal:

- Preliminary and Final Plat (Cardinal Court 2nd Addition) to create the new parcel
- Site and Building Plan Review for the new building and site improvements
- Conditional Use Permit (CUP) to allow a drive-through facility for the new building
- CUP to allow outdoor dining for the new building
- CUP to adjust the number of parking spaces for the new building to 63 spaces
- Variance to increase the maximum percentage requirement for impervious surface on the new parcel
- Variance to add an off-premise Target sign to the existing Crystal Shopping Center freestanding sign at the southwest corner of West Broadway and Bass Lake Road

Notice of the January 11 public hearing was published in the Sun Post on December 31 and mailed to owners within 350 feet. No comments have been received to date.

Attachments:

- A. 2012 site location map
- B. Photos of existing property
- C. Existing zoning map
- D. 2030 Land Use Comprehensive Plan map
- E. Project narrative
- F. Trip generation report
- G. Color rendering and elevations of proposed building
- H. Color rendering of proposed off-premise sign
- I. Proposed site plan (13 sheets)

B. PROPOSED PROPERTY SUBDIVISION

Target Corporation owns an approximately 11.5 acre parcel at 5537 West Broadway which is the location for an existing Target store. Paster Properties is proposing to subdivide an approximately 1-acre parcel of land located in the northern area of the Target store property currently used for parking. The subdivision (plat) is called Cardinal Court 2nd Addition. The remaining 10.5 acres will remain as a parcel for the Target store, and the new one-acre parcel would be owned by Paster Properties and used for a new 5,000 SF commercial building.

Since the subdivision is located on a County roadway (West Broadway), Hennepin County staff has reviewed this subdivision request and finds it acceptable. The following are the notable design features of this subdivision:

- Property access – The new parcel will be served by existing driveway entrances along West Broadway and Bass Lake Road. The applicant is not proposing any new streets or driveway accesses from existing roads.
- Easements – A ten-foot wide utility easement along West Broadway was dedicated to the City for the Target property in 2007. The City is not requesting any new public drainage and utility easements as a result of this subdivision. As a condition of approval, staff is requesting the applicants to provide copies of agreements between Target Corporation and Paster Properties for parking, stormwater management and traffic access.
- Grading, Drainage and Erosion Control – Engineering staff has reviewed the preliminary grading, drainage and erosion control plans and found them acceptable. Erosion control techniques that will be used on-site include silt fences, wattles, logs, and a gravel construction entrance.
- Stormwater management - Stormwater management will be provided by new storm water facilities on-site that will connect with existing storm sewer pipes and by a proposed raingarden located in the parking lot for the new building.
- Utilities - The proposed new building will connect with existing water, sanitary sewer and storm sewer mains. Engineering staff have reviewed these utility connections and found them acceptable. The following is a description of these utilities:
 - Water main: Existing 30” main in West Broadway
 - Sanitary sewer main: Existing 8” main in West Broadway

- Storm sewer main: Existing 12" main in West Broadway
- Property cleanup – At one time, this site contained a petroleum tank for a gas service station. This tank leaked causing soil contamination and Target Corporation worked with the Minnesota Pollution Control Agency (MPCA) to clean up the property. In 1996, MPCA determined that the site was adequately cleaned up but reserved the right to inspect the property and require further cleanup work if it was later determined to be necessary. Staff recommends a condition of approval that the applicants ensure the property has been cleaned up to MPCA's standards before starting construction and removing the monitoring well on the property.
- Park dedication – This subdivision is subject to the City's park dedication requirements. Since the City does not desire a park within this commercial area, the applicant will be required to make a cash payment in lieu of dedicating park land. The payment of this park dedication fee would be a condition of approval of the subdivision.

C. SITE AND BUILDING PLAN REVIEW

The following are the most notable elements of the site and building plan for the proposed new 5,000 SF commercial building:

- Building use – The applicant is proposing to use the new parcel as the location for a new commercial building with two individual units. The applicant has not specified what the building will be used for, but according to the Trip Generation report (Attachment F), the building will be used for a coffee shop with a drive-through, while the other portion of the building will be a quick service restaurant without a drive-through. The C-2 district allows retail stores, professional offices, and restaurants as Permitted Uses without Planning Commission or City Council review and approval.
- Building setbacks – The proposed building meets setback requirements in the C-2 district. The building will be 36 feet from the property line along West Broadway.
- Lot size and coverage – The proposed lot meets lot area, width, and depth requirements of the C-2 zoning district. The applicant is requesting a variance to allow lot coverage to exceed 75% (see Section E, below)
- Parking – The site plan shows 63 parking spaces to serve the proposed building. The applicants are requesting a CUP to adjust the required number of parking spaces (see Section D, below). The perimeter of the parking lot meets setbacks and the aisle and parking space meet the dimensional requirements of the zoning code.

The number of spaces for the remaining Target store property meets City Code requirements. The minimum number of required spaces is 481 for Target based on the square footage of the building, and the maximum number of spaces is 571. After the subdivision, the site plan shows 450 spaces for Target. However, there are 51 "proof of parking" spaces that could be constructed if needed. These proof of parking spaces were approved by the City Council in 2003 as part of a site plan review for the Target site. The existing spaces and proof of parking spaces provide 501 spaces for the Target store which would comply with City Code.

- Traffic impacts – The applicant has provided a trip generation report (Attachment F), which provides forecasts for trips generated as a result of this additional building. Hennepin County has reviewed this report, and found that traffic impacts to West Broadway as a result of this additional building are manageable and additional driveway accesses or turn lanes will not be required.
- Access and circulation: The City’s Public Works Director, the West Metro Fire Rescue District, and Hennepin County staff have reviewed this traffic circulation plan and found it adequate to meet vehicle movement into and within the site, including fire trucks.
- Building elevations – The proposed major exterior building material is “exterior insulation finishing system” (EIFS), with brick accents and a metal fascia. These materials meet the City’s requirements. A color rendering of the proposed building is Attachment G.
- Landscaping – The landscape plan shows some existing trees preserved, and “little leaf linden” as trees to be planted on the new parcel. Shrubs to be planted are “grey owl juniper” and “Japanese white spirea”. Perennials will be planted around the property, including in the proposed rain garden.
- Screening – There is an existing dumpster enclosure on the property, and this will be enlarged by adding one wall and a gate. The new wall matches the brick on the existing enclosure. Rooftop mechanicals will be screened by a parapet, and the only ground mechanical equipment is a transformer that will be screened with landscaping.
- Exterior Lighting – Although one light pole will be relocated within the site due to the reconstruction of the parking lot, no new light poles are proposed. Exterior lighting on the new building will be similar to what is found on other shopping center buildings, and will meet the City’s requirements.
- Pedestrian connections – There is an existing sidewalk along West Broadway that will allow for pedestrian connections to this new building. According to the City’s Comprehensive Plan, there are no planned trails for this area.
- Signs – A monument sign is proposed for this building near the existing northern driveway access to West Broadway. The applicant must receive sign permit approval before installing that sign, or any building signage.

D. CONDITIONAL USE PERMITS

The applicants are proposing three conditional use permits related to the proposed new commercial building. First is a CUP to allow a drive-through facility. Second is a CUP to allow outdoor dining. Third is a CUP to adjust the required minimum and maximum number of parking spaces on the site. The following is a description of these three CUPs, followed by the relevant approval criteria for each of these CUPs as outlined in the zoning code. Both the drive-through facility and the outdoor dining are required by the zoning code to be in conformance to the 2030 Comprehensive Plan land use designation of “General Commercial”, which is described as “retail, offices, restaurants, and some automobile-oriented businesses”. These uses are both in conformance with that designation, as well the requirements of Section 520 of the zoning code, Site and Building Plan Review.

1) Drive-through facility - The applicants are proposing a drive-through facility as part of the proposed commercial building. According to the Trip Generation report (Attachment F), the drive-through will be used for a coffee shop, while the other portion of the building will be a quick service restaurant without a drive-through. Patrons would enter the drive-through facility on the south side of the building, and exit on the north side of the building, where the order is taken at a drive-through window. One drive-through lane connects the motorist to this drive-through window, while an adjacent lane allows for bypass traffic. City Code Section 515.49, Subd. 4(k) provides requirements for drive-through facilities as a conditional use in the C-2 zoning district. The following are those requirements, followed by staff response.

- 1) The establishment is served by arterial, collector or municipal state aid streets and such pedestrian facilities as are necessary to accommodate the traffic generated by the facility. The City Council may require the applicant to provide a traffic study prepared by a professional engineer for the proposed use, and may base its findings of fact on said study or other information related to potential traffic impacts on the street system and adjacent land uses.

Response: According to the City's Comprehensive Plan, West Broadway and Bass Lake Road are minor arterial streets. The site is served by entrances and exits on both West Broadway and Bass Lake Road, which will provide adequate traffic access for patrons of this property. In addition, the City's Public Works Director and the West Metro Fire Rescue District have reviewed this proposal and found it adequate to meet vehicle movement within the site, including fire trucks.

- 2) The facility can meet the required separation distance and hours of operation limitations. For the purposes of this section, "facility" means any part of the lot where the city council determines that it is likely that vehicles will be driven, stopped, or parked as part of the operations of the drive-thru establishment. If the facility is located at least 250 feet from property zoned R-1, R-2 or R-3, then no hours of operations restriction is specified by this Code.

Response: All property zoned R-1, R-2 and R-3 is located more than 500 feet from this proposed parcel.

- 3) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.

Response: The proposed parcel where the drive-through facility would be located is an area surrounded by property zoned C-2. The drive-through will be screened by the Target store and Crystal Shopping Center from single-family homes in adjacent neighborhoods. Any residentially zoned property is at least 500 feet from the proposed drive-through. There is no need for screening and buffering for this drive-through facility.

2) Outdoor dining

1. The applicants are proposing outdoor dining as part of the proposed commercial building. This dining area is 1,497 SF in size, and is proposed to serve only one of the commercial units within the building. City Code Section 515.49, Subd. 4(f) provides requirements for outdoor sales (dining) areas as a conditional use in the C-2 zoning district. The following are those requirements, followed by staff response.

- 1) The sales area is hard surfaced and clearly designated on the site as being limited to the specific, approved area.

Response: According to the site plan, the dining area is proposed to be a hard-surfaced patio on the west side of the building.

- 2) The sales area does not exceed 30% of the gross floor area of the principal use, 20% of the area of the property, or 2,000 square feet.

Response: The applicant has proposed a 1,497 SF outdoor patio on the west side of the building. This meets City Code size limits for an outdoor sales (dining) area.

- 3) The items to be placed outdoors are typically found outdoors and are constructed of materials appropriate for outdoor weather conditions.

Response: The items proposed for outdoor dining will be items normally kept outdoors in summer conditions, such as durable tables and chairs. This will be evaluated when a specific user is known.

- 4) The city council finds that there will be adequate screening and buffering between the establishment and adjacent uses.

Response: The outdoor dining area is compatible with adjacent commercial uses. Any residentially zoned property is at least 500 feet from the proposed outdoor dining area. Given the distance to residential uses, there is no need for screening and buffering for this use.

- 3) Adjustment to parking requirements – City Code Section 515.17, Subd. 6, allows the minimum or maximum number of required parking spaces to be adjusted for a specific project through a CUP. As previously stated, the applicant has not yet determined the exact use for the proposed building, but has indicated the building could be used for some combination of retail, professional office, or restaurant. These uses have different parking requirements:

Retail/office:

Minimum = 21 spaces

Maximum = 24 spaces

Restaurant:

Minimum = 66 spaces

Maximum = 104 spaces

The applicant is proposing 63 parking spaces for this building, which exceeds the maximum for retail/office, but does not meet the minimum if the building contains a restaurant use. Prior to the subdivision of the parcel, the number of parking spaces provided for the Target parking lot, which includes this proposed parcel, is 565 spaces. After the subdivision, there will be 513 spaces, which includes 63 for the proposed new parcel and 450 for the Target store parcel. This is a net loss of 52 parking spaces for the existing 11.5 acre Target parcel. However, the Target store site has 51 proof-of parking spaces (see Section C).

The only standard provided in the zoning code for approving an adjustment to the number of required parking spaces is the applicant must demonstrate that the proposed property use does not warrant the required number of spaces. In one “worst-case” scenario, if 63 vehicles averaging two passengers are parked in the proposed parking lot, that would mean 126 persons in the commercial building at one time. With the size of the building and its proposed use for quick coffee and food service, it is unlikely that this many people will be there at the same time. Therefore, based on this information, the approval of the adjustment to require 63 parking spaces is appropriate.

E. VARIANCES

The applicants are requesting two variances related to the proposed new commercial building. First is a variance to the maximum lot coverage percentage for the new parcel. Second, is a variance to allow an off-premise sign for the Target store at the intersection of West Broadway and Bass Lake Road. The following is a description of these two variances, followed by the relevant approval criteria for each of these variances as outlined in the zoning and sign codes.

- 1) Lot coverage – According to City Code Section 515.49, Subd. 6 (a), no more than 75% of a lot shall be covered by structures. According to the proposed site plan, 86.2% of the proposed lot will be covered by structures (building and parking lot). Prior to the subdivision and development of the new parcel, the percentage of the lot covered by the parking lot is 88.6%. Therefore, with the development of the parcel, the amount of the lot covered by impervious surface is reduced. According to City records, this area has been mostly impervious since at least 1966 when a fuel service station was constructed on this property.

According to City Code Section 515.05, Subd. 2, the following are the relevant criteria to approve a variance, followed by staff response:

- a) Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the terms of the variances are consistent with the comprehensive plan.

Response: The intent of the lot coverage requirement is to reduce the amount of impervious surface for a specific development. Although the proposed percentage of impervious surface does not meet current requirements, the amount of impervious surface will be reduced.

- b) Variances shall only be permitted when the city council finds that strict enforcement of specific provisions of this section would create practical difficulties due to circumstances unique to a particular property under consideration. Practical difficulties, as used in connection with the granting of a variance, means that the property owner:
- 1) proposes to use the property in a reasonable manner not permitted by an official control; and
 - 2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
 - 3) the variance, if granted, will not alter the essential character of the locality.

Response: The use of this area as a parking lot is a reasonable use permitted by the City's zoning code. Since the parking lot has been in this area since at least 1966, the essential character of this area is not proposed to change.

- c) Economic considerations alone do not constitute practical difficulties.

Response: Since the parking lot currently exceeds the maximum percentage of lot coverage, and the applicants are making efforts to improve this situation, economic considerations alone are not considered to be the sole reason for requesting this variance.

- 2) Off-premise sign – According to City Code Section 405.23 (l), off-premise signs are prohibited. These signs are defined in the City Code as a “sign structure advertising an establishment, merchandise, service, or entertainment that is not sold, produced, manufactured or furnished at the property on which the sign is located, e.g. billboards or outdoor advertising” (City Code Section 405.03, Subd. 24). Target Corporation is proposing to locate a Target store sign on the existing freestanding sign located at the intersection of West Broadway and Bass Lake Road on property within the Crystal Shopping Center that is owned by Paster Properties. The existing freestanding sign was approved in 2004, and the size of this sign will not change with the addition of the Target sign (see Attachment H).

With the construction of the proposed new commercial building, Target believes that the new building will block potential patrons from seeing the store from the intersection of West Broadway and Bass Lake Road. Currently, without the building there is a clear sight line from that intersection to the store. A new off-premise Target sign at the intersection would preserve visibility for the Target store. There

is an existing Target freestanding sign located on Target property along West Broadway.

The City Code contains criteria in Section 405.25, Subd. 3, which details when sign variances should be approved. However, in 2011 state law was changed to replace the 'undue hardship' criteria for variances with much easier-to-meet 'practical difficulty' criteria. Notwithstanding the 'undue hardship' criteria still present in the City's sign code, the City will instead apply the state's 'practical difficulty' criteria listed in City Code Section 515.05, Subd. 2. The following are those relevant criteria, followed by staff response.

- a) Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the terms of the variances are consistent with the comprehensive plan.

Response: The intent of the zoning code and comprehensive plan is to encourage commercial businesses to thrive in appropriate areas of the city. Therefore, the placement of an off-premise sign on an existing freestanding sign is in conformance with the City's official controls.

- b) Variances shall only be permitted when the city council finds that strict enforcement of specific provisions of this section would create practical difficulties due to circumstances unique to a particular property under consideration. Practical difficulties, as used in connection with the granting of a variance, means that the property owner:
 - 1) proposes to use the property in a reasonable manner not permitted by an official control; and
 - 2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
 - 3) the variance, if granted, will not alter the essential character of the locality.

Response: The use of the parcel as a freestanding sign is a reasonable use permitted by the City's sign code. The Crystal Shopping Center and Target store were developed over 50 years ago and function as a single property. This layout provides for one large shopping area fronting on two major roadways. Since this is an existing unique condition, and is a condition previously approved by the City, the plight of the landowners is not being created by the current proposal. Since the existing freestanding sign has been in place since 2004, the essential character of this area is not proposed to change.

- c) Economic considerations alone do not constitute practical difficulties.

Response: The applicant has stated that the need for a variance is to provide continued visibility for the Target store from the intersection of

West Broadway and Bass Lake Road. Therefore, economic consideration alone is not considered to be the sole reason that the variance is requested.

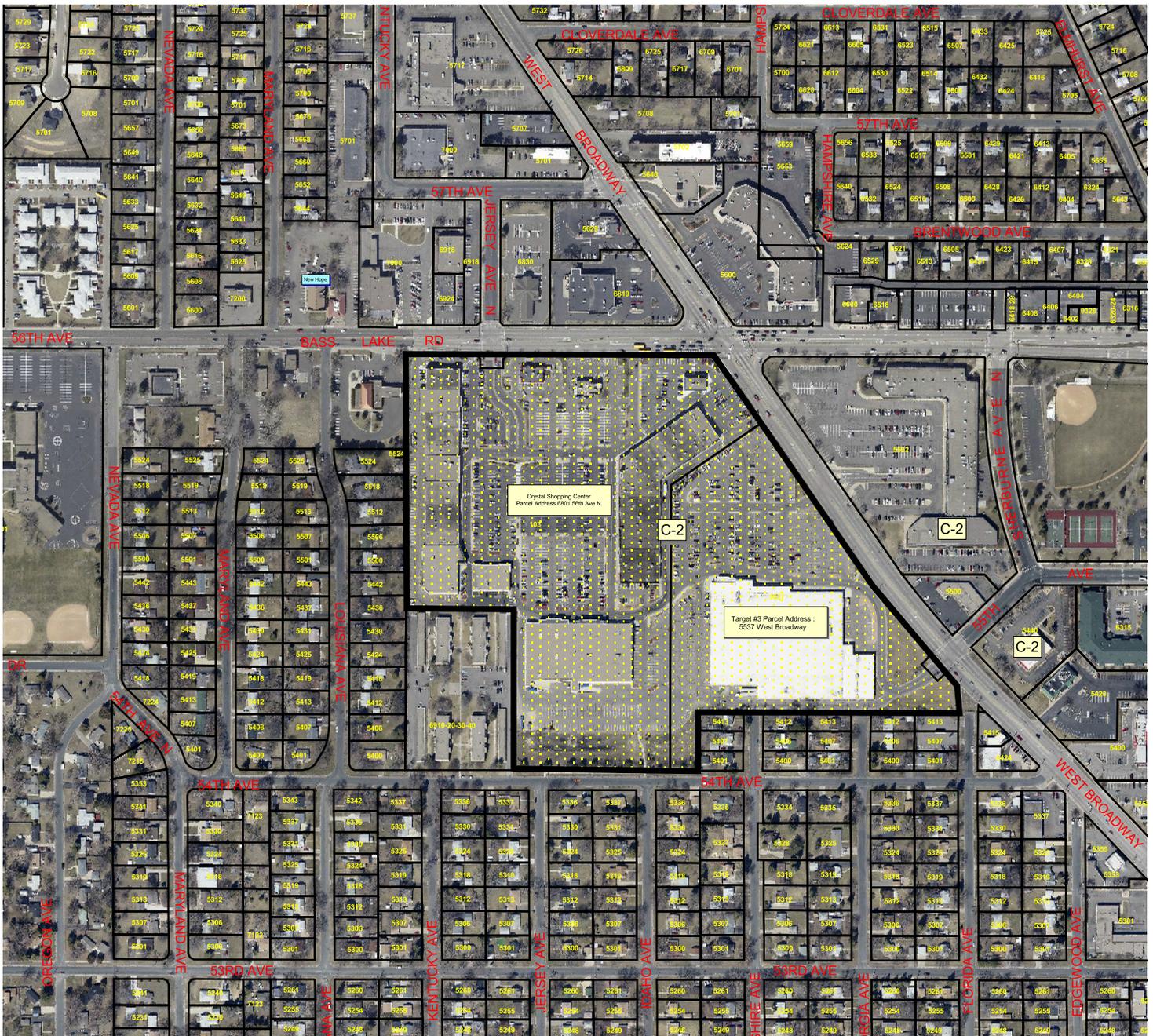
D. REQUESTED ACTION

The Planning Commission is being asked to make a recommendation to the City Council to either deny or approve the Special Land Use Application (subdivision, site and building plan review, conditional use permits, and variances) to allow for the construction of a new commercial building at 5537 West Broadway (Target store property) and the approval of an off-premise sign at 6801-56th Avenue North (Crystal Shopping Center), which should include findings of fact either for or against the proposal. The Commission may reference the findings for approval in Sections B-E, above.

Staff is recommending approval of the property subdivision, site and building plan, conditional use permits for the drive-through facility, outdoor dining, and adjustment to the required number of parking spaces, and the variances to the maximum percentage of lot coverage and off-premise sign. The recommendation for these approvals are subject to the following conditions:

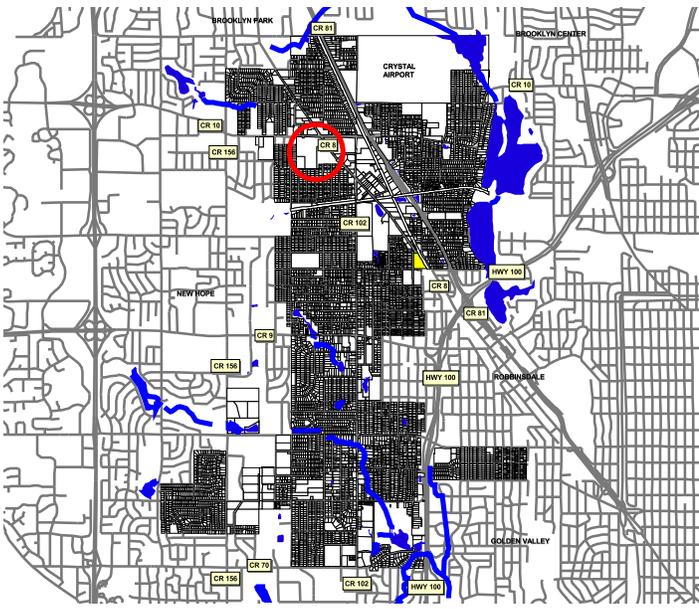
1. An Abstract of Title or Title Certificate for the land included in the subdivision shall be submitted prior to the City Council meeting where the Final Plat is considered for approval.
2. Prior to the release of the Final Plat for recording by the applicant, a park dedication fee of \$12,000 shall be paid by the applicant.
3. Prior to the release of the Final Plat for recording by the applicant, the applicant shall submit copies of any agreements for property access, parking, and stormwater management between Target Corporation and Paster Properties.
4. Prior to the issuance of the building permit for the new commercial building, the applicant will provide documentation to the City from the Minnesota Pollution Control Agency (MPCA) that the property has been cleaned up to MPCA's standards for new construction on the site, and that the monitoring well can be removed.
5. A sign permit application shall be approved by the City prior to the installation of any exterior signs.

City Council action is anticipated on January 19, 2016.



Site Addresses:
6801 56th Ave N
5537 W. Broadway

Parcel Bounds



0 2500 5000 7500 Feet



City of Crystal
4141 Douglas Drive N.
Crystal, MN 55422



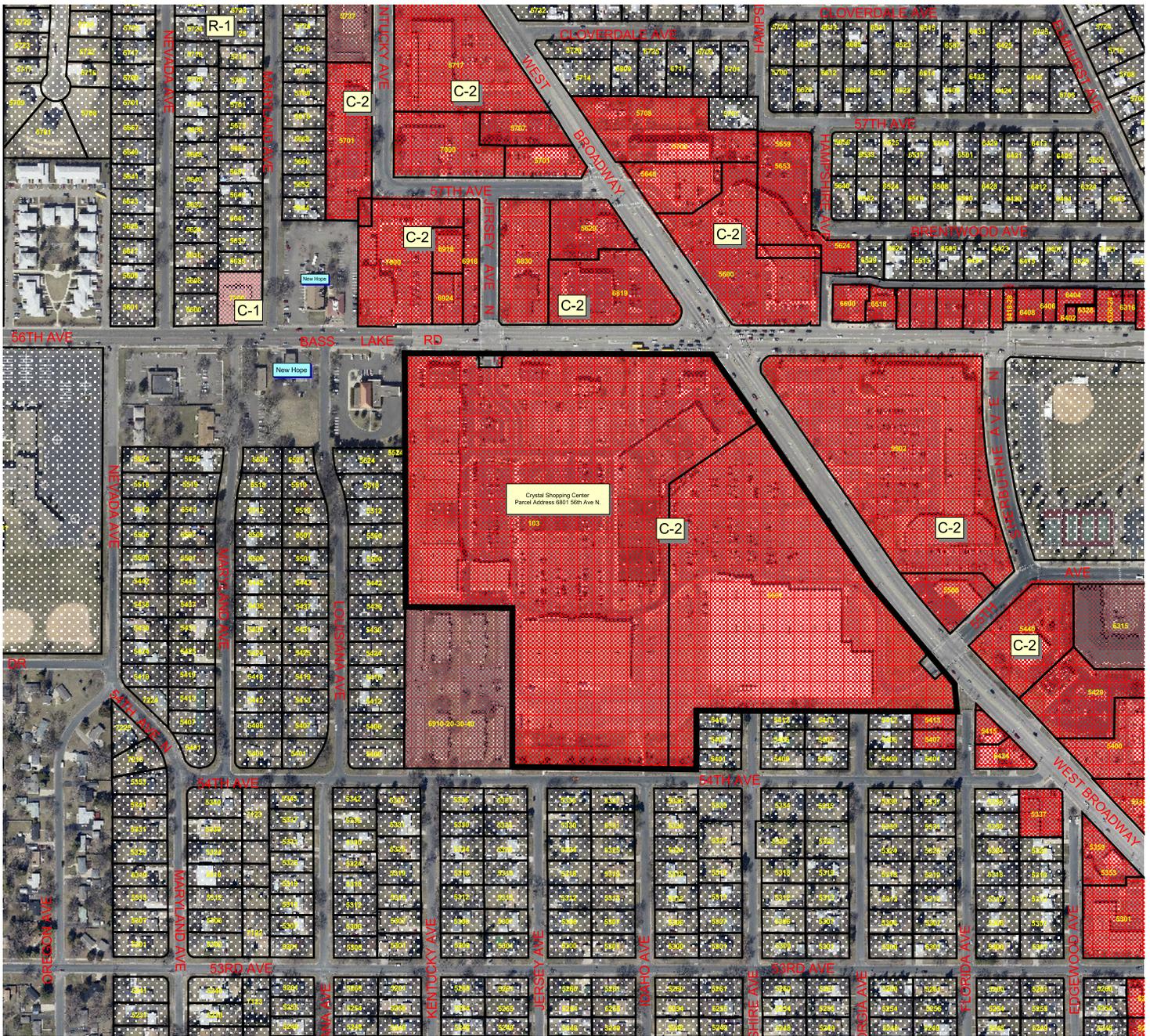
Attachment A

0 0.5 1 1.5 Miles



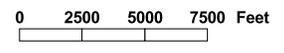
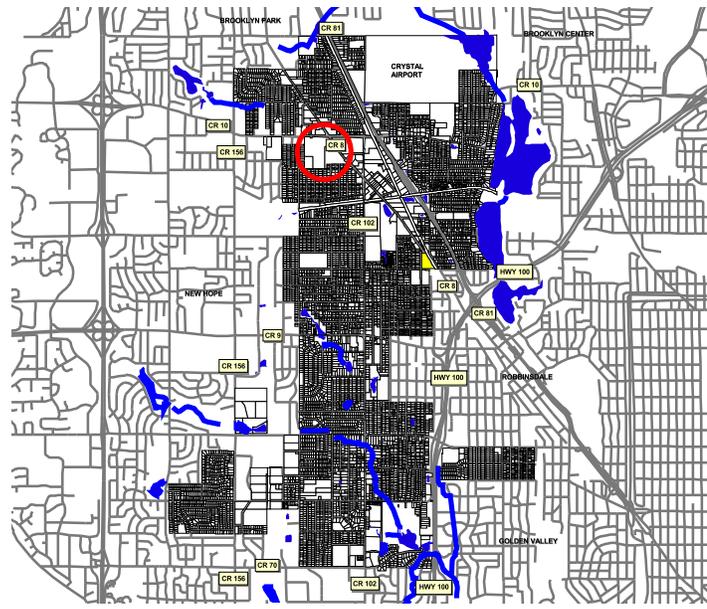






Site Addresses:
6801 56th Ave N
5537 W. Broadway

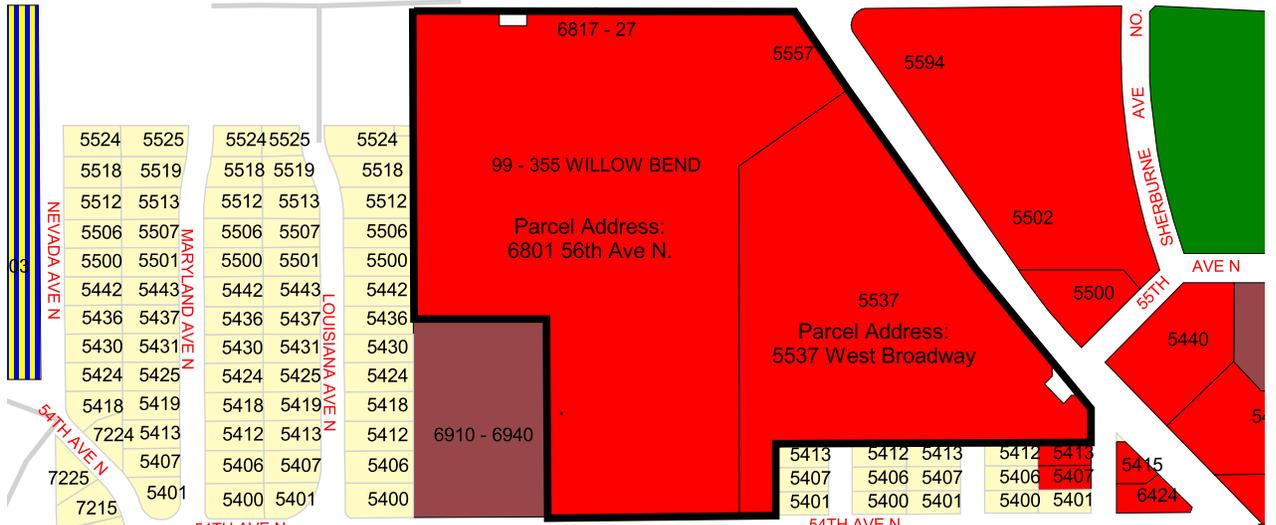
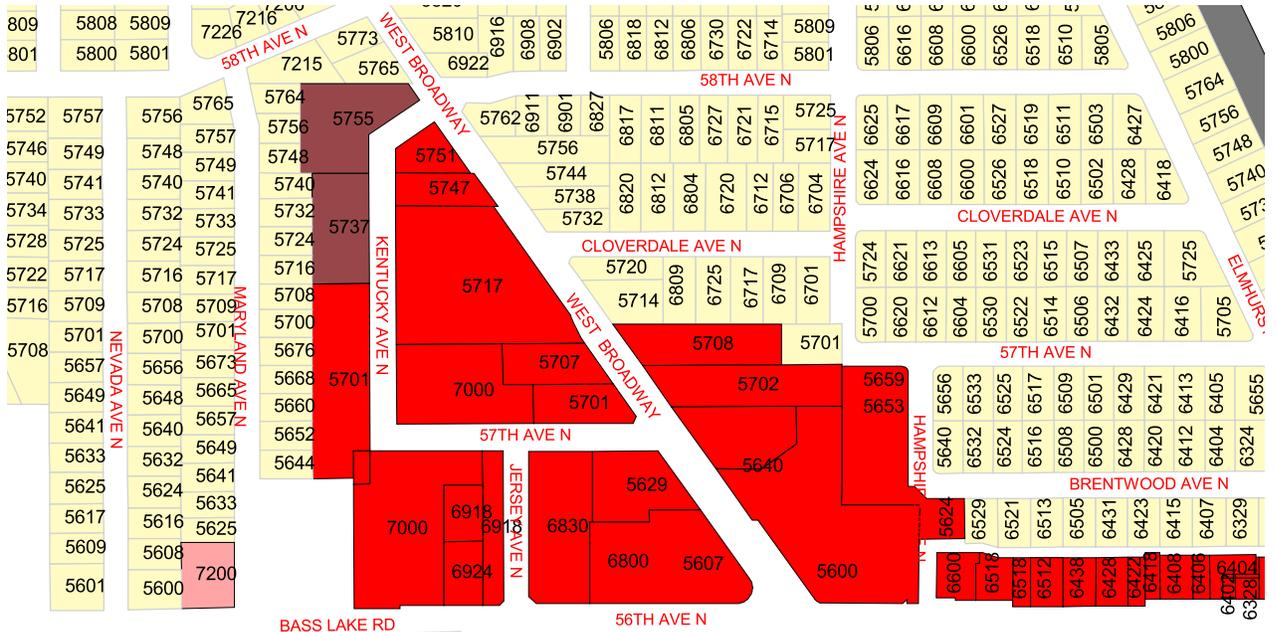
-  Parcel Bounds
- Zoning Codes:**
-  C-1
-  C-2
-  I-1
-  PUD
-  R-1
-  R-2
-  R-3



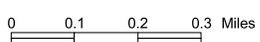
City of Crystal
4141 Douglas Drive N.
Crystal, MN 55422



City of Crystal, Planned Land Use, 2030



- 2030 Land Use Class**
- LDR
 - MDR
 - HDR
 - NC
 - GC
 - I
 - Airport
 - Park
 - Railway
 - Other Undev (I)
 - Other Undev (LDR)
 - Public-Inst (GC)
 - Public-Inst (HDR)
 - Public-Inst (LDR)
 - Public-Inst-Park
 - Road Rights-of-Way



CRYSTAL COMMERCIAL BUILDING

We are proposing to redevelop the northern portion of the Crystal Target parking lot with a 4,990 square foot mixed use commercial building. The building is planned to house 2 tenants but could be configured for more if they are smaller.

We have been working with Target on this property for some time and we both feel this is an excellent site for redevelopment. This feeling was clearly noted at the Crystal Transit meeting held on September 29th to discuss the possibility of LRT coming to this area. Of the 7-8 breakout groups at this meeting 5 of these groups noted this very site as prime location for redevelopment. We were thrilled to hear our neighbors as well as other city resident's talk about this knowing we were already working on this very project.

A small project like this can often be very complicated when it comes to the actual requirements and steps that are needed to redevelop the property. We are submitting a number of applications including the following:

- Preliminary and Final Plat
- Conditional Use Permits
- Variances
- Site Plan Review

We are requesting a Variance to allow Target to have an off premise sign. Target's sign would be on our existing shopping center sign located at the southwest corner of Bass Lake Road and Broadway. The construction of the new proposed building would block the view of the existing Target store from the intersection. This variance would allow Target to maintain a presence at the intersection in an area where they have had a presence since Target store #3 was built back in 1962. The proposed Target sign area would be within the area allowed by sign code for this sign. We have submitted an elevation of the proposed sign with the new Target logo for your review and comment. This variance will in no way impair or interfere with any of the current uses, properties, or public activity in or around this sign. The sign itself will change very little from what is there today. Only the graphics and space between the panels will be changed. This will also help to ensure Target's continued success within the City of Crystal.

We are requesting a Variance to allow us to deviate from the required amount of pervious area in a project. This project is the redevelopment of an existing parking lot that is currently 11.3% green space. The proposed redevelopment would increase the greenspace amount slightly to 13.8%. This is still below the code required amount but certainly a step in the right direction. We are also installing a small rain garden within a parking lot island to treat a portion of the storm water runoff from the parking area. There is nothing like this onsite today. We are taking an existing area that is currently all asphalt parking and converting it to building area with perimeter green space as well as some additional site

green space and a rain garden. The remaining Target Lot 1 parcel will remain at 12.3% for overall green space. This variance will not interfere with any of the adjacent uses. It will allow this property to improve the existing conditions for storm water runoff by slightly reducing the area of impervious surface and adding a rain garden area to assist in the treatment of the storm water runoff. Similarly, the existing and proposed parking lot landscape areas do not meet the 8% requirement. The proposed Target Lot 1 parking lot landscape area is the same at 4.6%, but the proposed Outlot Lot 2 parking lot landscape area increased from 3.8% to 5.0%. This does not interfere with adjacent uses and is an improvement to what is currently on site, per the retrofitting this project into the existing parking lot.

We are requesting a Conditional Use Permit to allow the new project to include outdoor space for possible patio dining and gathering. The location of the proposed outdoor patio space is noted on the site plan submitted with this project. This area would be for customers who would be served their coffee or food item inside the building and carry it out to the patio to enjoy it. Chairs and tables would be provided on the patio. It is our hope that this area will become a place to gather and meet outdoors during our warmer months of summer. This area will not include any sales or storage of material. All sales and storage would be kept within the building. This area would not exceed 1,497 square feet which is 30% of the gross building area.

We are requesting a Conditional Use Permit which would allow us to deviate from the city parking standards. The project that we are proposing is a mixed use building. This building may be occupied by retail, office and or restaurant users. The Crystal Zoning Code treats the retail and office uses differently than it treats the restaurant uses when it comes to required parking. The different parking requirements are outlined below.

Building Size: Gross Building area = 4,990 square feet

Zoning Code Parking Requirements:

Retail/Office: Minimum Parking Required = 4 stalls + 1 stall per 300 square feet

Maximum Parking Required = 4 stalls + 1 stall per 250 square feet

Eating Establishment: Minimum Parking = 4 stalls + 1 stall per 80 square feet

Maximum Parking = 4 stalls + 1 stall per 50 square feet

Required Parking for the proposed Mixed Use Commercial Building:

Retail/Office: Minimum parking required = $4 + (4,990/300) = 21$ spaces

Maximum parking allowed = $4 + (4,990/250) = 24$ spaces

Eating Establishment: Minimum parking required = $4 + (4,990/80) = 66$ spaces

Maximum parking allowed = $4 + (4,990/50) = 104$ spaces

As you can see with a mixed use building the parking requirements vary greatly depending on the uses in the building. A maximum of 24 spaces for one set of uses and a minimum of 66 stalls for the other proposed use. At this time we don't know if the uses will be retail/office or restaurant or a combination of each. For this reason we are requesting a Conditional Use Permit for 63 onsite parking spaces. This number of parking stalls falls at the high end, between the retail/office maximum and the eating establishment minimum. We do not know what the initial uses or future uses may be for this project. The 63 parking spaces will satisfy the needs of all of the proposed uses now and in the future.

The proposed project will eliminate a number of parking stalls from the existing spaces available for Target. The parking on the revised Target lot will continue to meet the parking requirements as established in the zoning code. The Target building is 143,203 square feet. The code required parking for a building this size is as follows:

Minimum parking required = 4 stalls + 1 stall/300 square feet = 481 spaces

Maximum parking allowed = 4 stalls + 1 stall/250 square feet = 577 spaces

The current number of parking spaces on the revised Target parcel is 450 stalls. When these 450 stalls are combined with the existing proof of parking areas, noted on the overall plan, the total parking for the revised Target parcel is 501 spaces. This number is above the minimum required and well below the maximum allowed. The revised Target parking area will continue to meet the requirements of the Crystal parking code after the proposed project would be completed.

Lastly, we are requesting a Conditional Use permit for a Drive-thru facility in a C2 zoning district. The drive-thru window would be located at the north end of the proposed building. This location allows for maximum stacking space on the east side of the building. The layout was designed to keep all of the cars utilizing the drive-thru stacked on site. The menu board is also on the east side of the building and faces Broadway. Its location is noted on the site plan. It will not be a nuisance to any of the adjacent properties. Lighting for the drive-thru area will be done with wall sconces on the sides of the proposed building.

This project has been a joint effort between Paster Properties and Target Corporation. We have worked very hard to come up with a project that will enhance the retail opportunities in this area while not diminishing the existing success of the current businesses. We feel this project does this. The project takes a parking area that is minimally used by Target and redevelops it into a small mixed use commercial building with associated parking and outdoor gathering space. It will reduce the overall number of vacant parking stalls in the area. It will decrease the area of impervious surface in this area of the existing parking lot. It will enhance the landscaping in this area. It will allow Target to maintain a presence at the intersection of Bass Lake and Broadway.

We request your support of this project so that we may continue to improve the vitality and opportunities in Crystal.

MEMORANDUM

Date: December 11, 2015

Re: Trip Generation – Crystal Target Outlot Parcel
5537 West Broadway, Crystal, MN
File R0006484.00

To: Paster Properties, 2227 University Avenue, Saint Paul, MN 55114
c/o John Kohler

From: Steve Manhart, P.E. PTOE, PTP

Westwood Professional Services has prepared a comparison of trip generation forecasts for the proposed outlot parcel in the Target Store parking lot in the Crystal Shopping Center, 5537 West Broadway Avenue in Crystal, Minnesota. The outlot parcel is proposed to be located at the north end of the existing Target parking lot.

The proposed development will consist of a new building comprising 4,990 square feet. It is proposed that half of the building will be a coffee shop with drive through lane, and the other half will be a quick service restaurant without drive through lane.

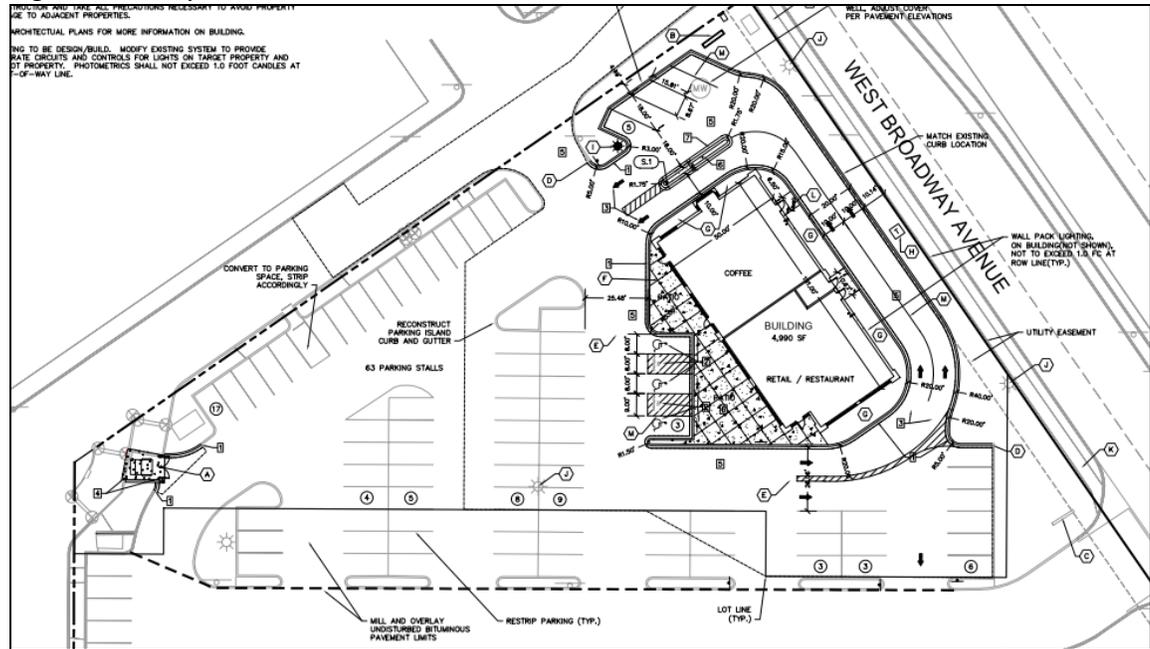
Currently, this outlet parcel comprises 115 parking stalls. These stalls, while a part of the overall Target development, are not heavily used except on high demand shopping days. Because many of the shopping center businesses adjacent to these stalls front to the north and west, there is little shared demand for this parking other than by Target.

Figure 1 shows the proposed site plan. Figure 2 illustrates the outlet parcel (in yellow) as well as the parking that will be displaced as a result of the new building footprint and drive lanes (in blue). Of the 115 stalls in the parcel currently, 52 stalls will be lost due to the development. This will leave 63 stalls to be repurposed for the new site.

Westwood has determined the trip generation potential of the parcel using the rates and equations from the Institute of Transportation Engineers' Trip Generation Manual, 9th Edition.¹ Table 1 illustrates the daily and peak hour trip generation forecasts for the development given the proposed uses on the site.

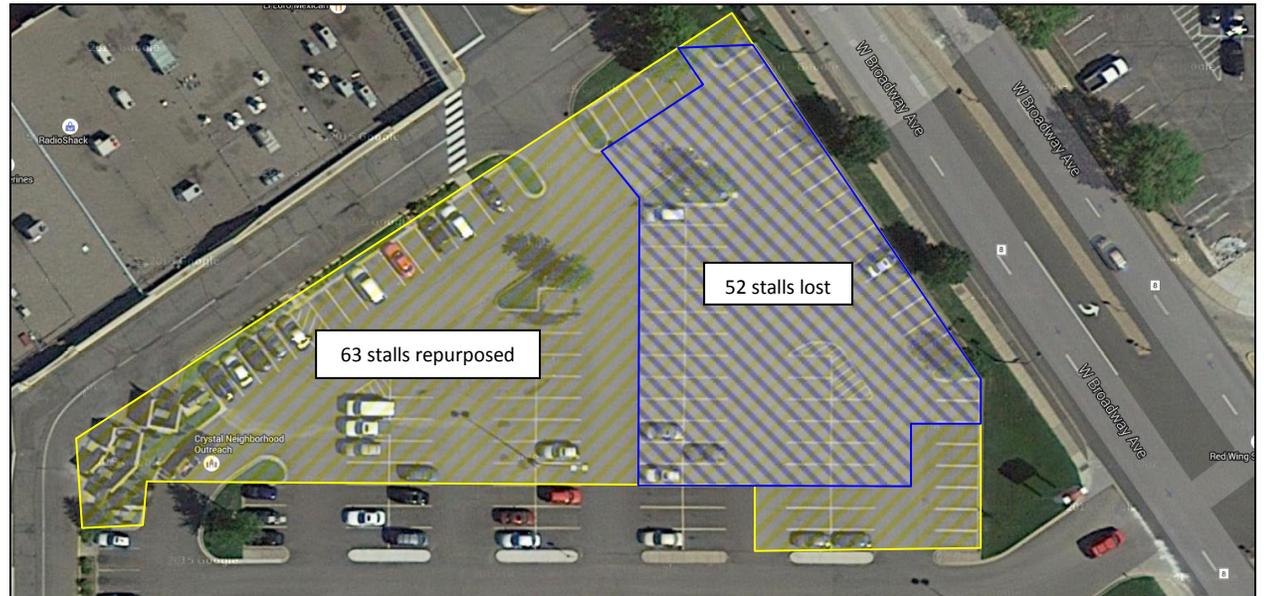
¹ Trip Generation Manual, 9th Edition, Institute of Transportation Engineers, Washington, DC, 2012

Figure 1 – Proposed Site Plan



(Source: Westwood Professional Services, 2015)

Figure 2 -- Proposed Impacts to Parking



(Source: Google Maps and Westwood Professional Services, 2015)

Table 1 – Trip Generation

Type	Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
				Enter	Exit	Enter	Exit	Enter	Exit
Retail	Coffee - w/Drive Thru	937	2.495 k.s.f.	1,021	1,021	128	123	42	42
Retail	Fast Food - No Drive Thru	933	2.495 k.s.f.	893	893	66	44	26	26
				1,914	1,914	194	167	68	68
				3,828		361		136	

(Source: *ITE Trip Generation Manual, 2012 and Westwood Professional Services, 2015*)

Coffee shops have heaviest demand during the morning peak hours. Other fast food, “fast casual” or “quick service” restaurants without drive-through lanes have demand throughout the day – and typically less than that of a coffee shop.

These trips would be distributed to and from the three main access points on West Broadway Avenue, as well as to and from internal driveways within the Crystal Shopping Center. Some trips will be shared with Target and other uses in the center. Therefore, trips will be dispersed throughout the center and not necessarily congregated at on access onto West Broadway Avenue.

Regarding parking demand, it is understood that you are working with the City of Crystal to resolve the parking requirement for the site.

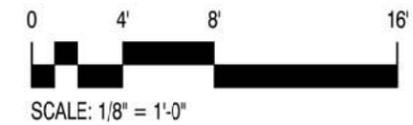
cc: Paul Schroeder, Westwood



WEST ELEVATION

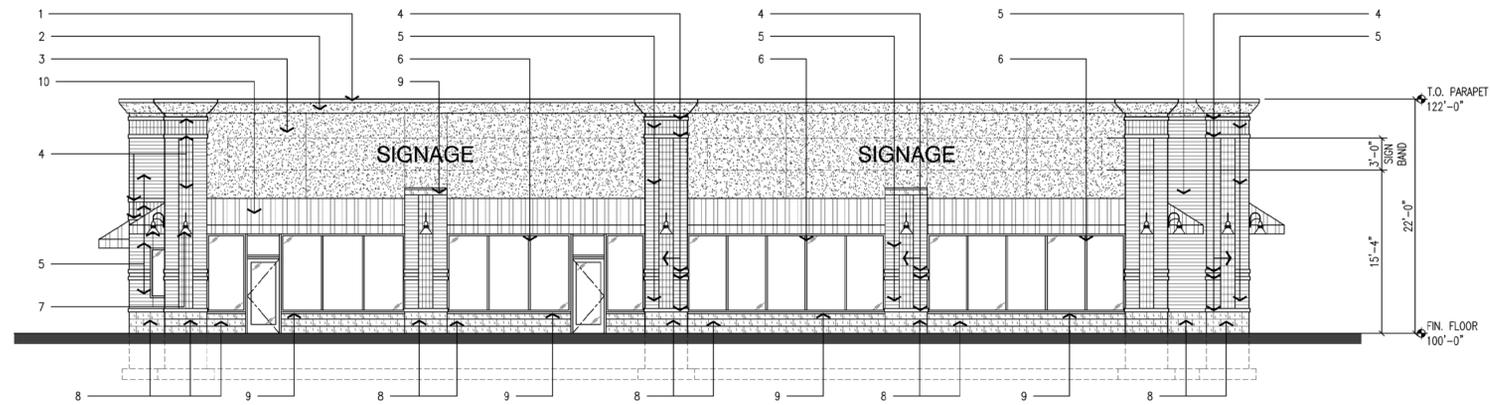
OUTLOT RETAIL BUILDING
CRYSTAL CENTER

12/14/15

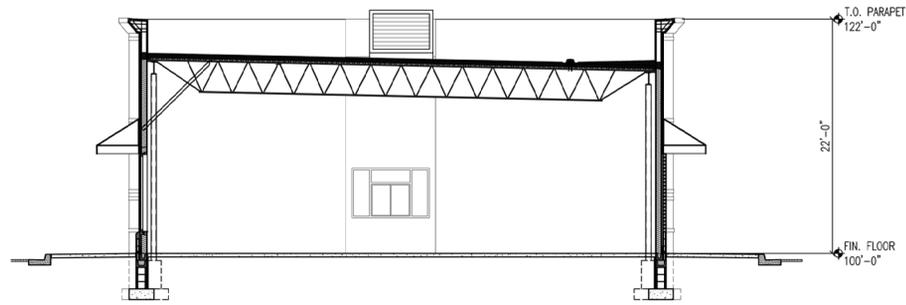


MATERIAL KEY

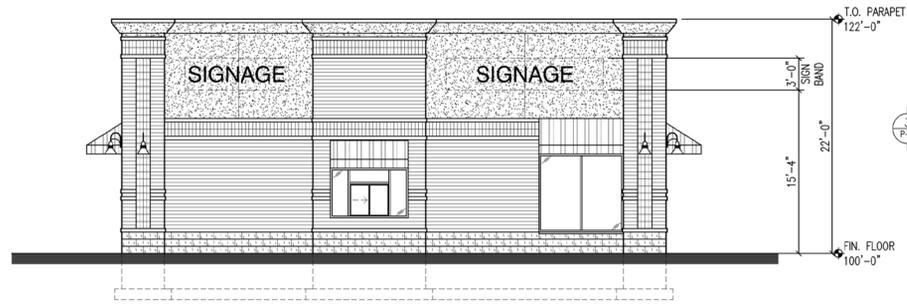
MATERIAL	COLOR
1. METAL FASCIA	MEDIUM BRONZE
2. EIFS CORNICE	MONASTERY BROWN
3. EIFS FIELD	AMARILLO WHITE
4. ACCENT BRICK	MAPLE
5. FIELD BRICK	CHOCOLATE
6. STOREFRONT FRAME	MEDIUM BRONZE
7. LIGHT SCIENCE	MEDIUM BRONZE
8. SPLIT FACE CMU	GOLDLEAF
9. CMU SILL/CAP BLOCK	GOLDLEAF
10. AWNING	T.B.D. (BY TENANT)



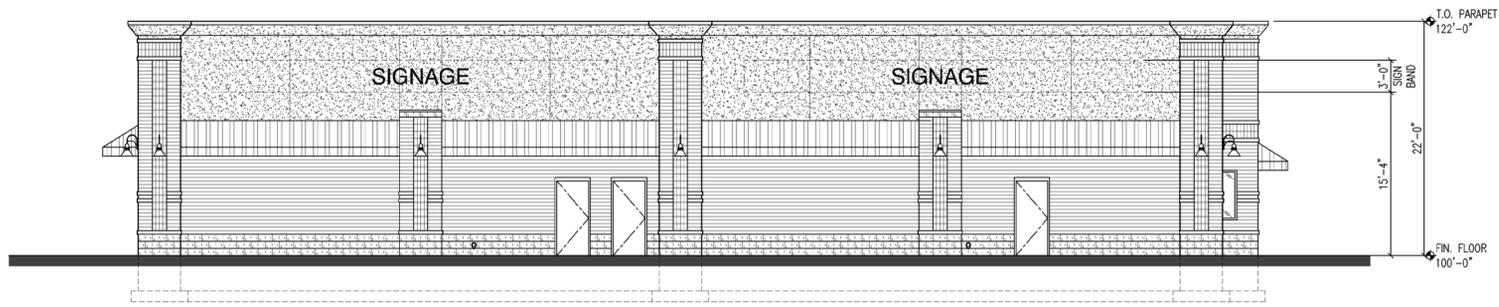
3 WEST ELEVATION
1/8" = 1'-0"



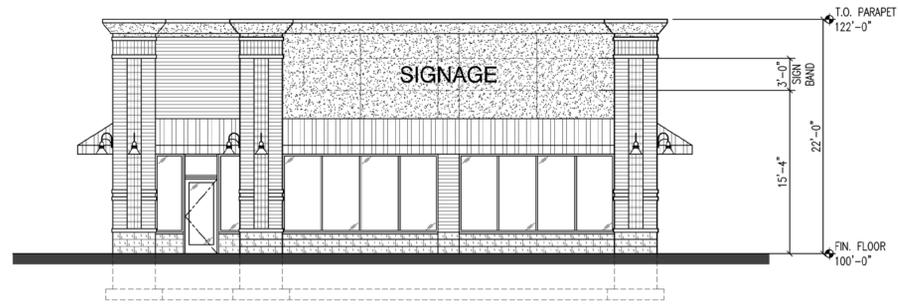
7 BUILDING SECTION
1/8" = 1'-0"



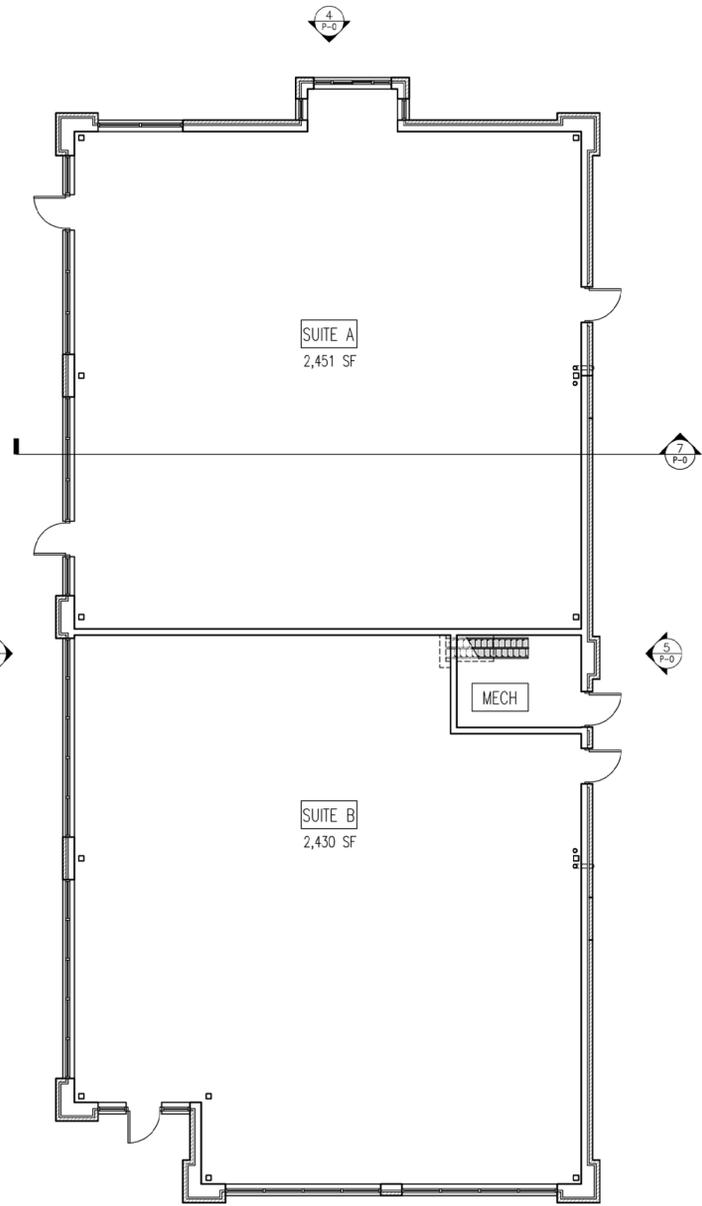
4 NORTH ELEVATION
1/8" = 1'-0"



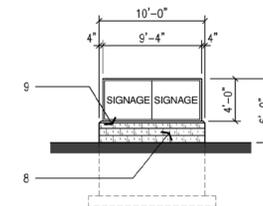
5 EAST ELEVATION
1/8" = 1'-0"



6 SOUTH ELEVATION
1/8" = 1'-0"



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



2 SIGNAGE PYLON ELEVATION
1/8" = 1'-0"



Studio 55 Architects, LLP
10700 Highway 55, Suite 275
Plymouth, MN 55441
763.544.8370
studio55architects.com

Crystal Center
Outlot Building
Crystal, Minnesota

No.	Date	Revision
6	12/14/15	CITY SUBMITTAL

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

Printed Name: _____
Signature: _____
Date: - License # _____

FLOOR PLAN, EXTERIOR ELEVATIONS & TYPICAL SECTION

Project - _____
Date - _____
Drawn by _____
Checked by _____
Drawing Number _____

Sign Specifications:

RETROFIT Existing Pylon Sign with NEW Top Tenant Panel Cabinet Sign

Internally Illuminated (LED) Double Faced Pylon Sign with Polycarbonate Faces

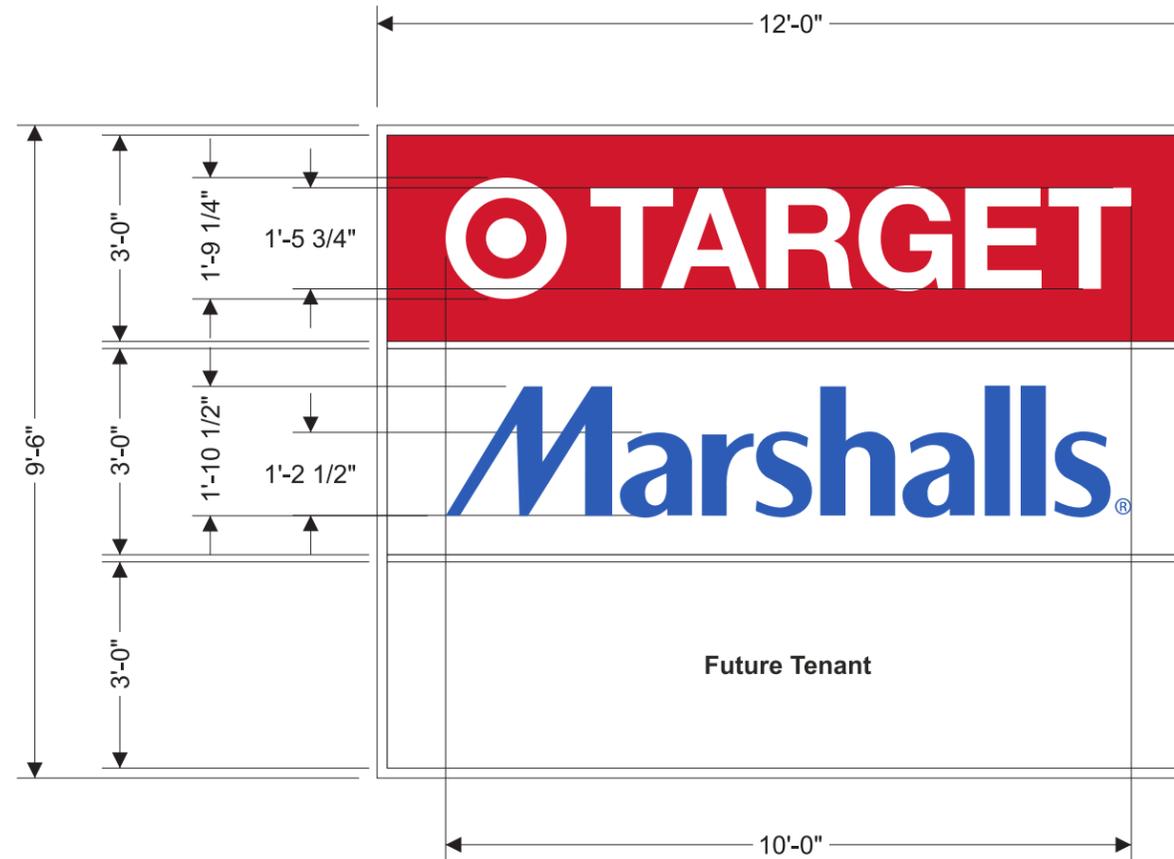
Fabricated aluminum frame

Retainers, T-Bars and Returns:
(white)

Faces:
Translucent white flat polycarbonate faces
with applied vinyl overlay

Structure:
Existing Structure with Concrete Footing

SCALE: 3/8" = 1'-0"



CUSTOMER INFORMATION

Customer: **Crystal Shopping Center**

Address: **Crystal, MN**

Sales: **Bob Sherlock**

DRAWING INFORMATION

File Name: **Crystal Shopping Center
pylon sign
REV B 12-10-15**

Date: **REV A 12-9-15**

Revisions: **REV B 12-10-15**

Scale: 3/8" = 1'-0" at 11" x 17"

Page: 1 of 2

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



Attachment H

Sign Area: 150 sq. ft.

This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

Photograph with Sign Location

Existing Condition



INSTALLATION INSTRUCTIONS:
 REMOVE Top Portion of Pylon Sign Structure.
 INSTALL NEW Tenant Panel Cabinet Sign onto pylon as shown.

Proposed New Sign - Scale: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"

CUSTOMER INFORMATION

Customer: **Crystal Shopping Center**

Address: **Crystal, MN**

Sales: **Bob Sherlock**

DRAWING INFORMATION

File Name: **Crystal Shopping Center pylon sign REV B 12-10-15**

Date: **REV A 12-9-15**

Revisions: **REV B 12-10-15**

Scale: **3/8" = 1'-0" at 11" x 17"**

Page: **2 of 2**

Designer: **Jeff Weispfenning**

Customer/
 LL Approval:



SignArt Company

Eau Claire, WI
 715-834-5127
 800-235-5178

St. Paul, MN
 651-688-0563
 800-699-0563

www.signartusa.com



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

©2015 Westwood Professional Services, Inc.
 Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

Preliminary Plans

for

Removals, Site, Grading, Drainage, Erosion Control, Utilities, and Landscape

for

Crystal Target Outlot Parcel Crystal, Minnesota

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Overall Existing Conditions
3	Overall Site Plan
4	Preliminary Plat
5	Existing Conditions-- Removals Plan
6	Site Plan
7	Grading, Drainage, and Erosion Control Plan
8	Utility Plan
9	Details
10	Details
11	Landscape Plan

Prepared for:

Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114
 Contact: John Kohler
 Phone: 651-646-7901
 Email: jk@pasterprop.com

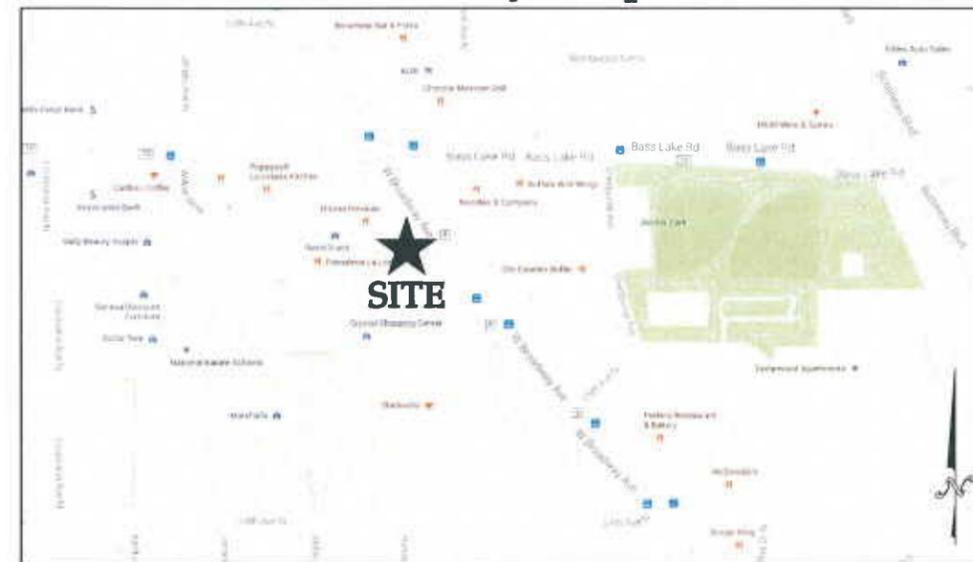
Prepared by:

Westwood

Phone: (952) 937-5150 7699 Anagram Drive
 Fax: (952) 937-5822 Eden Prairie, MN 55344
 Toll Free: (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
 Project number: 0006484.00
 Contact: Paul D. Schroeder

Vicinity Map



(Not to Scale)



Overall Site Plan

0 150' ↑
 SCALE: 1"=150' N

Westwood

Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344
 Phone: (952) 937-5150
 Fax: (952) 937-5822
 Toll Free: (888) 937-5150
 westwoodps.com

Designed: PDS/WBA
 Checked: PDS/WBA
 Drawn: KAU/WBA
 Record Drawing by/date:

Revisions
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

Prepared for:

Paster Properties

2227 University Avenue
 St. Paul, Minnesota 55114

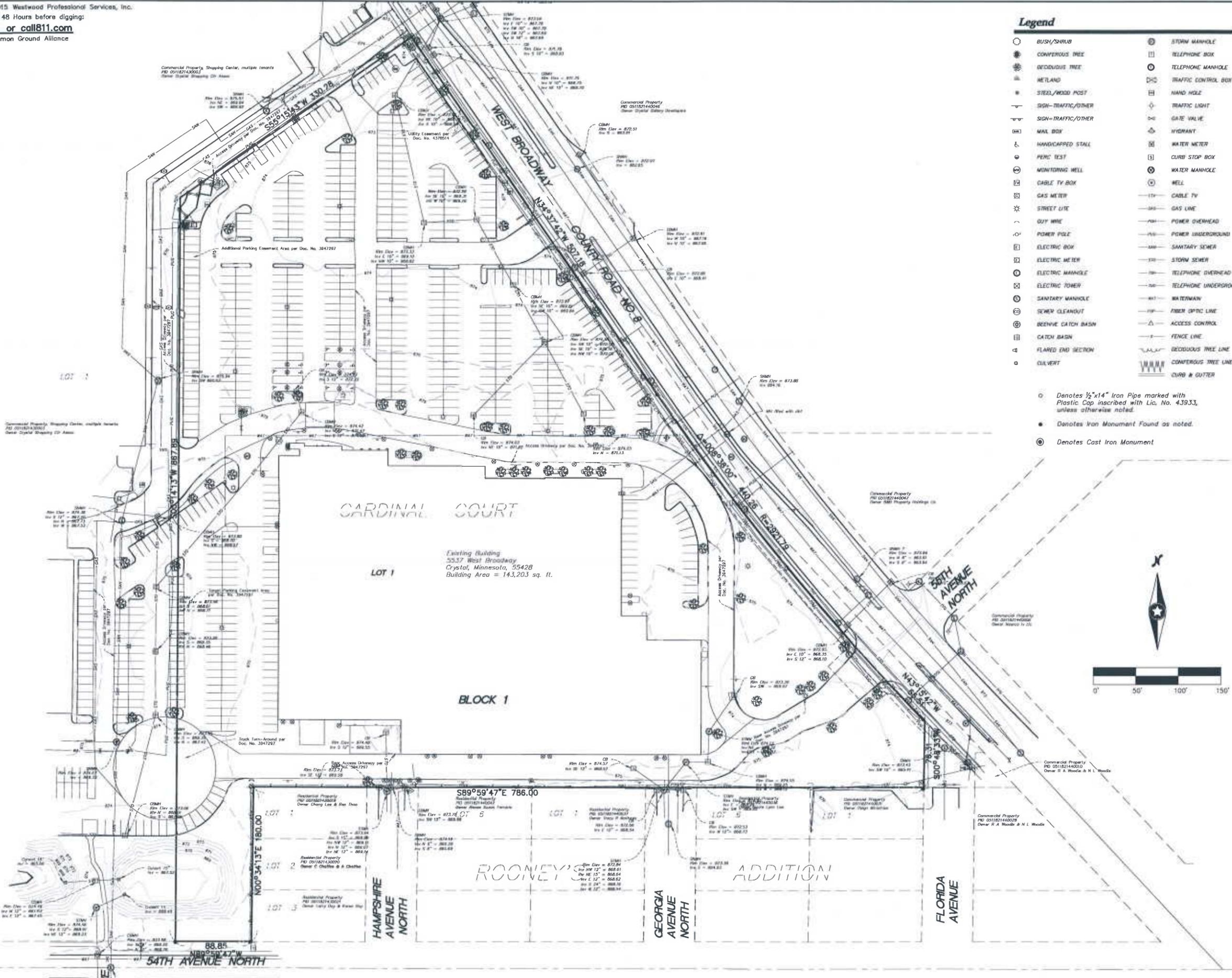
**Crystal Target
 Outlot Parcel**

Crystal, Minnesota

Cover Sheet

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 1 OF 11

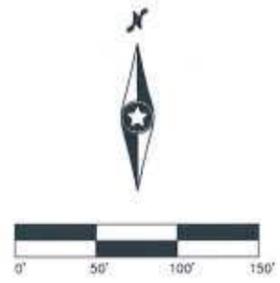
CRYSTAL SHOPPING CENTER ADDITION



Legend

- | | |
|-----------------------|-----------------------------|
| ○ BUSH/SHRUB | ⊙ STORM MANHOLE |
| ● CONIFEROUS TREE | □ TELEPHONE BOX |
| ⊙ DECIDUOUS TREE | ⊙ TELEPHONE MANHOLE |
| ■ WETLAND | ⊗ TRAFFIC CONTROL BOX |
| ⊙ STEED/WOOD POST | ⊙ HAND HOLE |
| — SIGN—TRAFFIC/OTHER | ⊙ TRAFFIC LIGHT |
| — SIGN—TRAFFIC/OTHER | ⊙ GATE VALVE |
| ⊙ MAIL BOX | ⊙ HYDRANT |
| ⊙ HANDICAPPED STALL | ⊙ WATER METER |
| ⊙ PENC TEST | ⊙ CURB STOP BOX |
| ⊙ MONITORING WELL | ⊙ WATER MANHOLE |
| ⊙ CABLE TV BOX | ⊙ WELL |
| ⊙ GAS METER | —(T)— CABLE TV |
| ⊙ STREET LITE | —(G)— GAS LINE |
| ⊙ GUY WIRE | —(P)— POWER OVERHEAD |
| ⊙ POWER POLE | —(P)— POWER UNDERGROUND |
| ⊙ ELECTRIC BOX | —(S)— SANITARY SEWER |
| ⊙ ELECTRIC METER | —(S)— STORM SEWER |
| ⊙ ELECTRIC MANHOLE | —(T)— TELEPHONE OVERHEAD |
| ⊙ ELECTRIC POWER | —(T)— TELEPHONE UNDERGROUND |
| ⊙ SANITARY MANHOLE | —(W)— WATERWAY |
| ⊙ SEWER CLEANOUT | —(F)— FIBER OPTIC LINE |
| ⊙ RESERVE GATCH BASIN | —(A)— ACCESS CONTROL |
| ⊙ CATCH BASIN | —(F)— FENCE LINE |
| ⊙ FLARED END SECTION | —(T)— DECIDUOUS TREE LINE |
| ⊙ CULVERT | —(T)— CONIFEROUS TREE LINE |
| | —(G)— CURB & GUTTER |

- Denotes 1/2"x14" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 43933, unless otherwise noted.
- Denotes Iron Monument Found as noted.
- ⊙ Denotes Cast Iron Monument



Westwood

Westwood Professional Services, Inc.
 7099 Ansgar Drive
 Eden Prairie, MN 55344
 Phone (952) 937-0150
 Fax (952) 937-0822
 Toll Free (888) 937-0150
 westwoodps.com

Designed: _____
 Checked: _____ MSB
 Drawn: _____ BTW
 Record Drawing by/date: _____

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

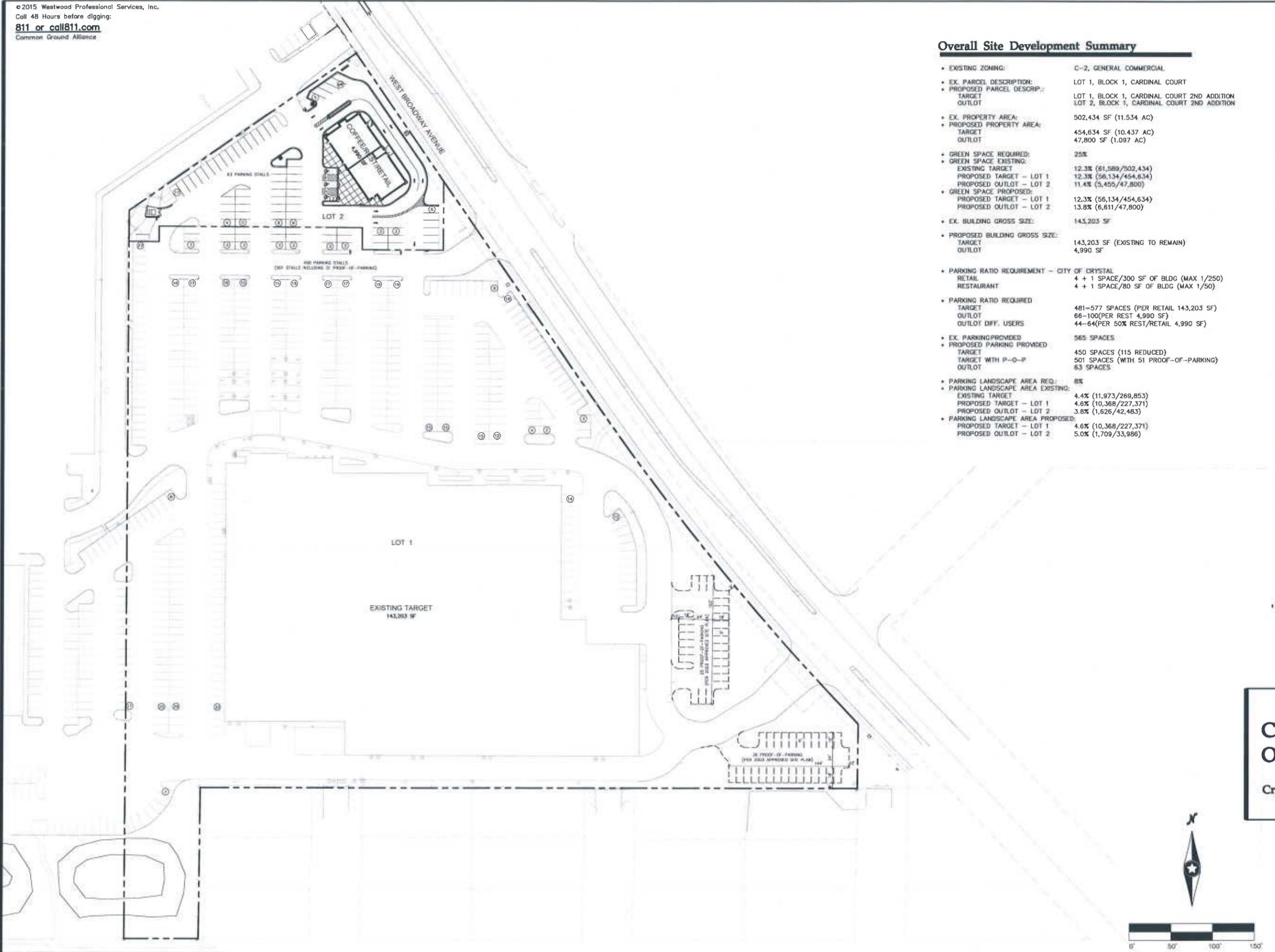
Mark H. Galt
 Date 12/28/15 License No. _____

Prepared for:
Paster Properties
 227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Overall Existing Conditions

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 2 OF 11



Overall Site Development Summary

• EXISTING ZONING:	C-2, GENERAL COMMERCIAL
• EX. PARCEL DESCRIPTION:	LOT 1, BLOCK 1, CARDINAL COURT
• PROPOSED PARCEL DESCRIPT.: TARGET OUTLOT	LOT 1, BLOCK 1, CARDINAL COURT 2ND ADDITION LOT 2, BLOCK 1, CARDINAL COURT 2ND ADDITION
• EX. PROPERTY AREA:	502,434 SF (11.534 AC)
• PROPOSED PROPERTY AREA: TARGET OUTLOT	454,634 SF (10.437 AC) 47,800 SF (1.097 AC)
• GREEN SPACE REQUIRED:	25%
• GREEN SPACE EXISTING: EXISTING TARGET PROPOSED TARGET - LOT 1 PROPOSED OUTLOT - LOT 2	12.3% (61,589/502,434) 12.3% (56,134/454,634) 11.4% (5,455/47,800)
• GREEN SPACE PROPOSED: PROPOSED TARGET - LOT 1 PROPOSED OUTLOT - LOT 2	12.3% (56,134/454,634) 13.8% (6,611/47,800)
• EX. BUILDING GROSS SIZE:	143,203 SF
• PROPOSED BUILDING GROSS SIZE: TARGET OUTLOT	143,203 SF (EXISTING TO REMAIN) 4,990 SF
• PARKING RATIO REQUIREMENT - CITY OF CRYSTAL RETAIL RESTAURANT	4 + 1 SPACE/300 SF OF BLDG (MAX 1/250) 4 + 1 SPACE/80 SF OF BLDG (MAX 1/50)
• PARKING RATIO REQUIRED TARGET OUTLOT OUTLOT DIFF. USERS	481-577 SPACES (PER RETAIL 143,203 SF) 66-100(PER REST 4,990 SF) 44-64(PER 50% REST/RETAIL 4,990 SF)
• EX. PARKING PROVIDED PROPOSED PARKING PROVIDED TARGET TARGET WITH P-O-P OUTLOT	565 SPACES 450 SPACES (115 REDUCED) 501 SPACES (WITH 51 PROOF-OF-PARKING) 63 SPACES
• PARKING LANDSCAPE AREA REQ: PARKING LANDSCAPE AREA EXISTING: EXISTING TARGET PROPOSED TARGET - LOT 1 PROPOSED OUTLOT - LOT 2	8% 4.4% (11,973/269,853) 4.6% (10,368/227,371) 3.8% (1,626/42,483)
• PARKING LANDSCAPE AREA PROPOSED: PROPOSED TARGET - LOT 1 PROPOSED OUTLOT - LOT 2	4.6% (10,368/227,371) 5.0% (1,709/33,986)

Westwood

Westwood Professional Services, Inc.
 7899 Anagram Drive
 Eden Prairie, MN 55344
 Phone: (952) 937-8150
 Fax: (952) 937-8822
 Toll Free: (888) 937-5190
 westwoodps.com

Designed:	PD/SBA
Checked:	PD/SBA
Drawn:	BAJ
Record Drawing by/Date:	

Revisions:

0	12/14/15	CITY SUBMITTAL
1	12/28/15	CITY RESUBMITTAL

I hereby certify that this plan 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.

Shari Lynn S. Ahrens
 Date: 12/28/15 License No. _____

Not For Construction

Prepared for:
Paster Properties

2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel

Crystal, Minnesota

Overall Site Plan

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 3 OF 11

CARDINAL COURT 2ND ADDITION

Existing Property Description

Property description per First American Title Insurance Company Title Commitment Number NCS-740782-MPLS

Lot 1, Block 1, Cardinal Court, except that part thereof which lies Northeastly of a line drawn parallel with and 57 feet southwestly of the following described line, said parallel line hereinafter referred to as "Line A":

Commencing at the southeast corner of Section 5, Township 118 North, Range 21 West; thence run westerly along the south line of said Section 5 a distance of 326.87 feet, to the actual point of beginning of the line to be described; thence deflect right at an angle of 48 degrees 40 minutes for a distance of 304.55 feet; thence deflect to the right along a tangential curve having a radius of 2884.79 feet (delta angle 8 degrees 38 minutes) for a distance of 431.66 feet; thence tangent to said curve for a distance of 600 feet and there terminating.

Notes

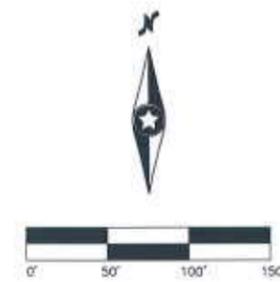
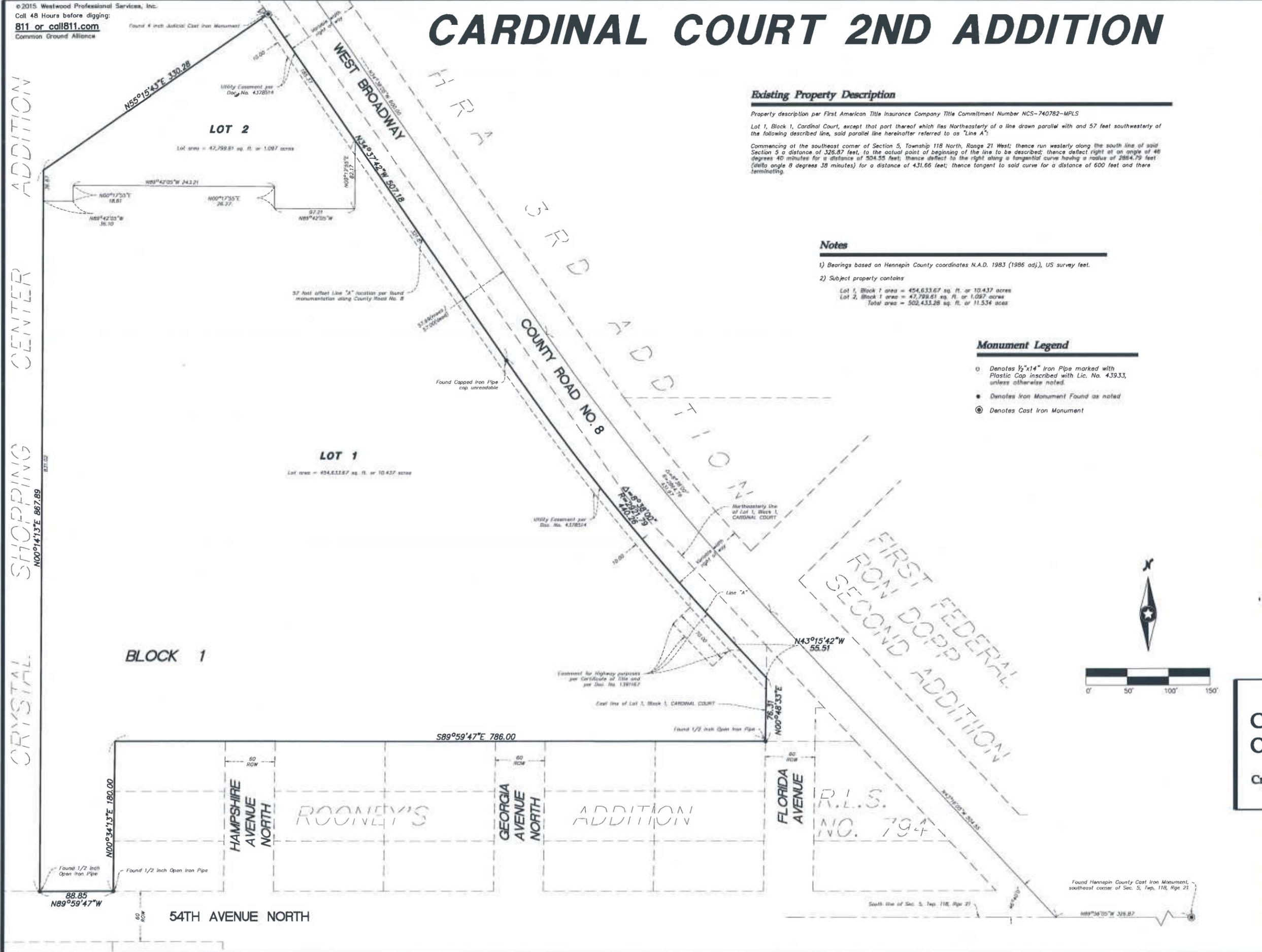
- 1) Bearings based on Hennepin County coordinates N.A.D. 1983 (1986 adj.), US survey feet.
- 2) Subject property contains

Lot 1, Block 1 area = 454,633.67 sq. ft. or 10.437 acres
 Lot 2, Block 1 area = 47,799.61 sq. ft. or 1.097 acres
 Total area = 502,433.28 sq. ft. or 11.534 acres

Monument Legend

- Denotes 1/2"x14" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 43933, unless otherwise noted.
- Denotes Iron Monument Found as noted
- ⊙ Denotes Cast Iron Monument

CRYSTAL SHOPPING CENTER ADDITION



Westwood

Westwood Professional Services, Inc.
 7099 Anagram Drive
 Eden Prairie, MN 55444
 Phone: (952) 937-0150
 Fax: (952) 937-5822
 Toll Free: (888) 937-0150
 www.westwoodps.com

Designed: _____
 Checked: _____
 Drawn: _____
 Record Drawing by/date: _____

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

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

Mark R. Sals
 Date: 12/28/15 License No. _____

Prepared for:
Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Preliminary Plat

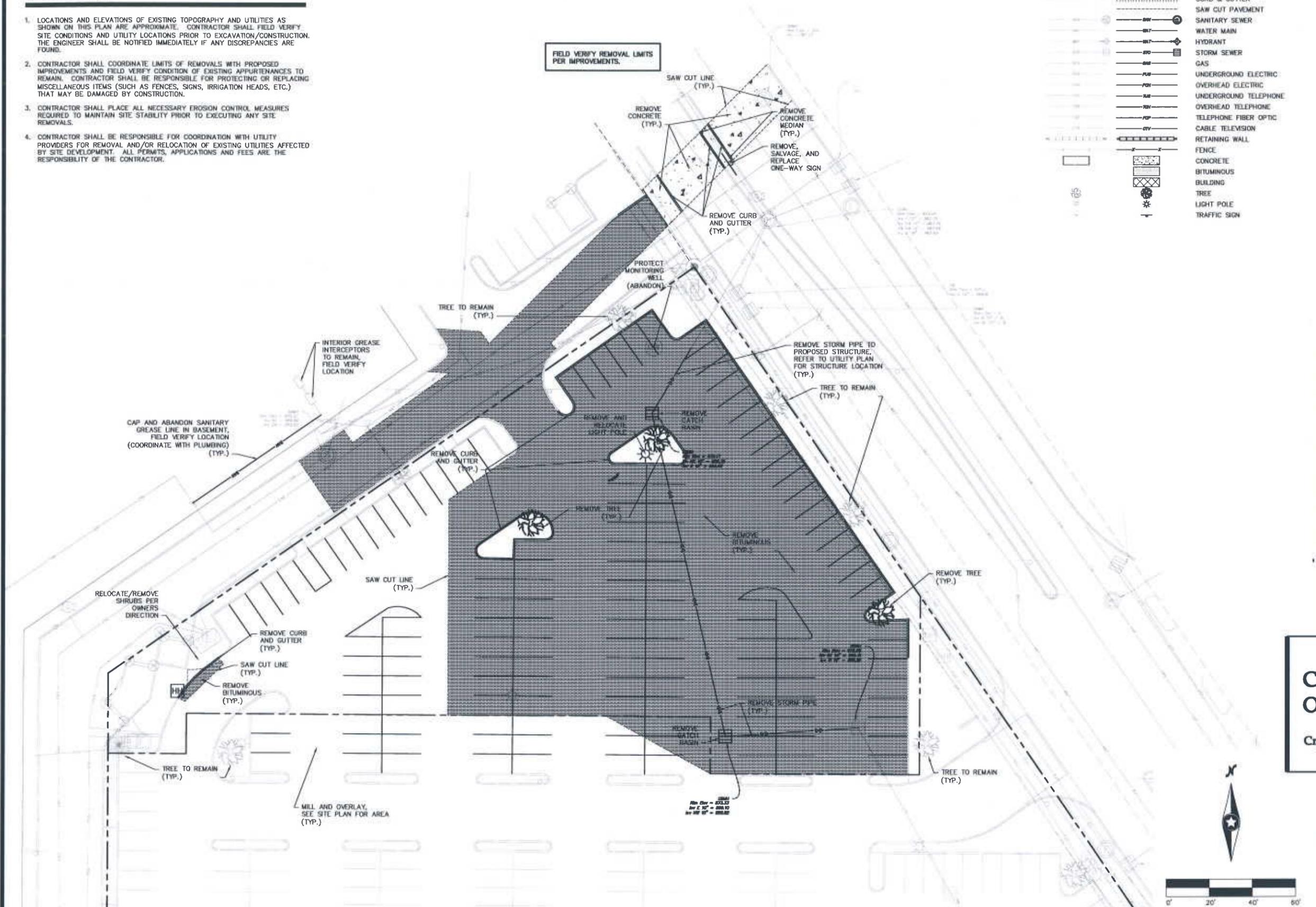
Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 4 of 11

Removal Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

Removal Legend

EXISTING	REMOVALS	
---	-----	PROPERTY LINE
---	-----	CURB & GUTTER
---	-----	SAW CUT PAVEMENT
---	-----	SANITARY SEWER
---	-----	WATER MAIN
---	-----	HYDRANT
---	-----	STORM SEWER
---	-----	GAS
---	-----	UNDERGROUND ELECTRIC
---	-----	OVERHEAD ELECTRIC
---	-----	UNDERGROUND TELEPHONE
---	-----	OVERHEAD TELEPHONE
---	-----	TELEPHONE FIBER OPTIC
---	-----	CABLE TELEVISION
---	-----	RETAINING WALL
---	-----	FENCE
---	-----	CONCRETE
---	-----	BITUMINOUS
---	-----	BUILDING
---	-----	TREE
---	-----	LIGHT POLE
---	-----	TRAFFIC SIGN



Westwood

Westwood Professional Services, Inc.
 7850 Anagram Drive
 Eden Prairie, MN 55344
 Phone: (952) 937-5100
 Fax: (952) 937-5822
 Toll Free: (888) 937-5100
 westwoodps.com

Designed: PSG/BAH
 Checked: PSG/BAH
 Drawn: BAH
 Record Drawing by/date:

Revisions
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

I hereby certify that this plan 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.

Shari Lynn S. Alvarus
 Date: 12/28/15 License No. _____

Prepared for:
Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Existing Conditions-Removals Plan

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 5 OF 11

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY ALTA/ACSM SURVEY, BY WESTWOOD PROFESSIONAL SERVICES, EDEN PRAIRIE, MINNESOTA, FALL 2015.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, OR TO MATCH EXISTING.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SEE ARCHITECTURAL PLANS FOR MORE INFORMATION ON BUILDING.
- LIGHTING TO BE DESIGN/BUILD. MODIFY EXISTING SYSTEM TO PROVIDE SEPARATE CIRCUITS AND CONTROLS FOR LIGHTS ON TARGET PROPERTY AND OUTLOT PROPERTY. PHOTOMETRICS SHALL NOT EXCEED 1.0 FOOT CANDLES AT RIGHT-OF-WAY LINE.

Signage and Striping Notes

- PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE. TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
- ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, ACCESSIBLE LOGOS AND CROSS HATCH ACCESSIBLE LOADING AISLES WITH BLUE PAVEMENT MARKING PAINT (TWO COATS).
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
- ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Site Notes

- A TRASH ENCLOSURE (SEE ARCHITECTURE)
- B MONUMENT SIGN (SEE ARCHITECTURE)
- C EXISTING TARGET SIGN
- D MATCH EXISTING CURB & GUTTER (TYP.)
- E SAWCUT & MATCH INTO EXISTING BITUMINOUS (TYP.)
- F CONCRETE SCORE PATTERN (TYP.)
- G PLANTED AREA (TYP.)
- H TRANSFORMER PAD (APPROXIMATE LOCATION)
- I RELOCATED LIGHT
- J EXISTING PARKING LOT LIGHT (TYP.)
- K EXISTING SIDEWALK (TYP.)
- L MENU BOARD
- M 4" WHITE STRIPE (TYP.)
- N NO PARKING HATCH (TYP.)
- O CONCRETE PAVEMENT - MATCH EXISTING (TYP.)
- P CONCRETE MEDIAN - MATCH EXISTING (TYP.)
- Q SAWCUT & MATCH INTO EXISTING CONCRETE
- R CONCRETE DRIVEWAY/SIDEWALK - MATCH EXISTING (TYP.)
- S REPLACE SALVAGED ONE-WAY SIGN

Site Details

- 1 B612 CURB & GUTTER (TYP.)
- 2 ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE (TYP.)
- 3 TRAFFIC ARROW (TYP.)
- 4 BOLLARD (TYP.)
- 5 BITUMINOUS PAVEMENT - MATCH EXISTING (TYP.)
- 6 CONCRETE SIDEWALK (TYP.)
- 7 SURMOUNTABLE CURB (TYP.)
- 8 3' CURB CUT WITH RIP-RAP SWALE

Sign Legend

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 DO NOT ENTER	30" X 30"	RS-1
S.2 HANDICAP PARKING	12" X 18"	R7
S.3 DRIVE-THRU - RIGHT ARROW	12" X 18"	CUSTOM
S.4 DRIVE-THRU - STRAIGHT ARROW	12" X 18"	CUSTOM

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Development Summary

EXISTING ZONING:	C-2, GENERAL COMMERCIAL
PARCEL DESCRIPTION:	LOT 2, BLOCK 1, CARDINAL COURT 2ND ADDITION
PROPERTY AREA:	47,800 SF (1.097 AC)
EX. PERVIOUS SURFACE:	5,455 SF (11.4%)
EX. IMPERVIOUS SURFACE:	42,345 SF (88.6%)
PERVIOUS SURFACE:	6,611 SF (13.8%)
IMPERVIOUS SURFACE:	41,189 SF (86.2%)
BUILDING GROSS SIZE:	4,990 SF
COFFEE:	2,495 SF
RETAIL/RESTAURANT:	2,495 SF
FLOOR-AREA-RATIO(FAR):	0.105
BUILDING SETBACK PER CODE:	30'-FRONT 10'-SIDE / 30'-SIDE TO ROW 10'-REAR
PARKING SETBACK:	5'-LOT LINE
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
PARKING RATIO REQUIREMENT - CITY OF CRYSTAL:	RETAIL 4 + 1 SPACE/300 SF OF BLDG (MAX 1/250) RESTAURANT 4 + 1 SPACE/80 SF OF BLDG (MAX 1/50)
PARKING RATIO REQUIRED:	66-100(PER REST 4,990 SF)
OUTLOT:	44-64(PER 50% REST/RETAIL 4,990 SF)
PARKING PROVIDED:	63 SPACES (12.6/1000SF)
PARKING LANDSCAPE AREA:	REQUIRED EXISTING PROPOSED
	3.0% 3.8% (1,826/42,483) 5.0% (1,709/33,986)
DISTANCE TO RESIDENTIAL PARCELS:	R-1 R-1 R-1
	550 LF TO NE 800 LF TO WEST 640 LF TO SOUTH
OUTDOOR SEATING AREA - CANNOT EXCEED THE LEAST OF THE FOLLOWING:	1,497 SF = (4,990*0.3) 30% GROSS FLOOR AREA 9,560 SF = (47,800*0.2) 20% PARCEL AREA 2,000 SF
OUTDOOR SEATING MAXIMUM:	1,497 SF
OUTDOOR SEATING PROVIDED:	1,497 SF

Westwood

Westwood Professional Services, Inc.
 7099 Anagram Drive
 Eden Prairie, MN 55344
 Phone (952) 937-0150
 Fax (952) 937-9822
 Toll Free (888) 937-5150
 westwoodps.com

Designed: PDR/MSA
 Checked: PDR/MSA
 Drawn: BAO
 Record Drawing by/date:

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

I hereby certify that this plan 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.

Shari Lynn S. Ahrens
 Date 12/28/15 License No.

Prepared for:

Paster Properties

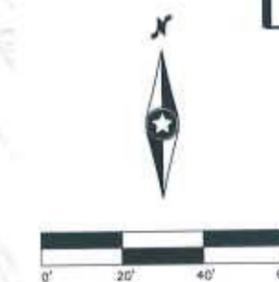
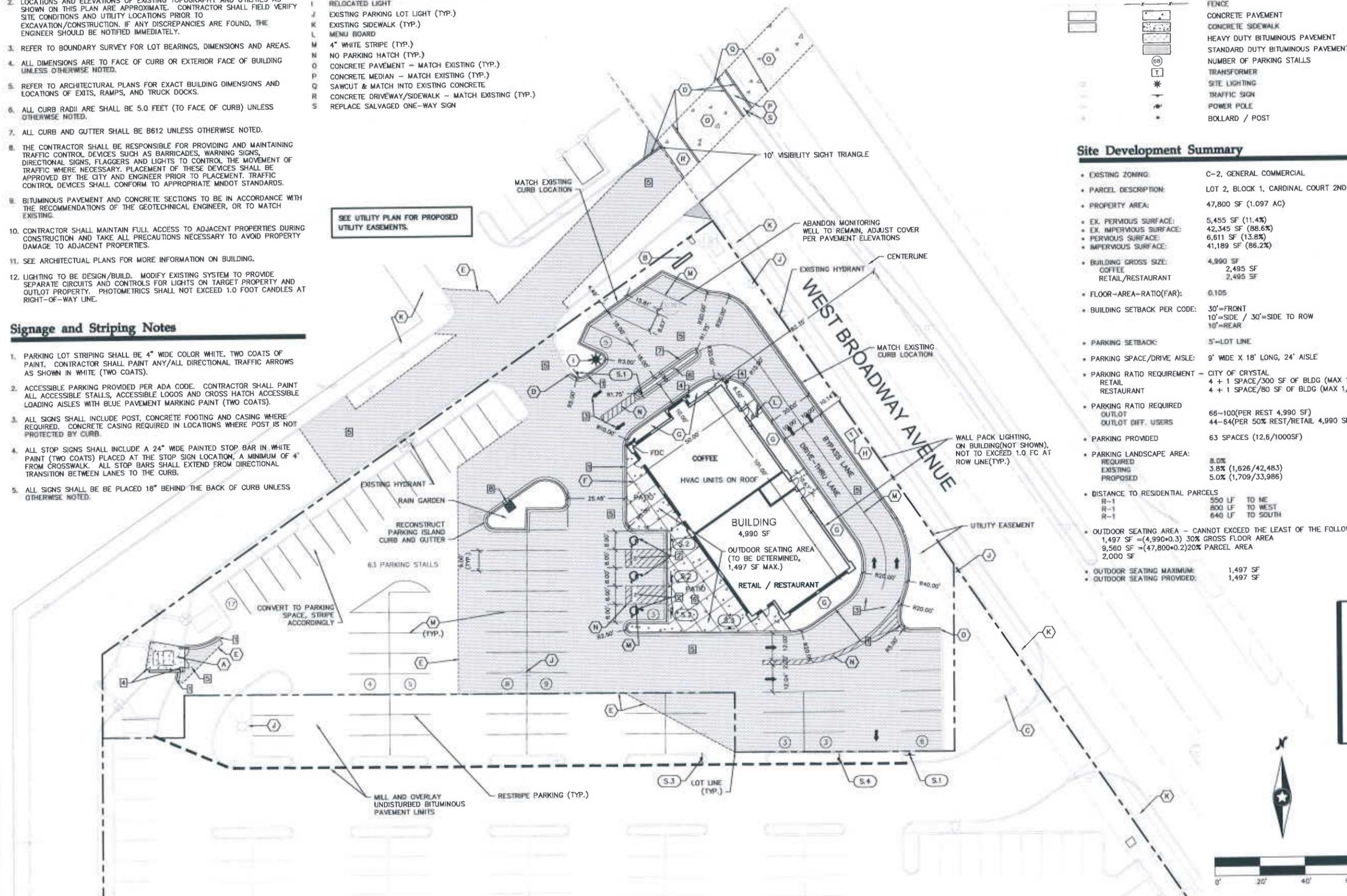
2227 University Avenue
 St. Paul, Minnesota 55114

**Crystal Target
 Outlot Parcel**

Crystal, Minnesota

Site Plan

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 6 OF 11



Erosion Control Notes

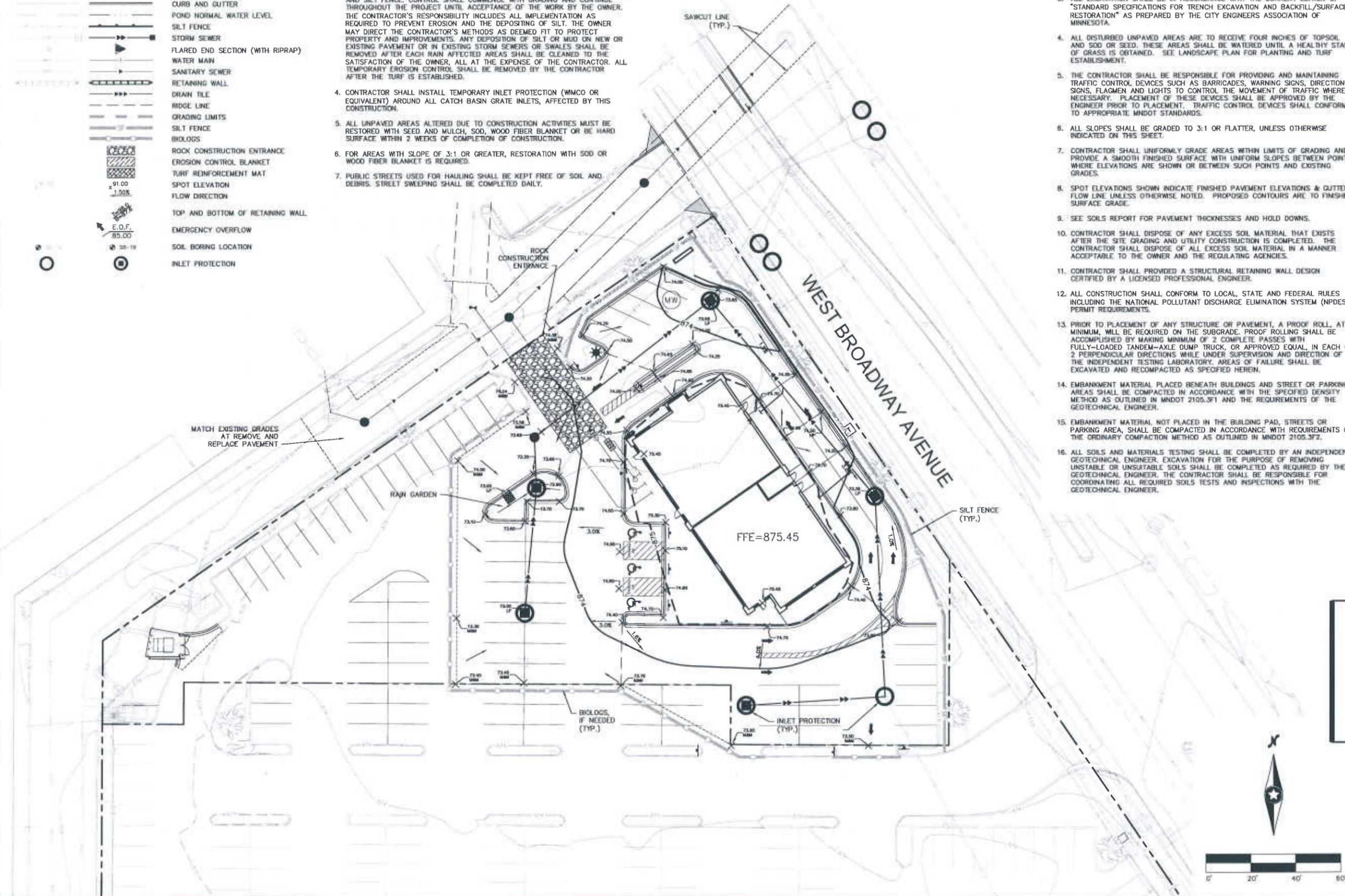
- SILT FENCE WILL BE INSTALLED AROUND SITE IN ALL FILL AREAS AND LOCATIONS WHERE STORM WATER RUNOFF MAY LEAVE THE SITE, PRIOR TO ANY EXCAVATION/CONSTRUCTION ACTIVITIES.
- ROCK CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
- SILTATION AND EROSION CONTROL: THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO CATCH BASIN INSERTS, ROCK CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- CONTRACTOR SHALL INSTALL TEMPORARY INLET PROTECTION (WMCO OR EQUIVALENT) AROUND ALL CATCH BASIN GRATE INLETS, AFFECTED BY THIS CONSTRUCTION.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, WOOD FIBER BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR WOOD FIBER BLANKET IS REQUIRED.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE COMPLETED DAILY.

Grading Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK BODIES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEN-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SILT FENCE
		BIOLOGS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION



Westwood

Westwood Professional Services, Inc.
 7000 Aragon Drive
 Eden Prairie, MN 55344
 Phone (952) 937-5100
 Fax (952) 937-5822
 Toll Free (888) 937-5100
 westwoodps.com

Designed: JSA
 Checked: JSA
 Drawn: BAH/WMA
 Record Drawing by/date:

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

I hereby certify that this plan 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.

Shari Lynn S. Ahrens
 Date: 12/28/15 License No.:

Prepared for:
Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Grading, Drainage, and Erosion Control Plan

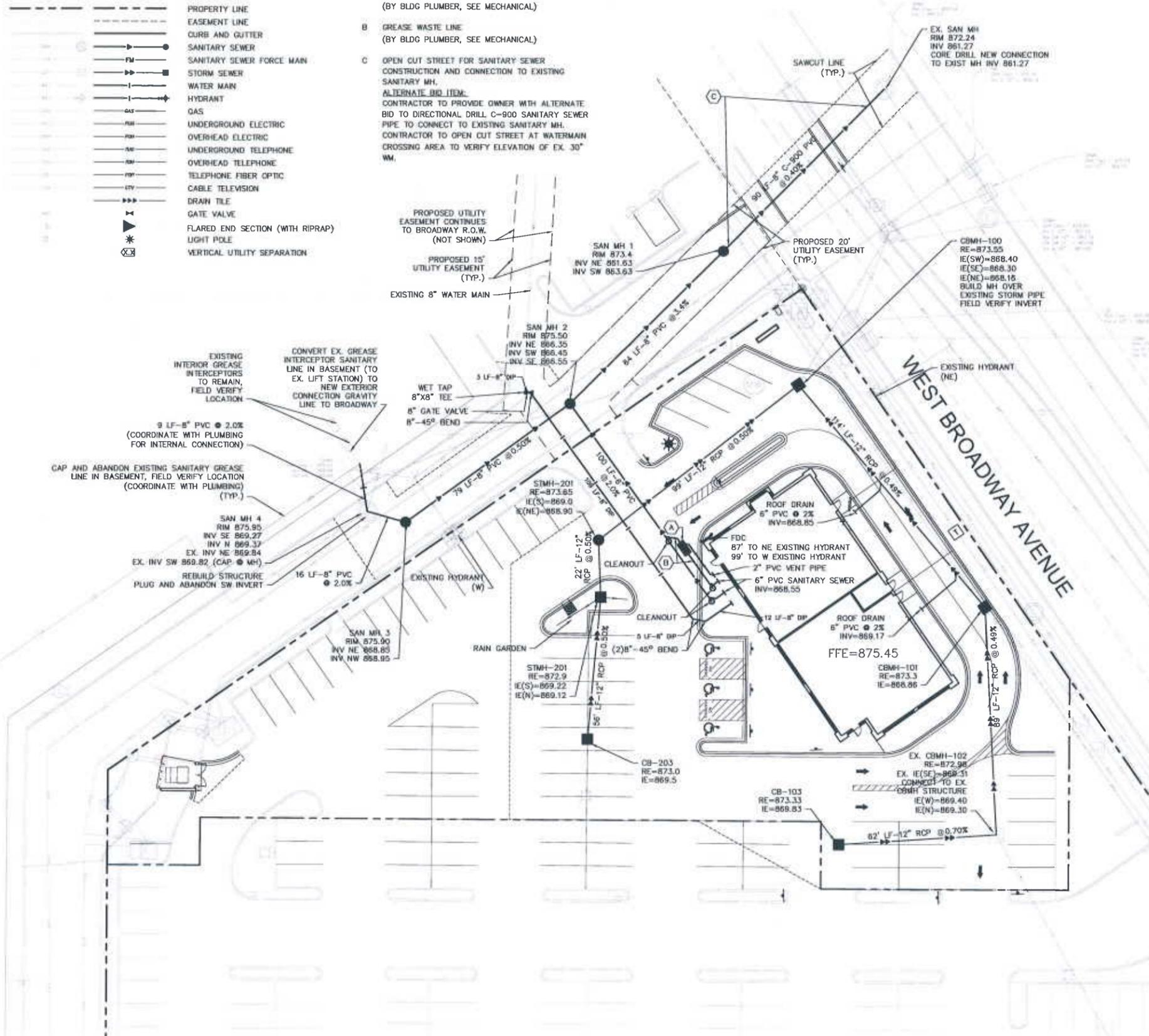
Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 7 OF 11

Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT PDXL
---	---	VERTICAL UTILITY SEPARATION

Key Notes

- A GREASE INTERCEPTOR (BY BLDG PLUMBER, SEE MECHANICAL)
- B GREASE WASTE LINE (BY BLDG PLUMBER, SEE MECHANICAL)
- C OPEN CUT STREET FOR SANITARY SEWER CONSTRUCTION AND CONNECTION TO EXISTING SANITARY MH.
 ALTERNATE BID ITEM:
 CONTRACTOR TO PROVIDE OWNER WITH ALTERNATE BID TO DIRECTIONAL DRILL C-900 SANITARY SEWER PIPE TO CONNECT TO EXISTING SANITARY MH. CONTRACTOR TO OPEN CUT STREET AT WATERMAIN CROSSING AREA TO VERIFY ELEVATION OF EX. 30" WM.



General Utility Notes

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER MINNESOTA PLUMBING CODE AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
12. ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE, CLASS 52 WITH 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER, INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
13. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
14. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF BUILDING AND UNDER FOOTINGS, PIPE SHALL BE PVC SCHEDULE 40.
15. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF AASHTO M294, TYPE S WITH WATERTIGHT CONNECTIONS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE, FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C209 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE, POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCV52 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

Westwood

Westwood Professional Services, Inc.
 7699 Annapolis Drive
 Eden Prairie, MN 55344
 Phone (952) 937-0100
 Fax (952) 937-0022
 Toll Free (888) 937-0100
 westwoodps.com

Designed	BA
Checked	BA
Drawn	BA/MA
Record Drawing by/date	

Revisions	
0	12/14/15 CITY SUBMITTAL
1	12/28/15 CITY RESUBMITTAL

I hereby certify that this plan 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.

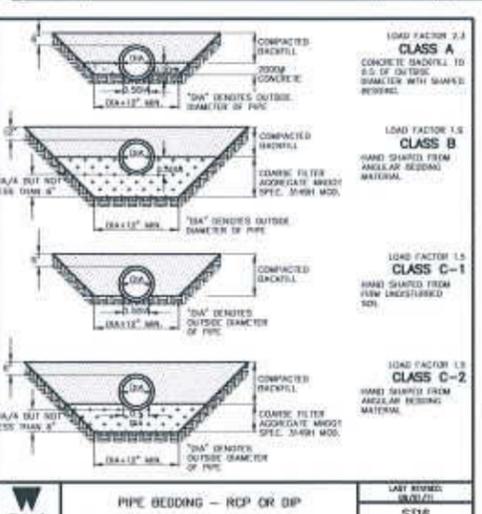
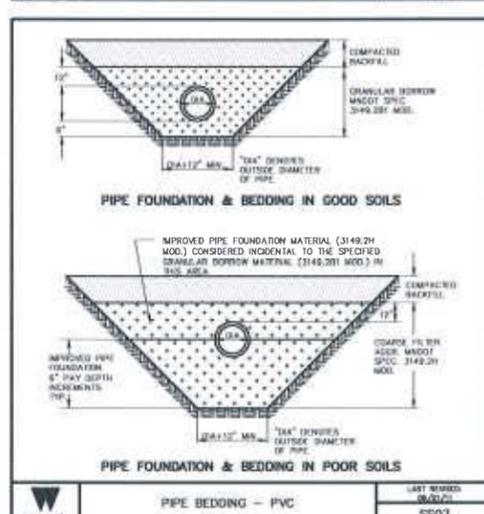
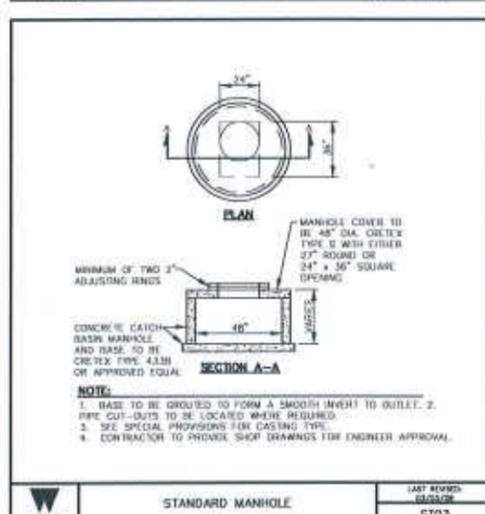
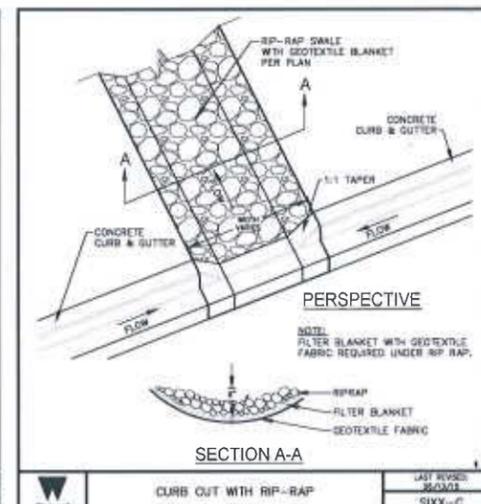
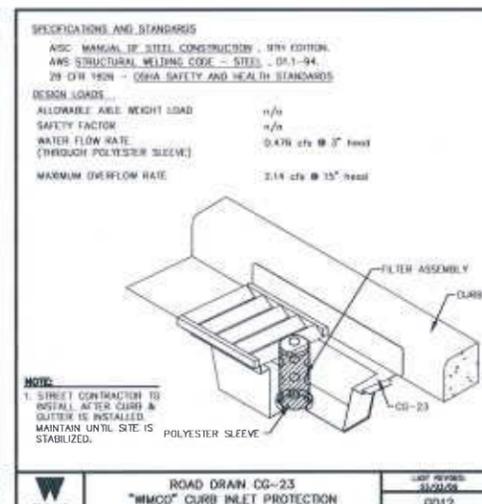
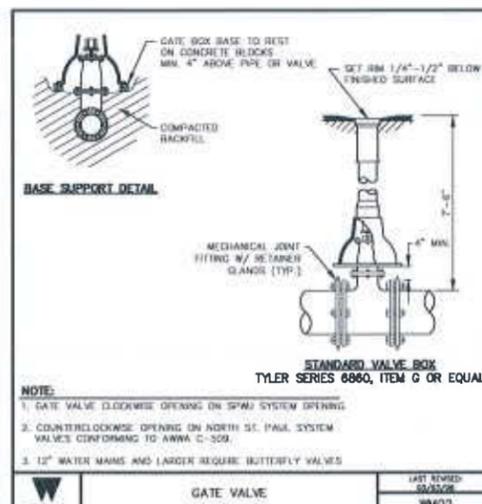
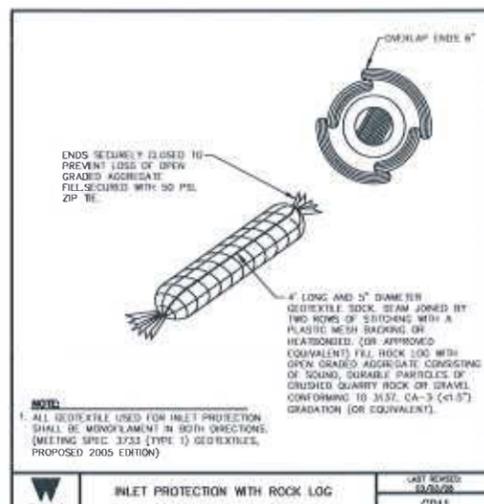
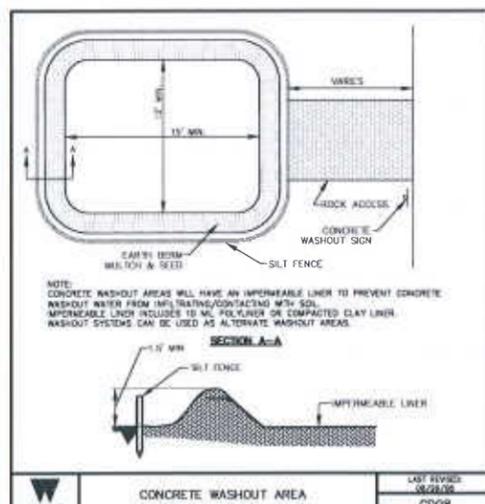
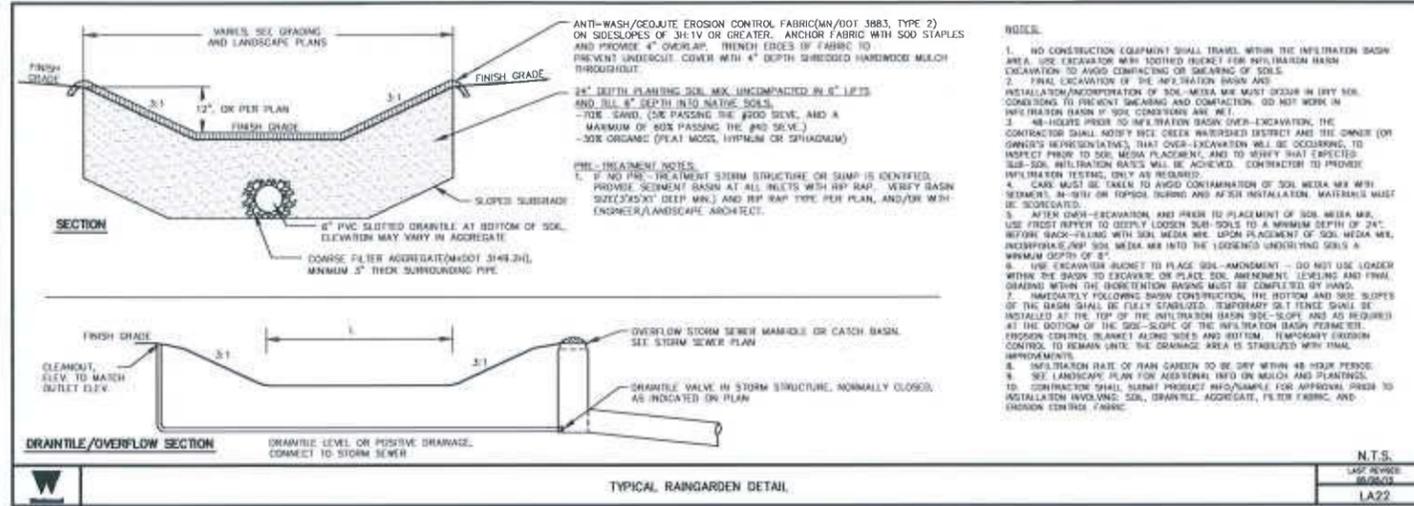
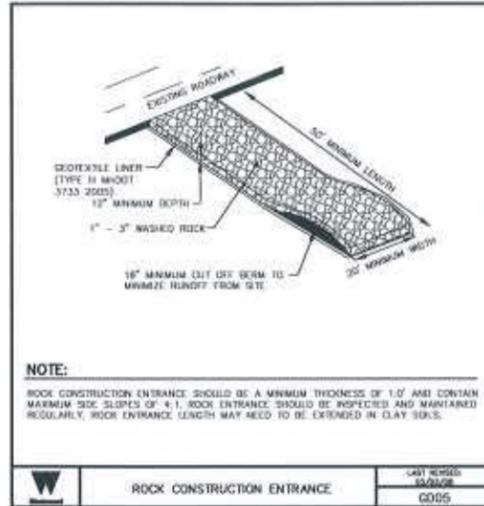
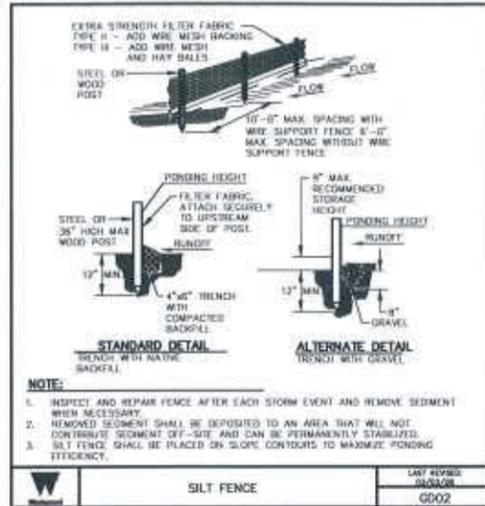
Shari Lynn S. Ahrens
 Date: 12/28/15 License No.

Prepared for:
Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Utility Plan

Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 8 OF 11



Designed: **HW**
 Checked: **FW/DA**
 Drawn: **HW**
 Record Drawing by/Date:

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL

I hereby certify that this plan 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.

Shari Lynn & Ahrens
 Date: 12/28/15 License No.:

Prepared for:
Paster Properties

2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Details

Landscape Notes

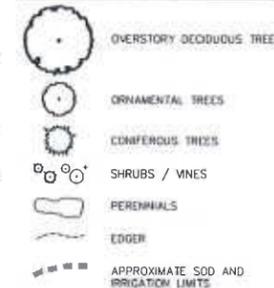
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
- ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SEEDED, UNLESS NOTED OTHERWISE. SEEDING TO BE PER MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2000 EDITION AND PER 2007 SEEDING MANUAL. SOO IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOO ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
- CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBACIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.
- PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
- ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE VINYL EDGING, "EDG-KING" BY OLY-OLA, OR APPROVED EQUAL, ANCHORED 4" O.C. WITH METAL SPIKES.
- SHREDDED HARDWOOD MULCH SHALL BE COLORED, RED CANYON BY SILVA, OR APPROVED EQUAL, AND AT A MINIMUM 4" DEPTH, FREE OF ALL DELETERIOUS MATERIAL. ROCK MULCH TO MATCH EXISTING, AND AT A MINIMUM 3" DEPTH. ROCK MULCH TO BE ON COMMERCIAL GRADE LANDSCAPE FILTER FABRIC, WITH 4" OVERLAP AND ANCHORED. OWNER TO APPROVE OF MULCH.
- SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING, EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE.
- EXISTING TREES AND SHRUBS, THROUGHOUT THE PROPERTY, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE, AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
- CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH.
- CONTRACTOR TO WARRANTY NEW PLANT MATERIAL FOR ONE-YEAR UPON PROJECT COMPLETION AND OWNER'S ACCEPTANCE.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNER'S DIRECTION. 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.
- LANDSCAPE REQUIREMENTS FOR INDIVIDUAL LOTS TO BE ADDRESSED AT BUILDING DEVELOPMENT.

Plant Schedule - Rain Garden

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	LOCATION	SPACING	O.C.	REMARKS
SJP	11	SWEET JOE-PYE-WEED / EUPATORIUM PURPUREUM	PLUG	SIDESLOPE	24"	O.C.	HEIGHT: 5-7'
SWG	11	SWITCHGRASS / PANICUM VIRGATUM	PLUG	SIDESLOPE	24"	O.C.	HEIGHT: 4-6'
GCN	11	GOLDSTRUM CONEFLOWER / RUDBECKIA FULGIDA	PLUG	SIDESLOPE	18"	O.C.	HEIGHT: 2-3'
POA	11	PRAIRIE OWON / ALLUM STELLATUM	PLUG	SIDESLOPE	18"	O.C.	HEIGHT: 1-1.5'
KFG	11	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	PLUG	BASE/SEK	18"	O.C.	HEIGHT: 3'
BES	10	BROWN-EYED-SUSAN / RUDBECKIA SUBTOMENTOSA	PLUG	BASE/SEK	18"	O.C.	HEIGHT: 3-5'
PBS	10	PRAIRIE BLAZING STAR / LIATRIS Pycnostachya	PLUG	BASE/SEK	18"	O.C.	HEIGHT: 4-6'
NEA	10	NEW ENGLAND ASTER / SYMPHYOTRICHUM NOVAE-ANGLIAE	PLUG	BASE	18"	O.C.	HEIGHT: 3-6'
JPW	10	JOE-PYE-WEED / EUPATORIUM MACULATUM	PLUG	BASE	18"	O.C.	HEIGHT: 4-6'
BFI	10	BLUE FLAG IRIS / IRIS VERSICOLOR	PLUG	BASE	18"	O.C.	HEIGHT: 2-2.5'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Plant Legend



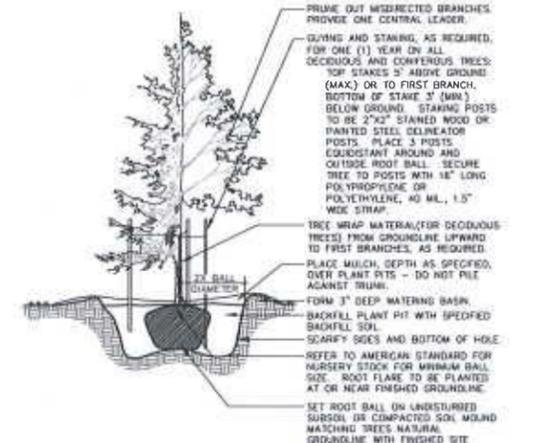
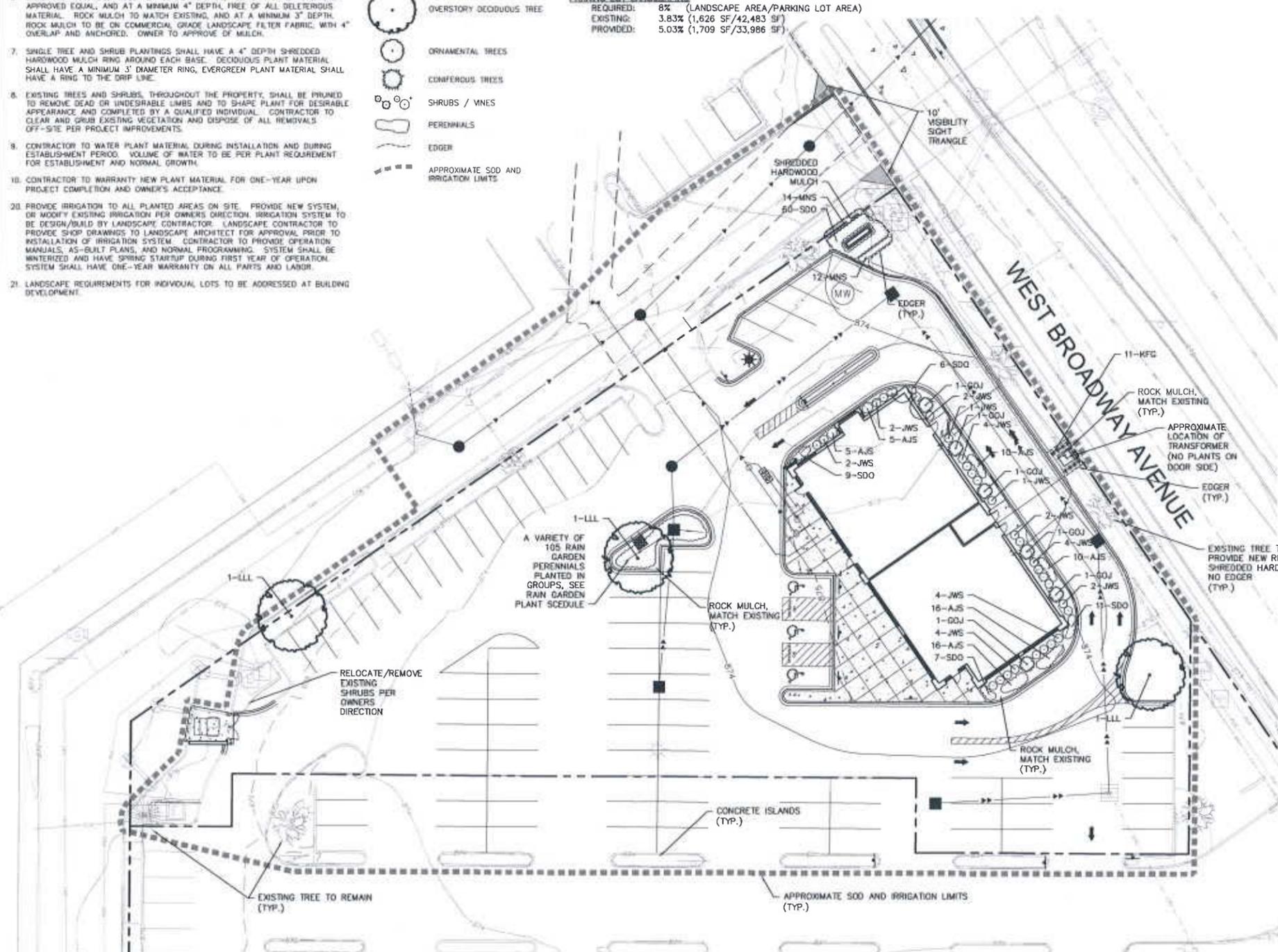
Landscape Requirements

PARKING LOT LANDSCAPING
 REQUIRED: 8% (LANDSCAPE AREA/PARKING LOT AREA)
 EXISTING: 3.83% (1,626 SF/42,483 SF)
 PROVIDED: 5.03% (1,709 SF/33,986 SF)

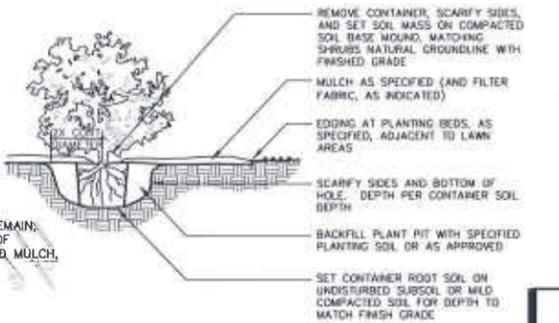
Plant Schedule

CODE	QTY	COMMON/BOTANICAL NAME	SIZE	SPACING
OVERSTORY TREES	3			
LLL	3	LITTLELEAF LINDEN / TILIA CORDATA	2.5" CAL., BAB	AS SHOWN
CONIFEROUS SHRUB	6			
GOJ	6	GREY OWL JUNPER / JUNPERUS VIRGINIANA 'GREY OWL'	#5 CONT.	4'-0" O.C.
DECIDUOUS SHRUB	28			
JWS	28	JAPANESE WHITE SPIREA / SPIRAEA ALBIFLORA	#5 CONT.	3'-0" O.C.
PERENNIALS	181			
SDO	83	STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'	#1 CONT.	12" O.C.
AJS	62	AUTUMN JOY SEDUM / SEDUM X 'AUTUMN JOY'	#1 CONT.	18" O.C.
MNS	26	MAY NIGHT SALVA / SALVA X MEMOROSA 'MAY NIGHT'	#1 CONT.	18" O.C.
KFG	11	KARL FOERSTER GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	18" O.C.

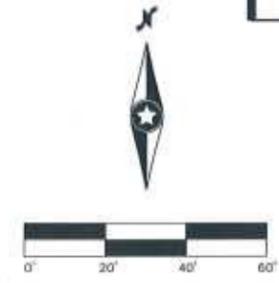
ABBREVIATIONS: BAB = BALLED AND BURLAPPED CAL = CALIPER O.C. = ON CENTER
 NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



1 Tree Planting Detail
 C11.0 NOT TO SCALE



2 Shrub & Perennial Planting Detail
 C11.0 NOT TO SCALE



Designed: **HN/BAH**
 Checked: **PSB**
 Drawn: **BAH**
 Record Drawing by/Date:

Revisions:
 0 12/14/15 CITY SUBMITTAL
 1 12/28/15 CITY RESUBMITTAL
 1B 01/06/15 TRANS. SCREENING

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.
 Shari Lynn S. Ahrens
 Date: 12/28/15 License No.:

Prepared for:
Paster Properties
 2227 University Avenue
 St. Paul, Minnesota 55114

Crystal Target Outlot Parcel
 Crystal, Minnesota

Landscape Plan
 Date: 12/14/15 ORIGINAL ISSUE
 Sheet: 11 of 11
 002648.dwg



Property Description

Property description per First American Title Insurance Company Title Commitment Number NCS-740787-MPLS

Parcel A (Certificate of Title No. 1077099)

Lot 1, Block 1, Cardinal Court, except that part thereof which lies Northeastly of a line drawn parallel with and 57 feet southwestly of the following described line, said parallel line hereinafter referred to as "Line A"

Commencing at the southeast corner of Section 5, Township 118 North, Range 21 West; thence run westerly along the south line of said Section 5 a distance of 326.87 feet, to the actual point of beginning of the line to be described; thence deflect right at an angle of 46 degrees 40 minutes for a distance of 504.55 feet; thence deflect to the right along a tangential curve having a radius of 2864.79 feet (delta angle 8 degrees 38 minutes) for a distance of 431.56 feet; thence tangent to said curve for a distance of 600 feet and there terminating.

Parcel B:

Non-exclusive easements over parts of Lot 1, Block 1, Crystal Shopping Center Addition, as contained in the Declaration of Easements and Restrictions, between Target Corporation, and Crystal Shopping Center Associates, LLP, dated February 11, 2004, recorded April 15, 2004, in the office of the Registrar of Titles as Doc. No. 3947297.

Notes

- 1) This survey was prepared using First American Title Insurance Company Title Commitment Number NCS-740787-MPLS having an effective date of June 28, 2015 at 7:30 A.M.
2) Subject property appears to be classified as Zone X when stated from Flood Insurance Rate Map Community - Panel Number 2705J0211E dated September 2, 2014.
3) Subject property contains 562,433.29 sq. ft. or 12.53M acres.
4) No zoning information provided by First American Title Insurance Company at time of survey.
5) Subject property contains 526 total full parking stalls, including 13 handicapped stalls.
6) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities (Copies State One Call Ticket No. 15302354).
7) The bearings shown on this survey are based on the Hennepin County Coordinate System N.A.D. 1983 (1986 adj.) US Survey feet.
8) Adjacent owners shown per Hennepin County parcel website.
9) The following notes are in regard to Table A item 18.
10) The following notes correspond to the surveying system of Schedule B of the above referenced title commitment.
11) The following, which appears as a recital on the Certificate of Title for Parcel A: Subject to a permanent easement for highway purposes over all that part of Lot 1, Block 1, Cardinal Court which lies northeastly of the following described line: Commencing at the intersection of the east line of said Lot 1 with said "Line A", thence run northwesterly along said "Line A" for a distance of 45 feet; thence deflect 45 degrees left for a distance of 14.14 feet; thence deflect 45 degrees left for a distance of 28 feet; thence deflect 90 degrees right for a distance of 70 feet; thence deflect 90 degrees right for a distance of 28 feet; thence deflect 45 degrees left for the intersection with said "Line A" and there terminating. APPEARS TO AFFECT SUBJECT PROPERTY, APPEARS THAT SAID EASEMENT IS ALSO DESCRIBED IN DOC. NO. 1391167, AS SHOWN HEREON.
12) Right of way for County Road No. 8 (West Broadway) as presently laid out and traveled. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
13) Terms and conditions, including easements, as contained in the following Declaration of Easements and Restrictions and related documents:
(a) Declaration of Easements and Restrictions, dated May 22, 1998, recorded September 14, 1998, as Doc. No. 3072474; APPEARS TO AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY SHOWN.
(b) Declaration of Easements and Restrictions, dated February 11, 2004, recorded April 15, 2004, as Doc. No. 3947298 (pertaining to interests in the above Doc. No. 3072474); APPEARS TO AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY SHOWN.
(c) Declaration of Easements and Restrictions, dated February 11, 2004, recorded April 15, 2004, as Doc. No. 3947297; APPEARS TO AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
14) Easement for utility purposes in favor of the City of Crystal, as contained in the Agreement for Permanent Utility Easement and Construction of Underground Utilities, dated April 4, 2007, recorded April 20, 2007, as Doc. No. 4378514. APPEARS TO AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

To: Target Corporation, a Minnesota corporation and First American Title Insurance Company. This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes Items 1, 2, 3, 4, 5, 11(a), 14 and 15 of Table A thereof. The field work was completed on November 23, 2015. The undersigned hereby certifies that I have surveyed the property and easements described and shown hereon, and the map or plan and the survey on which it is based reflect the matters referred to in the title commitment prepared by First American Title Insurance Company Commitment No. NCS-740787-MPLS having an effective date of June 28, 2015 at 7:30 A.M.

Mark R. Selb, Surveyor, Minnesota License No. 43812, dated 12/07/15.

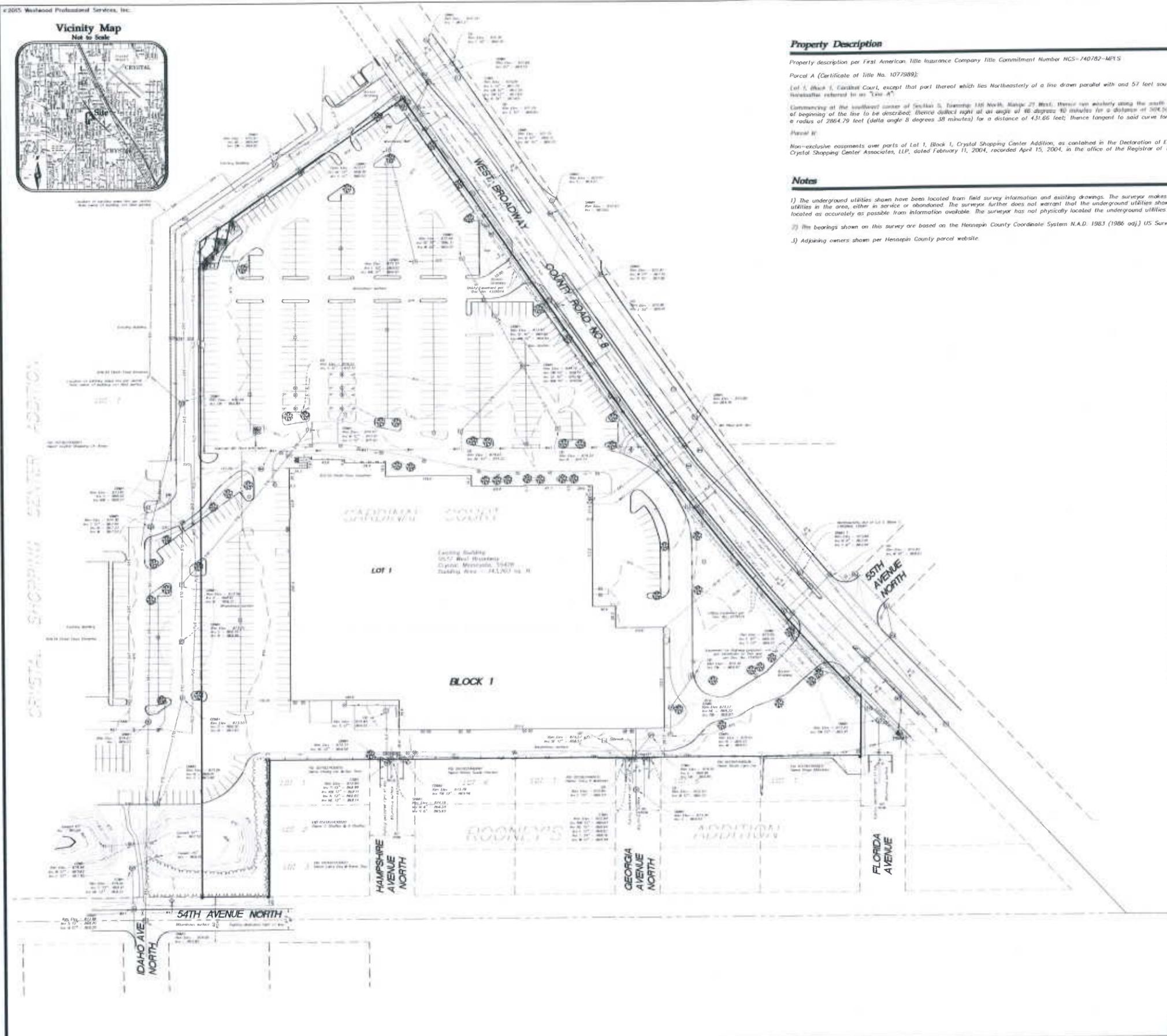


- Shows Access Easement per Doc. No. 3947297.
- Shows Additional Parking Easement Area per Doc. No. 3947297.
- Shows Target Parking Easement Area per Doc. No. 3947297.
- Shows Truck Turn-around per Doc. No. 3947297.
- Shows West Avenue Driveway per Doc. No. 3947297.

Legend

Table with 2 columns listing symbols and their corresponding utility types: 1/4" Poly/Steel, 1/2" Poly/Steel, 3/4" Poly/Steel, etc., up to 12" Sewer, 18" Sewer, 24" Sewer, 30" Sewer, 36" Sewer, 42" Sewer, 48" Sewer, 54" Sewer, 60" Sewer, 66" Sewer, 72" Sewer, 78" Sewer, 84" Sewer, 90" Sewer, 96" Sewer, 102" Sewer, 108" Sewer, 114" Sewer, 120" Sewer, 126" Sewer, 132" Sewer, 138" Sewer, 144" Sewer, 150" Sewer, 156" Sewer, 162" Sewer, 168" Sewer, 174" Sewer, 180" Sewer, 186" Sewer, 192" Sewer, 198" Sewer, 204" Sewer, 210" Sewer, 216" Sewer, 222" Sewer, 228" Sewer, 234" Sewer, 240" Sewer, 246" Sewer, 252" Sewer, 258" Sewer, 264" Sewer, 270" Sewer, 276" Sewer, 282" Sewer, 288" Sewer, 294" Sewer, 300" Sewer, 306" Sewer, 312" Sewer, 318" Sewer, 324" Sewer, 330" Sewer, 336" Sewer, 342" Sewer, 348" Sewer, 354" Sewer, 360" Sewer, 366" Sewer, 372" Sewer, 378" Sewer, 384" Sewer, 390" Sewer, 396" Sewer, 402" Sewer, 408" Sewer, 414" Sewer, 420" Sewer, 426" Sewer, 432" Sewer, 438" Sewer, 444" Sewer, 450" Sewer, 456" Sewer, 462" Sewer, 468" Sewer, 474" Sewer, 480" Sewer, 486" Sewer, 492" Sewer, 498" Sewer, 504" Sewer, 510" Sewer, 516" Sewer, 522" Sewer, 528" Sewer, 534" Sewer, 540" Sewer, 546" Sewer, 552" Sewer, 558" Sewer, 564" Sewer, 570" Sewer, 576" Sewer, 582" Sewer, 588" Sewer, 594" Sewer, 600" Sewer, 606" Sewer, 612" Sewer, 618" Sewer, 624" Sewer, 630" Sewer, 636" Sewer, 642" Sewer, 648" Sewer, 654" Sewer, 660" Sewer, 666" Sewer, 672" Sewer, 678" Sewer, 684" Sewer, 690" Sewer, 696" Sewer, 702" Sewer, 708" Sewer, 714" Sewer, 720" Sewer, 726" Sewer, 732" Sewer, 738" Sewer, 744" Sewer, 750" Sewer, 756" Sewer, 762" Sewer, 768" Sewer, 774" Sewer, 780" Sewer, 786" Sewer, 792" Sewer, 798" Sewer, 804" Sewer, 810" Sewer, 816" Sewer, 822" Sewer, 828" Sewer, 834" Sewer, 840" Sewer, 846" Sewer, 852" Sewer, 858" Sewer, 864" Sewer, 870" Sewer, 876" Sewer, 882" Sewer, 888" Sewer, 894" Sewer, 900" Sewer, 906" Sewer, 912" Sewer, 918" Sewer, 924" Sewer, 930" Sewer, 936" Sewer, 942" Sewer, 948" Sewer, 954" Sewer, 960" Sewer, 966" Sewer, 972" Sewer, 978" Sewer, 984" Sewer, 990" Sewer, 996" Sewer, 1002" Sewer, 1008" Sewer, 1014" Sewer, 1020" Sewer, 1026" Sewer, 1032" Sewer, 1038" Sewer, 1044" Sewer, 1050" Sewer, 1056" Sewer, 1062" Sewer, 1068" Sewer, 1074" Sewer, 1080" Sewer, 1086" Sewer, 1092" Sewer, 1098" Sewer, 1104" Sewer, 1110" Sewer, 1116" Sewer, 1122" Sewer, 1128" Sewer, 1134" Sewer, 1140" Sewer, 1146" Sewer, 1152" Sewer, 1158" Sewer, 1164" Sewer, 1170" Sewer, 1176" Sewer, 1182" Sewer, 1188" Sewer, 1194" Sewer, 1200" Sewer, 1206" Sewer, 1212" Sewer, 1218" Sewer, 1224" Sewer, 1230" Sewer, 1236" Sewer, 1242" Sewer, 1248" Sewer, 1254" Sewer, 1260" Sewer, 1266" Sewer, 1272" Sewer, 1278" Sewer, 1284" Sewer, 1290" Sewer, 1296" Sewer, 1302" Sewer, 1308" Sewer, 1314" Sewer, 1320" Sewer, 1326" Sewer, 1332" Sewer, 1338" Sewer, 1344" Sewer, 1350" Sewer, 1356" Sewer, 1362" Sewer, 1368" Sewer, 1374" Sewer, 1380" Sewer, 1386" Sewer, 1392" Sewer, 1398" Sewer, 1404" Sewer, 1410" Sewer, 1416" Sewer, 1422" Sewer, 1428" Sewer, 1434" Sewer, 1440" Sewer, 1446" Sewer, 1452" Sewer, 1458" Sewer, 1464" Sewer, 1470" Sewer, 1476" Sewer, 1482" Sewer, 1488" Sewer, 1494" Sewer, 1500" Sewer, 1506" Sewer, 1512" Sewer, 1518" Sewer, 1524" Sewer, 1530" Sewer, 1536" Sewer, 1542" Sewer, 1548" Sewer, 1554" Sewer, 1560" Sewer, 1566" Sewer, 1572" Sewer, 1578" Sewer, 1584" Sewer, 1590" Sewer, 1596" Sewer, 1602" Sewer, 1608" Sewer, 1614" Sewer, 1620" Sewer, 1626" Sewer, 1632" Sewer, 1638" Sewer, 1644" Sewer, 1650" Sewer, 1656" Sewer, 1662" Sewer, 1668" Sewer, 1674" Sewer, 1680" Sewer, 1686" Sewer, 1692" Sewer, 1698" Sewer, 1704" Sewer, 1710" Sewer, 1716" Sewer, 1722" Sewer, 1728" Sewer, 1734" Sewer, 1740" Sewer, 1746" Sewer, 1752" Sewer, 1758" Sewer, 1764" Sewer, 1770" Sewer, 1776" Sewer, 1782" Sewer, 1788" Sewer, 1794" Sewer, 1800" Sewer, 1806" Sewer, 1812" Sewer, 1818" Sewer, 1824" Sewer, 1830" Sewer, 1836" Sewer, 1842" Sewer, 1848" Sewer, 1854" Sewer, 1860" Sewer, 1866" Sewer, 1872" Sewer, 1878" Sewer, 1884" Sewer, 1890" Sewer, 1896" Sewer, 1902" Sewer, 1908" Sewer, 1914" Sewer, 1920" Sewer, 1926" Sewer, 1932" Sewer, 1938" Sewer, 1944" Sewer, 1950" Sewer, 1956" Sewer, 1962" Sewer, 1968" Sewer, 1974" Sewer, 1980" Sewer, 1986" Sewer, 1992" Sewer, 1998" Sewer, 2004" Sewer, 2010" Sewer, 2016" Sewer, 2022" Sewer, 2028" Sewer, 2034" Sewer, 2040" Sewer, 2046" Sewer, 2052" Sewer, 2058" Sewer, 2064" Sewer, 2070" Sewer, 2076" Sewer, 2082" Sewer, 2088" Sewer, 2094" Sewer, 2100" Sewer, 2106" Sewer, 2112" Sewer, 2118" Sewer, 2124" Sewer, 2130" Sewer, 2136" Sewer, 2142" Sewer, 2148" Sewer, 2154" Sewer, 2160" Sewer, 2166" Sewer, 2172" Sewer, 2178" Sewer, 2184" Sewer, 2190" Sewer, 2196" Sewer, 2202" Sewer, 2208" Sewer, 2214" Sewer, 2220" Sewer, 2226" Sewer, 2232" Sewer, 2238" Sewer, 2244" Sewer, 2250" Sewer, 2256" Sewer, 2262" Sewer, 2268" Sewer, 2274" Sewer, 2280" Sewer, 2286" Sewer, 2292" Sewer, 2298" Sewer, 2304" Sewer, 2310" Sewer, 2316" Sewer, 2322" Sewer, 2328" Sewer, 2334" Sewer, 2340" Sewer, 2346" Sewer, 2352" Sewer, 2358" Sewer, 2364" Sewer, 2370" Sewer, 2376" Sewer, 2382" Sewer, 2388" Sewer, 2394" Sewer, 2400" Sewer, 2406" Sewer, 2412" Sewer, 2418" Sewer, 2424" Sewer, 2430" Sewer, 2436" Sewer, 2442" Sewer, 2448" Sewer, 2454" Sewer, 2460" Sewer, 2466" Sewer, 2472" Sewer, 2478" Sewer, 2484" Sewer, 2490" Sewer, 2496" Sewer, 2502" Sewer, 2508" Sewer, 2514" Sewer, 2520" Sewer, 2526" Sewer, 2532" Sewer, 2538" Sewer, 2544" Sewer, 2550" Sewer, 2556" Sewer, 2562" Sewer, 2568" Sewer, 2574" Sewer, 2580" Sewer, 2586" Sewer, 2592" Sewer, 2598" Sewer, 2604" Sewer, 2610" Sewer, 2616" Sewer, 2622" Sewer, 2628" Sewer, 2634" Sewer, 2640" Sewer, 2646" Sewer, 2652" Sewer, 2658" Sewer, 2664" Sewer, 2670" Sewer, 2676" Sewer, 2682" Sewer, 2688" Sewer, 2694" Sewer, 2700" Sewer, 2706" Sewer, 2712" Sewer, 2718" Sewer, 2724" Sewer, 2730" Sewer, 2736" Sewer, 2742" Sewer, 2748" Sewer, 2754" Sewer, 2760" Sewer, 2766" Sewer, 2772" Sewer, 2778" Sewer, 2784" Sewer, 2790" Sewer, 2796" Sewer, 2802" Sewer, 2808" Sewer, 2814" Sewer, 2820" Sewer, 2826" Sewer, 2832" Sewer, 2838" Sewer, 2844" Sewer, 2850" Sewer, 2856" Sewer, 2862" Sewer, 2868" Sewer, 2874" Sewer, 2880" Sewer, 2886" Sewer, 2892" Sewer, 2898" Sewer, 2904" Sewer, 2910" Sewer, 2916" Sewer, 2922" Sewer, 2928" Sewer, 2934" Sewer, 2940" Sewer, 2946" Sewer, 2952" Sewer, 2958" Sewer, 2964" Sewer, 2970" Sewer, 2976" Sewer, 2982" Sewer, 2988" Sewer, 2994" Sewer, 3000" Sewer, 3006" Sewer, 3012" Sewer, 3018" Sewer, 3024" Sewer, 3030" Sewer, 3036" Sewer, 3042" Sewer, 3048" Sewer, 3054" Sewer, 3060" Sewer, 3066" Sewer, 3072" Sewer, 3078" Sewer, 3084" Sewer, 3090" Sewer, 3096" Sewer, 3102" Sewer, 3108" Sewer, 3114" Sewer, 3120" Sewer, 3126" Sewer, 3132" Sewer, 3138" Sewer, 3144" Sewer, 3150" Sewer, 3156" Sewer, 3162" Sewer, 3168" Sewer, 3174" Sewer, 3180" Sewer, 3186" Sewer, 3192" Sewer, 3198" Sewer, 3204" Sewer, 3210" Sewer, 3216" Sewer, 3222" Sewer, 3228" Sewer, 3234" Sewer, 3240" Sewer, 3246" Sewer, 3252" Sewer, 3258" Sewer, 3264" Sewer, 3270" Sewer, 3276" Sewer, 3282" Sewer, 3288" Sewer, 3294" Sewer, 3300" Sewer, 3306" Sewer, 3312" Sewer, 3318" Sewer, 3324" Sewer, 3330" Sewer, 3336" Sewer, 3342" Sewer, 3348" Sewer, 3354" Sewer, 3360" Sewer, 3366" Sewer, 3372" Sewer, 3378" Sewer, 3384" Sewer, 3390" Sewer, 3396" Sewer, 3402" Sewer, 3408" Sewer, 3414" Sewer, 3420" Sewer, 3426" Sewer, 3432" Sewer, 3438" Sewer, 3444" Sewer, 3450" Sewer, 3456" Sewer, 3462" Sewer, 3468" Sewer, 3474" Sewer, 3480" Sewer, 3486" Sewer, 3492" Sewer, 3498" Sewer, 3504" Sewer, 3510" Sewer, 3516" Sewer, 3522" Sewer, 3528" Sewer, 3534" Sewer, 3540" Sewer, 3546" Sewer, 3552" Sewer, 3558" Sewer, 3564" Sewer, 3570" Sewer, 3576" Sewer, 3582" Sewer, 3588" Sewer, 3594" Sewer, 3600" Sewer, 3606" Sewer, 3612" Sewer, 3618" Sewer, 3624" Sewer, 3630" Sewer, 3636" Sewer, 3642" Sewer, 3648" Sewer, 3654" Sewer, 3660" Sewer, 3666" Sewer, 3672" Sewer, 3678" Sewer, 3684" Sewer, 3690" Sewer, 3696" Sewer, 3702" Sewer, 3708" Sewer, 3714" Sewer, 3720" Sewer, 3726" Sewer, 3732" Sewer, 3738" Sewer, 3744" Sewer, 3750" Sewer, 3756" Sewer, 3762" Sewer, 3768" Sewer, 3774" Sewer, 3780" Sewer, 3786" Sewer, 3792" Sewer, 3798" Sewer, 3804" Sewer, 3810" Sewer, 3816" Sewer, 3822" Sewer, 3828" Sewer, 3834" Sewer, 3840" Sewer, 3846" Sewer, 3852" Sewer, 3858" Sewer, 3864" Sewer, 3870" Sewer, 3876" Sewer, 3882" Sewer, 3888" Sewer, 3894" Sewer, 3900" Sewer, 3906" Sewer, 3912" Sewer, 3918" Sewer, 3924" Sewer, 3930" Sewer, 3936" Sewer, 3942" Sewer, 3948" Sewer, 3954" Sewer, 3960" Sewer, 3966" Sewer, 3972" Sewer, 3978" Sewer, 3984" Sewer, 3990" Sewer, 3996" Sewer, 4002" Sewer, 4008" Sewer, 4014" Sewer, 4020" Sewer, 4026" Sewer, 4032" Sewer, 4038" Sewer, 4044" Sewer, 4050" Sewer, 4056" Sewer, 4062" Sewer, 4068" Sewer, 4074" Sewer, 4080" Sewer, 4086" Sewer, 4092" Sewer, 4098" Sewer, 4104" Sewer, 4110" Sewer, 4116" Sewer, 4122" Sewer, 4128" Sewer, 4134" Sewer, 4140" Sewer, 4146" Sewer, 4152" Sewer, 4158" Sewer, 4164" Sewer, 4170" Sewer, 4176" Sewer, 4182" Sewer, 4188" Sewer, 4194" Sewer, 4200" Sewer, 4206" Sewer, 4212" Sewer, 4218" Sewer, 4224" Sewer, 4230" Sewer, 4236" Sewer, 4242" Sewer, 4248" Sewer, 4254" Sewer, 4260" Sewer, 4266" Sewer, 4272" Sewer, 4278" Sewer, 4284" Sewer, 4290" Sewer, 4296" Sewer, 4302" Sewer, 4308" Sewer, 4314" Sewer, 4320" Sewer, 4326" Sewer, 4332" Sewer, 4338" Sewer, 4344" Sewer, 4350" Sewer, 4356" Sewer, 4362" Sewer, 4368" Sewer, 4374" Sewer, 4380" Sewer, 4386" Sewer, 4392" Sewer, 4398" Sewer, 4404" Sewer, 4410" Sewer, 4416" Sewer, 4422" Sewer, 4428" Sewer, 4434" Sewer, 4440" Sewer, 4446" Sewer, 4452" Sewer, 4458" Sewer, 4464" Sewer, 4470" Sewer, 4476" Sewer, 4482" Sewer, 4488" Sewer, 4494" Sewer, 4500" Sewer, 4506" Sewer, 4512" Sewer, 4518" Sewer, 4524" Sewer, 4530" Sewer, 4536" Sewer, 4542" Sewer, 4548" Sewer, 4554" Sewer, 4560" Sewer, 4566" Sewer, 4572" Sewer, 4578" Sewer, 4584" Sewer, 4590" Sewer, 4596" Sewer, 4602" Sewer, 4608" Sewer, 4614" Sewer, 4620" Sewer, 4626" Sewer, 4632" Sewer, 4638" Sewer, 4644" Sewer, 4650" Sewer, 4656" Sewer, 4662" Sewer, 4668" Sewer, 4674" Sewer, 4680" Sewer, 4686" Sewer, 4692" Sewer, 4698" Sewer, 4704" Sewer, 4710" Sewer, 4716" Sewer, 4722" Sewer, 4728" Sewer, 4734" Sewer, 4740" Sewer, 4746" Sewer, 4752" Sewer, 4758" Sewer, 4764" Sewer, 4770" Sewer, 4776" Sewer, 4782" Sewer, 4788" Sewer, 4794" Sewer, 4800" Sewer, 4806" Sewer, 4812" Sewer, 4818" Sewer, 4824" Sewer, 4830" Sewer, 4836" Sewer, 4842" Sewer, 4848" Sewer, 4854" Sewer, 4860" Sewer, 4866" Sewer, 4872" Sewer, 4878" Sewer, 4884" Sewer, 4890" Sewer, 4896" Sewer, 4902" Sewer, 4908" Sewer, 4914" Sewer, 4920" Sewer, 4926" Sewer, 4932" Sewer, 4938" Sewer, 4944" Sewer, 4950" Sewer, 4956" Sewer, 4962" Sewer, 4968" Sewer, 4974" Sewer, 4980" Sewer, 4986" Sewer, 4992" Sewer, 4998" Sewer, 5004" Sewer, 5010" Sewer, 5016" Sewer, 5022" Sewer, 5028" Sewer, 5034" Sewer, 5040" Sewer, 5046" Sewer, 5052" Sewer, 5058" Sewer, 5064" Sewer, 5070" Sewer, 5076" Sewer, 5082" Sewer, 5088" Sewer, 5094" Sewer, 5100" Sewer, 5106" Sewer, 5112" Sewer, 5118" Sewer, 5124" Sewer, 5130" Sewer, 5136" Sewer, 5142" Sewer, 5148" Sewer, 5154" Sewer, 5160" Sewer, 5166" Sewer, 5172" Sewer, 5178" Sewer, 5184" Sewer, 5190" Sewer, 5196" Sewer, 5202" Sewer, 5208" Sewer, 5214" Sewer, 5220" Sewer, 5226" Sewer, 5232" Sewer, 5238" Sewer, 5244" Sewer, 5250" Sewer, 5256" Sewer, 5262" Sewer, 5268" Sewer, 5274" Sewer, 5280" Sewer, 5286" Sewer, 5292" Sewer, 5298" Sewer, 5304" Sewer, 5310" Sewer, 5316" Sewer, 5322" Sewer, 5328" Sewer, 5334" Sewer, 5340" Sewer, 5346" Sewer, 5352" Sewer, 5358" Sewer, 5364" Sewer, 5370" Sewer, 5376" Sewer, 5382" Sewer, 5388" Sewer, 5394" Sewer, 5400" Sewer, 5406" Sewer, 5412" Sewer, 5418" Sewer, 5424" Sewer, 5430" Sewer, 5436" Sewer, 5442" Sewer, 5448" Sewer, 5454" Sewer, 5460" Sewer, 5466" Sewer, 5472" Sewer, 5478" Sewer, 5484" Sewer, 5490" Sewer, 5496" Sewer, 5502" Sewer, 5508" Sewer, 5514" Sewer, 5520" Sewer, 5526" Sewer, 5532" Sewer, 5538" Sewer, 5544" Sewer, 5550" Sewer, 5556" Sewer, 5562" Sewer, 5568" Sewer, 5574" Sewer, 5580" Sewer, 5586" Sewer, 5592" Sewer, 5598" Sewer, 5604" Sewer, 5610" Sewer, 5616" Sewer, 5622" Sewer, 5628" Sewer, 5634" Sewer, 5640" Sewer, 5646" Sewer, 5652" Sewer, 5658" Sewer, 5664" Sewer, 5670" Sewer, 5676" Sewer, 5682" Sewer, 5688" Sewer, 5694" Sewer, 5700" Sewer, 5706" Sewer, 5712" Sewer, 5718" Sewer, 5724" Sewer, 5730" Sewer, 5736" Sewer, 5742" Sewer, 5748" Sewer, 5754" Sewer, 5760" Sewer, 5766" Sewer, 5772" Sewer, 5778" Sewer, 5784" Sewer, 5790" Sewer, 5796" Sewer, 5802" Sewer, 5808" Sewer, 5814" Sewer, 5820" Sewer, 5826" Sewer, 5832" Sewer, 5838" Sewer, 5844" Sewer, 5850" Sewer, 5856" Sewer, 5862" Sewer, 5868" Sewer, 5874" Sewer, 5880" Sewer, 5886" Sewer, 5892" Sewer, 5898" Sewer, 5904" Sewer, 5910" Sewer, 5916" Sewer, 5922" Sewer, 5928" Sewer, 5934" Sewer, 5940" Sewer, 5946" Sewer, 5952" Sewer, 5958" Sewer, 5964" Sewer, 5970" Sewer, 5976" Sewer, 5982" Sewer, 5988" Sewer, 5994" Sewer, 6000" Sewer, 6006" Sewer, 6012" Sewer, 6018" Sewer, 6024" Sewer, 6030" Sewer, 6036" Sewer, 6042" Sewer, 6048" Sewer, 6054" Sewer, 6060" Sewer, 6066" Sewer, 6072" Sewer, 6078" Sewer, 6084" Sewer, 6090" Sewer, 6096" Sewer, 6102" Sewer, 6108" Sewer, 6114" Sewer, 6120" Sewer, 6126" Sewer, 6132" Sewer, 6138" Sewer, 6144" Sewer, 6150" Sewer, 6156" Sewer, 6162" Sewer, 6168" Sewer, 6174" Sewer, 6180" Sewer, 6186" Sewer, 6192" Sewer, 6198" Sewer, 6204" Sewer, 6210" Sewer, 6216" Sewer, 6222" Sewer, 6228" Sewer, 6234" Sewer, 6240" Sewer, 6246" Sewer, 6252" Sewer, 6258" Sewer, 6264" Sewer, 6270" Sewer, 6276" Sewer, 6282" Sewer, 6288" Sewer, 6294" Sewer, 6300" Sewer, 6306" Sewer, 6312" Sewer, 6318" Sewer, 6324" Sewer, 6330" Sewer, 6336" Sewer, 6342" Sewer, 6348" Sewer, 6354" Sewer, 6360" Sewer, 6366" Sewer, 6372" Sewer, 6378" Sewer, 6384" Sewer, 6390" Sewer, 6396" Sewer, 6402" Sewer, 6408" Sewer, 6414" Sewer, 6420" Sewer, 6426" Sewer, 6432" Sewer, 6438" Sewer, 6444" Sewer, 6450" Sewer, 6456" Sewer, 6462" Sewer, 6468" Sewer, 6474" Sewer, 6480" Sewer, 6486" Sewer, 6492" Sewer, 6498" Sewer, 6504" Sewer, 6510" Sewer, 6516" Sewer, 6522" Sewer, 6528" Sewer, 6534" Sewer, 6540" Sewer, 6546" Sewer, 6552" Sewer, 6558" Sewer, 6564" Sewer, 6570" Sewer, 6576" Sewer, 6582" Sewer, 6588" Sewer, 6594" Sewer, 6600" Sewer, 6606" Sewer, 6612" Sewer, 6618" Sewer, 6624" Sewer, 6630" Sewer, 6636" Sewer, 6642" Sewer, 6648" Sewer, 6654" Sewer, 6660" Sewer, 6666" Sewer, 6672" Sewer, 6678" Sewer, 6684" Sewer, 6690" Sewer, 6696" Sewer, 6702" Sewer, 6708" Sewer, 6714" Sewer, 6720" Sewer, 6726" Sewer, 6732" Sewer, 6738" Sewer, 6744" Sewer, 6750" Sewer, 6756" Sewer, 6762" Sewer, 6768" Sewer, 6774" Sewer, 6780" Sewer, 6786" Sewer, 6792" Sewer, 6798" Sewer, 6804" Sewer, 6810" Sewer,

Vicinity Map
Not to Scale



Property Description

Property description per First American Title Insurance Company Title Commitment Number NCS-740782-MPLS
 Parcel A (Certificate of Title No. 1077989):
 Lot 1, Block 1, Crystal Court, except that part thereof which lies Northeastly of a line drawn parallel with and 57 feet southwestly of the following described line, said parallel line hereinafter referred to as "Line A".
 Commencing at the southwest corner of Section 3, Township 140 North, Range 27 West, thence run westerly along the north line of said Section 3 a distance of 126.87 feet, to the actual point of beginning of the line to be described; thence subject right at an angle of 86 degrees 30 minutes for a distance of 304.50 feet, thence subject to the right along a horizontal curve having a radius of 2864.79 feet (delta angle 8 degrees 38 minutes) for a distance of 431.66 feet; thence tangent to said curve for a distance of 600 feet and there terminating.
 Parcel B:
 Non-exclusive easements over parts of Lot 1, Block 1, Crystal Shopping Center Addition, as contained in the Declaration of Easements and Restrictions, between Target Corporation, and Crystal Shopping Center Associates, LLP, dated February 11, 2004, recorded April 15, 2004, in the office of the Registrar of Titles as Doc. No. 3947297.

Notes

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities (Copher State One Call Ticket No. 153032354).
- All bearings shown on this survey are based on the Hennepin County Coordinate System N.A.D. 1983 (1986 adj.) US Survey feet. The vertical datum is N.A.V.D. 1988.
- Adjoining owners shown per Hennepin County parcel website.

Legend

○	REINFORCED CONCRETE	○	CONCRETE
⊕	CONCRETE PILE	⊕	ELECTRIC POLE
⊗	ELECTRIC POLE	⊗	ELECTRIC MANHOLE
⊙	WELDED	⊙	PAVING CONTROL JOINT
⊘	REINFORCED FOOT	⊘	ASPH. PAV.
⊚	CONCRETE	⊚	GRAVEL
⊛	CONCRETE	⊛	GRAVEL
⊜	CONCRETE	⊜	GRAVEL
⊝	CONCRETE	⊝	GRAVEL
⊞	CONCRETE	⊞	GRAVEL
⊟	CONCRETE	⊟	GRAVEL
⊠	CONCRETE	⊠	GRAVEL
⊡	CONCRETE	⊡	GRAVEL
⊢	CONCRETE	⊢	GRAVEL
⊣	CONCRETE	⊣	GRAVEL
⊤	CONCRETE	⊤	GRAVEL
⊥	CONCRETE	⊥	GRAVEL
⊦	CONCRETE	⊦	GRAVEL
⊧	CONCRETE	⊧	GRAVEL
⊨	CONCRETE	⊨	GRAVEL
⊩	CONCRETE	⊩	GRAVEL
⊪	CONCRETE	⊪	GRAVEL
⊫	CONCRETE	⊫	GRAVEL
⊬	CONCRETE	⊬	GRAVEL
⊭	CONCRETE	⊭	GRAVEL
⊮	CONCRETE	⊮	GRAVEL
⊯	CONCRETE	⊯	GRAVEL
⊰	CONCRETE	⊰	GRAVEL
⊱	CONCRETE	⊱	GRAVEL
⊲	CONCRETE	⊲	GRAVEL
⊳	CONCRETE	⊳	GRAVEL
⊴	CONCRETE	⊴	GRAVEL
⊵	CONCRETE	⊵	GRAVEL
⊶	CONCRETE	⊶	GRAVEL
⊷	CONCRETE	⊷	GRAVEL
⊸	CONCRETE	⊸	GRAVEL
⊹	CONCRETE	⊹	GRAVEL
⊺	CONCRETE	⊺	GRAVEL
⊻	CONCRETE	⊻	GRAVEL
⊼	CONCRETE	⊼	GRAVEL
⊽	CONCRETE	⊽	GRAVEL
⊾	CONCRETE	⊾	GRAVEL
⊿	CONCRETE	⊿	GRAVEL
⊀	CONCRETE	⊀	GRAVEL
⊁	CONCRETE	⊁	GRAVEL
⊂	CONCRETE	⊂	GRAVEL
⊃	CONCRETE	⊃	GRAVEL
⊄	CONCRETE	⊄	GRAVEL
⊅	CONCRETE	⊅	GRAVEL
⊆	CONCRETE	⊆	GRAVEL
⊇	CONCRETE	⊇	GRAVEL
⊈	CONCRETE	⊈	GRAVEL
⊉	CONCRETE	⊉	GRAVEL
⊊	CONCRETE	⊊	GRAVEL
⊋	CONCRETE	⊋	GRAVEL
⊌	CONCRETE	⊌	GRAVEL
⊍	CONCRETE	⊍	GRAVEL
⊎	CONCRETE	⊎	GRAVEL
⊏	CONCRETE	⊏	GRAVEL
⊐	CONCRETE	⊐	GRAVEL
⊑	CONCRETE	⊑	GRAVEL
⊒	CONCRETE	⊒	GRAVEL
⊓	CONCRETE	⊓	GRAVEL
⊔	CONCRETE	⊔	GRAVEL
⊕	CONCRETE	⊕	GRAVEL
⊖	CONCRETE	⊖	GRAVEL
⊗	CONCRETE	⊗	GRAVEL
⊘	CONCRETE	⊘	GRAVEL
⊙	CONCRETE	⊙	GRAVEL
⊚	CONCRETE	⊚	GRAVEL
⊛	CONCRETE	⊛	GRAVEL
⊜	CONCRETE	⊜	GRAVEL
⊝	CONCRETE	⊝	GRAVEL
⊞	CONCRETE	⊞	GRAVEL
⊟	CONCRETE	⊟	GRAVEL
⊠	CONCRETE	⊠	GRAVEL
⊡	CONCRETE	⊡	GRAVEL
⊢	CONCRETE	⊢	GRAVEL
⊣	CONCRETE	⊣	GRAVEL
⊤	CONCRETE	⊤	GRAVEL
⊥	CONCRETE	⊥	GRAVEL
⊦	CONCRETE	⊦	GRAVEL
⊧	CONCRETE	⊧	GRAVEL
⊨	CONCRETE	⊨	GRAVEL
⊩	CONCRETE	⊩	GRAVEL
⊪	CONCRETE	⊪	GRAVEL
⊫	CONCRETE	⊫	GRAVEL
⊬	CONCRETE	⊬	GRAVEL
⊭	CONCRETE	⊭	GRAVEL
⊮	CONCRETE	⊮	GRAVEL
⊯	CONCRETE	⊯	GRAVEL
⊰	CONCRETE	⊰	GRAVEL
⊱	CONCRETE	⊱	GRAVEL
⊲	CONCRETE	⊲	GRAVEL
⊳	CONCRETE	⊳	GRAVEL
⊴	CONCRETE	⊴	GRAVEL
⊵	CONCRETE	⊵	GRAVEL
⊶	CONCRETE	⊶	GRAVEL
⊷	CONCRETE	⊷	GRAVEL
⊸	CONCRETE	⊸	GRAVEL
⊹	CONCRETE	⊹	GRAVEL
⊺	CONCRETE	⊺	GRAVEL
⊻	CONCRETE	⊻	GRAVEL
⊼	CONCRETE	⊼	GRAVEL
⊽	CONCRETE	⊽	GRAVEL
⊾	CONCRETE	⊾	GRAVEL
⊿	CONCRETE	⊿	GRAVEL
⊀	CONCRETE	⊀	GRAVEL
⊁	CONCRETE	⊁	GRAVEL
⊂	CONCRETE	⊂	GRAVEL
⊃	CONCRETE	⊃	GRAVEL
⊄	CONCRETE	⊄	GRAVEL
⊅	CONCRETE	⊅	GRAVEL
⊆	CONCRETE	⊆	GRAVEL
⊇	CONCRETE	⊇	GRAVEL
⊈	CONCRETE	⊈	GRAVEL
⊉	CONCRETE	⊉	GRAVEL
⊊	CONCRETE	⊊	GRAVEL
⊋	CONCRETE	⊋	GRAVEL
⊌	CONCRETE	⊌	GRAVEL
⊍	CONCRETE	⊍	GRAVEL
⊎	CONCRETE	⊎	GRAVEL
⊏	CONCRETE	⊏	GRAVEL
⊐	CONCRETE	⊐	GRAVEL
⊑	CONCRETE	⊑	GRAVEL
⊒	CONCRETE	⊒	GRAVEL
⊓	CONCRETE	⊓	GRAVEL
⊔	CONCRETE	⊔	GRAVEL
⊕	CONCRETE	⊕	GRAVEL
⊖	CONCRETE	⊖	GRAVEL
⊗	CONCRETE	⊗	GRAVEL
⊘	CONCRETE	⊘	GRAVEL
⊙	CONCRETE	⊙	GRAVEL
⊚	CONCRETE	⊚	GRAVEL
⊛	CONCRETE	⊛	GRAVEL
⊜	CONCRETE	⊜	GRAVEL
⊝	CONCRETE	⊝	GRAVEL
⊞	CONCRETE	⊞	GRAVEL
⊟	CONCRETE	⊟	GRAVEL
⊠	CONCRETE	⊠	GRAVEL
⊡	CONCRETE	⊡	GRAVEL
⊢	CONCRETE	⊢	GRAVEL
⊣	CONCRETE	⊣	GRAVEL
⊤	CONCRETE	⊤	GRAVEL
⊥	CONCRETE	⊥	GRAVEL
⊦	CONCRETE	⊦	GRAVEL
⊧	CONCRETE	⊧	GRAVEL
⊨	CONCRETE	⊨	GRAVEL
⊩	CONCRETE	⊩	GRAVEL
⊪	CONCRETE	⊪	GRAVEL
⊫	CONCRETE	⊫	GRAVEL
⊬	CONCRETE	⊬	GRAVEL
⊭	CONCRETE	⊭	GRAVEL
⊮	CONCRETE	⊮	GRAVEL
⊯	CONCRETE	⊯	GRAVEL
⊰	CONCRETE	⊰	GRAVEL
⊱	CONCRETE	⊱	GRAVEL
⊲	CONCRETE	⊲	GRAVEL
⊳	CONCRETE	⊳	GRAVEL
⊴	CONCRETE	⊴	GRAVEL
⊵	CONCRETE	⊵	GRAVEL
⊶	CONCRETE	⊶	GRAVEL
⊷	CONCRETE	⊷	GRAVEL
⊸	CONCRETE	⊸	GRAVEL
⊹	CONCRETE	⊹	GRAVEL
⊺	CONCRETE	⊺	GRAVEL
⊻	CONCRETE	⊻	GRAVEL
⊼	CONCRETE	⊼	GRAVEL
⊽	CONCRETE	⊽	GRAVEL
⊾	CONCRETE	⊾	GRAVEL
⊿	CONCRETE	⊿	GRAVEL
⊀	CONCRETE	⊀	GRAVEL
⊁	CONCRETE	⊁	GRAVEL
⊂	CONCRETE	⊂	GRAVEL
⊃	CONCRETE	⊃	GRAVEL
⊄	CONCRETE	⊄	GRAVEL
⊅	CONCRETE	⊅	GRAVEL
⊆	CONCRETE	⊆	GRAVEL
⊇	CONCRETE	⊇	GRAVEL
⊈	CONCRETE	⊈	GRAVEL
⊉	CONCRETE	⊉	GRAVEL
⊊	CONCRETE	⊊	GRAVEL
⊋	CONCRETE	⊋	GRAVEL
⊌	CONCRETE	⊌	GRAVEL
⊍	CONCRETE	⊍	GRAVEL
⊎	CONCRETE	⊎	GRAVEL
⊏	CONCRETE	⊏	GRAVEL
⊐	CONCRETE	⊐	GRAVEL
⊑	CONCRETE	⊑	GRAVEL
⊒	CONCRETE	⊒	GRAVEL
⊓	CONCRETE	⊓	GRAVEL
⊔	CONCRETE	⊔	GRAVEL
⊕	CONCRETE	⊕	GRAVEL
⊖	CONCRETE	⊖	GRAVEL
⊗	CONCRETE	⊗	GRAVEL
⊘	CONCRETE	⊘	GRAVEL
⊙	CONCRETE	⊙	GRAVEL
⊚	CONCRETE	⊚	GRAVEL
⊛	CONCRETE	⊛	GRAVEL
⊜	CONCRETE	⊜	GRAVEL
⊝	CONCRETE	⊝	GRAVEL
⊞	CONCRETE	⊞	GRAVEL
⊟	CONCRETE	⊟	GRAVEL
⊠	CONCRETE	⊠	GRAVEL
⊡	CONCRETE	⊡	GRAVEL
⊢	CONCRETE	⊢	GRAVEL
⊣	CONCRETE	⊣	GRAVEL
⊤	CONCRETE	⊤	GRAVEL
⊥	CONCRETE	⊥	GRAVEL
⊦	CONCRETE	⊦	GRAVEL
⊧	CONCRETE	⊧	GRAVEL
⊨	CONCRETE	⊨	GRAVEL
⊩	CONCRETE	⊩	GRAVEL
⊪	CONCRETE	⊪	GRAVEL
⊫	CONCRETE	⊫	GRAVEL
⊬	CONCRETE	⊬	GRAVEL
⊭	CONCRETE	⊭	GRAVEL
⊮	CONCRETE	⊮	GRAVEL
⊯	CONCRETE	⊯	GRAVEL
⊰	CONCRETE	⊰	GRAVEL
⊱	CONCRETE	⊱	GRAVEL
⊲	CONCRETE	⊲	GRAVEL
⊳	CONCRETE	⊳	GRAVEL
⊴	CONCRETE	⊴	GRAVEL
⊵	CONCRETE	⊵	GRAVEL
⊶	CONCRETE	⊶	GRAVEL
⊷	CONCRETE	⊷	GRAVEL
⊸	CONCRETE	⊸	GRAVEL
⊹	CONCRETE	⊹	GRAVEL
⊺	CONCRETE	⊺	GRAVEL
⊻	CONCRETE	⊻	GRAVEL
⊼	CONCRETE	⊼	GRAVEL
⊽	CONCRETE	⊽	GRAVEL
⊾	CONCRETE	⊾	GRAVEL
⊿	CONCRETE	⊿	GRAVEL
⊀	CONCRETE	⊀	GRAVEL
⊁	CONCRETE	⊁	GRAVEL
⊂	CONCRETE	⊂	GRAVEL
⊃	CONCRETE	⊃	GRAVEL
⊄	CONCRETE	⊄	GRAVEL
⊅	CONCRETE	⊅	GRAVEL
⊆	CONCRETE	⊆	GRAVEL
⊇	CONCRETE	⊇	GRAVEL
⊈	CONCRETE	⊈	GRAVEL
⊉	CONCRETE	⊉	GRAVEL
⊊	CONCRETE	⊊	GRAVEL
⊋	CONCRETE	⊋	GRAVEL
⊌	CONCRETE	⊌	GRAVEL
⊍	CONCRETE	⊍	GRAVEL
⊎	CONCRETE	⊎	GRAVEL
⊏	CONCRETE	⊏	GRAVEL
⊐	CONCRETE	⊐	GRAVEL
⊑	CONCRETE	⊑	GRAVEL
⊒	CONCRETE	⊒	GRAVEL
⊓	CONCRETE	⊓	GRAVEL
⊔	CONCRETE	⊔	GRAVEL
⊕	CONCRETE	⊕	GRAVEL
⊖	CONCRETE	⊖	GRAVEL
⊗	CONCRETE	⊗	GRAVEL
⊘	CONCRETE	⊘	GRAVEL
⊙	CONCRETE	⊙	GRAVEL
⊚	CONCRETE	⊚	GRAVEL
⊛	CONCRETE	⊛	GRAVEL
⊜	CONCRETE	⊜	GRAVEL
⊝	CONCRETE	⊝	GRAVEL
⊞	CONCRETE	⊞	GRAVEL
⊟	CONCRETE	⊟	GRAVEL
⊠	CONCRETE	⊠	GRAVEL
⊡	CONCRETE	⊡	GRAVEL
⊢	CONCRETE	⊢	GRAVEL