

PROPOSED	EXISTING	
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---	---	BOUNDARY LINE
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	EDGE OF WETLAND
---	---	WETLAND BUFFER
---	---	CURB LINE
---	---	TIP-OUT CURB LINE
---	---	SANITARY SEWER
---	---	W/ MANHOLE
---	---	SANITARY FORCE MAIN
---	---	SEWER CLEANOUT
---	---	WATER MAIN W/ FIRE
---	---	HYDRANT & AUX. VALVE
---	---	GATE VALVE
---	---	REDUCER
---	---	POST INDICATOR VALVE
---	---	STAND PIPE
---	---	WELL
---	---	WATERMAIN MANHOLE
---	---	CATCH BASIN/STORM
---	---	SEWER/MANHOLE
---	---	FLARED END SECTION
---	---	W/ RIPRAP
---	---	INLET PROTECTION
---	---	DRAINTILE
---	---	UNDERGROUND GAS MAIN
---	---	GAS VALVE
---	---	GAS METER
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD UTILITIES
---	---	ELECTRIC MANHOLE
---	---	ELECTRIC TRANSFORMER
---	---	ELECTRIC METER
---	---	UNDERGROUND TELEPHONE
---	---	TELEPHONE MANHOLE
---	---	UNDERGROUND TELEVISION
---	---	UNDERGROUND FIBER OPTIC
---	---	BARBED WIRE FENCE
---	---	CHAIN LINK FENCE
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---	---	MAJOR CONTOUR LINE
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---	---	EDGE OF TREES
---	---	PERCENT GRADE/DRAINAGE SLOPE
---	---	EMERGENCY OVERFLOW DRAINAGE
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---	---	PAVEMENT
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---	---	TWIN BLADE STREET SIGN
---	---	TYPE III BARRICADE
---	---	STREET LIGHT
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---	---	REMOVALS
---	---	UTILITY MANHOLE
---	---	FOUND IRON MONUMENT
---	---	SET IRON MONUMENT
---	---	CAST IRON MONUMENT
---	---	UTILITY POLE
---	---	COMMUNICATIONS RISER
---	---	POST
---	---	TRAFFIC SIGNAL BOX

**GENERAL UTILITY NOTES**

- CONTRACTOR SHALL CONTACT 'GOPHER STATE ONE CALL' WITHIN TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS. TWIN CITIES METRO AREA: 651-454-0002 OR TOLL-FREE: 1-800-252-1166.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
- ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROGERS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
- UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698.78 OR AASHTO T-99) FROM THE PIPE ZONE TO WITHIN THREE FEET OF THE GROUND SURFACE AND 100% STANDARD PROCTOR IN THE UPPER THREE FEET.
- FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
- CONNECTION TO THE EXISTING SANITARY SEWER AND WATER REQUIRES INSPECTION BY THE CITY OF ROGERS.
- CONTRACTOR SHALL NOTIFY THE CITY OF ROGERS 48 HOURS IN ADVANCE OF WORKING WITHIN THE EXISTING RIGHT OF WAY. CITY INSPECTORS MUST OBSERVE ALL WORK COMPLETED WITHIN THE EXISTING RIGHT OF WAY INCLUDING REMOVAL OF EXISTING BITUMINOUS PAVEMENT, EXCAVATION OF TRENCHES, PLACEMENT OF WATER MAIN AND SANITARY SEWER, UTILITY CONNECTIONS TO EXISTING LINES, BACKFILLING AND PLACEMENT OF BITUMINOUS PAVEMENT.

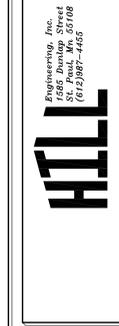
**SANITARY SEWER NOTES**

- SANITARY SEWER MAIN LINE PIPE IS P.V.C. SDR 35 FOR CLAY SOILS UP TO 20 FOOT DEPTH OF INSTALLATION AND 25 FOOT DEPTH FOR SANDY SOILS, AND SDR 26 OVER THESE DEPTHS. ALL SERVICE PIPE IS 4" P.V.C. SDR 26.
- MANHOLES SHALL BE 48" DIAMETER PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH ASTM C478. CASTING SHALL BE NEEMAH R-1642 WITH TYPE "B" COVER. MANHOLES SHALL HAVE A MINIMUM OF TWO AND A MAXIMUM OF FOUR ADJUSTMENT RINGS.
- ALL SANITARY SEWER CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF ROGERS SPECIFICATIONS.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A "KOR-N-SEAL" RUBBER BOOT OR CITY APPROVED EQUAL. GROUT IN THE BOOT AND FORM AN INVERT FOR THE NEW SEWER LINE. FOR CONCRETE BLOCK OR BRICK STRUCTURES, CONSTRUCT AN OPENING EQUAL TO THE PIPE SIZE, GROUT AROUND PIPE TO CLOSE OPENING, AND REPAIR STRUCTURE TO CITY REQUIREMENTS. THE CONTRACTOR SHALL VERIFY TYPE OF CONNECTION WITH CITY ENGINEERING DEPARTMENT AND COORDINATE ANY REQUIRED CITY INSPECTIONS NEEDED FOR CITY ACCEPTANCE.

**WATER MAIN NOTES**

- WATERMAIN SHALL BE C900 PVC CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA.
- FITTINGS SHALL BE CLASS 250 CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53.
- HYDRANTS SHALL BE THE PACER AS MANUFACTURED BY WATEROUS CO. OR APPROVED EQUAL COMPLYING WITH THE CITY OF ROGERS.
- GATE VALVES SHALL BE SINGLE DISC TYPE WITH RESILIENT SEAT MEETING THE REQUIREMENTS OF AWWA C509.
- WATER SERVICE PIPE TO BE 1" COPPER TYPE "K".
- WATER MAIN SHALL BE INSTALLED WITH A 10 FOOT HORIZONTAL SEPARATION TO THE STORM AND SANITARY SEWERS UNLESS SHOWN OTHERWISE.
- WATER MAIN ELEVATION SHALL BE ADJUSTED TO PROVIDE AN 18" MINIMUM CLEARANCE TO STORM SEWER, SANITARY SEWERS AND SANITARY SERVICES AT ALL CROSSINGS.
- WATER SERVICES TO BE INSTALLED IN THE SAME TRENCH PARALLEL WITH THE SANITARY SERVICES ON A BENCH A MINIMUM OF 18" ABOVE THE TOP OF SANITARY SEWER SERVICES.
- ALL WATER MAIN CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF ROGERS SPECIFICATIONS.
- RESTRAIN WATER MAIN JOINTS BEYOND FITTINGS AND HYDRANT AS REQUIRED BY THE CITY OF ROGERS STANDARD SPEC FOR UNDERGROUND CONSTRUCTION.
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED WITH MEGALUX.
- ALL WATERMAIN FITTINGS INSTALLED WITH COR-BLUE BOLTS.
- LENGTH OF PIPE SHOWN ON PLAN FOR HYDRANT LEADS ARE MEASURED FROM CENTER OF WATERMAIN TO CENTER OF HYDRANT.
- ALL WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' COVER AND IN ACCORDANCE WITH AWWA C600 AND CONDUCTIVITY PROVISIONS CONFORMING TO ANSI/AWWA C111/A21.11. BEFORE BEING PLACED IN SERVICE, THE COMPLETED WATERMAIN SHALL BE DISINFECTED AND FLUSHED IN ACCORDANCE WITH AWWA C651 AND THE REQUIREMENTS OF THE MINNESOTA DEPARTMENT OF HEALTH.

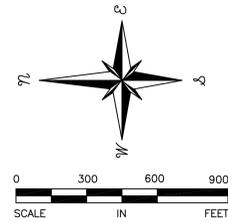
**HASSAN MAINSTREET, LLC.**  
 7700 HANCOCK STREET  
 HOPKINS, MINNESOTA 55343  
 952-930-0030



Designed By: JRH  
 Town By: JRH  
 Checked By: JRH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER UNDER THE ACTS OF THE STATE OF MINNESOTA.  
 Date: 04/14/09  
 Jay R. Hill

Revisions	By:	JRH
Date:	03/27/09	JRH
	04/14/09	JRH
		JRH
Description:	CITY RESUBMITTAL	
	P.C. Meeting	

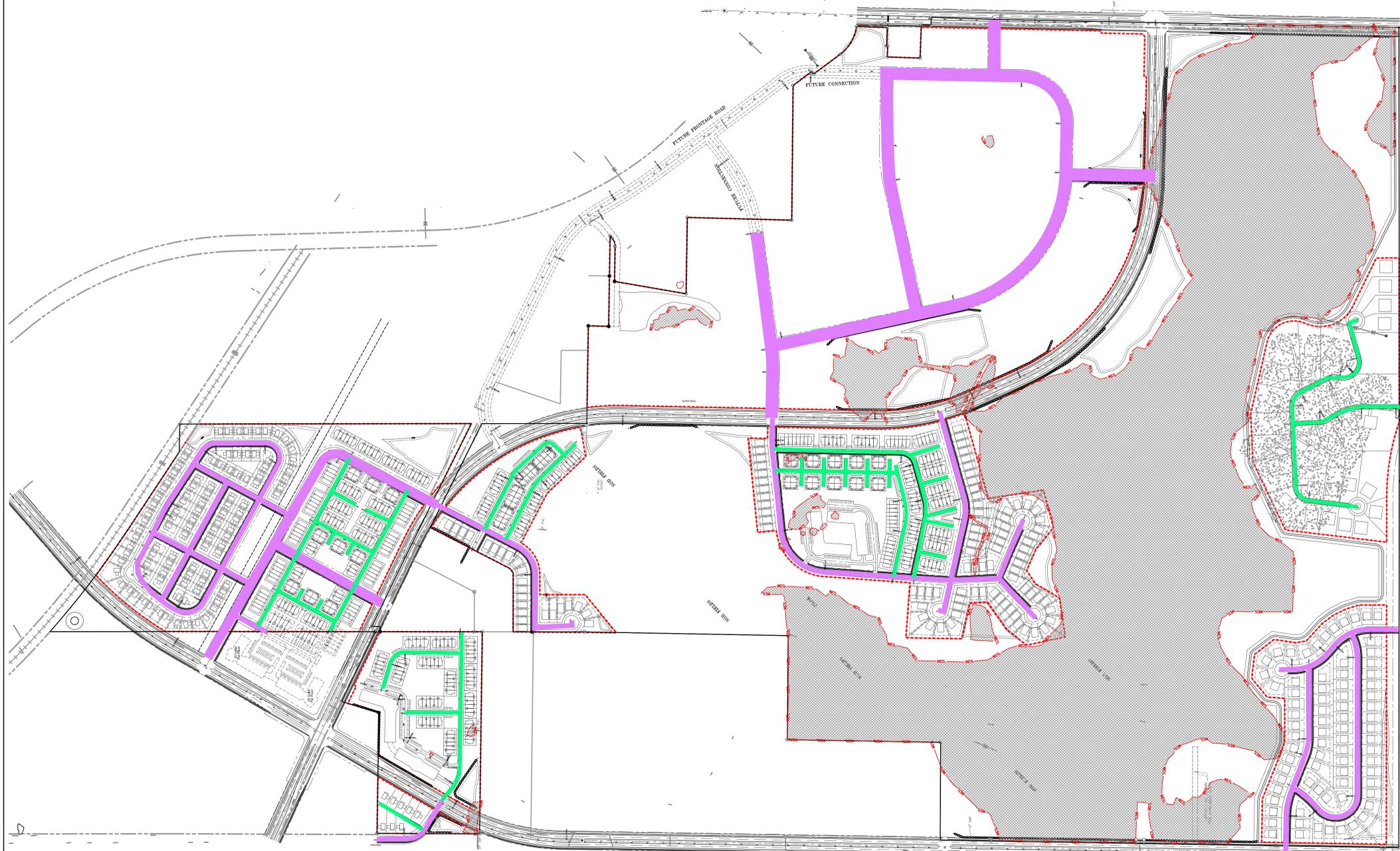


**LEGEND**

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		UTILITY POLE
		COMMUNICATIONS RISER
		POST
		TRAFFIC SIGNAL BOX

PUBLIC STREET

PRIVATE STREET



Project Name/Location: STONES CITY OF ROSEN, MINNESOTA  
 Date: 04/14/09  
 Sheet: SX0

Client: HASSAN MAINSTREET, LLC.  
 7700 HOPKINS AVENUE, SUITE 500  
 HOPKINS, MINNESOTA 55343  
 952-930-0930

Engineer: JRH  
 Town: JRH  
 Checked: JRH

By: JRH  
 Date: 04/14/09  
 P.C. Meeting: 04/14/09  
 P.C. Meeting: 04/14/09  
 P.C. Meeting: 04/14/09

Page No. 24532  
 Project Number: 10001

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 JAY R. HILL  
 Date: 04/14/09

Parking

- (1) Surfacing and Drainage. Off-street parking areas shall be improved with a durable and dustless surface. Such areas shall be so graded and drained as to dispose of all surface water accumulation within the parking area. Durable and dustless surfaces include asphalt, concrete or a reasonable substitute surface as approved by the local governmental agency. All surfacing must be completed prior to occupancy of the structure.
- (2) Location. All accessory off-street parking facilities required herein shall be located as follows:
  - (A) Spaces accessory to one and two family dwellings shall be on the same lot as the principal use served.
  - (B) Spaces accessory to multiple family dwelling shall be on the same lot as the principal use served and within two hundred (200) feet of the main entrance to the principal building served. Parking as required by the Americans With Disabilities Act (ADA) for the disabled shall be provided.
  - (C) Spaces accessory to uses located in the Commercial area shall be on the same lot as the principal building or in areas subject to reciprocal parking and access easements. Parking as required by the Americans With Disabilities Act (ADA) for the handicapped shall be provided.
  - (D) Spaces accessory to commercial/industrial use shall be setback ten (10) feet from any street right-of-way or any property line.
- (3) General Provisions.
  - (A) Motor vehicles over one (1) ton capacity bearing a commercial license and commercially licensed trailers shall not be parked or stored on residential properties except when loading, unloading, or rendering service.
  - (B) A parking space shall not be less than nine (9) feet wide and eighteen (18) feet in length exclusive of an adequately designed system of access drives. Parking lots that separate vehicles based on size may be designed with parking spaces less than or greater than nine (9) feet wide and eighteen (18) feet in length depending upon the size of the vehicle, as long as adequate space is provided for easy and safe ingress and egress for the vehicle. Proposed reductions in or additions to the parking space size must be submitted in a dimensioned site plan with size of vehicle to use parking spaces indicated for review and approval. Signs specifying the vehicle size to use the parking space shall be required in such event. Parking spaces for the handicapped shall be in accordance with the Americans With Disabilities Act (ADA).
  - (C) Except as provided in Paragraph (3) (A) of this section, off-street parking facilities accessory to residential uses shall be utilized solely for the parking of passenger automobiles and/or one (1) truck not to exceed twelve thousand pounds (12,000) gross capacity for each dwelling unit. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants or customers of nearby businesses or manufacturing establishments.
  - (D) Off-street parking facilities for a combination of mixed buildings, structures or uses may be provided collectively in any district (except residential districts) in which separate parking facilities for each separate building, structure or use would be required, provided that the total number of spaces provided shall equal the sum of the separate requirements of each use during any peak hour parking period unless otherwise approved by the Zoning Administrator.
  - (E) When required accessory off-street parking facilities are provided elsewhere than on the lot in which the principal use served is located, they shall be in the same ownership or control, either by deed, long-term lease or easement, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with Hennepin County requiring the owner and his or her heirs and assigns to maintain the required number of off-street parking spaces during the existence of said principal use.
  - (F) Required off-street parking space in any area shall not be utilized for open storage of goods or for the storage of vehicles that are inoperable, for sale or for rent.
  - (G) Off-street parking spaces required shall be as follows:
- (4) Required Number of Parking Stalls
  - Single Family Homes
    - Two (2) spaces per dwelling unit. At least one-half (1/2) of the required spaces shall be enclosed.
  - Multiple Dwelling Units
    - Two (2) spaces per dwelling unit. At least one-half (1/2) of the required spaces shall be enclosed.
  - Place of Worship and Other Places of Assembly
    - One (1) space for each three (3) seats or for each five (5) feet of pew length. Based on maximum design capacity.
  - Offices
    - One (1) space for each two hundred fifty (250) square feet of gross floor space.
  - Hotel, Motel
    - One (1) space per unit, plus one (1) space per employee.
  - Schools, Elementary and Junior High
    - Three (3) spaces for each classroom.
  - Schools, High School through College
    - One (1) space for each four (4) students based on design capacity plus three (3) additional spaces for each classroom.
  - Community Residence
    - One (1) space for each bed plus one (1) space for each three (3) employees other than doctors.
  - Health Club
    - One (1) space for each 200 square feet of floor area.
  - Bowling Alley
    - Six (6) spaces for each alley, plus additional spaces as may be required for related uses such as a restaurant.
  - Motor Vehicle Service Station
    - Two (2) spaces plus three (3) spaces for each service stall.
  - Retail Store
    - Four (4) spaces for each one thousand (1,000) square feet of gross floor area.
  - Medical or Dental Clinic
    - Six (6) spaces per doctor or dentist.
  - Restaurants, Cafes, Bars, Taverns or Night Clubs
    - One (1) space for each two and one-half (2 1/2) seats, based on capacity design.
  - Funeral Homes
    - Eight (8) spaces for each chapel plus one (1) space for each funeral vehicle maintained on the premises.
    - Aisle space shall also be provided off the street for making funeral procession.
  - Furniture Store, Wholesale, Auto Sales, Repair Shops
    - Three (3) spaces for each one thousand (1,000) square feet of gross floor area. Open sales lots shall provide two (2) spaces for each five thousand (5,000) square feet of lot area, but not less than three (3) spaces.
  - Industrial, Warehouse, Storage, Handling of Bulk Goods
    - One (1) space for each two (2) employees on maximum shift or one (1) for each two thousand (2,000) square feet of gross floor area, whichever is greater.
  - Nursing Homes/Senior Housing
    - One (1) space for each unit plus one (1) space for each three (3) employees.

Uses Not Specifically Noted  
As determined by the Zoning Administrator.

Parking spaces for uses outlined above may be reduced if a detailed parking analysis is provided and approved by the Zoning Administrator.

- (5) Design and Maintenance of Off-Street Parking Areas in Commercial area.
  - (A) Parking areas shall be designed so as to provide adequate means of access to a public street. Such driveway access widths shall be in accordance with the State of Minnesota Highway Department Standards, but in no case shall they exceed thirty-two (32) feet in width or less than twenty-four (24) feet in width. Driveway access shall be so located as to cause the least interference with traffic movement.
  - (B) When the calculation of the number of off-street parking spaces required results in a fraction, such fraction shall require a full space.
  - (C) Any lighting used to illuminate an off-street parking area shall be in accordance with these provisions.
  - (D) All open off-street parking areas designed to have head-in parking along the property line shall provide a bumper curb not less than ten (10) feet from the property line.
  - (E) When a required off-street parking space for six (6) or more cars is located adjacent to a residential district, a fence, berm, or screening not less than four (4) feet in height shall be erected along the residential district property line.
  - (F) It shall be the joint responsibility of the operator and owner of the principal use or building to reasonably maintain the parking space, access ways, landscaping and required fencing.
  - (G) All off-street parking spaces shall have access from driveways and not directly from the public street.
  - (H) No parking space, except loading/unloading zones shall be closer than ten (10) feet to any building.
  - (I) Fire access lanes shall be provided as required by the Building or Fire Code.
- (6) Guest Parking for Townhomes and High Density Residential areas.
  - (A) In such areas, guest parking parking areas shall be provided at a ratio of one (1) space per four (4) dwelling units.
  - (B) Guest Parking areas shall have signs stating "Guest Parking Only, No Residential Parking."
  - (C) Guest Parking areas shall be maintained by the unit owners' association or by the owner of any rental High Density Residential building.

<b>Date</b> 04/14/09	<b>Sheet</b> PO
<b>Project Name/Location</b> STONES THROW - MASTER DEVELOPMENT PLAN CITY OF ROSEN, MINNESOTA	
<b>Sheet Title</b> MASTER PARKING PLAN	

**Client**

**HASSAN MAINSTREET, LLC.**  
7700 HUNTERS TRAIL, SUITE 400  
HOPKINS, MINNESOTA 55343  
952-930-0930

**Engineer**

**HILL**  
Engineering, Inc.  
1686 Denigo Street  
St. Louis Park, MN 55426  
(612) 997-4458

Designed By: JRH	Town By: JRH	Checked By: JRH
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY AN ENGINEER UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: 04/14/09      Pkg. No. 24552

JAY R. HILL

<b>Revisions</b>	<b>By:</b> JRH
<b>Date:</b> 03/27/09	<b>City:</b> Rosenthal
04/14/09	P.C. Meeting

(1) Design Standards and Guidelines. All landscape plans shall adhere to the following:

(A) Landscaped Areas. All open areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of over-story trees, under-story trees, coniferous trees, shrubs, flowers and ground cover materials. The local governmental agency strongly encourages landscape plans that reflect the natural landscape.

(B) Number of Trees.

Single-Family Residential- 2 trees located in the front yard, one of which must be an overstory tree;

Multiple-Family Residential- 2 trees per unit, one of which must be an overstory tree. Trees shall be placed in front yard if space allows otherwise trees can be placed in side yard, rear yard or other common space;

Commercial/Industrial - the greater of: one (1) tree per 1,000 square feet of gross building floor area or 10 trees.

(C) Site Ground Cover. All front, side or rear yards facing a right-of-way shall be treated with a ground cover material consisting of either lawn and/or natural/prairie grasses. The ground cover must be established one year from the date of occupancy. Undisturbed areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant materials shall satisfy this requirement.

(D) Foundation Plantings.

Residential - Foundation plantings shall be installed along the front of the house and wrap a minimum of 2' onto each side of the house.

Commercial - A minimum five-foot strip from building edges facing a public right-of-way must be treated with decorative ground cover and/or foundation plantings, except for garage/loading and pedestrian access areas.

(E) Conservation Development Areas A reasonable attempt shall be made to preserve as many existing significant trees as is practical and to incorporate them into the site plan. Significant trees are any over-story or coniferous tree over 6 inches in diameter, as measured 54 inches from the ground.

1. Significant native trees removed from the site or severely damaged from construction must be replaced at a 1:1 ratio with 4 inch diameter native species trees. Significant non-native trees removed from the site or severely damaged from construction must be replaced at a 0.5:1 ratio with 4 inch diameter native species trees.

2. No landscaping will be allowed outside of the 5,000 s.f. building envelope.

(F) Minimum Planting Size. The complement of trees fulfilling the requirements of this ordinance shall be of a variety of age classes. Sizes of over- and under-story trees are based on the diameter of the tree 6 inches above the ground.

Required Planting Material	Size Required
Over-story Trees	2 1/2 inches
Under-story Trees	1 1/2 inches
Coniferous Trees	6 feet in height
Tall Shrubs or Hedge	3 feet
Low Shrubs	5 gallon

(G) Species. The following is a list of recommended plant materials (\* trees marked with an asterisk are probably native to the area):

Conifers	Deciduous
Red Pine	* Black Ash * American Plum
* White Pine	* Green Ash * Canada Plum
* Jack Pine	* White Ash * American Elm
Northern White Cedar	* Sugar Maple * Slippery Elm
Eastern Red Cedar	* Black Maple * Rock Elm
* Tamarack	*Red Maple * Paper Birch
Black Spruce	* Silver Maple * Yellow Birch
White Spruce	* Mountain Maple * Ironwood
Canadian Hemlock	* Nannyberry * Blue-Beech
Balsam Fir	Wahoo * Speckled Alder * Honeylocust * American Basswood * Bitternut Hickory * Black Willow * Shagbark Hickory * Peachleaf Willow * Black Walnut * Pussy Willow * Butternut * Bebb Willow * American Mountain Ash * Sandbar Willow * Showy Mountain Ash * Shining Willow * Staghorn Sumac * Heartleaf Willow * Smooth Sumac * Black Cherry * Bur Oak * Chokecherry * White Oak * Pin Cherry * Swamp White Oak * Balsam Poplar * Chinkapin Oak * Bigtooth Aspen * Hackberry * Trembling Aspen * Northern Red Oak * Eastern Cottonwood * Black Oak * Alternate-Leaf Dogwood * Northern Pin Oak * Downy Serviceberry * Red Mulberry * Roundleaf Serviceberry * Hawthorn * Saskatoon Serviceberry * Prairie Crabapple

1. No required tree shall be any of the following:

- \* A species of the genus Ulmus (elm), except those elms bred to be immune to Dutch Elm disease;
- \* Box Elder;
- \* Female Cottonwood;
- \* A species of the genus Populus (poplar); or
- \* Female ginko.

(H) Parking Lots/Planting Islands. All automobile parking lots designed for fifteen or more parking spaces shall provide landscaping areas dispersed throughout the parking lot, in order to avoid the undesirable monotony, heat and wind associated with large parking areas. Parking lots with less than 15 spaces shall not be required to provide landscaping other than yard area and buffer landscaping requirements as specified in other sections of this ordinance.

1. Plant Materials - At least one over-story/shade tree must be provided for each 15 parking spaces. Ornamental trees, shrubs, hedges and other plant materials may be used to supplement the shade trees, but shall not be the sole contribution to such landscaping.

2. Additional perimeter plantings may be used to satisfy this requirement in parking facilities less than sixty feet in width.

(I) Slopes and Berms. Final slopes of greater than 4:1 will not be permitted without special treatment such as terracing or retaining walls. All berms must incorporate trees and plantings into the design. In no situation shall berms be used as the sole means of screening.

(J) Landscape Guarantee. All trees and plant materials that do not survive for at least two full growing seasons must be replaced by the landowner.

(2) Screening and Buffering

(A) Buffering requirements are established for the purpose of protecting the health, safety and welfare of the existing and future low density residential areas from adverse impacts created by the development of adjacent commercial areas. The following standards are to be incorporated into each site plan:

1. The following screening/buffering standards shall apply to commercial area abutting low density residential areas:

a) The buffer shall be a minimum of 50 feet from all property lines shared with low density residential designated areas and shall be used only for screening. The buffer shall be wider if needed to preserve existing tree growth or other natural features.

b) With the exception of fences, no buildings or structures shall be allowed within the buffer.

c) The buffer area shall contain a berm high enough to obscure 40% of the rear elevation of the commercial/industrial building as measured from the floor elevation of the building on the residential side of the property line. The berm shall have a slope of no greater than 3:1 however, 2:1 may be permitted if a spreading plant, such as sumac, is planted to control erosion and prevent the wild growth of weeds.

d) For every 100 feet of property line abutting residential, 10 six foot minimum conifers are to be planted, in a staggered fashion, at the top of the berm. These trees are in addition to those as required in these provisions.

e) If the screening requirements outlined in this section cannot be achieved due to the lay of the land or existing built conditions, then a six-foot opaque privacy fence shall be installed.

f) Any fence constructed within the buffer shall meet at the property corners.

g) All buildings and storage located in the area between 50 and 100 feet of property lines adjacent to low-density residential designated properties shall be constructed according to the following standards:

1. Overhead and service doors shall be located so that they face away from the residential property, excepted are emergency exits required by code.

2. The building height, including mechanics such as air conditioner units, shall not exceed 26 feet.

3. The building color shall be limited to natural earth tones that will blend into the natural surroundings.

4. Material storage height is not to exceed the height of the berm.

(A) Screening shall be required when:

1. Any nonresidential commercial-industrial off-street parking area contains more than four (4) parking spaces and is within thirty (30) feet of a low density residential use.

2. The driveway to a nonresidential parking area of more than six (6) parking spaces is within fifteen (15) feet of a low density residential use.

3. Where any business or industrial use (structure, parking or storage) is adjacent to property designated for low density residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot or industry is across the street from a low density residential area, but not on the side of a business or industry considered to be the front.

4. All exterior storage in commercial/industrial areas shall be screened. The exceptions are (1) merchandise being displayed for sale; (2) materials and equipment currently being used for construction on the premises; and (3) merchandise located on service station pump islands.

(B) Performance Standards. The screening required in this section shall consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object.

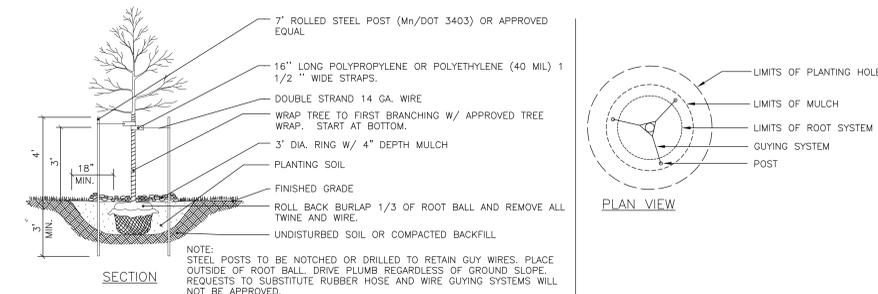
(3) Security - No building permit for any construction shall be issued until a landscape plan is approved and a security is obtained by the local governmental agency. When buffering, screening, landscaping or other similar improvements to property are required by this ordinance a security shall be supplied by the owner in an amount equal to 125% of the value of such screening and landscaping, with the security reduced to 50% of the value following the initial installation and acceptance by the City. The security shall be provided prior to the issuance of any building permit and shall be valid for a period of time equal to two full growing seasons after the actual date of installation of the landscaping. In the event construction of the project is not completed within the time prescribed by building permits and other approvals, or if the plant materials have died within two full growing seasons, the local governmental agency may, at its option, complete the work required or replace the landscaping at the expense of the owner and the security.

The local governmental agency may allow an extended period of time for completion of all landscaping if the delay is due to conditions that are reasonably beyond the control of the developer. Extensions may be granted by the Zoning Administrator for a period not to exceed nine months, due to seasonal or weather conditions. When an extension is granted, the local governmental agency shall require such additional security as it deems appropriate.

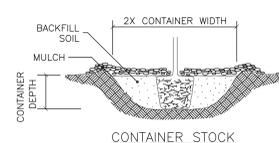
## LANDSCAPE NOTES

- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
- FINAL DEVELOPMENT TO PROVIDE ADDITIONAL INFORMATION FOR INDIVIDUAL UNIT/LOT LANDSCAPING.
- POND EDGE/ WETLAND BUFFER AREA:** SEED BWSR UB SEED MIX AS LOCATED ON LANDSCAPE PLAN. SEED MATERIAL AND INSTALLATION SHALL BE PER BWSR & MN/DOT 2003 SEEDING MANUAL. PROVIDE EROSION CONTROL DEVICES AS NECESSARY UNTIL SEED IS ESTABLISHED.
- UPLAND BUFFER AREA:** SEED WITH BWSR US MIX AS LOCATED ON LANDSCAPE PLAN. SEED MATERIAL AND INSTALLATION SHALL BE PER BWSR & MN/DOT 2003 SEEDING MANUAL. PROVIDE EROSION CONTROL DEVICES AS NECESSARY UNTIL SEED IS ESTABLISHED.
- GENERAL TURF SEED MIX AREA:** SEED ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED TO BE PAVED, SODDED UPLAND BUFFER OR WETLAND SEEDED, WITH MN/DOT SEED MIX 250. SEED MATERIAL AND INSTALLATION SHALL BE PER MN/DOT 2003 SEEDING MANUAL. PROVIDE EROSION CONTROL AS NECESSARY UNTIL SEED IS ESTABLISHED. RESEED AREAS UNTIL ALL AREAS ARE ESTABLISHED. FINAL DEVELOPMENT TO PROVIDE ADDITIONAL INFORMATION FOR INDIVIDUAL UNIT/LOT LANDSCAPING.
- SODDED AREA:** SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD 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, HERBICIDE, 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 AND FERTILIZER, AS NECESSARY, FOR OPTIMUM PLANT GROWTH.
- ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE VINYL EDGING, "EGG-KING" BY OLY-OLA, OR APPROVED EQUAL, ANCHORED 4" O.C. WITH METAL SPIKES.
- SHREDDED HARDWOOD MULCH SHALL BE COLORED, RED CANYON BY SYLVA, OR APPROVED EQUAL. 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. PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH THROUGHOUT ENTIRE PLANT BED.
- 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 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 TWO-YEARS UPON PROJECT COMPLETION AND OWNER'S ACCEPTANCE.
- CONTRACTOR TO DISPOSE OF ALL REMOVALS OFF-SITE.
- BUILDING FOUNDATION PLANTINGS PER BUILDING DEVELOPMENT. PLANTINGS ARE INSTALLED AT TIME OF BUILDING DEVELOPMENT.
- BOULEVARD TREES AND SODDING TO BE INSTALLED AT TIME OF BUILDING DEVELOPMENT.
- COMMERCIAL LOT AND BOULEVARD LANDSCAPING, TREES, IRRIGATION, AND SODDING SHALL BE DESIGNED AND INSTALLED AT TIME OF LOT DEVELOPMENT.

## TREE PLANTING- DECIDUOUS AND CONIFEROUS



## SHRUB PLANTING



- SCARIFY SIDES AND BOTTOM OF HOLE.
- PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
- REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
- SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
- APPLY WATER TO SETTLE PLANTS AND FILL VOIDS. CONSTRUCT 3" DEPTH WATERING BASIN.
- WATER THOROUGHLY WITHIN 2 HOURS.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

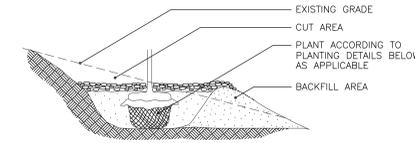
## WATERING GUIDELINES

PLANT TYPE	AVE. AMOUNT OF WATER PER APPLICATION (GAL)
MACHINE TRANSPLANTED TREES (3" CALIPER+)	50-100
BALLED & BURLAPPED TREES	20±
BARE ROOT TREES	15±
BALLED & BURLAPPED SHRUBS	10±
BARE ROOT OR CONTAINER SHRUBS	7±
WOODY SEEDLINGS HERBACEOUS	4±
GROUNDCOVERS AND VINES	3±

1) THE WATERING GUIDELINES ASSUME A SOIL CONDITION WITH ADEQUATE BUT NOT EXCESSIVE OR POOR DRAINAGE. WATERING INTERVALS AND AMOUNT OF APPLICATION MUST BE VARIED CONSIDERING PREVAILING SOIL MOISTURE AND WEATHER CONDITIONS THROUGHOUT THE GROWING SEASON. ADEQUATE BUT NOT EXCESSIVE SOIL MOISTURE IN THE ROOT ZONE OF NEW PLANTINGS MUST BE MAINTAINED AT ALL TIMES THROUGHOUT THE GROWING SEASON FOR THE FIRST TWO YEARS FOLLOWING PLANTING. WATERING MAY BE REQUIRED WEEKLY OR INFREQUENTLY. THIS DETERMINATION SHALL BE MADE BY THE CONTRACTOR.

2) THE CONTRACTOR IS ADVISED THAT THE WATERING GUIDELINES ARE NOT REQUIREMENTS OF THE CONTRACT ALTHOUGH FAILURE TO CORRECT WATER DEFICITS BY SUPPLEMENTAL WATERING OR FAILURE TO COMPENSATE FOR EXCESSIVE SOIL MOISTURE AND DRAINAGE PROBLEMS MAY RESULT IN UNACCEPTABLE PLANTS LEADING TO REDUCED OR NO PAYMENT.

## SLOPED AREA PLANTING



- NOTE:
- EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

Signs

(1) Definitions. The following words and phrases, when used in this Section, shall have the following meanings, unless the context clearly indicates otherwise:

(A) Abandoned sign - any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank for a period of one (1) year or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one (1) year or more. Any sign remaining after demolition of a principal structure shall be deemed to be abandoned. Signs which are present because of being legally established nonconforming signs or signs which have required a conditional use permit or a variance shall also be subject to the definition of abandoned sign.

(B) Awning - a roof-like cover, often of fabric, plastic, metal or glass designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure primarily over a window, walk, or the like. Any part of an awning which also projects over a door shall be counted as an awning.

(C) Awning sign - a building sign or graphic printed on or in some fashion attached directly to the awning material.

(D) Balloon sign - a sign consisting of a bag made of lightweight material supported by helium, hot, or pressurized air which is greater than twenty-four (24) inches in diameter.

(E) Building sign - any sign attached or supported by any Building.

(F) Cabinet sign - any wall sign that is not of channel or individually mounted letter construction.

(G) Canopy - a roof-like cover, often of fabric, plastic, metal, or glass on a support, which provides shelter over a doorway.

(H) Canopy sign - any sign that is part of or attached to a canopy, made of fabric, plastic, or structural protective cover over a door or entrance. A canopy sign is not a marquee and is different from service area canopy signs.

(I) Changeable copy sign - a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. Changeable copy signs do not include signs upon which characters, letters or illustrations change or rearrange only once in a 24-hour period or include Electronic Readerboard signs.

(J) Commercial Speech - speech advertising a business, profession, commodity, service or entertainment.

(K) Electronic Reader Board sign - A sign which uses artificial lights with a fixed or changing display/message composed of a series of lights with a constant light source that may be changed through electronic means. All signs must have a dimming mechanism to reduce the brightness of the sign during night light.

(L) Elevation - the view of the side, front, or rear of a given structure(s).

(M) Elevation area - the area of all walls that face any lot line.

(N) Erect - activity of constructing, building, raising, assembling, placing, affixing, attaching, creating, painting, drawing or any other way of bringing into being or establishing.

(O) Flag - any fabric or similar lightweight material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes and which contains distinctive colors, patterns, symbols, emblems, insignia, or other symbolic devices.

(P) Flashing sign - An illuminated sign which has a light source not constant in intensity or color at all times while such sign is in use.

(Q) Freestanding sign - any sign which has supporting framework that is placed on, or anchored in, the ground and which is independent from any building or other structure.

(R) Grade - grade shall be construed to be the final ground elevation after construction. Earth mounding criteria for landscaping and screening is not part of the final grade for sign height computation.

(S) Ground sign - any freestanding sign with a solid base attached to the ground that is at least 70% of the width of the sign. Also called a monument sign.

(T) Height of sign - the height of the sign shall be computed as the vertical distance measured from the base of the sign at grade to the top of the highest attached component of the sign.

(U) Illuminated sign - any sign which contains an element designed to emanate artificial light internally or externally.

(V) Institutional - Uses that include schools, places of worship, libraries, hospitals and government agencies.

(W) Interior sign - a sign which is located within the interior of any building, or within an enclosed lobby or court of any building, and a sign for and located within the inner or outer body, court or entrance of any theater.

(X) Legally established nonconforming sign - any sign and its support structure lawfully erected prior to the effective date of this ordinance which fails to conform to the requirements of this ordinance. A sign which was erected in accordance with a variance granted prior to the adoption of this ordinance and which does not comply with this ordinance shall be deemed to be a legal nonconforming sign. A sign which was unlawfully erected shall be deemed to be an illegal sign.

(Y) Major shopping center commercial complex - A retail area or commercial complex which comprises at least 150,000 square feet of occupied building area or complex area. The square footage will be based only on facility space utilized by occupants or patrons.

(Z) Marquee - any permanent roof-like structure projecting beyond a theater building or extending along and projecting beyond the wall of that building, generally designed and constructed to provide protection from the weather.

(AA) Marquee sign - any building sign painted, mounted, constructed or attached in manner, on a marquee.

(BB) Monument sign - see Ground Sign.

(CC) Multiple tenant site - any site which has more than one (1) tenant, and each tenant has a separate ground level exterior public entrance.

(DD) Non-commercial speech - dissemination of messages not classified as Commercial Speech which include, but are not limited to, messages concerning political, religious, social, ideological, public service and informational topics.

(EE) Off-premise sign - a commercial speech sign which directs the attention of the public to a business, activity conducted, or product sold or offered at a location not on the same lot where such sign is located. For purposes of this sign ordinance, easements and other appurtenances shall be considered to be outside such lot and any sign located or proposed to be located in an easement or other appurtenance shall be considered an off-premise sign.

(FF) On-premise messages - identify or advertise an establishment, person, activity, goods, products or services located on the premises where the sign is installed.

(GG) Owner - In the case of a lot, the legal owner of the lot as officially recorded by Hennepin County, and including fee owners, contract for deed purchasers and ground lessees. In the case of a sign, the owner of the sign including any lessees.

(HH) Pedestal sign - any freestanding sign which has its supportive structure(s) anchored in the ground and which has a sign face elevated above ground level by pole(s) or beam(s) and with the area below the sign face open.

(II) Pale sign - see Pedestal Sign.

(JJ) Pylon sign - see Pedestal Sign.

(KK) Portable sign - any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support is converted to another sign or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign.

(LL) Porte cochere - a roofed structure or roof-like cover, extending from the entrance of a building and which provides shelter over a doorway.

(MM) Projecting sign - any sign which is affixed to a building or wall in such a manner that its leading edge extends more than two (2) feet beyond the surface or such building or wall face.

(NN) Public notices - official notices posted by public officers, employees or their agents in the performance of their duties, or as directed by such officers, employees or agents.

(OO) Public Street Right of Way - The entire right of way of any public street.

(PP) Residential area - any area designated for residential uses.

(QQ) Roof - the exterior surface and it supporting structure on the top of a building or structure. The structural make-up of which conforms to the roof structures, roof construction and roof covering sections of the Uniform Building Code.

(RR) Roof line - the upper-most edge of the roof or in the case of an extended facade or parapet, the upper-most height of said facade.

(SS) Roof sign - any sign erected and constructed wholly on and above the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

(TT) Roof sign, integral - any building sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, so that no part of the sign extends vertically above the highest portion of the roof and so that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

(UU) Rotating sign - a sign or portion of a sign which turns about on an axis.

(VV) Shimmering signs - a sign which reflects an oscillating sometimes distorted visual image.

(WW) Sign - A structure with any letter, word or symbol, poster, picture, statuery, reading matter or representation in the nature of advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, including all associated brackets, braces, supports, wires and structures, which is displayed for informational or communicative purposes.

(XX) Sign face - any surface of a sign upon, against, or through which the message of the sign is exhibited.

(YY) Sign structure - any structure including the supports, uprights, bracing and framework which supports or is capable of supporting any sign.

(ZZ) Site - a lot or combination of contiguous lots which are intended, designated, and/or approved to function as an integrated unit.

(AAA) Stringer - a line of string, rope, cording, or an equivalent to which is attached a number of pennants.

(BBB) Suspended sign - any building sign that is suspended from the underside of a horizontal plane surface and is connected to this surface.

(CCC) Total site signage - the maximum permitted combined area of all freestanding and wall identification signs allowed on a specific property.

(DDD) Temporary Sign - Any signage which is not permanently installed.

(EEE) Visible - capable of being seen by a person of normal visual acuity (whether legible or not) without visual aid.

(FFF) Wall - any structure which defines the exterior boundaries or courts of a building or structure and which has a slope of sixty (60) degrees or greater with the horizontal plane.

(GGG) Wall sign - any building sign attached parallel to, but within two (2) feet of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.

(HHH) Window sign - any building sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

(2) Permit Required. No sign shall be erected, altered, reconstructed, maintained or moved without first securing a permit from the local governmental agency. The content of the message or speech displayed on the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit. Application for a permit shall be in writing addressed to the zoning administrator and shall contain the following information:

(A) names and addresses of the applicant, owners of the sign and lot;

(B) the address at which any signs are to be erected;

(C) the lot, block and addition at which the signs are to be erected and the street on which they are to front;

(D) a complete set of plans showing the necessary elevations, distances, setbacks, size and details to fully and clearly represent the construction and place of the signs;

(E) type of sign (i.e. wall sign, monument sign, etc.);

(F) certification by applicant indicating the application complies with all requirements of the sign ordinance; and

(G) if the proposed sign is in a multi-tenant building, the application shall be accompanied by a comprehensive sign plan.

(H) if the proposed sign is along state trunk highway or interstate highway, the application shall be accompanied by proof that the applicant has obtained a permit from the state for the sign.

The zoning administrator shall approve or deny the sign permit in an expedited manner no more than 60 days from the receipt of the complete application, including applicable fee, without the exception of an extension. All permits not approved or denied within 60 days shall be deemed approved. If the permit is denied, the issuing authority shall prepare a written notice of denial within 10 days its decision, describing the applicant's appeal rights, and send it by certified mail, return receipt requested, to the applicant.

(3) Exemptions. The following signs shall not require a permit. These exemptions, however, shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance, and its compliance with the provisions of this ordinance or any other law or ordinance regulating the same.

(A) The changing of the display surface on a painted or printed sign only. This exemption, however, shall apply only to poster replacement and/or on-site changes involving sign painting elsewhere than directly on a building.

(B) Signs ten (10) square feet or less in size.

(C) Signs denoting the architect, engineer, contractor, or owner when placed upon a work site, outside setbacks on property owned by the applicant, which do not exceed the aggregate of thirty-two (32) square feet in area. Such signs must be removed ten (10) days after completion of construction.

(1) Fees. Sign permit fees shall be in accordance with a fee schedule adopted by the local governmental agency. A double fee shall be charged if a sign is erected without first obtaining a permit for such sign.

(5) Violations. Violation of this section is a misdemeanor. Each day that the violation continues is a separate offense. All legal fees incurred by the Town as a result of such violation shall be paid by the violating party.

(6) Size. No sign area shall exceed 200 square feet in area.

(7) Regulations.

(A) General. Except as hereinafter provided, no signs shall be erected or maintained at any angle to a building or structure which sign extends or projects over the sidewalk, street or highway. No sign which is erected or maintained flat against any building or structure shall extend or project more than fifteen inches over the sidewalk, street or highway.

(B) Exceptions. The provisions of this subsection do not prohibit:

1. the erection and maintenance of signs, either illuminated or not illuminated, which are on the sides of a marquee which is firmly attached to and a part of a theatre, providing such signs are an integral part of the marquee and do not project above or below the marquee; or

2. the erection and maintenance of signs, not illuminated, which are attached to the marquee and which do not project more than 16 inches above the marquee.

(8) Below marquee. No sign, either illuminated or not illuminated, may project below a marquee.

(9) Electrical signs. Electrical signs must be installed in accordance with the current electrical code and a separate permit from the building official must be obtained prior to placement.

(10) Unauthorized signs. The following signs are unauthorized signs and are prohibited by this Section:

(A) Any sign, signal, marking or device which purports to be or is an imitation of or resembles any official traffic control device or railroad sign or signal, or emergency vehicle signal, or which attempts to direct the movement of traffic or which hides from view or interferes with the effectiveness of any official traffic control device or any railroad sign or signal.

(B) All off-premise signs.

(C) Signs painted, attached or in any other manner affixed to trees, rocks, or similar natural surfaces, or attached to public utility poles, bridges, towers, or similar public structures.

(D) Roof signs.

(E) Changeable copy signs.

(F) Flashing signs.

(G) Projecting signs.

(H) Signs with rotating or moving parts.

(I) Portable signs, banners, balloons, searchlights, sandwich or curb signs, stringers, or similar sign unless approved in conjunction with an administrative permit.

(11) Setbacks. All signs shall meet a ten (10) foot set back from all property lines or any dedicated easement.

(12) Area. The area within the frame of a sign shall be used to calculate the square footage except that the width of a frame exceeding 12 inches shall constitute sign face, and if such letters or graphics be mounted directly on a wall or fascia or in such way as to be without a frame the dimensions for calculating the square footage shall be the area extending six inches beyond the periphery formed around such letters or graphics in a plane figure bounded by straight lines connecting the outermost points thereof. Each surface utilized to display a message or to attract attention shall be measured as a separate sign and shall be calculated in the overall square footage. Symbols, flags, pictures, wording, figures or other forms of graphics painted on or attached to walls, awnings, free-standing structures are considered a sign and are included in calculating the overall square footage.

(13) Canopies, marquees and fixed awnings. Canopies, marquees and fixed awnings are an integral part of the structure to which they are attached. They are allowed in the Commercial area if they meet following requirements and the applicable square footage requirements.

(A) an awning, canopy or marquee may not project into the public right-of-way nearer than 30 inches to the street curb or curb line;

(B) awnings, canopies or marquees may have no part of the structure other than supports nearer the ground surface than seven feet;

(C) the architectural style of the awning, canopy or marquee shall be consistent with the building being served;

(D) awnings, canopy or marquees projecting into the required yards shall not be enclosed except with a transparent material permitting through vision; and

(E) awnings, canopies or marquees built over the public right-of-way must be included in a liability insurance policy holding the city free of all responsibility.

(14) Illumination. External illumination for signs shall be so constructed and maintained that the source of light is not visible from the public right-of-way or residential property. All lighting shall be in compliance with the PUD.

(15) Non-commercial speech. Notwithstanding any other provisions of this sign ordinance, all signs of any size containing Non-Commercial Speech may be posted from August 1 in any general election year until ten (10) days following the general election and thirteen (13) weeks prior to any special election until ten (10) days following the special election.

(16) Regulation by use area.

1. Within the Residential area, signs are permitted as follows:

- a. Subdivision/neighborhood identification signs. Signs identifying the name of the subdivision or neighborhood may be placed in outlots or easements located at each entrance to the subdivision or neighborhood. Such signs shall not exceed thirty-two (32) square feet in area, exceed 7 feet in height, be designed as a monument sign, and shall not be illuminated except by associated landscaping/ground lighting.

b. Refer to City code for temporary signs such as real estate and garage sale signage.

c. The following types of signs are not permitted in residential zoning districts:

- 1. Awning signs; 2. Balloon signs; 3. Canopy signs; 4. Flashing signs; 5. Marquee signs; 6. shimmering signs; and 7. Illuminated signs.

1. Within the Commercial area, signs are permitted as follows:

a. Wall Signs.

1. Single tenant buildings. There shall not be more than one (1) wall sign for each principal building except that parcels with frontage on more than one street the permitted wall sign area shall be allowed on each wall fronting on a street. Wall sign area may not be transferred between wall surfaces. The sign area shall not exceed one (1) square footage of sign area for each lineal foot of building wall, to which the sign is to be affixed or two hundred (200) square feet, whichever is smaller.

2. Multi-tenant buildings. Each tenant is allowed one (1) wall sign except that tenant spaces with frontage on more than one street, the permitted wall sign area shall be allowed on each wall fronting on a street in accordance with 1a1. No signage is permitted for tenant entrances abutting residentially-designated property. Future wall sign permits on multi-tenant buildings shall be issued only after the building owners have submitted a comprehensive sign plan approved by the Zoning Administrator.

b. Freestanding Sign.

1. There shall not be more than one (1) sign per street frontage; provided, however, lots with more than one street frontage may have one sign on each street frontage or two (2) signs, whichever is less. Sign area shall not exceed one hundred (100) square feet or a combined total for signs of one hundred twenty (120) square feet in surface area for developments or parcels.

2. Free standing signs located adjacent to or near an Interstate or County Road shall not exceed 15 feet in height. All other free standing signs shall not exceed 12 feet in height.

3. Monument signs shall have a length to height ratio of not greater than four to one (4:1)

4. Electronic Reader Board Signs

a.) Not to exceed 50% of entire sign area.

b.) Sign message shall change a maximum of 1 time every thirty (30) minutes with the exception of messages limited to the display of the current time and temperature.

c.) No flashing signs

(17) Substitution Clause. The owner of any sign which is otherwise allowed by these provisions may substitute noncommercial speech in lieu of any other commercial speech or non-commercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial speech over any other non-commercial speech. This provision prevails over any more specific provision to the contrary.

(18) Temporary signs. Any sign which is not permanently installed. No portable signs, banners, balloons, searchlights, sandwich or curb signs, stringers, or any other similar sign, shall be permitted or maintained, other than as provided in these provisions, except for a sign which complies with the following regulations:

(A) A permit is obtained from the Zoning Administrator to display one (1) such sign on three (3) occasions per calendar year with a maximum ten (10) day display period per occasion for each lot with the following conditions:

1. A banner cannot exceed 5% of the wall area on which it is placed nor shall the aggregate of all wall signage exceed 15% of the wall area.

2. A banner sign must be affixed to a principal or accessory building or structure or both, which is owned or leased by the business for which the sign is advertising.

3. The permitting process shall include individual applications for each ten (10) day permit with acknowledgement by the owner/tenant regarding their responsibilities to maintain the banner and penalties for violation of the permit.

4. The total allowable period shall not exceed thirty (30) days within any calendar year.

5. Ten (10) days will be subtracted from the allotted number of days during a calendar year when a temporary sign is used past the expiration date for the permit.

6. Any sign in which a permit has not been issued and the local governmental agency has notified the business with no response to the deadline, shall lose all remaining temporary signage for 12 months from the date the business owner was given to comply by.

Date: 05/04/09
Project Name/Location: STONES THROW - MASTER DEVELOPMENT PLAN
CITY OF ROSENDALE, MINNESOTA
Sheet: SO

HASSAN MAINSTREET, LLC.
1700 MAIN STREET, SUITE 100
ROSENDALE, MINNESOTA 55343
HOPKINS 952-930-0830

HILL Engineering, Inc.
1686 Denig Street
St. Paul, MN 55109
(612) 997-4478

Designed By: JRH
Town By: JRH
Checked By: JRH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
JAY R. HILL
Date: 05/04/09

Revisions:
Date: 03/27/09
Description: City Resubmittal
04/14/09 P.C. Meeting
05/03/09 C.C. MEETING - APPROVAL CONDITIONS

Lighting

- (1) Exemptions. The standards of this section shall not apply to the following:
  - (A) Temporary holiday lighting. These provisions do not prohibit the use of temporary outdoor lighting used during customary holiday seasons.
  - (B) Civic Event Lighting. These provisions do not prohibit the use of temporary outdoor lighting used for civic celebrations and promotions.
  - (C) Airport Lighting required for the safe operation of airplanes.
  - (D) Emergency Lighting by police, fire and rescue authorities.
- (2) Method of Measuring Light Intensity. The foot-candle level of a light source shall be taken after dark with the light meter held 6" above the ground with the meter facing the light source. A reading shall be taken with the light source on, then with the light source off. The difference between the two readings will be identified as the illumination intensity.
- (3) Performance Standards.
  - (A) Residential area. In all residential areas, any lighting used to illuminate an off-street parking area or other structure or area shall be arranged as to deflect light away from any adjoining residential property or from the public street (downward facing with full cut-off shields).
    - 1. Shielding. The light source shall be hooded or controlled so as not to light adjacent property in excess of four tenths (0.4) foot candles as measured at the property line. Bare light bulbs shall not be permitted in view of adjacent property or public right-of-way.
    - 2. Intensity. No light source or combination thereof which casts light on a public street shall exceed one (1) foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed four tenths (0.4) foot candles as measured at the property line.
  - (A) Commercial area: Any lighting used to illuminate an off-street parking area or other structure or area shall be arranged as to deflect light away from any adjoining property or from the public street (downward facing with full cut-off shields).
    - 1. Shielding. The luminary shall contain a cutoff that directs and cuts off the light at an angle of 90 degrees or less.
    - 2. Intensity. No light source or combination thereof which casts light on a public street shall exceed one (1) foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed one (1) foot candles as measured at the property line.
    - 3. Height: The maximum height above the grade permitted for light sources mounted on a pole is 25 feet except by Conditional Use Permit. A light source mounted on a building shall not exceed the height of the building and no light sources shall be located on the roof unless said light enhances the architectural features of the building and is approved by the zoning administrator.
    - 4. Location: The light source of an outdoor light fixture shall be setback a minimum of 10 feet from a street right of way and 5 feet from an interior side or rear lot line.
    - 5. Hours: The use of outdoor lighting for parking lots serving commercial and industrial businesses is restricted according to the following. Outdoor lighting that serves businesses that do not operate after dark must be turned off one (1) hour after closing except for approved security lighting. For those businesses that offer services after dark, outdoor lighting may be utilized during the nighttime hours provided the business is open for service. Once the business closes, the outdoor lighting must be turned off one (1) hour after closing except for security lighting.
  - (A) Outdoor Recreation: Outdoor recreational uses such as, but not limited to baseball fields, football fields, soccer fields, lacrosse fields, ice skating rinks, tennis courts and snow skiing areas have special requirements for night time lighting. Due to these unique circumstances, a Conditional Use Permit shall be required for all new outdoor lighting fixtures that do not meet the regulations stated above.
    - 1. No outdoor recreation facility whether public or private shall be illuminated after 11:00 PM unless the lighting fixtures conform to these provisions.
    - 2. Off street parking areas for outdoor recreation uses which are illuminated shall meet the requirements for the Commercial area.
- (1) Prohibitions. The following outdoor light fixtures are prohibited:
  - (A) Search Lights shall not be used between 11:00 PM and sunrise
  - (B) Flashing Lights
- (5) Submission of Plans. The applicant for any permit requiring outdoor lighting must submit evidence the proposed outdoor lighting will comply with these provisions. The submission shall contain the following in addition to other required data for the specific permit:
  - (A) Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors and other devices.
  - (B) Description of illuminating devices, fixtures, lamps, supports, reflectors and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required);
  - (C) Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cutoff or light emissions.



STONE'S THROW  
TOWN OF HASSAN  
Fixture: LUME DMS50-SCB3M  
Pole: LUMEC AM6-16.5'

<p><b>Revisions</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Date:</td> <td style="width: 80%;">03/27/09</td> </tr> <tr> <td>Description:</td> <td>City Resubmittal</td> </tr> <tr> <td>Date:</td> <td>04/14/09</td> </tr> <tr> <td>By:</td> <td>JRH</td> </tr> <tr> <td>Checked By:</td> <td>JRH</td> </tr> </table>	Date:	03/27/09	Description:	City Resubmittal	Date:	04/14/09	By:	JRH	Checked By:	JRH	<p><b>Client</b></p> <p><b>HASSAN MAINSTREET, LLC.</b> 1700 HAWKINS BLVD HOPKINS, MINNESOTA 55343 952-930-0930</p>	<p><b>Project Name/Location</b> STONE'S THROW - MASTER DEVELOPMENT PLAN CITY OF HASSAN, MINNESOTA</p>	<p><b>Sheet Title</b> MASTER LIGHTING PLAN</p>	<p><b>Date</b> 04/14/09</p> <p><b>Sheet</b> L10</p>
Date:	03/27/09													
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<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p style="text-align: right;">AYR B. HILL Date: 04/14/09      Pkg. No. 24532</p>														
<p>Hill Engineering Project Number: 10001</p>														