

| OPERATIONAL NOTES |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| SNOW REMOVAL      | ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT IN OPEN LANDSCAPED AREAS. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE. |
| TRASH REMOVAL     | TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.                                                  |
| DELIVERIES        | DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).                             |

CITY OF ST. LOUIS PARK SITE SPECIFIC NOTES:

- SIGNAGE WILL BE APPROVED THROUGH A SEPARATE SIGN PERMIT. PROJECT MAY HAVE UP TO 200 SF OF SIGNAGE WITH A MAXIMUM OF 100 SF FOR ONE SIGN FACE AND MAX HEIGHT OF 25 FT FOR A PYLON SIGN.
- PROPOSED PYLON SIGNAGE ON THE CHIPOTLE SITE CANNOT BE USED FOR SIGNAGE FOR THE BUSINESSES ON THE NEIGHBORING PROPERTY. SIGNAGE FOR THAT PROPERTY MUST BE LOCATED ON THE PROPERTY ITSELF.
- OUTDOOR LIGHTING FIXTURES TO HAVE DIMMING CONTROL SYSTEM OR DIMMING DRIVERS TO MEET CITY CODE OF 1.0 FC AVERAGE BETWEEN THE HOURS OF 10PM AND 6AM.

CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PVMTS., CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL, IN KIND, AND TO CITY STANDARD AND APPROVAL SAWCUT & REMOVE PVMTS. TO CENTERLINE FOR UTILITY WORK. REPLACE FULL WIDTH OF ROADWAY FOR WORK THAT DISTURBS PAST THE CENTERLINE.

SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
- FINISH GRADING FOR HARDSCAPE AREAS I.E. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

OWNER INFORMATION

SELA INVESTMENTS LTD, LLP  
4915 WEST 35TH STREET, SUITE 102  
ST. LOUIS PARK, MN 55416  
PAZ SELA  
612-290-7632  
PAJUS@AOL.COM

SITE PLAN LEGEND (SHEETS C2.0-C2.2):

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY, SEE CSG DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.  
1. STAMPED & COLORED CONCRETE  
2. CONCRETE PAVERS  
MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
HC = ACCESSIBLE SIGN  
NP = NO PARKING FIRE LANE  
ST = STOP  
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

| SITE AREA CALCULATIONS    |           | EXISTING CONDITION |           | PROPOSED CONDITION |        |
|---------------------------|-----------|--------------------|-----------|--------------------|--------|
| IMPERVIOUS SURFACES       |           |                    |           |                    |        |
| BUILDING COVERAGE         | 0 SF      | 0.0%               | 17,366 SF | 36.7%              |        |
| PAVEMENT                  | 0 SF      | 0.0%               | 17,154 SF | 36.2%              |        |
| TOTAL                     | 0 SF      | 0.0%               | 34,520 SF | 72.9%              | 0.8 AC |
| PERVIOUS SURFACES         |           |                    |           |                    |        |
| TOTAL                     | 47,349 SF | 100.0%             | 12,829 SF | 27.1%              | 0.3 AC |
| TOTAL SITE AREA           | 47,349 SF | 100.0%             | 47,349 SF | 100.0%             | 1.1 AC |
| DIFFERENCE (EX. VS PROP.) | 34,520 SF | 72.9%              |           |                    |        |
| DISTURBED AREA            | 57,842 SF | 1.3 AC             |           |                    |        |



Know what's below.  
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1" = 20'-0"  
10'-0" 0 20'-0"

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

PARKWAY ON 5

5430 MINNETONKA BOULEVARD, ST. LOUIS PARK, MN 55416

SELA GROUP, LLC

4915 W. 355TH STREET, #102, ST. LOUIS PARK, MN 55416

PROJECT

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

David J. Knaeble  
DATE: 1/12/26 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

| DATE       | DESCRIPTION         |
|------------|---------------------|
| 08/05/2026 | SITE PLAN SUBMITTAL |

PROJECT MANAGER: DAVID KNAEBLE  
CONTACT NUMBER: 612-615-0060 X 700  
DRAWN BY: KLS DK  
REVIEWED BY: DK  
PROJECT NUMBER: 2545

REVISION SUMMARY

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
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|      |             |
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|      |             |

SITE PLAN

C2.0



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

|         |                 |                                                      |
|---------|-----------------|------------------------------------------------------|
| PROJECT | PARKWAY ON 5    | 5430 MINNETONKA BOULEVARD, ST. LOUIS PARK, MN 55416  |
| OWNER   | SELA GROUP, LLC | 4915 W. 355TH STREET, #102, ST. LOUIS PARK, MN 55416 |

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

  
\_\_\_\_\_  
David J. Knaeble  
DATE 1/12/26 LICENSE NO. 48776

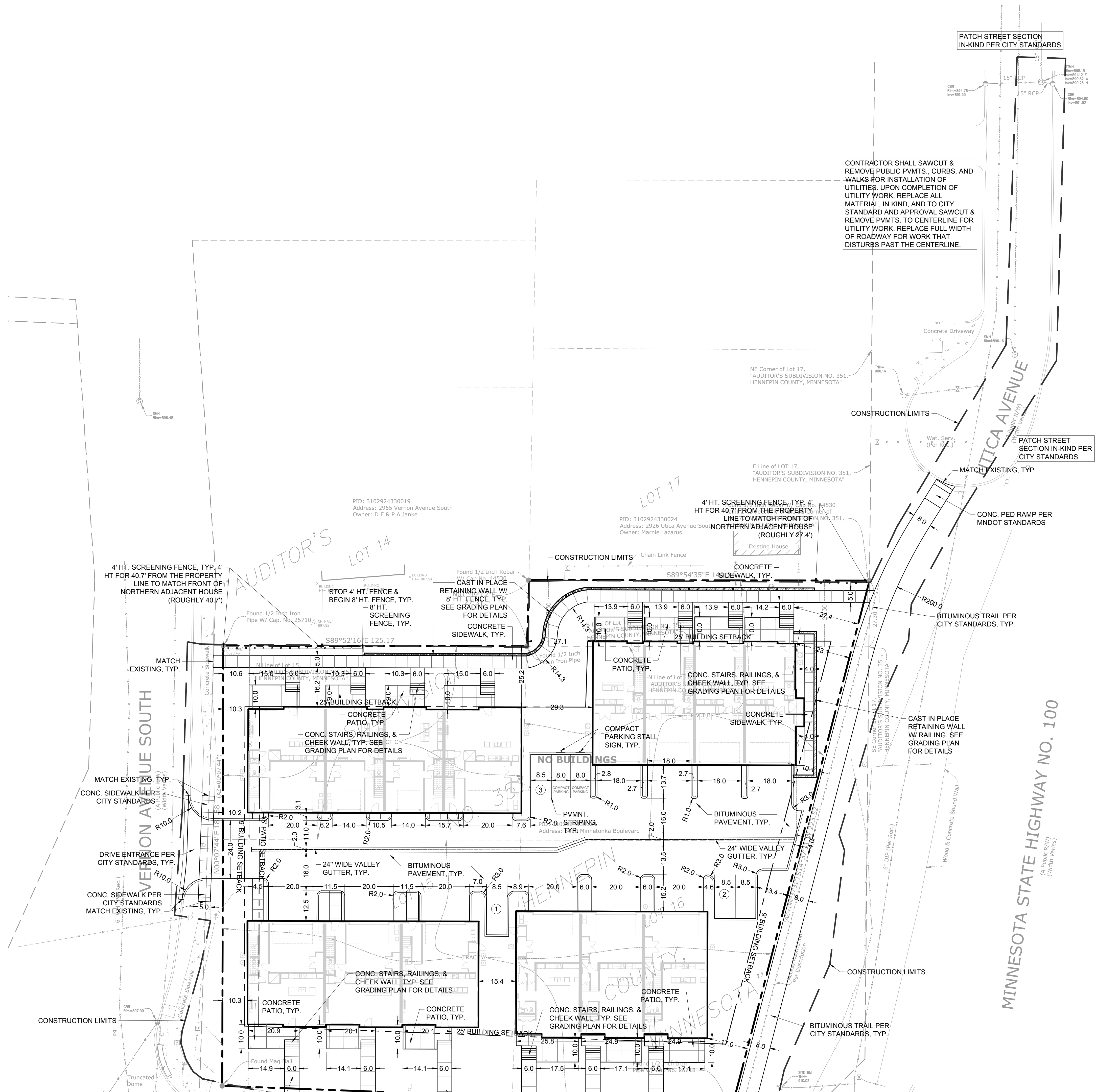
| ISSUE/SUBMITTAL SUMMARY |                     |
|-------------------------|---------------------|
| DATE                    | DESCRIPTION         |
| 08/05/2026              | SITE PLAN SUBMITTAL |

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SITE PLAN -  
NE ENLARGEMENT

# C2.1

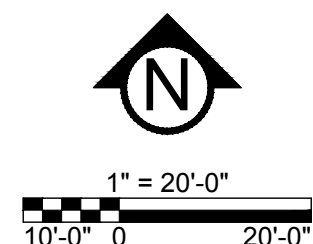
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SEE SHEET C2.0 FOR GENERAL  
SITE NOTES AND LEGEND



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**PRELIMINARY:  
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CONSTRUCTION**

## PARKWAY ON 5

5430 MINNETONKA BOULEVARD, ST. LOUIS PARK, MN 55416

SELA GROUP, LLC

4915 W. 355TH STREET, #102, ST. LOUIS PARK, MN 55416

PROJECT

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SPECIFICATION, OR REPORT WAS  
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SUPERVISION AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF  
MINNESOTA.

David J. Knaeble  
David J. Knaeble  
DATE 1/12/26 LICENSE NO. 48776

| ISSUE/SUBMITTAL SUMMARY |                     |
|-------------------------|---------------------|
| DATE                    | DESCRIPTION         |
| 08/05/2026              | SITE PLAN SUBMITTAL |

[illegible]

|                 |                    |
|-----------------|--------------------|
| PROJECT MANAGER | DAVE KNAEBLE       |
| CONTACT NUMBER  | 612-615-0060 X 703 |
| DRAWN BY        | KBJ, DK            |
| REVIEWED BY     | DK                 |
| PROJECT NUMBER  | 25033              |

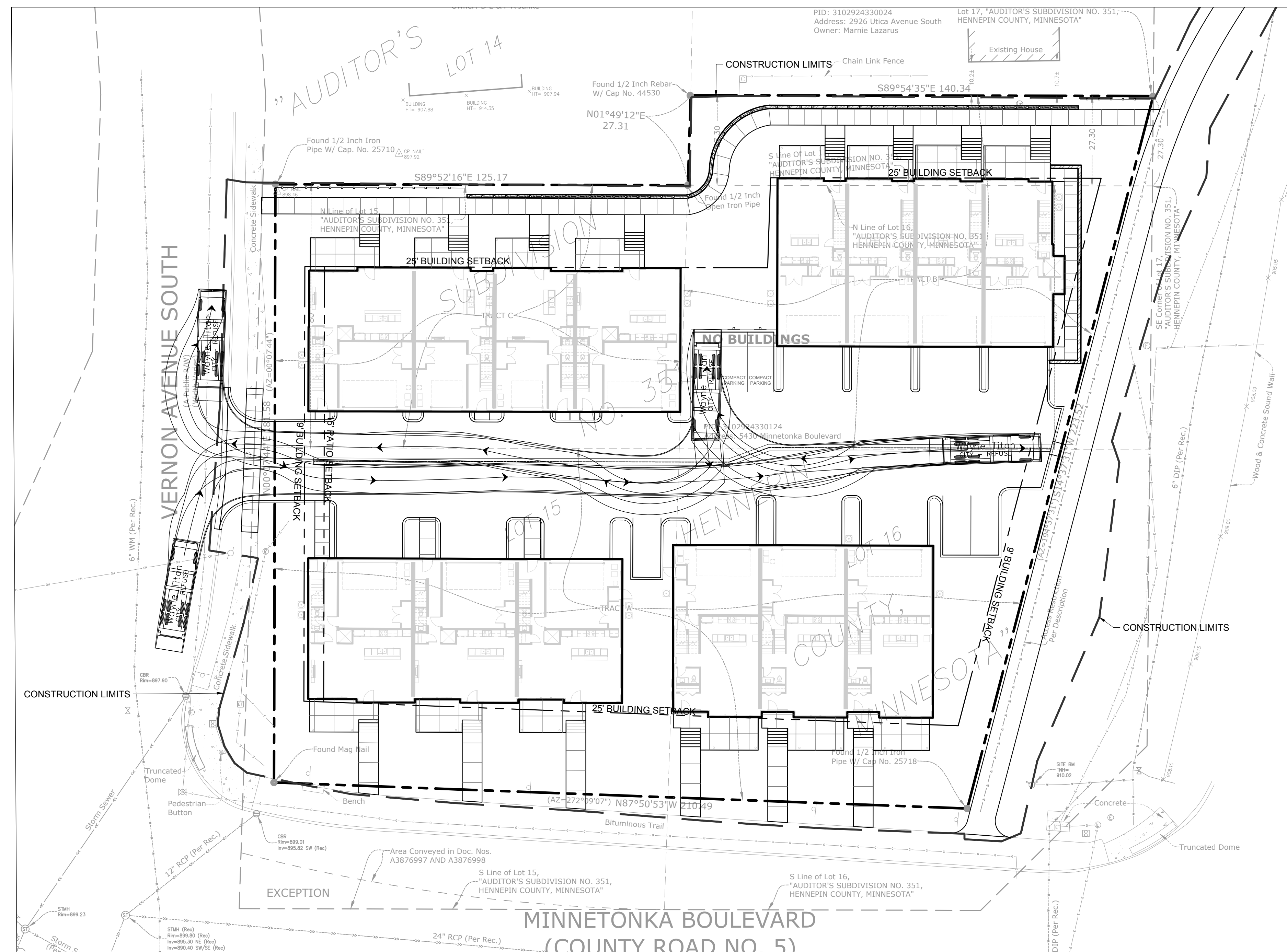
## REVISION SUMMARY

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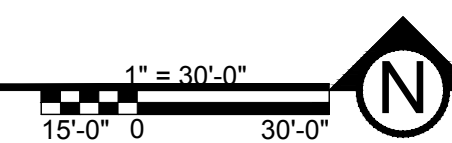
## TURNING MOVEMENT

## C2.2

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## 1 GARBAGE TRUCK TURNING MOVEMENT



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SITE NOTES AND LEGEND



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