

- SITE LAYOUT NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-3002 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 LOCAL 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.
  - 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 PLAN 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.
  - ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
  - 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.

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**The Lindsay Group**  
 J. LINDSAY  
 THE LINDSAY GROUP, LLC  
 3450 COUNTY ROAD 101  
 MINNEAPOLIS, MN 55345

**Wa WILKUS ARCHITECTS**  
 PRELIMINARY:  
 NOT FOR CONSTRUCTION

**CHIPOTLE KNOLLWOOD**  
 8530 STATE HIGHWAY 7 ST. LOUIS PARK, MN 55426  
 LINDSAY-KNOLLWOOD 2, LLC  
 3450 COUNTY ROAD 101, MINNEAPOLIS, MN 55345

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.

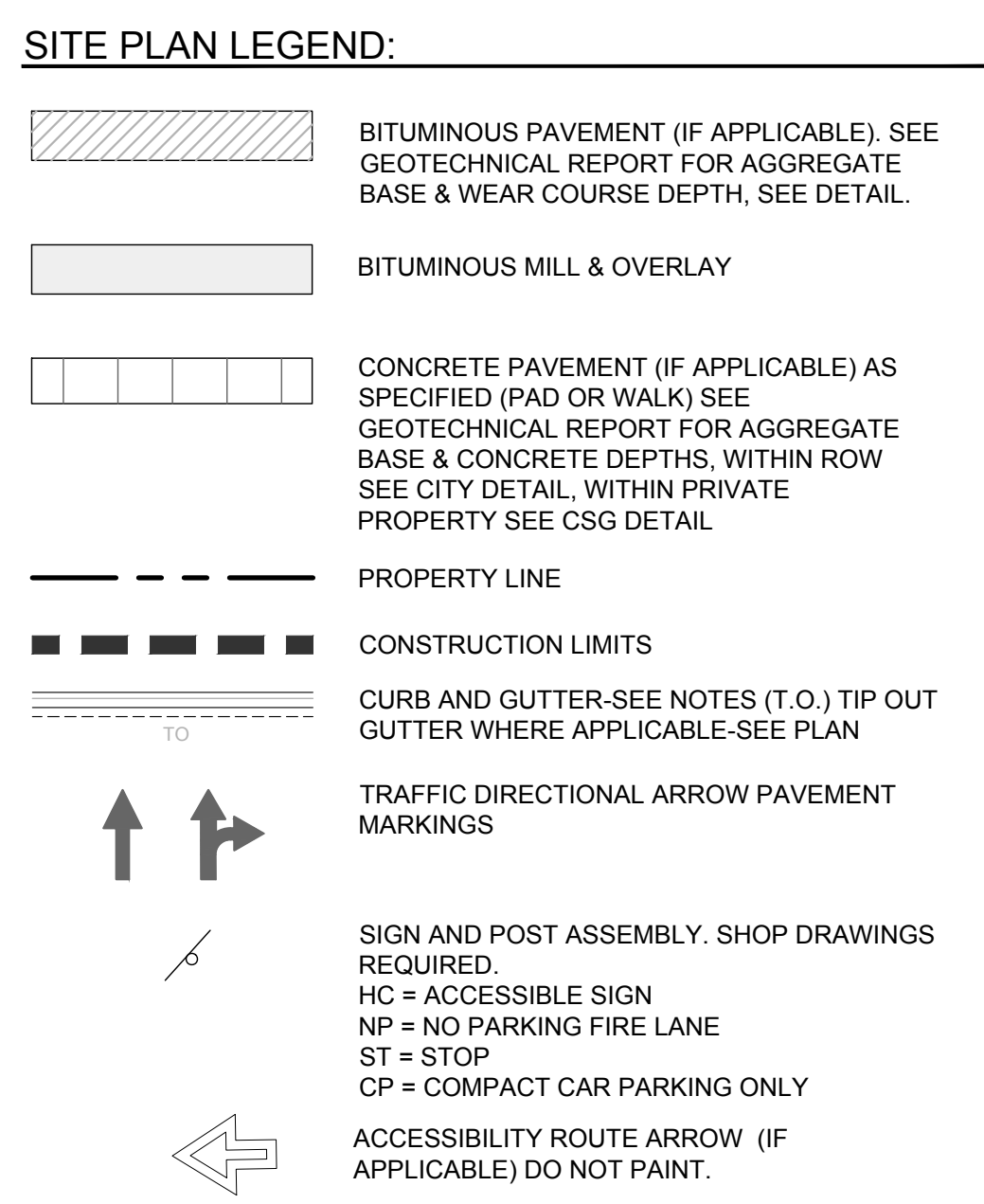
David J. Knaeble  
 DATE: 08/22/2025 LICENSE NO. 48776

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
7/2/2025	CITY SUBMITTAL SET
8/7/2025	CITY RESUBMITTAL PC
8/19/2025	WATERSHED SUBMITTAL
8/22/2025	CITY RESUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION



- 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.

**OPERATIONAL NOTES**

**SNOW REMOVAL:** ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. 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).

**OWNER INFORMATION**  
 LINDSAY-KNOLLWOOD OUTLOT, LLC  
 3450 COUNTY ROAD 101  
 MINNEAPOLIS, MN 55345  
 JONATHAN LINDSAY  
 612-747-3030  
 JLINDSAY@LINDSAYGROUP.COM

**SITE AREA CALCULATIONS**

	PARCEL 1		PARCEL 1		PARCEL A		PARCEL A	
	EXISTING CONDITION	PROPOSED CONDITION	EXISTING CONDITION	PROPOSED CONDITION	EXISTING CONDITION	PROPOSED CONDITION	EXISTING CONDITION	PROPOSED CONDITION
IMPERVIOUS SURFACES								
BUILDING COVERAGE	12,118 SF 20.4%	12,118 SF 20.4%	0 SF 0.0%	2,581 SF 14.1%	0 SF 0.0%	10,192 SF 55.7%	0 SF 0.0%	12,773 SF 69.8%
PAVEMENT	37,039 SF 62.4%	38,500 SF 64.9%	0 SF 0.0%	0 SF 0.0%	0 SF 0.0%	0.0 AC	12,773 SF 69.8%	0.3 AC
TOTAL	49,157 SF 82.8%	50,618 SF 85.3%	0.0 AC	1.2 AC	18,311 SF 100.0%	0.4 AC	5,538 SF 30.2%	0.1 AC
PERVIOUS SURFACES								
TOTAL	10,206 SF 17.2%	8,745 SF 14.7%	0.2 AC	0.2 AC	18,311 SF 100.0%	0.4 AC	18,311 SF 100.0%	0.4 AC
TOTAL SITE AREA	59,363 SF 100.0%	59,363 SF 100.0%	1.4 AC	1.4 AC	18,311 SF 100.0%	0.4 AC	18,311 SF 100.0%	0.4 AC
DIFFERENCE (EX. VS PROP.)	1,461 SF 2.5%				12,773 SF 69.8%			
DISTURBED AREA	12,852 SF 0.3 AC				17,732 SF 0.4 AC			